

**GENERAL**

TOTAL GROSS AREA = 12.01 ACRES ±  
 TOTAL NET AREA = 10.48 ACRES ± (EXCLUSIVE OF PUBLIC STREET R/W)

**GENERAL PROVISIONS**

1. ACCESS CONTROL: ACCESS TO 21ST STREET SHALL BE LIMITED TO FIVE (5) OPENINGS, ONE (1) TO PARCEL ONE (1), TWO (2) TO PARCEL TWO (2) AND TWO (2) TO PARCEL THREE (3), AS INDICATED ON THE PLAN. ACCESS TO WOODLAWN SHALL BE LIMITED TO SIX (6) OPENINGS, ONE (1) TO PARCEL ONE (1), ONE (1) TO PARCEL TWO (2), ONE (1) TO PARCEL THREE (3), AND THREE TO PARCEL FOUR (4), AS INDICATED ON THE PLAN.
2. DECEL LANE: A CONTINUOUS DECEL LANE ALONG THE EAST LINE OF PARCELS THREE (3) AND FOUR (4), SHALL BE GUARANTEED AT THE TIME OF PLATTING.
3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
4. MINIMUM BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN.
5. CANOPIES AND GASOLINE PUMPS IN PARCEL ONE (1) MAY BE PLACED IN THE BUILDING SETBACK A DISTANCE NOT TO EXCEED 23 FEET.
6. PARKING RATIO SHALL BE IN ACCORDANCE WITH SECTION 28.04.141 OF THE CODE OF THE CITY OF WICHITA.
7. ADVERTISING SIGNS SHALL BE IN ACCORDANCE WITH SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA. NO BILLBOARD ADVERTISEMENT SHALL BE ALLOWED.
8. SCREENING AND LANDSCAPING: A PLANTING STRIP AS INDICATED IN PARCEL THREE (3), SHALL BE PROVIDED WITH TREES, GRASS AND LOW SHRUBBERY NOT LESS THAN TEN (10) FEET IN WIDTH, AND SHALL BE OF SUCH TYPE AND MAINTAINED IN SUCH A MANNER AS NOT TO CONSTITUTE A TRAFFIC HAZARD. FAILURE TO PROPERLY MAINTAIN THE PLANTING STRIP SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION.  
  
A SOLID, OR SEMI-SOLID WALL AT LEAST FIVE (5) FEET, BUT NOT MORE THAN EIGHT (8) FEET HIGH, REDUCED TO THREE (3) FEET HIGH AT THE SETBACK AT THE PUBLIC STREETS, CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL, SHALL BE CONSTRUCTED WHERE PARCEL FOUR (4) ABUTS THE ADJACENT RESIDENTIAL, AS INDICATED ON THE PLAN. A 20 FOOT WIDE SECTION, CENTERED ON THE EXISTING SANITARY SEWER (APPROXIMATELY 325 FEET WEST OF WOODLAWN) SHALL BE CONSTRUCTED OF REMOVABLE METAL OR WOOD PANELS.  
  
PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S) FOR THE TWO (2) LOTS IN PARCEL FOUR (4), ADJACENT TO THE RESIDENTIAL, A PERFORMANCE BOND SHALL BE POSTED WITH THE SUPERINTENDENT OF CENTRAL INSPECTION GUARANTEEING THE COST OF THE WALL CONSTRUCTION.
9. A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT, FOR THE PLANTING STRIP IN PARCEL THREE (3), INDICATING THE TYPE, LOCATION AND SPECIFICATION OF PLANT MATERIAL, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL. PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S), A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
10. DRAINAGE: AT THE TIME OF PLATTING THE APPLICANT SHALL SUBMIT A DRAINAGE PLAN FOR PARCELS THREE (3) AND FOUR (4) AND GUARANTEE DRAINAGE IMPROVEMENTS AS MAY BE REQUIRED.

**PARCEL DESCRIPTIONS**

**PARCEL ONE**

PROPOSED USE - SERVICE STATION, FINANCIAL (INCLUDING A DETACHED BRANCH BANK BUT EXCLUDING A MAIN BANK), OFFICE, AND CONVENIENCE AND SERVICE ORIENTED RETAIL THAT DOES NOT INCLUDE CARRYOUT FOOD SERVICES AS THE PRINCIPAL BUSINESS.

GROSS AREA - 0.45 ACRES ±  
 NET AREA - 0.45 ACRES ± OR 19,500 SQ. FT.  
 MAXIMUM BUILDING COVERAGE - 30% OR 5,850 SQ. FT.  
 FLOOR AREA RATIO - 0.45  
 MAXIMUM GROSS FLOOR AREA - 8,775 SQ. FT.  
 MAXIMUM BUILDING HEIGHT - 35 FEET

**PARCEL TWO**

PROPOSED USE - FINANCIAL, OFFICE, INDOOR AMUSEMENT ENTERPRISES, PERSONAL SERVICES, CONVENIENCE AND SERVICE ORIENTED RETAIL.

GROSS AREA - 3.18 ACRES ±  
 NET AREA - 3.18 ACRES ± OR 138,625 SQ. FT.  
 MAXIMUM BUILDING COVERAGE - 30% OR 41,590 SQ. FT. ±  
 FLOOR AREA RATIO - 0.45  
 MAXIMUM GROSS FLOOR AREA - 62,380 SQ. FT. ±  
 MAXIMUM BUILDING HEIGHT - 35 FEET

*See memo dated 6-15-87 re cookie bakery as a permitted use*  
*See memo dated 7-6-87 re private elementary school, day care and private kindergarten as permitted use*

**PARCEL THREE**

PROPOSED USE - FINANCIAL, OFFICE, PERSONAL SERVICES, AND CONVENIENCE AND SERVICE ORIENTED RETAIL.

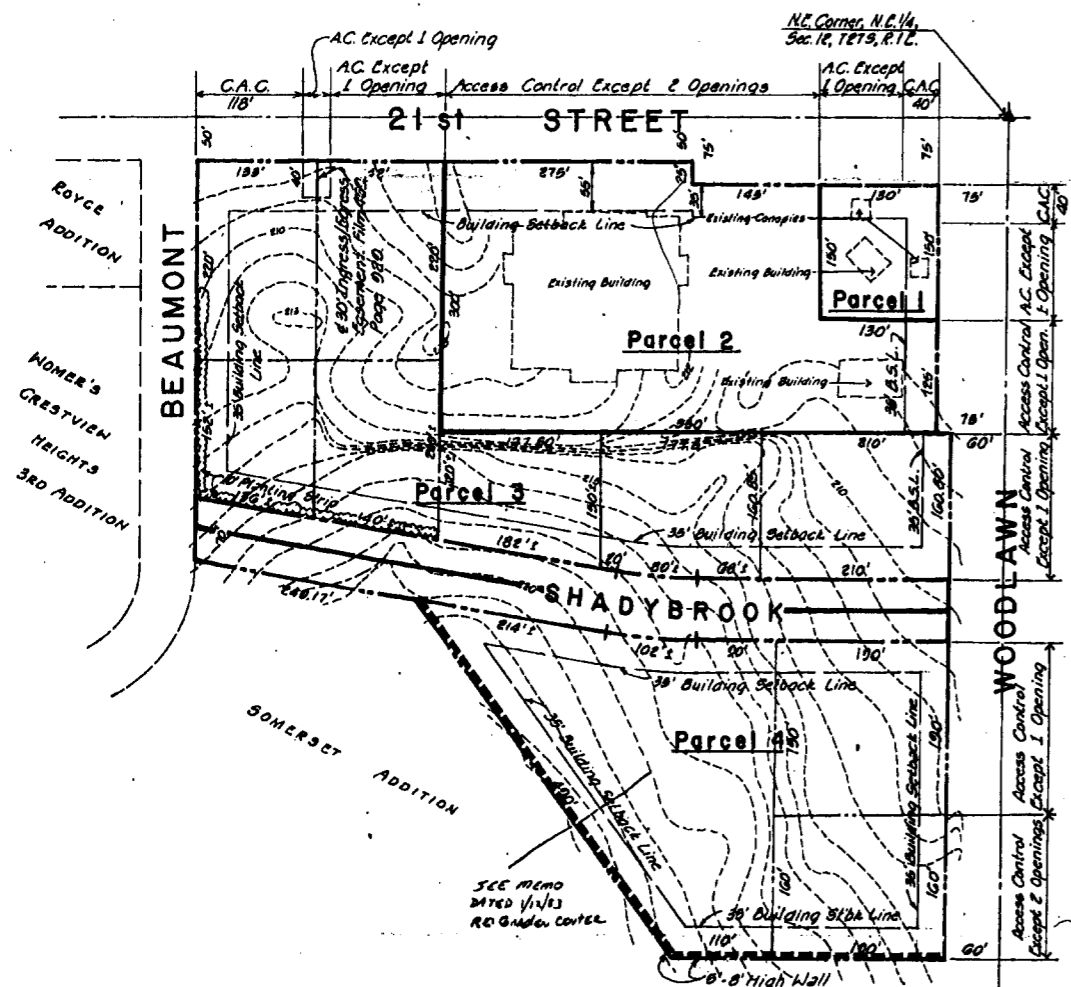
GROSS AREA - 5.28 ACRES ±  
 NET AREA - 4.55 ACRES ± OR 198,337 SQ. FT. ±  
 MAXIMUM BUILDING COVERAGE - 30% OR 59,500 SQ. FT.  
 FLOOR AREA RATIO - 0.45 31% per adjustment dated 11-27-13  
 MAXIMUM GROSS FLOOR AREA - 89,250 SQ. FT.  
 MAXIMUM BUILDING HEIGHT - 35 FEET

*See memo dated 4-26-84 re live store being permitted +*  
*memo dated 11-3-87 for an E.H.S. facility. Shall allow Vehicle Repair limited per Adjustment dated 11-27-13*

**PARCEL FOUR**

PROPOSED USE - FINANCIAL, OFFICE, PERSONAL SERVICES, AND CONVENIENCE AND SERVICE ORIENTED RETAIL.

