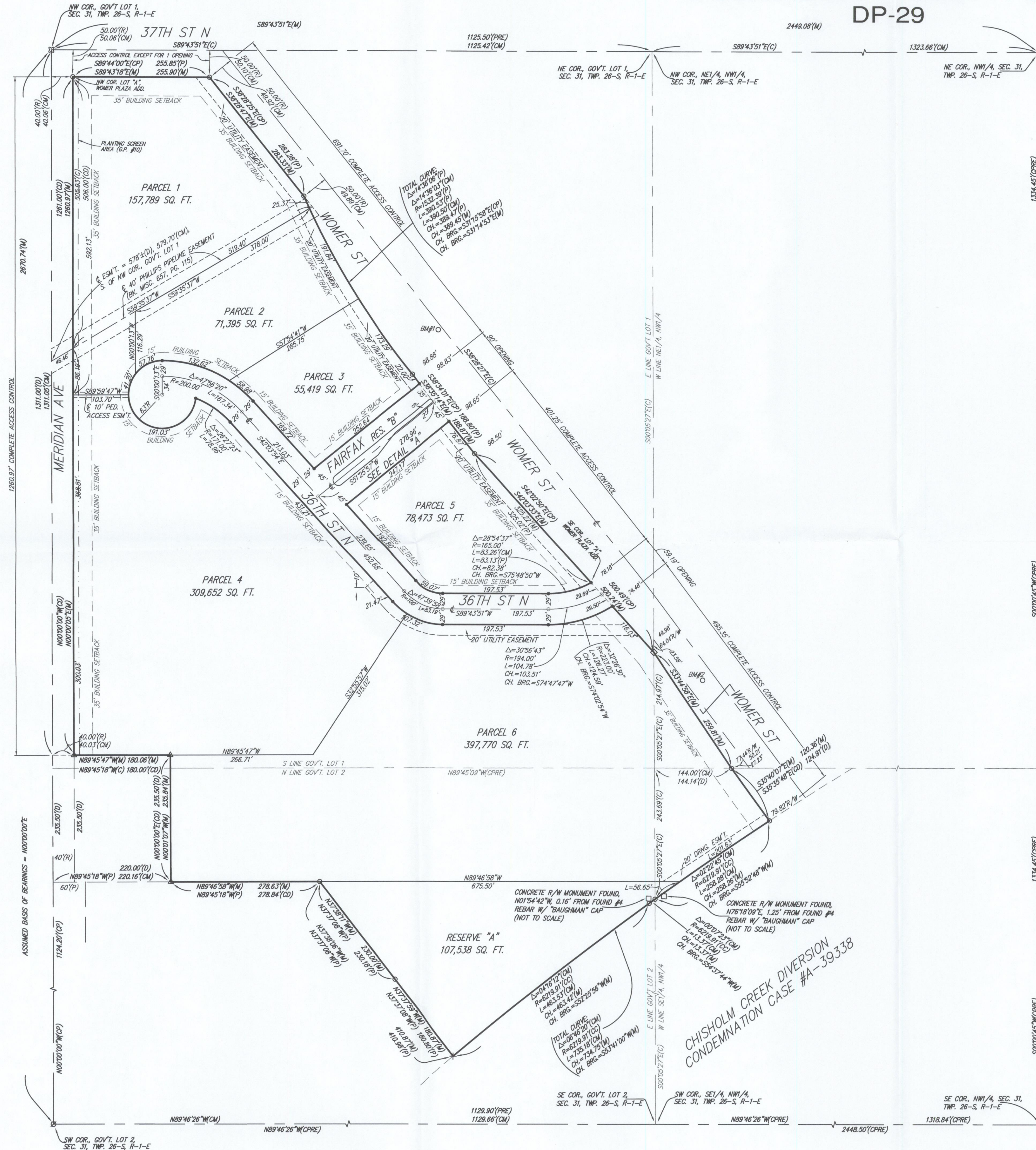


WOMER PLAZA SHOPPING CENTER

COMMUNITY UNIT PLAN

DP-29



GENERAL PROVISIONS:

