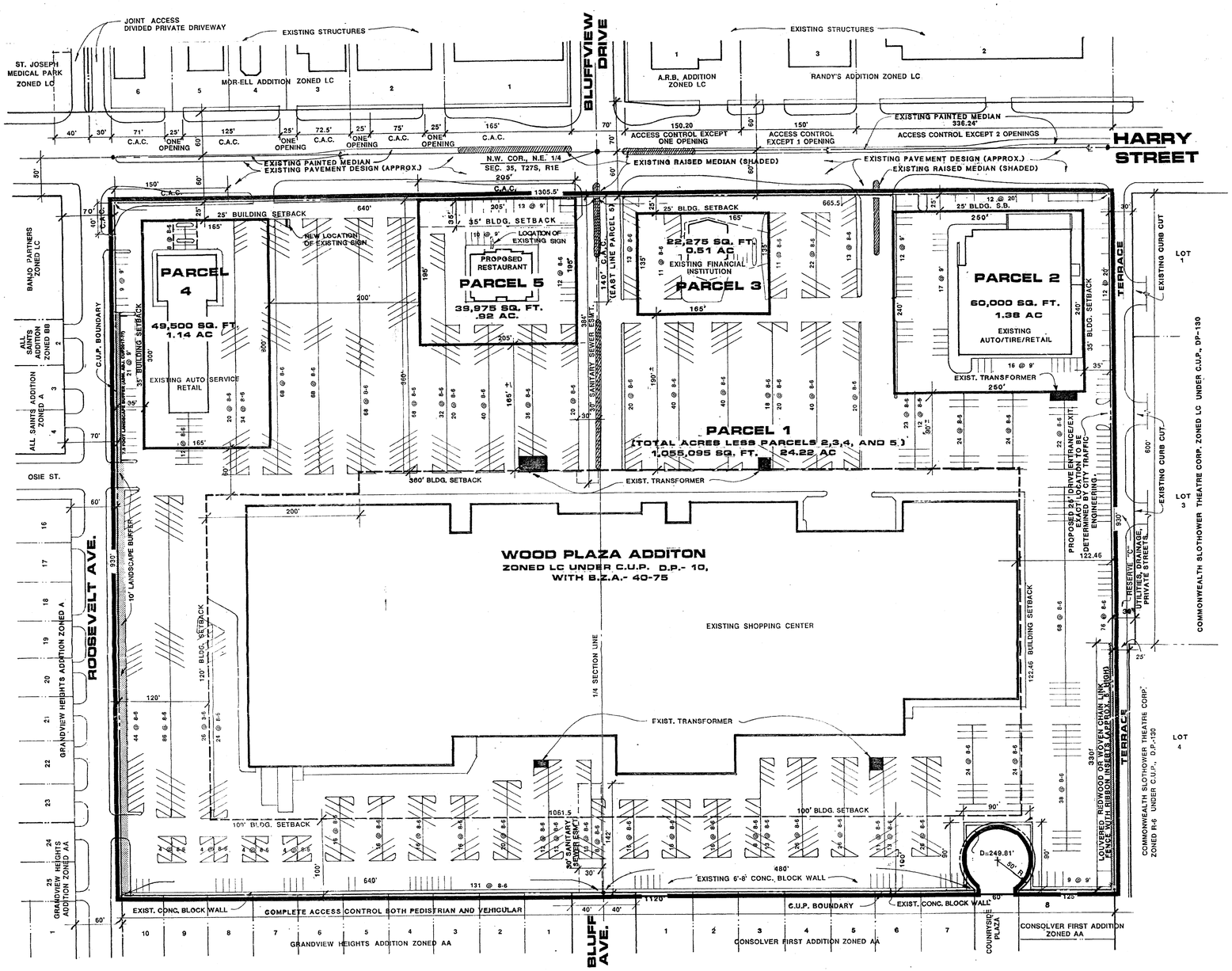


REVISED PER ADMIN. ADJUST. GRANTED: 11-02-05
REVISED PER ADMIN. ADJUST. GRANTED: 6-28-17
REVISED PER ADMIN. ADJUST. GRANTED: 7-17-17 as per CUP2017-32 ffh