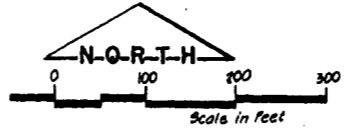
GROSS AREA - 3.1 ACRES ±  
 NET AREA - 2.3 ACRES ± OR 100,892 SQ. FT. ±  
 MAXIMUM BUILDING COVERAGE - 30% OR 30,270 SQ. FT.  
 FLOOR AREA RATIO - 0.45  
 MAXIMUM GROSS FLOOR AREA - 45,400 SQ. FT.  
 MAXIMUM BUILDING HEIGHT - 35 FEET



**APPROVED CUP**

MAPC 7-2-81  
 DCC 7-28-81

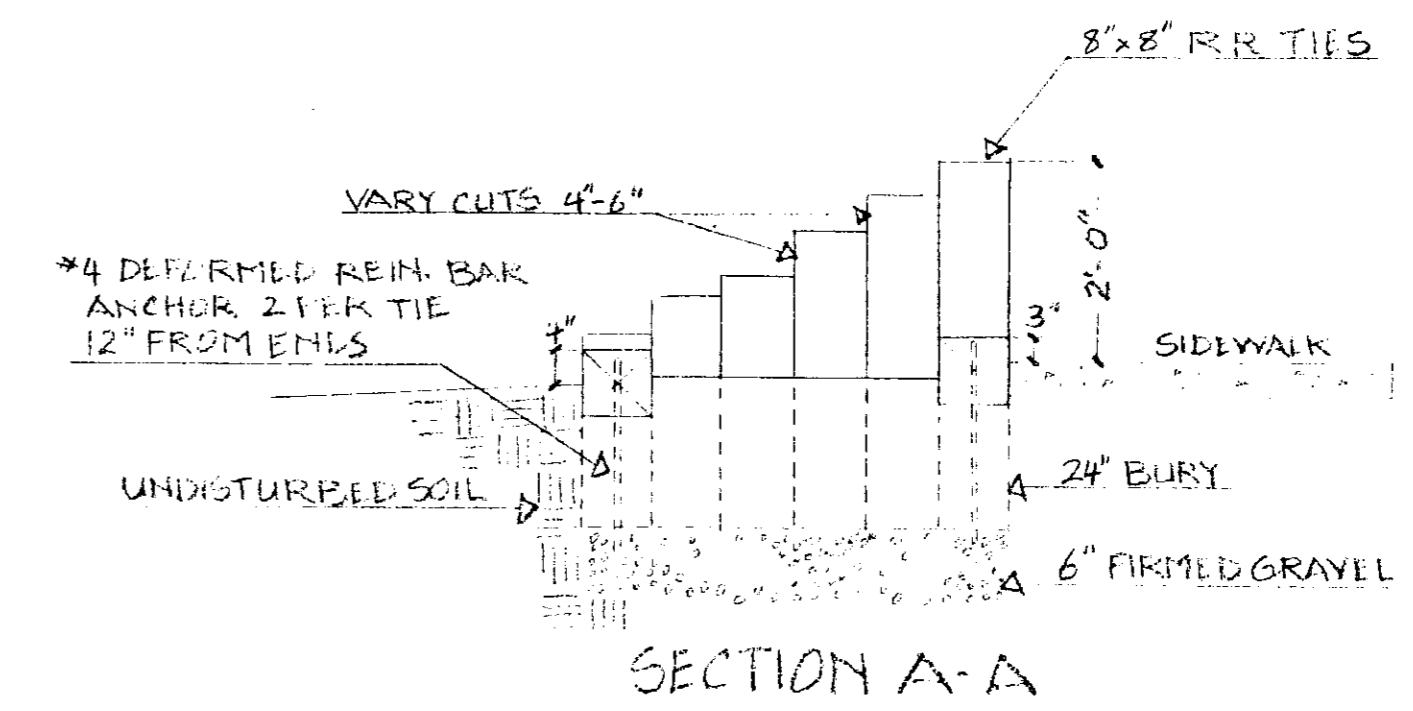
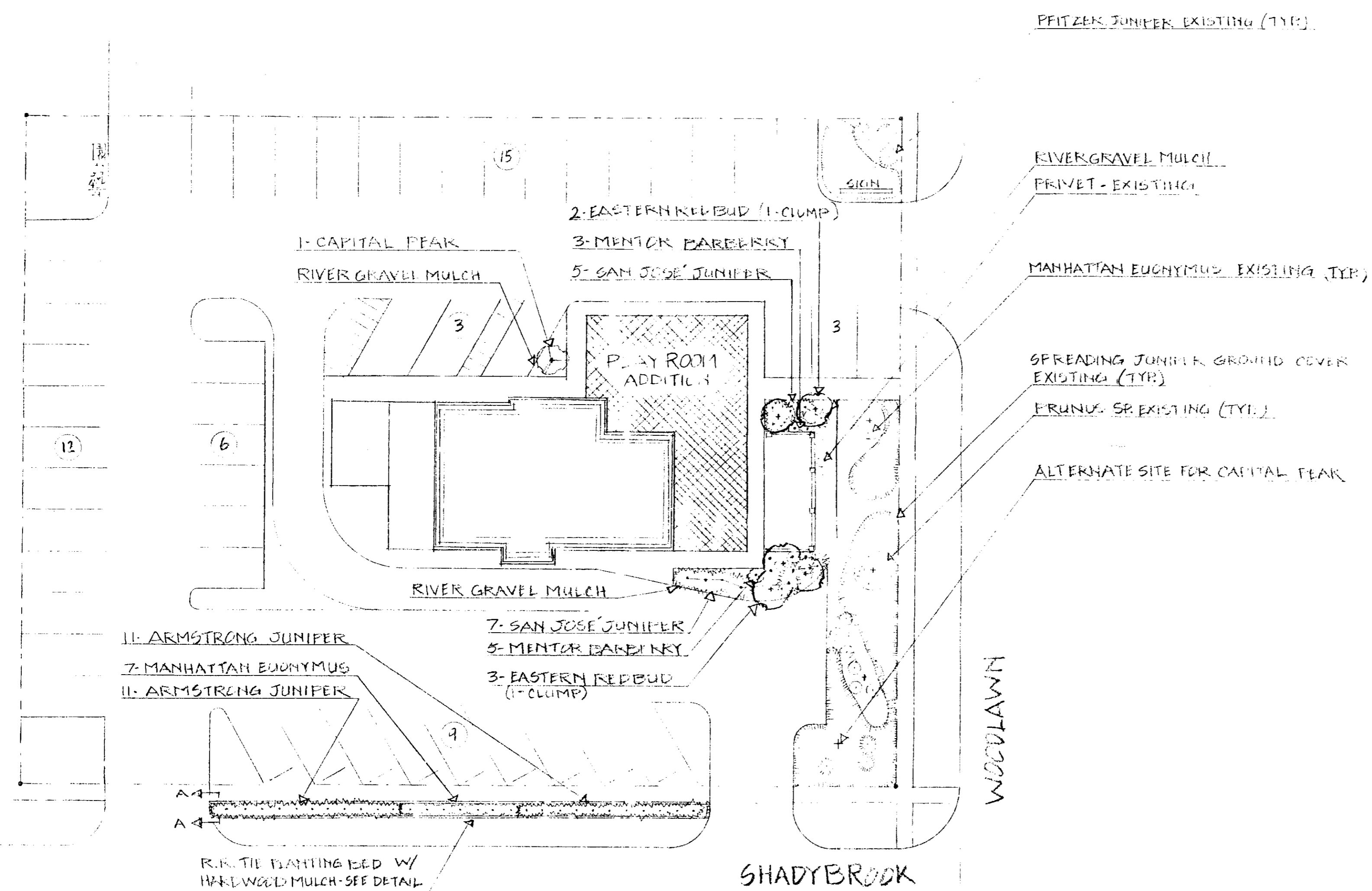
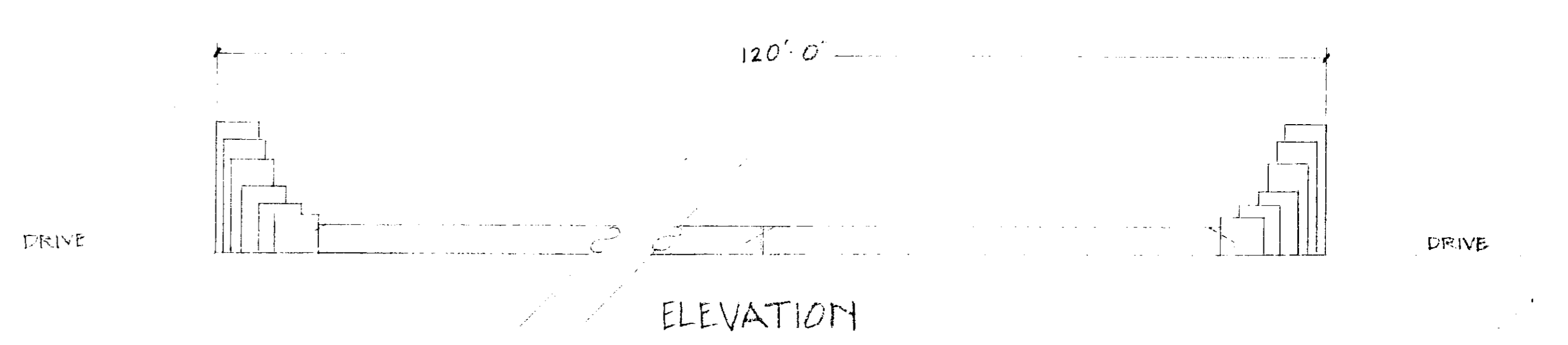
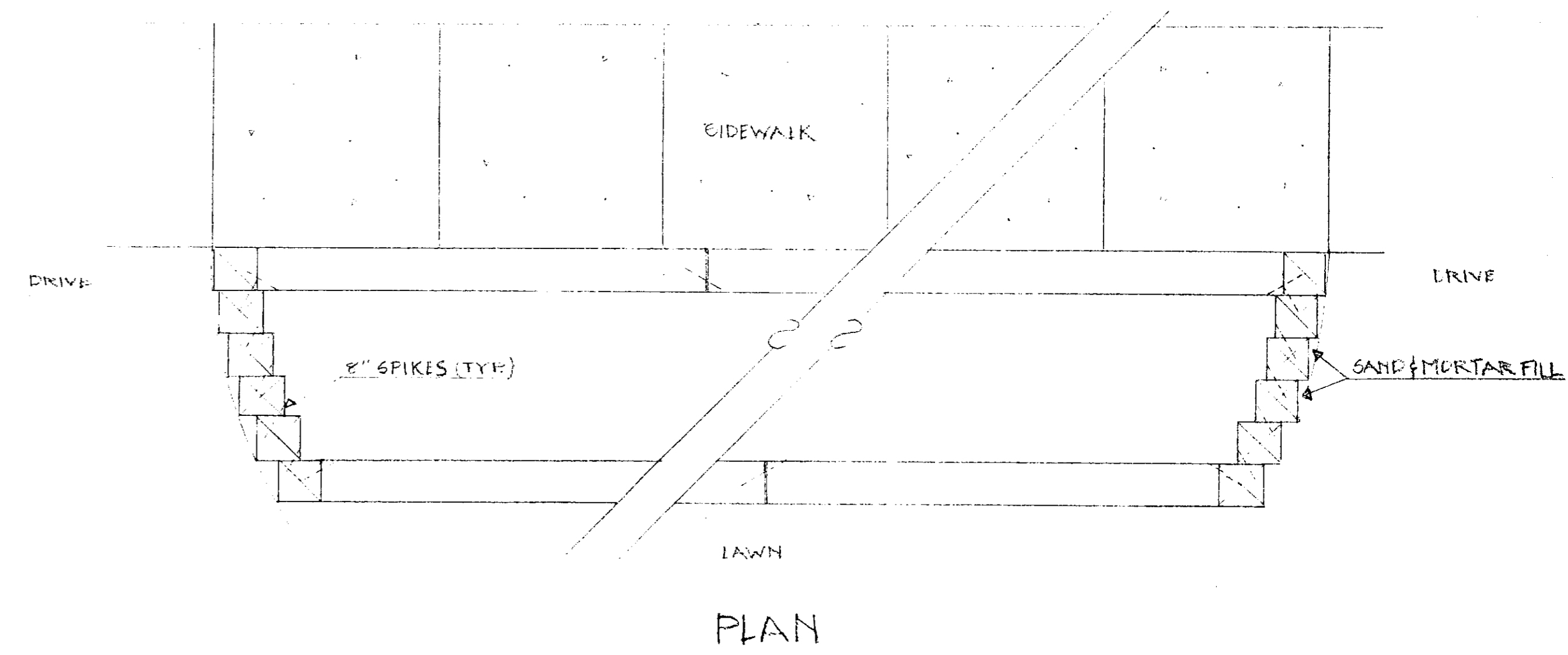
MAPD 10/2