- Net area: 1,070,498 sq. ft. or 24.58 acres
- Maximum gross floor area: 374,674 sq. ft.
- Maximum building coverage shall not exceed 30% of the net land area.
- Maximum building height: 35 feet
- Setbacks shall be as indicated on the plan
- Proposed uses: shopping centers, department stores, supermarkets, variety stores, restaurants, retail and service commercial uses, hotels and motels, offices, medical offices and clinics, financial institutions, fast food restaurants with drive-thru, and other similar uses permitted by the "LC" Limited Commercial zoning district. Reserve "A" is reserved for open space, lakes, landscaping, and drainage purposes. Reserve "B" is reserved for entry monuments, streets, signage, open space, landscaping, utilities, and drainage purposes.
- Parking shall be per Unified Zoning Code.
- Curb cuts to adjoining roadways shall be as indicated on the plat. Final locations shall be determined at the time of site development. All access opening shall be constructed to city standards.
- Advertising signs shall be permitted adjacent to K-96 And 37th Street North but shall not project over public right-of-way and shall not exceed 40 feet in height. No billboard advertising or roof signs shall be permitted.
- Screening And Landscaping: A planting screen as indicated on the plan shall be provided not less than 10 feet in width and shall be such a type and maintained in such a manner that it shall be aesthetically pleasing and functional so as to minimize any nuisance of the shopping center to the adjacent residential area, and so as to not constitute a traffic hazard, except that if service area, storage area, or rear of the commercial development faces directly toward adjacent residential areas, a 5 to 8 foot solid or semi-solid wall of brick, stone, masonry, architectural tile, or similar material shall be constructed. No wall shall be constructed in any easement, and shall be located in such a manner as to preserve the existing trees along Meridian Ave.
- A landscape plan shall be prepared by a landscape architect for the planting screen and shall be submitted to the planning department for their review and approval prior to the issuance of any building permits. Said plan shall identify and retain as many of the existing trees along Meridian Ave. as feasible.
- A fire lane, hard surfaced and 20 feet in width, shall be provided around all main structures. Said fire lane shall have a 3 1/2 inch asphalt base with 1 1/2 inch asphalt surface. No parking shall be allowed in said fire lane, 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.
- The maximum number of buildings shall not exceed twelve (12).
- All utilities shall be installed underground.
- Drainage issues shall be resolved at the time of platting.
- All outdoor lighting facilities shall be so arranged as to reflect or direct light away from properties to the west and south so as to avoid being a nuisance.
- A plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits. Said walk system shall link sidewalks along Meridian Ave. and 37th Street N. with the proposed buildings within the subject property, where feasible.

PARCEL 4

- | | |
|--|---|
| A. Net Area: | 309,652 sq. ft. or 7.11 acres |
| B. Maximum Building Coverage (Commercial uses): | 92,896 sq. ft. or 30 percent |
| C. Maximum Gross Floor Area (Commercial uses): | 108,378 sq. ft. |
| D. Floor Area Ratio (Commercial uses): | 35 percent |
| E. Maximum Number of Buildings (Commercial uses): | Three (3) |
| F. Maximum Number of Dwelling Units (29 du/ac): | 206 units |
| G. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| H. Setbacks: | See Drawing |
| I. Access Points: | See Drawing |
| J. Permitted Uses: | See General Provision #6, along with multi-family/apartments. |

PARCEL 6

- | | |
|--|---|
| A. Net Area: | 397,770 sq. ft. or 9.13 acres |
| B. Maximum Building Coverage (Commercial uses): | 119,331 sq. ft. or 30 percent |
| C. Maximum Gross Floor Area (Commercial uses): | 139,220 sq. ft. |
| D. Floor Area Ratio (Commercial uses): | 35 percent |
| E. Maximum Number of Buildings (Commercial uses): | Four (4) |
| F. Maximum Number of Dwelling Units (29 du/ac): | 264 units |
| G. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| H. Setbacks: | See Drawing |
| I. Access Points: | See Drawing |
| J. Permitted Uses: | See General Provision #6, along with multi-family/apartments. |

LEGAL DESCRIPTION:

Womer Plaza 2nd Addition Wichita, Sedgwick County, Kansas.