BAUGHMAN

APPROVED CUP
04-28-88
BOCC 05-24-88
MAPD Copy 102

TOTAL ACRES = 27.7

TOTAL PARKING REQUIRED = 1,587
TOTAL PARKING ILLUSTRATED = 1863



LOCATION MAP
NO SCALE

GENERAL PROVISIONS

1. THIS DEVELOPMENT IS PROPOSED TO CONTAIN A TOTAL OF APPROXIMATELY 27.7 ACRES. THIS DOCUMENT AMENDS THE FORMER WICHITA MALL SHOPPING CENTER COMMUNITY UNIT PLAN, D.P.-10.

2. THIS DEVELOPMENT CONTAINS FIVE (5) PARCELS, ALL PERMITTING LIGHT COMMERCIAL AND OFFICE USES, SEE PARCEL DESCRIPTIONS.

3. SETBACKS ARE AS INDICATED ON THE PLAN VIEW. SEE PARCEL DESCRIPTIONS.

4. ACCESS CONTROL SHALL BE AS FOLLOWS:
   - A. ACCESS TO HARRY SHALL NOT EXCEED FIVE (5) OPENINGS WITH C.A.C. 150' EAST OF THE WEST PROPERTY LINE OF THE C.U.P. AREA, AND C.A.C. ALONG THE NORTH LINE FOR PARCEL 5.
   - B. ACCESS TO ROOSEVELT AVENUE SHALL NOT EXCEED THREE (3) OPENINGS WITH C.A.C. 40' TO THE SOUTH FROM THE NORTH PROPERTY LINE OF THE C.U.P. AREA.
   - C. COMPLETE ACCESS CONTROL FOR THE NORTH 140 FEET OF THE EAST LINE OF PARCEL 5.
   - D. OWNER TO PROVIDE 30' DRIVE ENTRANCE TO TERRACE. FINAL LOCATION TO BE DETERMINED BY CITY TRAFFIC ENGINEER AT THE TIME OF LOT RE-STRIPING AS PER 8-C BELOW.

5. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

6. SIGNS SHALL BE IN ACCORDANCE WITH THE SIGN CODE OF THE CITY OF WICHITA, WITH THE FOLLOWING ADDITIONAL REQUIREMENTS:

   A. EACH PARCEL IS PERMITTED ONE FREE-STANDING SIGN WITH A MAXIMUM OF 256 SQ. FT. OF SIGN AREA. THE TOTAL AMOUNT OF SIGNAGE ALONG HARRY FOR THE CUP SHALL NOT EXCEED 1,280 SQUARE FEET. AS PART OF THE ADMINISTRATIVE ADJUSTMENT GRANTED 11-02-05, PARCEL 4 SHALL BE PERMITTED TO CONSTRUCT ONE SIGN NOT TO EXCEED 256 SQ. FT. OF SIGN AREA. THERE SHALL BE NO ADDITIONAL NEW SIGNS CONSTRUCTED WITHOUT THE REMOVAL OF EXISTING SIGNAGE IN ORDER TO MAINTAIN THE MAXIMUM SIGNAGE AMOUNT.

   B. ALL SIGNS SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 25 FEET, PER ADMIN. ADJUST. GRANTED 11-02-05.

   C. AS LEASES EXPIRE ON THE PROPERTY, THE SIGNAGE SHALL BE REPLACED TO ADHERE TO THESE REQUIREMENTS IN ORDER TO PHASE IN THE REVISED SIGNAGE REQUIREMENTS BY 2010, PER ADMIN. ADJUST. GRANTED 11-02-05.