**•• WOMER'S CRESTVIEW VILLAGE ••**

PLANT MATERIALS LIST

| QTY | COMMON NAME        | BOTANICAL NAME                    | SIZE                  |
|-----|--------------------|-----------------------------------|-----------------------|
| 5   | EASTERN REDBUD     | CERCIS CANADENSIS                 | 7 GAL. (2-CLUMP FORM) |
| 1   | CAPITAL PEAR       | PYRUS CALLERYANA 'CAPITAL'        | 7 GAL.                |
| 22  | ARMSTRONG JUNIPER  | JUNIPERUS CHINENSIS 'ARMSTRONG'   | 2 GAL.                |
| 7   | MANHATTAN EUONYMUS | EUONYMUS 'MANHATTAN'              | 2 GAL.                |
| 8   | MENTOR BARBERIS    | BERBERIS X MENTORENSIS            | 2 GAL.                |
| 13  | SAN JOSE JUNIPER   | JUNIPERUS HORIZONTALIS 'SAN JOSE' | 1 GAL.                |



NOTES:

1. Check for location of any underground utilities before grading or excavating.
2. All materials shall be installed with adherence to accepted industry standards and practices.
3. No broken or damaged plant material will be accepted.
4. Stake all trees and secure with appropriate fasteners.
5. Use bulk or packaged compost as a soil amendment in new planting beds. Apply 1"-2" deep and incorporate to a depth of 4" prior to planting.
6. Use non-woven geotextile fabric as a weed barrier beneath river gravel. Tuck ends of fabric down and apply the gravel to a minimum depth of 2". Keep gravel 1" below the top of any sidewalk or curb.
7. Match new river gravel with the existing gravel mulch and tie the new and existing beds together so a look of continuity is achieved.
8. Use bulk or packaged hardwood mulch in new R.R. Tie bed. Minimum depth shall be 3" and 1" below the top of the timber. Apply suitable preemergent herbicide at the label rate after planting and before application of hardwood mulch.
9. Inspect existing R.R. Ties for exposed reinforcement bar anchors. Drive down or cut off below surface. Secure existing R.R. Ties together with spikes where necessary.
10. At the direction of the owner or general contractor, plant 'Capitol' pear at the alternate site indicated on the landscape plan. Replace gravel mulch over the planting hole to achieve an undisturbed look.
11. Water for irrigation provided through hose bib connection on the south side of building.

LANDSCAPE ORDINANCE CALCULATIONS

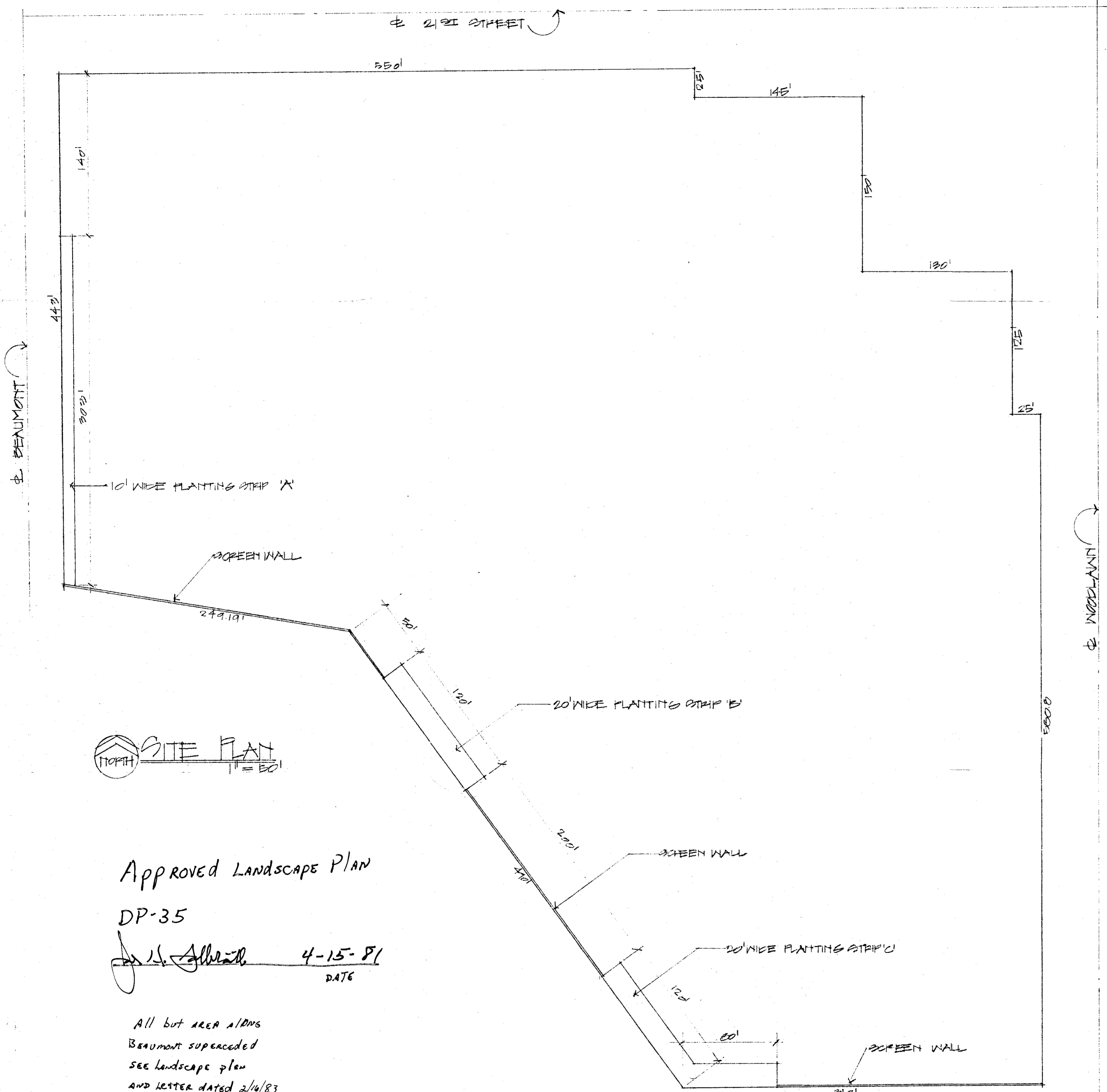
|   |                 |
|---|-----------------|
| LOT WIDTH: 160'                                     | LOT DEPTH: 210' |
| SQUARE FOOTAGE FACTOR: 10 FT <sup>2</sup> /LIN. FT. |                 |
| REQ. LANDSCAPED STREET YARD: 1600 FT <sup>2</sup>   |                 |
| AVAIL. " " " : 2380 FT <sup>2</sup>                 |                 |
| REQ. STREET YARD TREES: 4                           |                 |
| REQ. PARKING LOT TREES: 1 (48 SPACES)               |                 |
| TREES SHOWN: 10 ORNAMENTAL (4 EXT.)                 |                 |