PARCEL 1

- | | |
|--|-------------------------------|
| A. Net Area: | 157,780 sq. ft. or 3.62 acres |
| B. Maximum Building Coverage: | 47,337 sq. ft. or 30 percent |
| C. Maximum Gross Floor Area: | 55,226 sq. ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum Number of Buildings: | Two (2) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | See General Provision #6. |

PARCEL 2

- | | |
|--|------------------------------|
| A. Net Area: | 71,395 sq. ft. or 1.64 acres |
| B. Maximum Building Coverage: | 21,419 sq. ft. or 30 percent |
| C. Maximum Gross Floor Area: | 24,988 sq. ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | See General Provision #6. |

PARCEL 3

- | | |
|--|------------------------------|
| A. Net Area: | 55,419 sq. ft. or 1.27 acres |
| B. Maximum Building Coverage: | 16,626 sq. ft. or 30 percent |
| C. Maximum Gross Floor Area: | 19,397 sq. ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | See General Provision #6. |

PARCEL 5

- | | |
|--|------------------------------|
| A. Net Area: | 78,473 sq. ft. or 1.80 acres |
| B. Maximum Building Coverage: | 23,542 sq. ft. or 30 percent |
| C. Maximum Gross Floor Area: | 27,466 sq. ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | See General Provision #6. |

RESERVE A

- | | |
|--------------------|-------------------------------|
| A. Net Area: | 107,538 sq. ft. or 2.47 acres |
| B. Permitted Uses: | See General Provision #6. |

RESERVE B

- | | |
|--------------------|-----------------------------|
| A. Net Area: | 3,353 sq. ft. or 0.08 acres |
| B. Permitted Uses: | See General Provision #6. |

REVISIONS

Approved:	May 1968
Amended:	March 1974
Revised:	April 17, 1974
Revised per Womer Plaza 2nd Addition:	March 9, 2018
Revised per CUP2018-12 approved:	March 26, 2018
Revised per CUP2020-00019 & ZON2020-00021:	July 21, 2020
Revised per CUP2022-00048:	October 22, 2022

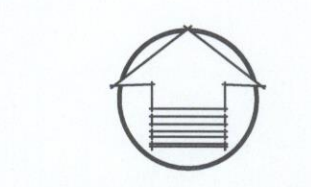
APPROVED CUP

MAPC Per Admin Adjustment
11/10/22
Cup 22-48
Copy 2 of 4

DP-29

WOMER PLAZA SHOPPING CENTER COMMUNITY UNIT PLAN

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149



SCALE: 1" = 100'



Wichita-Sedgwick County Metropolitan Area Planning Department

October 22, 2022

Broadmoor One, LLC
Attn: Max Cole
9435 E. Central Ave. Bldg 200
Wichita, KS 67206

Baughman Company, P.A.
Attn: Phil Meyer
315 Ellis Street
Wichita, KS 67211

RE: CUP2022-00048 – CUP Adjustment in the City to the Womer Plaza CUP DP-29 to alter parcel boundaries and area calculations to reflect a boundary shift between Parcels 4 and 6, modify permitted uses, and modify General Provision 6; generally located on the southwest corner of West 37th Street North and North Womer Avenue.

LEGAL DESCRIPTION: Lots 1 through 5, Block A, and Lot 1, Block B, Womer Plaza 2nd Addition.

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to the Womer Plaza CUP DP-29 to alter the parcel boundaries and area calculations to reflect a boundary shift between Parcels 4 and 6, modify General Provision 6 to modify the permitted uses on Parcels 1 through 6. The following descriptions reflect the proposed modifications as noted in red, bold, italicized letters:

General Provision 6:

Proposed Uses: shopping centers, department stores, supermarkets, variety stores, restaurants, *retail and service commercial uses, hotels and motels, offices, medical offices and clinics, financial institutions, fast-foot restaurants with drive-thru*, and other similar uses permitted by the “LC” Limited Commercial zoning District. Reserve “A” is reserved for open space, lakes, landscaping, and drainage purpose. Reserve “B” is reserved for entry monuments, streets, signage, open space, landscaping, utilities, and drainage purposes.

PARCEL 4

- | | |
|---|--------------------------------------|
| A. Net Area: | <i>309,652 sq. ft. or 7.11 acres</i> |
| B. <i>Maximum Building Coverage (Commercial Uses)</i> | <i>92,896 sq. ft or 30 percent</i> |
| C. <i>Maximum Gross Floor Area (Commercial Uses)</i> | <i>108,378 sq. ft.</i> |
| D. <i>Floor Area Ratio (Commercial Uses)</i> | <i>35 Percent</i> |
| E. <i>Maximum Number of Buildings (Commercial Uses)</i> | <i>Three (3)</i> |
| F. <i>Maximum Number of Dwelling Units (29 du/ac)</i> | <i>206 units</i> |