7. DRAINAGE FOR PARCELS 1 THROUGH 4 WILL BE HANDLED IN THE MANNER AS APPROVED ON THE FINAL PLAT OF WOOD PLAZA ADDITION. FOR PARCEL 5, ALL DRAINAGE WAYS AND IMPROVEMENTS SHALL BE DETERMINED BY A LOT GRADING PLAN PREPARED IN CONFORMANCE WITH THE GENERAL DRAINAGE CONCEPT PLAN PRIOR TO ISSUANCE OF A BUILDING PERMIT.

8. A. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET. SEQ. OF THE CODE OF THE CITY OF WICHITA, UNLESS SPECIFIED IN PARCEL DESCRIPTIONS.
   - B. TOTAL NUMBER OF PARKING SPACES REQUIRED IN C.U.P. AREA EQUALS **1,587.** NUMBER OF PARKING SPACES ILLUSTRATED EQUALS 1863, SEE **ADMINISTRATIVE ADJUSTMENT CUP2017-32.**
   - C. OWNER SHALL BE REQUIRED TO RE-STRIPE PARKING LOT TO MEET MINIMUM PARKING STALL COUNT AS PER "B" ABOVE AT THE TIME OWNER REQUESTS A BUILDING PERMIT FOR MAJOR TENNANT SPACE REMODEL IN PARCEL ONE.

9. A SIX-FOOT HIGH SOLID FENCE SHALL BE CONSTRUCTED ALONG THE SOUTH PROPERTY LINE, PROVIDING THAT PROVISIONS SHALL BE MADE TO ALLOW WATER FROM LOTS 2, 3 AND 4 OF CONSOLVER'S FIRST ADDITION TO PASS THROUGH. THE FENCE HEIGHT SHALL BE MEASURED ABOVE THE FINISHED GRADE OF THE PARKING LOT ADJACENT TO SAID FENCE OR SCREENING WALL, TO THE TOP OF THE FENCE OR SCREENING WALL. SAID FENCE OR SCREENING WALL MAY INCLUDE THE HEIGHT OF ANY RETAINING WALL, OR SIMILAR STRUCTURE ON WHICH IT MAY BE BUILT, IN THIS MEASUREMENT.

10. A. FIRE LANE(S) SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANE(S) ALTHOUGH IT MAY BE USED FOR PASSENGER LOADING AND UNLOADING. PRIOR TO FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE PLAN AS TO THE LOCATION AND DESIGN OF THE FIRE LANE(S).
    - B. FIRE HYDRANT ACCESS TO PROPOSED STRUCTURES SHALL BE REVIEWED BY THE FIRE CHIEF OR HIS REPRESENTATIVE PRIOR TO OBTAINING A BUILDING PERMIT.

11. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED. ANY MAJOR CHANGES IN THIS DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND THE CITY COUNCIL FOR THEIR CONSIDERATION.

12. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.

13. THE MAINTENANCE OF ALL INTERNAL DRIVES, PARKING AREAS, AND DRAINAGE IMPROVEMENTS FOR PARCEL 5, SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNER'S REPRESENTATIVE.

14. PARCEL DESCRIPTIONS

PARCEL NUMBER 1:

PROPOSED USES: SHOPPING CENTER INCLUDING DEPARTMENT STORES, DRUG STORES, CLOTHING STORES, VARIETY STORES, JEWELRY SHOPS AND RESTAURANTS.

GROSS AREA - (TOTAL C.U.P. AREA LESS PARCELS 2, 3, 4 AND 5)
23.75 ACRES (1,034,595 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 310,379 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 310,379 SQ. FT.
FLOOR AREA RATIO - .300
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 8.
SETBACKS - AS ILLUSTRATED ON PLAN VIEW.

PARCEL NUMBER 2:

PROPOSED USES - SAME AS PARCEL NUMBER 5.