SCALE: 1" = 20'-0"

LANDSCAPE PLAN

APPROVED 3/20/97 BY DM



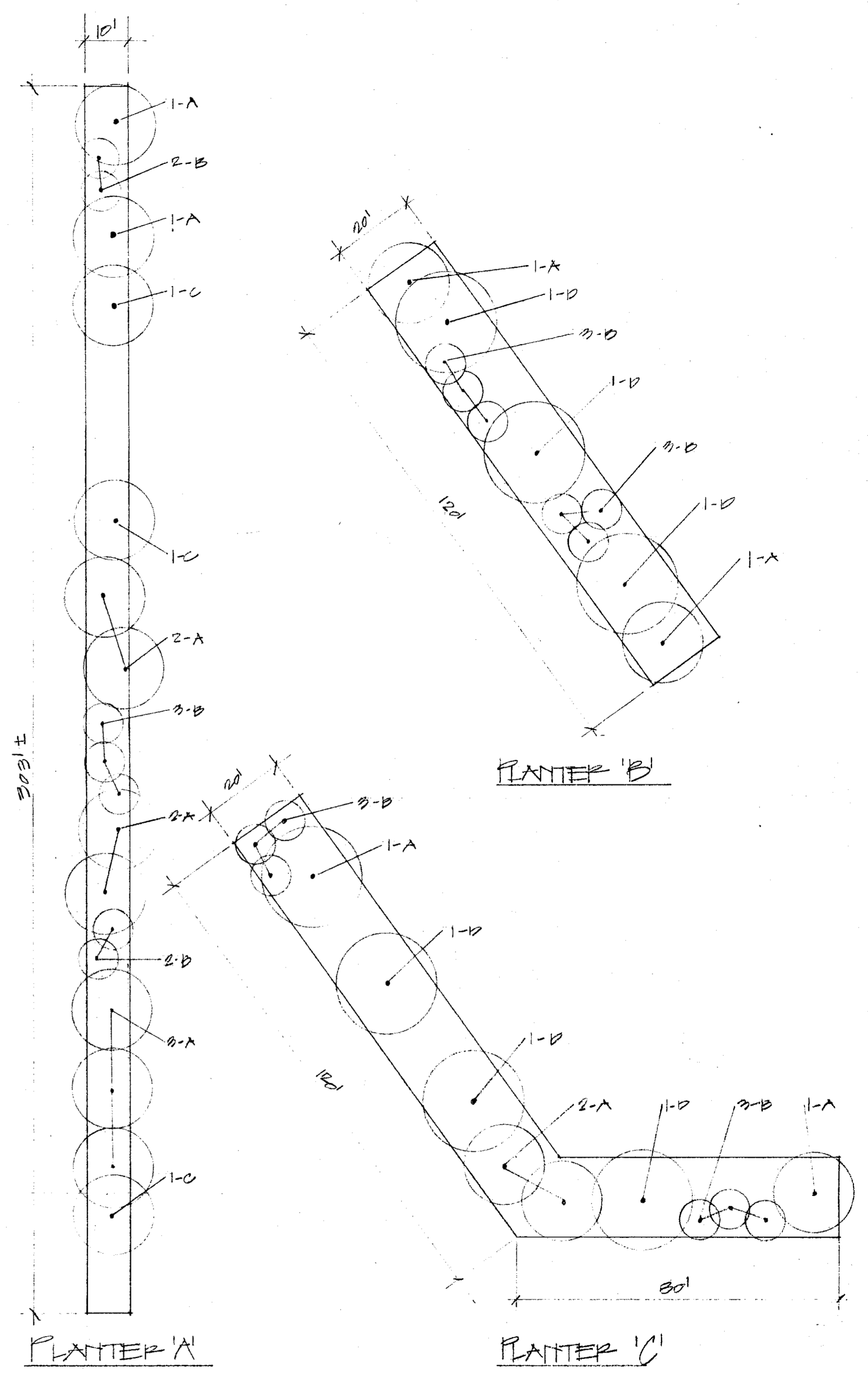
**SITE PLAN**  
1" = 50'

Approved Landscape Plan

DP-35

*J. H. Albert* 4-15-81  
DATE

All but area along  
Beaumont superseded  
see landscape plan  
and letter dated 2/4/83



PLANTING SCHEDULE

| CODE | BOTANICAL NAME              | COMMON NAME        | METHOD PLANTED      |
|------|-----------------------------|--------------------|---------------------|
| A    | PINUS NIGRA                 | AUSTRIAN PINE      | 5'-0" B&B           |
| B    | JUNIPERUS VIRGINIANA HILLI  | HILL BLUE JEWEL    | 4'-5" B&B           |
| C    | GLETSIA TRILOBIATA 'MORANE' | MORANE HONEYLOCUST | 1 1/2" - 2 1/2" B&B |
| D    | ROSA SACCHARUM              | SILVER HALE        | 1 1/2" - 2 1/2" B&B |

NOTE - ALL PLANTER AREAS TO BE SEEDBED W/ 1/2" TALL FESCUE  
• 1/2" HOSE BIBBS (YARD HYDRANTS) TO BE PROVIDED @ EACH PLANTER AREA (2) @ PLANTER 'A', (1) @ PLANTER 'B', (2) @ PLANTER 'C'.