J. Permitted Uses: See General Provision #6 *along with multi-family/apartments*

PARCEL 6

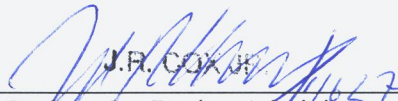
- | | |
|---|--------------------------------------|
| A. Net Area: | <i>397,770 sq. ft. or 9.13 acres</i> |
| B. <i>Maximum Building Coverage (Commercial Uses)</i> | <i>119,331 sq. ft or 30 percent</i> |
| C. <i>Maximum Gross Floor Area (Commercial Uses)</i> | <i>139,220 sq. ft.</i> |
| D. <i>Floor Area Ratio (Commercial Uses)</i> | 35 Percent |
| E. <i>Maximum Number of Buildings (Commercial Uses)</i> | <i>Four (4)</i> |
| F. <i>Maximum Number of Dwelling Units (29 du/ac)</i> | <i>264 units</i> |

J. Permitted Uses: See General Provision #6 *along with multi-family/apartments*

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 one (1) electronic copy and four (4) **full-sized paper copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.**

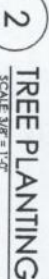
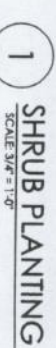


Scott Wadle, Director
Metropolitan Area Planning Department



John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Maggie Ballard, CM District VI
Ana Lopez, CSR District VI