GROSS AREA - 1.40 ACRES (60,984 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 18,295 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 18,000 SQ. FT.
FLOOR AREA RATIO - 0.295
MAXIMUM BUILDING HEIGHT - 30'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 8.
SETBACKS - 25' ALONG THE NORTH PARCEL LINE, AND 35' ALONG THE EAST PARCEL LINE.

PARCEL NUMBER 3:

PROPOSED USES - SAME AS PARCEL NUMBER 5.

GROSS AREA - .51 ACRE (22,275 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 6,683 SQ. FT. (30 % MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 6,683 SQ. FT.
FLOOR AREA RATIO - 0.300
MAXIMUM BUILDING HEIGHT - 20'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 8.
SETBACKS - 25' ALONG THE NORTH PARCEL LINE.

PARCEL NUMBER 4:

PROPOSED USES - SAME AS PARCEL NUMBER 5.

GROSS AREA - 1.14 ACRES (49,500 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 14,850 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 14,850 SQ. FT.
FLOOR AREA RATIO - 0.300
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 8.
SETBACKS - 25' ALONG THE NORTH PARCEL LINE, AND 35' ALONG THE WEST PARCEL LINE.

PARCEL NUMBER 5:

PROPOSED USES: RESTAURANTS, FAST FOOD RESTAURANTS, FINANCIAL INSTITUTIONS, CONVENIENCE STORES, OFFICE, PHARMACIES, MEDICAL AND DENTAL OFFICES OR CLINICS, RETAIL SHOPS, AND TIRE, BATTERY AND ACCESSORY STORES.

GROSS AREA - 39,975 SQ. FT. (.918 ACRE)
MAXIMUM BUILDING COVERAGE - 10,000 SQ. FT. (25% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 10,000 SQ. FT.
FLOOR AREA RATIO - 0.250
MAXIMUM BUILDING HEIGHT - 30'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 8.
SETBACKS - 35' ALONG THE NORTH PARCEL LINE.

COMMERCIAL COMMUNITY UNIT PLAN AMENDMENT NO. 1 (FORMERLY C.U.P.,D.P.-10)

WICHITA MALL SHOPPING CENTER

SCALE: 1" = 60.0'

150 100 60 0 60 100 150

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

Wichita Mall Landowners, LLC
Attn: Max Cole
9435 E. Central
Wichita, KS 67206

June 28, 2017

Baughman Company, P.A.
Attn: Russ Ewy
315 Ellis
Wichita, KS 67211

RE: CUP2017-32 – City Administrative Adjustment to the Wichita Mall Shopping Center CUP DP-10 to Parcel 1 to reduce required number of parking spaces in LC Limited Commercial zoned property and reduction of a portion of the required landscape buffer; generally located at the southeast corner of East Harry Street and South Roosevelt Avenue

Legal Description: BLOCK 1 EXC N 10 FT DED FOR ST & EXC BEG 566 FT E & 42 FT S OF NW COR S 116.505 FT W 103 FT N 116.505FT E 103 FT TO BEG & EXC BEG 745 FT E NW COR E 120 FT S 150 FT W 120FT N 150 FT TO BEG WOOD PLAZA ADDITION, Wichita, Sedgwick County, Kansas

Dear Applicant:

We received and reviewed your request for an Administrative Adjustment to Parcel 1, DP-10, to reduce the required number of parking spaces from 1,863 to 1,587 spaces, a 15% reduction of the Unified Zoning Code (UZC) requirement for the site. Sec. V-I.2.i of the Unified Zoning Code allows an adjustment to reduce the parking requirement for LC zoning by up to 25% when the conditions required by Sec. V-I.6 of the Code are met.

The applicant is also requesting the required 10-foot landscape buffer along South Roosevelt north of the north line of Osie Street, approximately 200 feet, be reduced 25% to 7.5 feet as indicated on the CUP.

On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

The "Development Application" sign should now be removed from the property. Please submit four (4) copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.

Dale Miller, Director
Metropolitan Area Planning Department

Scott Knebel, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
James Clendenin, CM District III
Teia Wair, CSR District III