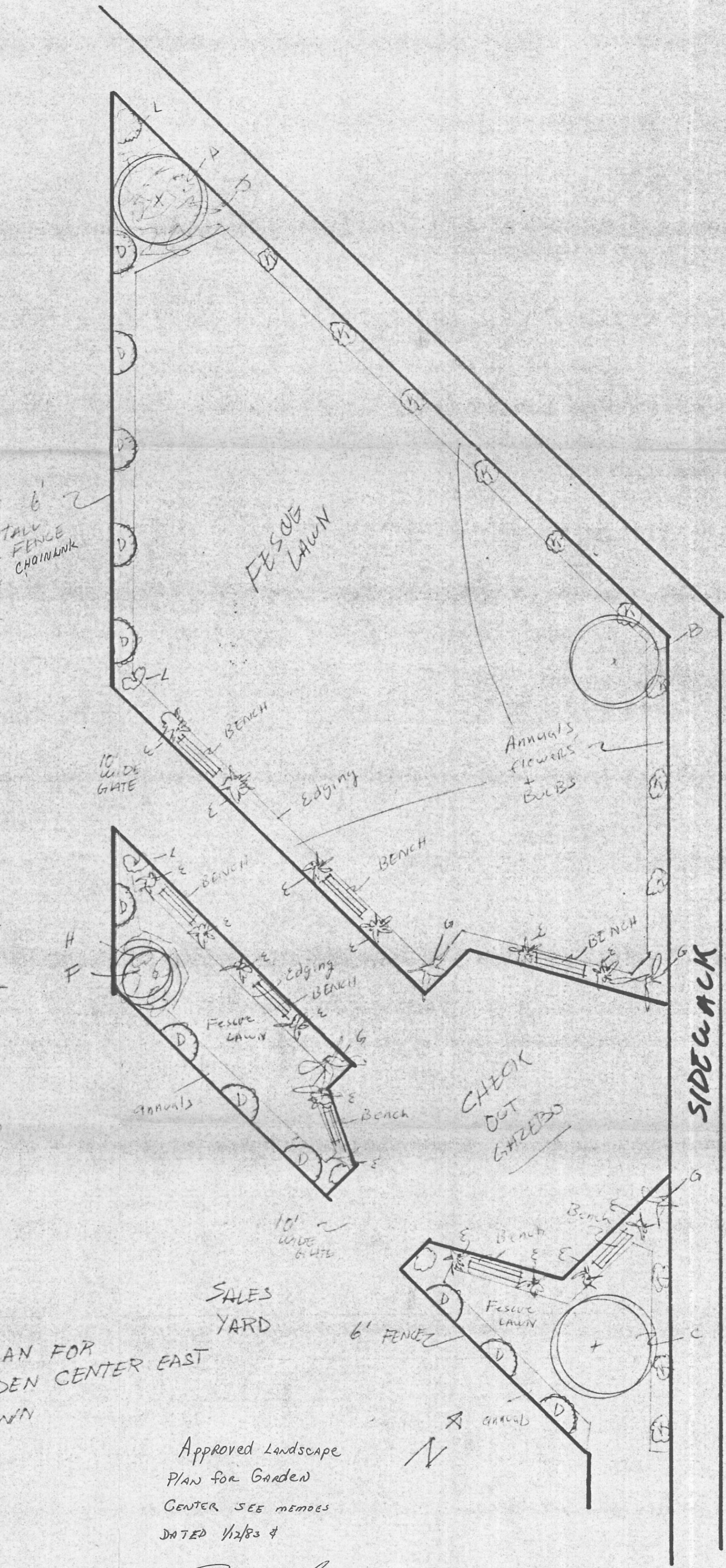








| PLANT MATERIAL |  |
|----------------|--|
| A              | BRADFORD PEAR<br>5-6' 5gal. (1)                    |
| B              | CHINESE PISTACHIO<br>6-8' 7gal. (1)                |
| C              | CLUMP HERITAGE BIRCH<br>5-6' 5gal. (1)             |
| D              | GNOME PYRACANTHA<br>5 GAL (12)                     |
| E              | GOLD COAST JUNIPER<br>5 GAL (16)                   |
| F              | CLUMP WASH. HAWTH.<br>5-6 FT 5gal (1)              |
| G              | HOLLYWOOD JUNIPER<br>3-4' 5gal. 4                  |
| H              | REPENS COTONEASTER<br>1gal. (5)                    |
| I              | MUGHO PINE<br>18'-24" (2)                          |
| J              | GROUND COVER<br>(Spreading JUNIPER<br>OR EVONYMUS) |
| K              | EMERALD SUPRISE<br>EVONYMUS 2gal (2)               |
| L              | ROBUSTA JUNIPER<br>3-4' 5gal. 2                    |
|                |  |
|                |  |

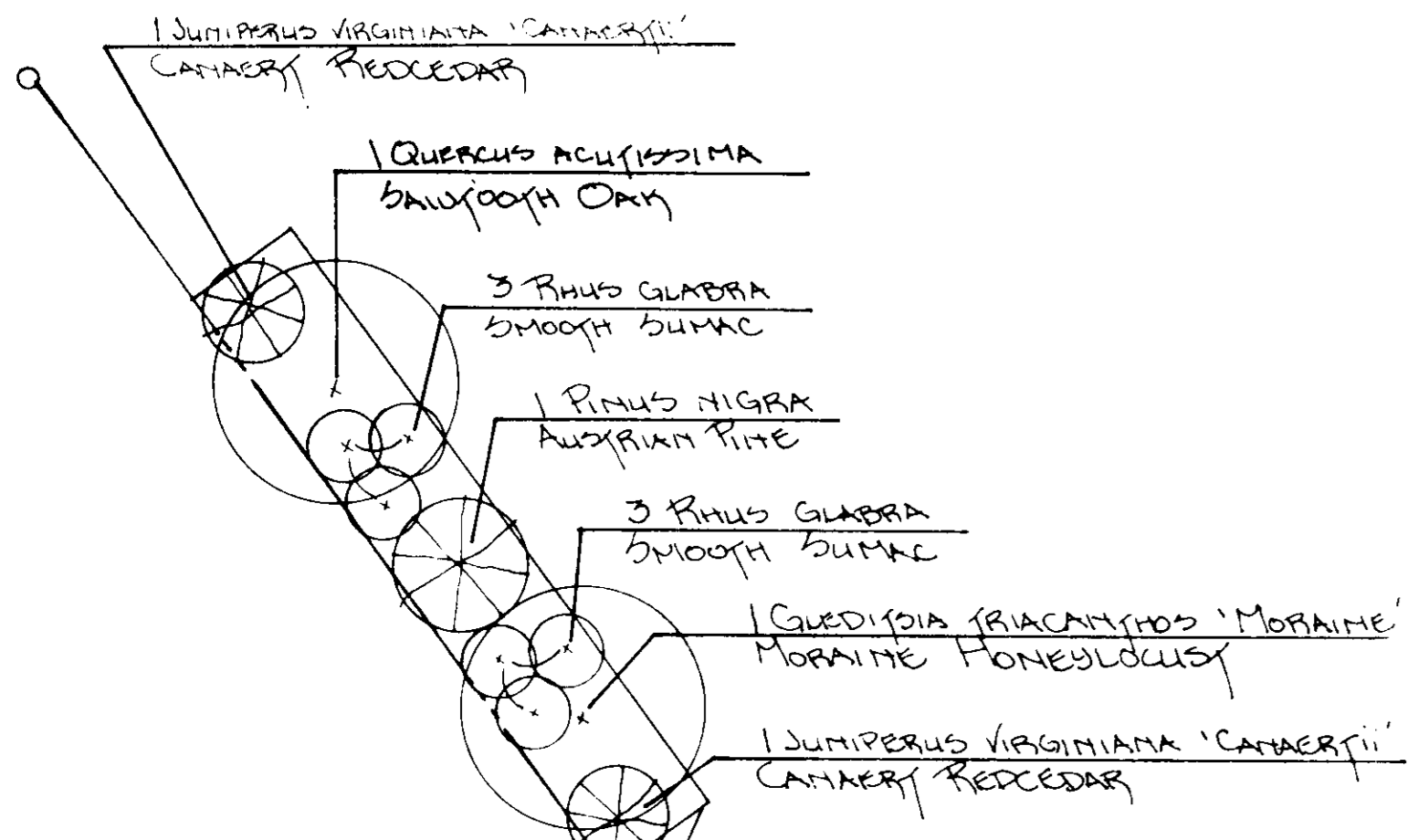


LANDSCAPE PLAN FOR  
JOHNSON'S GARDEN CENTER EAST  
21<sup>ST</sup> + WOODLAWN

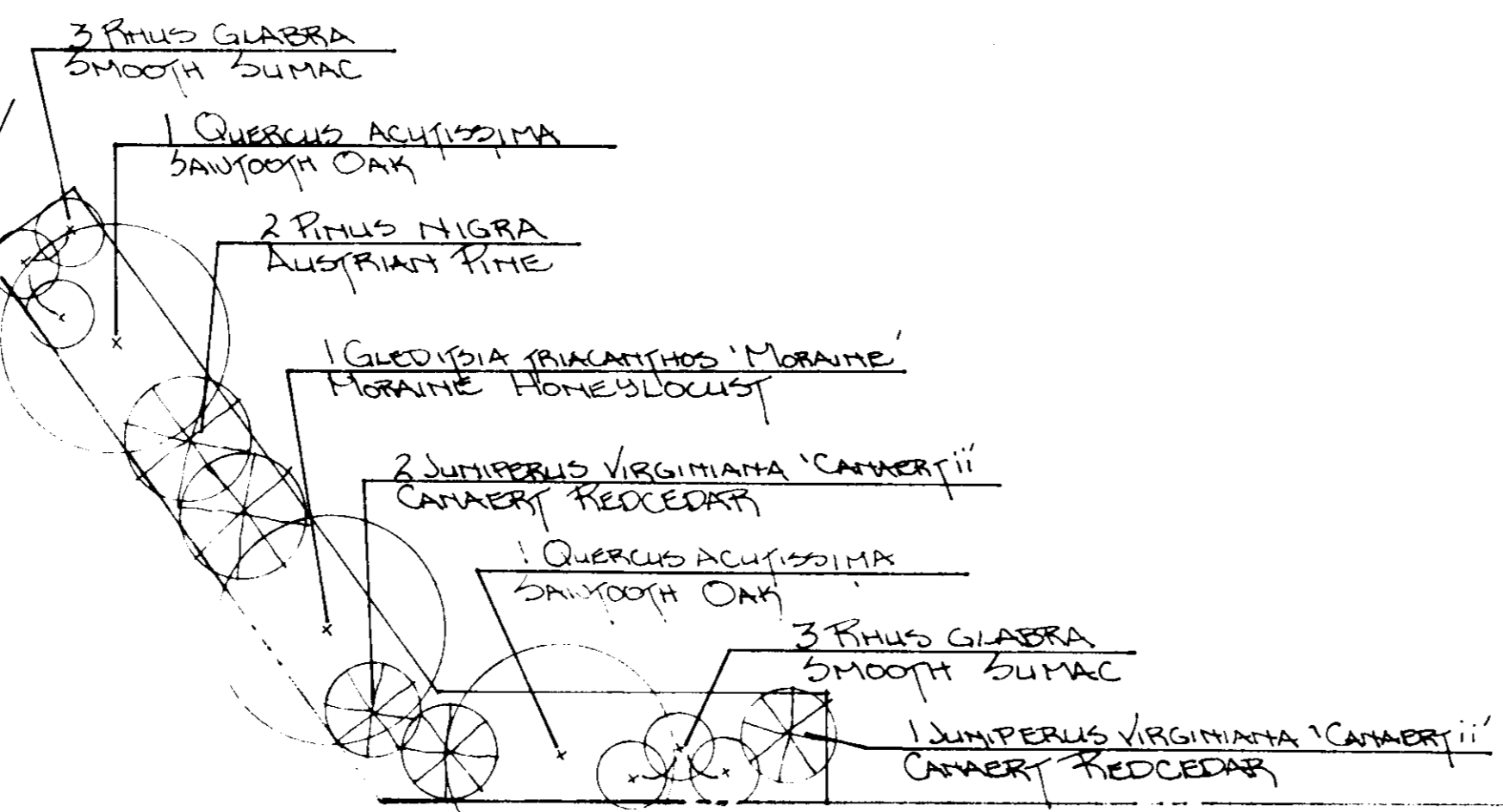
Approved Landscape  
PLAN FOR Garden  
CENTER SEE MEMOS  
DATED 1/2/83 +