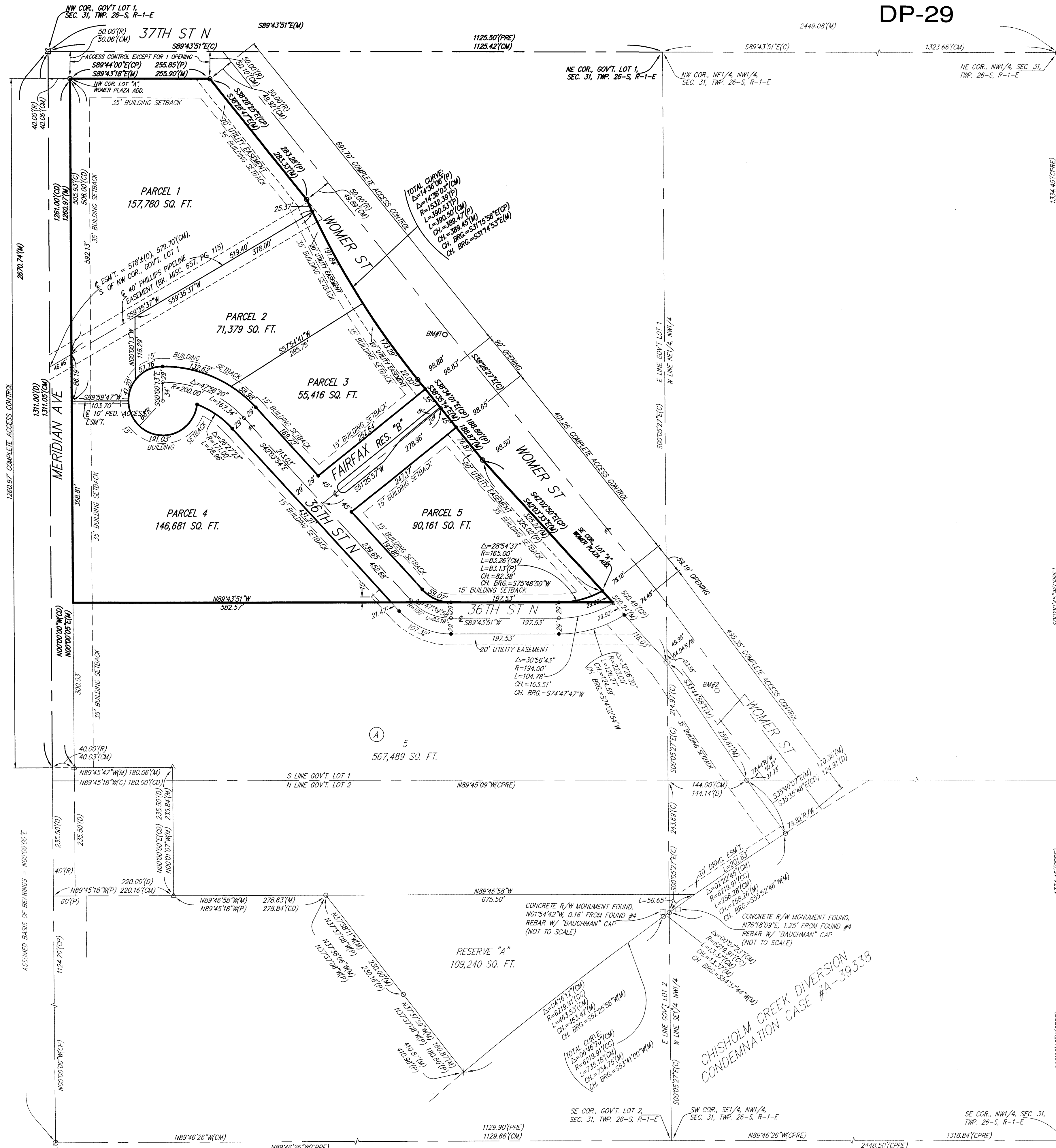


RECEIVED
9/13/21
BY NCS

WOMER PLAZA SHOPPING CENTER

COMMUNITY UNIT PLAN

DP-29



GENERAL PROVISIONS:

1. Net area: 521,417 sq. ft. or 11.97 acres
2. Maximum gross floor area: 182,496 sq. ft.
3. Maximum building coverage shall not exceed 30% of the net land area.
4. Maximum building height: 35 feet
5. Setbacks shall be as indicated on the plan
6. Proposed uses: Shopping Centers, Department Stores, Supermarkets, Variety Stores, Restaurants, and other similar uses permitted by the "LC" Limited Commercial zoning district.
7. Parking shall be per Unified Zoning Code.
8. Curb cuts to adjoining roadways shall be as indicated on the plat. Final locations shall be determined at the time of site development. All access opening shall be constructed to city standards.
9. Advertising signs shall be permitted adjacent to K-96 And 37th Street North but shall not project over public right-of-way and shall not exceed 40 feet in height. No billboard advertising or roof signs shall be permitted.
10. Screening And Landscaping: A planting screen as indicated on the plan shall be provided not less than 10 feet in width and shall be such a type and maintained in such a manner that it shall be aesthetically pleasing and functional so as to minimize any nuisance of the shopping center to the adjacent residential area, and so as to not constitute a traffic hazard, except that if service area, storage area, or rear of the commercial development faces directly toward adjacent residential areas, a 5 to 8 foot solid or semi-solid wall of brick, stone, masonry, architectural tile, or similar material shall be constructed. No wall shall be constructed in any easement.
11. A landscape plan shall be prepared by a landscape architect for the planting screen and shall be submitted to the planning department for their review and approval prior to the issuance of any building permits.
12. A fire lane, hard surfaced and 20 feet in width, shall be provided around all main structures. Said fire lane shall have a 3 1/2 inch asphalt base with 1 1/2 inch asphalt surface. No parking shall be allowed in said fire lane, 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.
13. The number of buildings shall not exceed seven.
14. All utilities shall be installed underground.
15. Drainage issues shall be resolved at the time of platting.
16. All outdoor lighting facilities shall be so arranged as to reflect or direct light away from properties to the west and south so as to avoid being a nuisance.

PARCEL 1

- | | |
|--|-------------------------------|
| A. Net Area: | 157,780 sq. ft. or 3.62 acres |
| B. Maximum Building Coverage: | 47,334 sq. ft. or 30 percent |
| C. Maximum Gross Floor Area: | 55,223 sq. ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum Number of Buildings: | Two (2) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | See General Provision #6. |

PARCEL 2

- | | |
|--|------------------------------|
| A. Net Area: | 71,379 sq. ft. or 1.64 acres |
| B. Maximum Building Coverage: | 21,414 sq. ft. or 30 percent |
| C. Maximum Gross Floor Area: | 24,983 sq. ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | See General Provision #6. |

PARCEL 3

- | | |
|--|------------------------------|
| A. Net Area: | 55,416 sq. ft. or 1.27 acres |
| B. Maximum Building Coverage: | 16,625 sq. ft. or 30 percent |
| C. Maximum Gross Floor Area: | 19,396 sq. ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | See General Provision #6. |

PARCEL 4

- | | |
|--|-------------------------------|
| A. Net Area: | 146,681 sq. ft. or 3.37 acres |
| B. Maximum Building Coverage: | 44,004 sq. ft. or 30 percent |
| C. Maximum Gross Floor Area: | 51,338 sq. ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum Number of Buildings: | Two (2) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | See General Provision #6. |