*Robert A. Lakin*  
Robert A. Lakin, M.A.P.D.  
*Robert B. Feldner*  
Robert B. Feldner, C.I.D.





Profile A



Profile B

**PLANT LIST**

| QTY | BOTANICAL NAME                  | COMMON NAME         | SIZE            | COND. | REMARKS |
|-----|---------------------------------|---------------------|-----------------|-------|---------|
| 3   | QUERCUS ACUTISSIMA              | SAWTOOTH OAK        | 1 1/2" - 2 1/2" | B & B |         |
| 2   | QUERCUS TRIACANTHOS 'MORAINI'   | MORAINI HONEYLOCUST | 1 1/2" - 2 1/2" | B & B |         |
| 5   | JUMPERUS VIRGINIANA 'CANAERTII' | CANAERT RED CEDAR   | 7' - 5'         | B & B |         |
| 3   | PINUS NIGRA                     | AUSTRIAN PINE       | 5' - 6'         | B & B |         |
| 12  | RHUS GLABRA                     | SMOOTH SUMAC        | 5 GAL           | COND. |         |

- GENERAL NOTES:
- ALL TREES ARE TO BE PRUNED & STAKED.
  - PLANTER BEDS ARE TO RECEIVE 4" OF SHREDDED BARK MULCH.
  - TREK SOIL IN PLANTERS WITH FREEZING HERBICIDE BEFORE PLANTING.

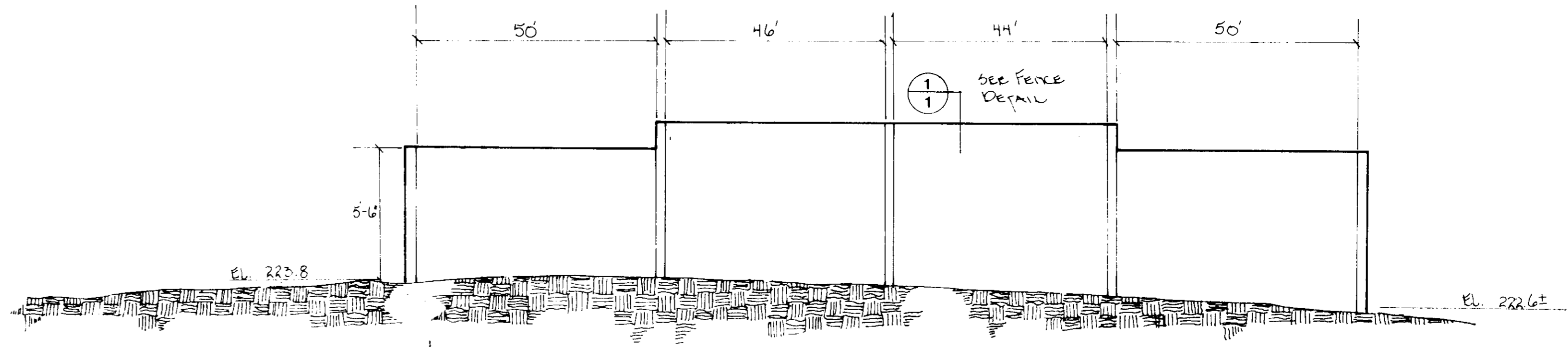
NOTE: WATER IS TO BE PROVIDED IN LANDSCAPE AREA BY HOSE BIBS.

Approved Landscape Wall  
 PLAN SEE LETTER DATED 2/14/83  
 ADC 2/14/83

DP-35

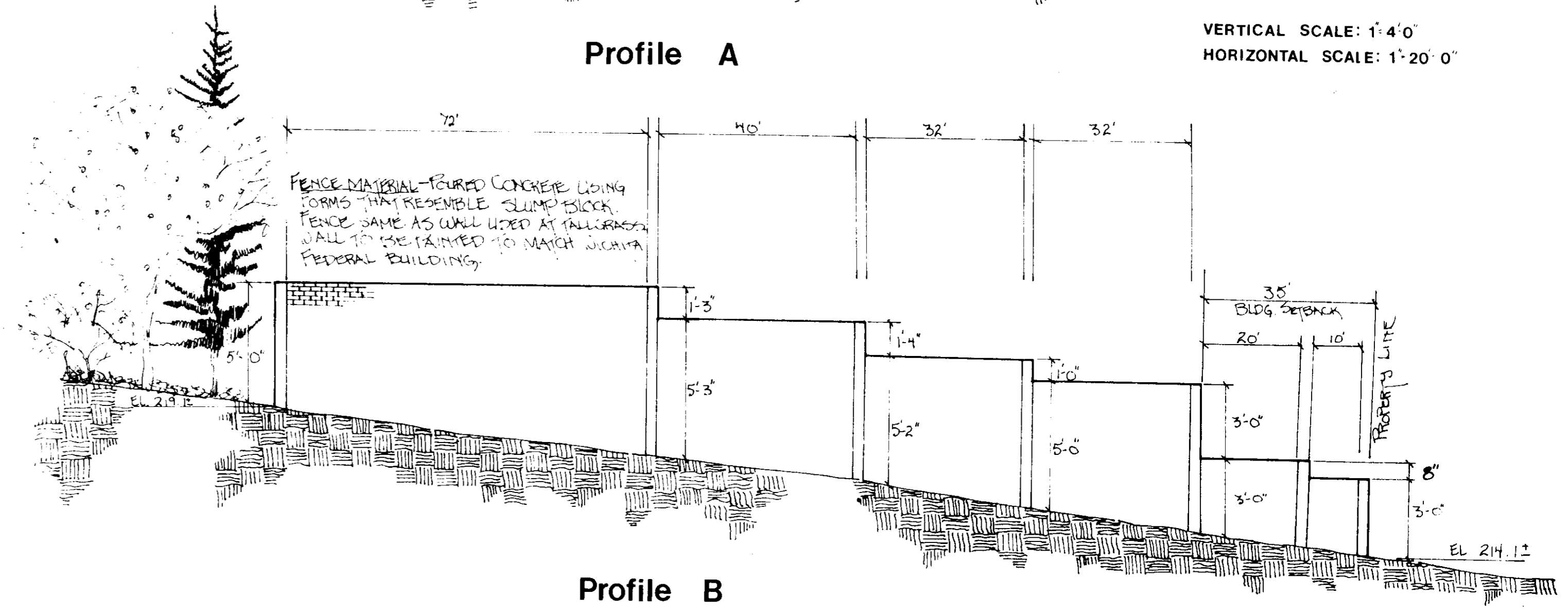
**Womer's Crestview Village**

Parcel 4



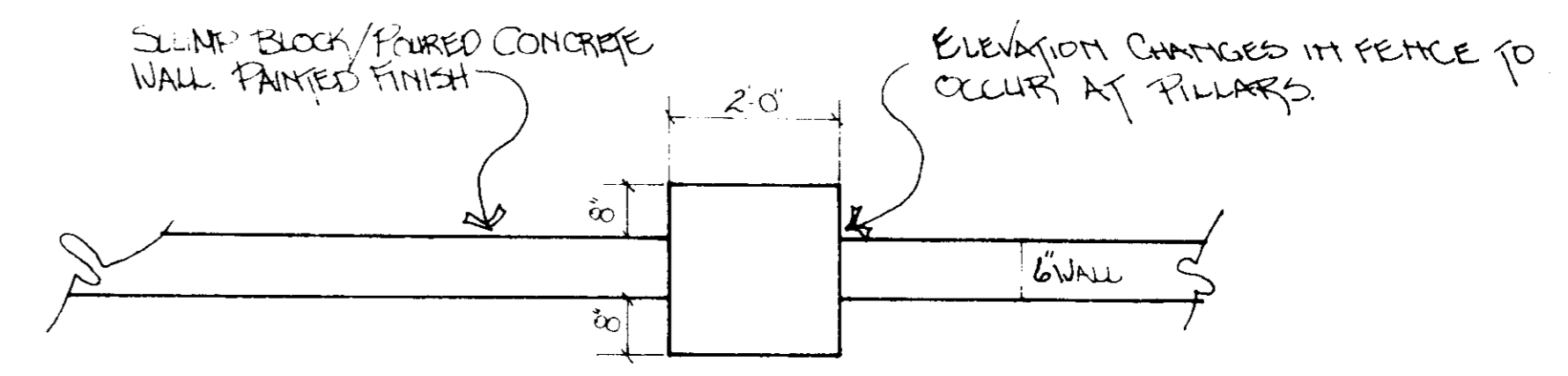
Profile A

VERTICAL SCALE: 1" = 4' 0"  
 HORIZONTAL SCALE: 1" = 20' 0"