PARCEL 5

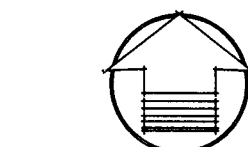
- | | |
|--|------------------------------|
| A. Net Area: | 90,161 sq. ft. or 2.07 acres |
| B. Maximum Building Coverage: | 27,048 sq. ft. or 30 percent |
| C. Maximum Gross Floor Area: | 31,556 sq. ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | See General Provision #6. |

LEGAL DESCRIPTION:

The North 25 acres of the Southeast quarter of the Northwest quarter except the South 10 acres and except floodway taken out in CCA-39338 and except that part deeded to the City for Roadway Section 31, Township 26 South, Range 1 East of the Sixth Principal Meridian, Sedgewick County, Kansas, TOGETHER with that portion of the West 212.0 feet of the Northeast Quarter of the Northwest Quarter of Section 31, Township 26 South, Range 1 East of the 6th P.M., Sedgewick County, Kansas, lying South and West of the existing Westerly right of way line of K-96 Highway, TOGETHER with that part of Government Lots 1 and 2 in the Northwest Quarter of Section 31, Township 26 South, Range 1 East of the 6th P.M., Sedgewick County, Kansas, lying North of the Wichita-Valley Center Flood Control Right-of-Way and West of the West R/W line of Womer (K-96 Highway), except that part platted as Womer Plaza Addition and except a tract described as beginning 1311 feet South of the Northwest corner of said Government Lot 1; thence East 220 feet; thence South 235.5 feet; thence West 220 feet; thence North 235.5 feet to beginning, and except existing road right-of-way, and except that part described as: Beginning at a point 1546.50 feet South and 30 feet East of the Northwest corner of the Northwest Quarter of Section 31, Township 26 South, Range 1 East of the Sixth Principal Meridian, Sedgewick County, Kansas; thence South along the East right-of-way of Meridian Avenue, having an assumed bearing of S00°00'00"E, a distance of 1033.26 feet to the Westerly right-of-way of the Chisholm Creek Diversion, as acquired in Condemnation Case No. 39338; thence N43°00'48"E, a distance of 472.62 feet; thence N47°31'09"E, a distance of 500.33 feet; thence N52°22'54"E, a distance of 36.00 feet; thence N37°37'06"W, a distance of 411.34 feet; thence N89°45'24"W, a distance of 468.84 feet to the point of beginning, TOGETHER with Lot 4, Womer Plaza Addition to Wichita, Sedgewick County, Kansas, TOGETHER with Lots 1, 2 and 3, Block 1, Womer Plaza Addition to Wichita, Sedgewick County, Kansas, and TOGETHER with all of 35th Street North, Carlock and Carlock Court all as dedicated in said Womer Plaza Addition.

REVISIONS

Approved:	May 1968
Amended:	March 1974
Revised:	April 17, 1974
Revised per Womer Plaza 2nd Addition:	March 9, 2018
Revised per CUP2018-12 approved:	March 26, 2018



SCALE: 1" = 100'

Baughman Company, P.A.
315 Ella St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

DP-29

WOMER PLAZA
SHOPPING CENTER
COMMUNITY UNIT PLAN

As per AA CUP2018-12 3-26-2018 *blm*
APPROVED CUP
MAP 4-25-74 *blm*
DECEMBER 14-74 *blm*
MAPD COPY 1034



Wichita-Sedgwick County Metropolitan Area Planning Department

March 26, 2018

Broadmoor One, LLC
Attn: Max Cole
2420 N. Woodlawn, Bldg. 300
Wichita, KS 67206

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

RE: CUP2018-00012 – City Administrative Adjustment to Womer Plaza Shopping Center CUP DP-29 to align parcel descriptions with the replat of Womer Plaza Addition on property located on the southeast corner of West 37th Street North and North Meridian Avenue

Legal Description: LOT A, BLOCK 1, WOMER PLAZA ADDITION, Wichita, Sedgwick County, KS

Dear Applicants:

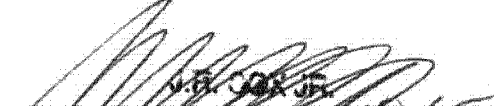
We received and reviewed your request for an Administrative Adjustment to DP-29, to reflect the re-platting of the original Community Unit Plan DP-29 into the Womer Plaza 2nd Addition. These changes include allowing three additional buildings, the creation of Parcels 2, 3, 4 and 5, and the subsequent changes to the lot areas and building coverages to reflect the new parcel configuration.

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
Cindy Claycomb, CM District VI
Brandon Findley, CSR, District VI