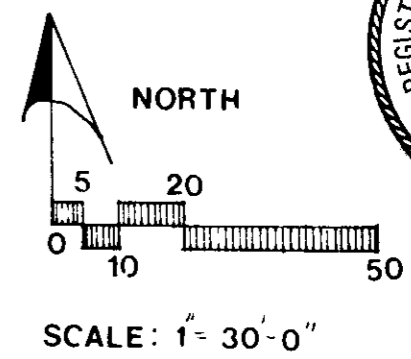


Profile B

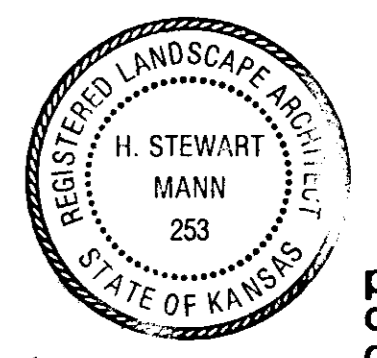
VERTICAL SCALE: 1" = 4' 0"  
 HORIZONTAL SCALE: 1" = 20' 0"



1 FENCE DETAIL



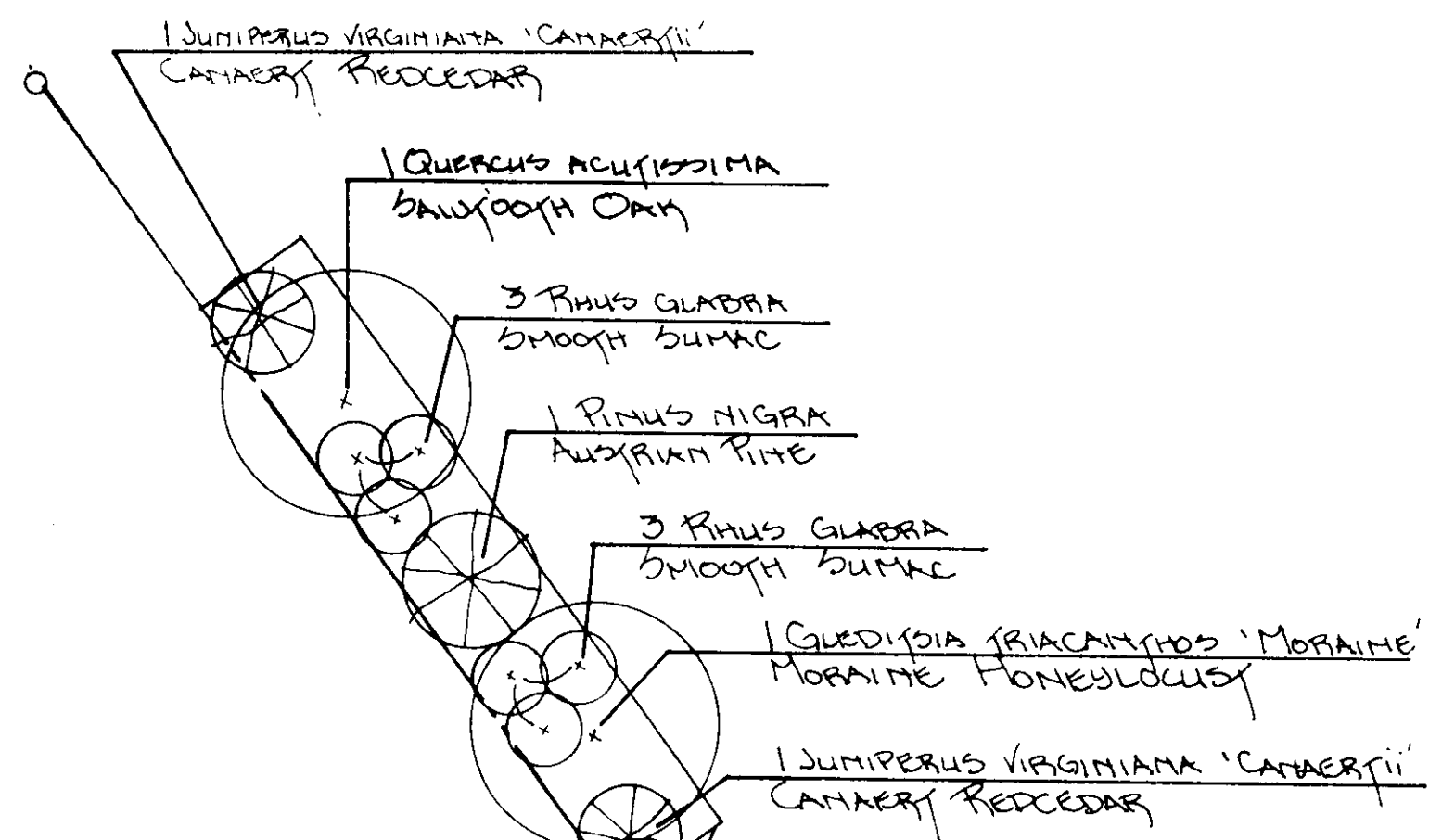
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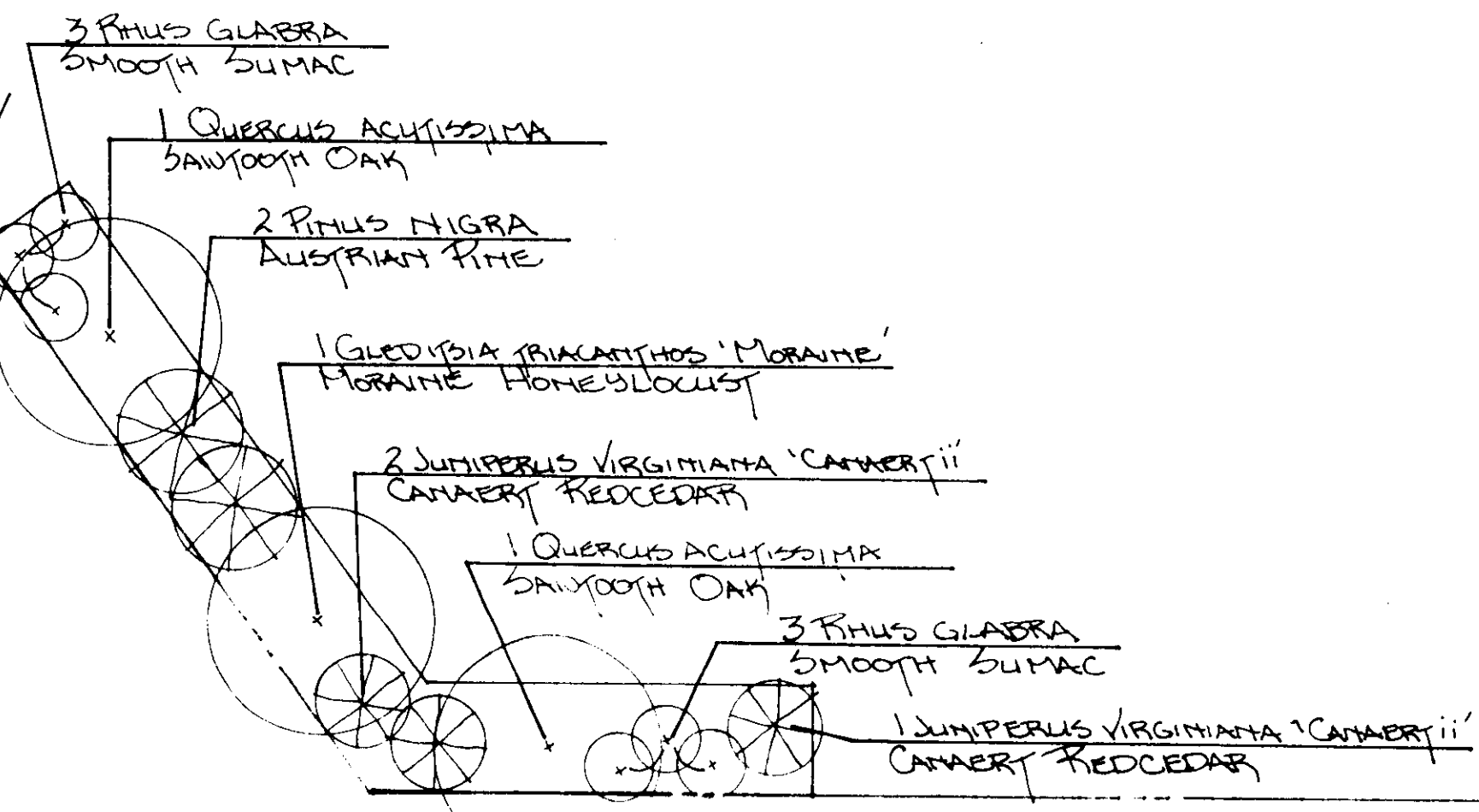
project no: 10290  
 drawn by: [Signature]  
 date: 2-9-1983



9324 West Central  
 Wichita, Kansas 67212  
 (316) 721-1580



Profile A



Profile B

**PLANT LIST**

| Qty | BOTANICAL NAME                   | COMMON NAME          | SIZE          | COND. | REMARKS |
|-----|----------------------------------|----------------------|---------------|-------|---------|
| 3   | Quercus acutissima               | SAWTOOTH OAK         | 1 1/2'-2 1/2' | B & B |         |
| 2   | Quercus triacanthos 'Moraine'    | MORAINES HONEYLOCUST | 1 1/2'-2 1/2' | B & B |         |
| 2   | Juniperus virginiana 'Canaertii' | CANAERT RED CEDAR    | 4'-5'         | B & B |         |
| 3   | Pinus nigra                      | AUSTRIAN PINE        | 5'-6'         | B & B |         |
| 12  | Pinus glabra                     | SMOOTH SUMAC         | 5' GAL.       | COND. |         |

**GENERAL NOTES:**

- ALL TREES ARE TO BE PRUNED & STAKED.
- PLANTER BEDS ARE TO RECEIVE 4" OF SHREDDED BARK MULCH.
- TREK SOIL IN PLANTERS WITH FREE-EMERGENT HERBICIDE BEFORE PLANTING.

NOTE: WATER TO BE PROVIDED IN LANDSCAPE AREA BY HOSE BIBS

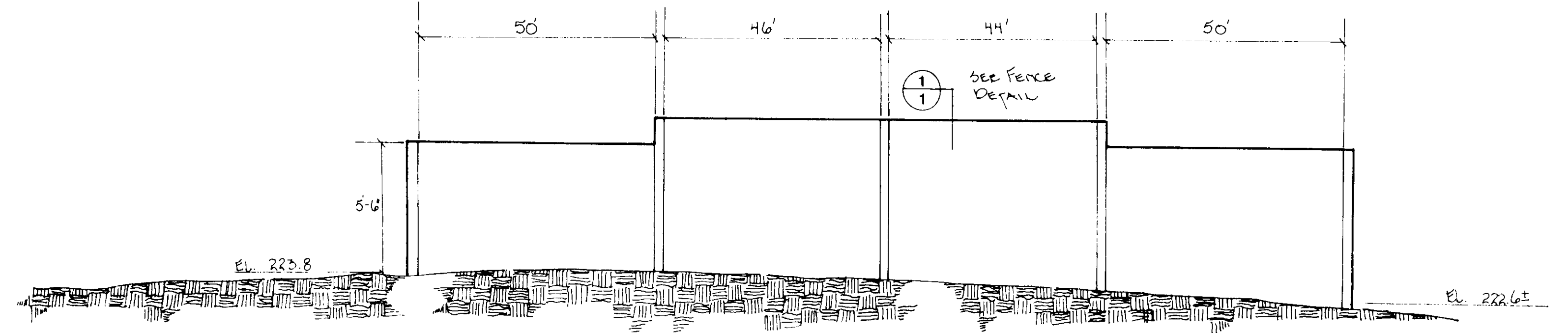
Approved landscape and wall plans see letter dated 2/16/83

ADC 2/16/83

DP35

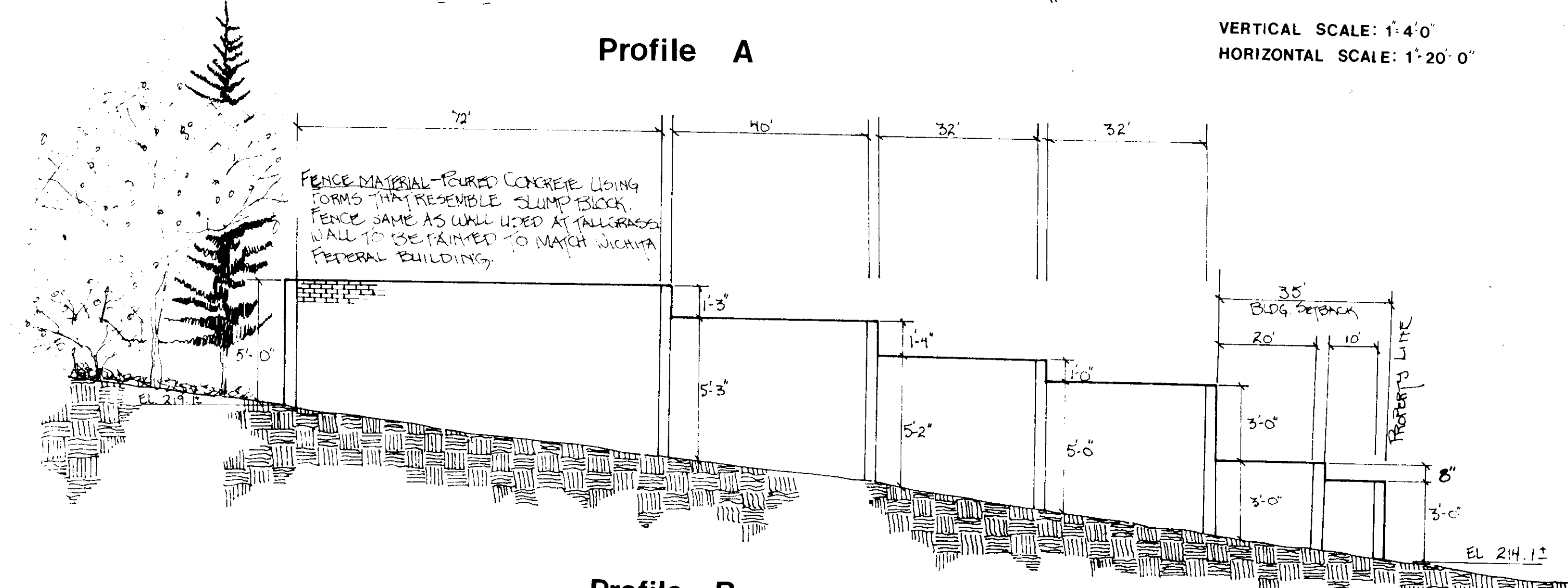
**Womer's Crestview Village**

Parcel 4



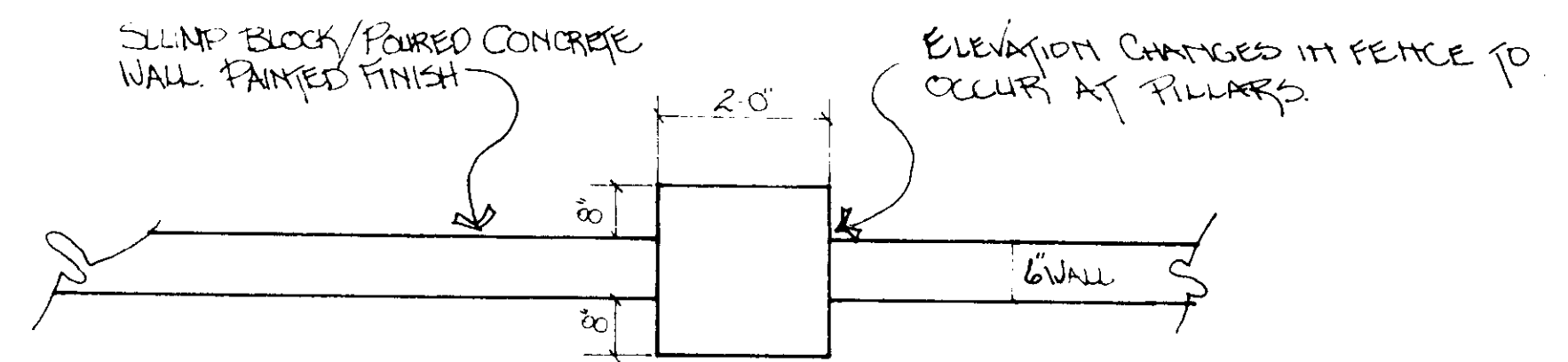
Profile A

VERTICAL SCALE: 1" = 4'-0"  
HORIZONTAL SCALE: 1" = 20'-0"

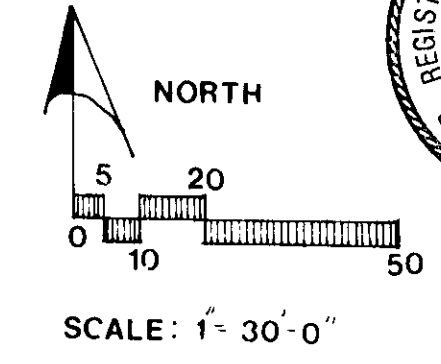


Profile B

VERTICAL SCALE: 1" = 4'-0"  
HORIZONTAL SCALE: 1" = 20'-0"



1 FENCE DETAIL



project no: 00290  
drawn by: J. Williamson  
date: Feb 9, 1983

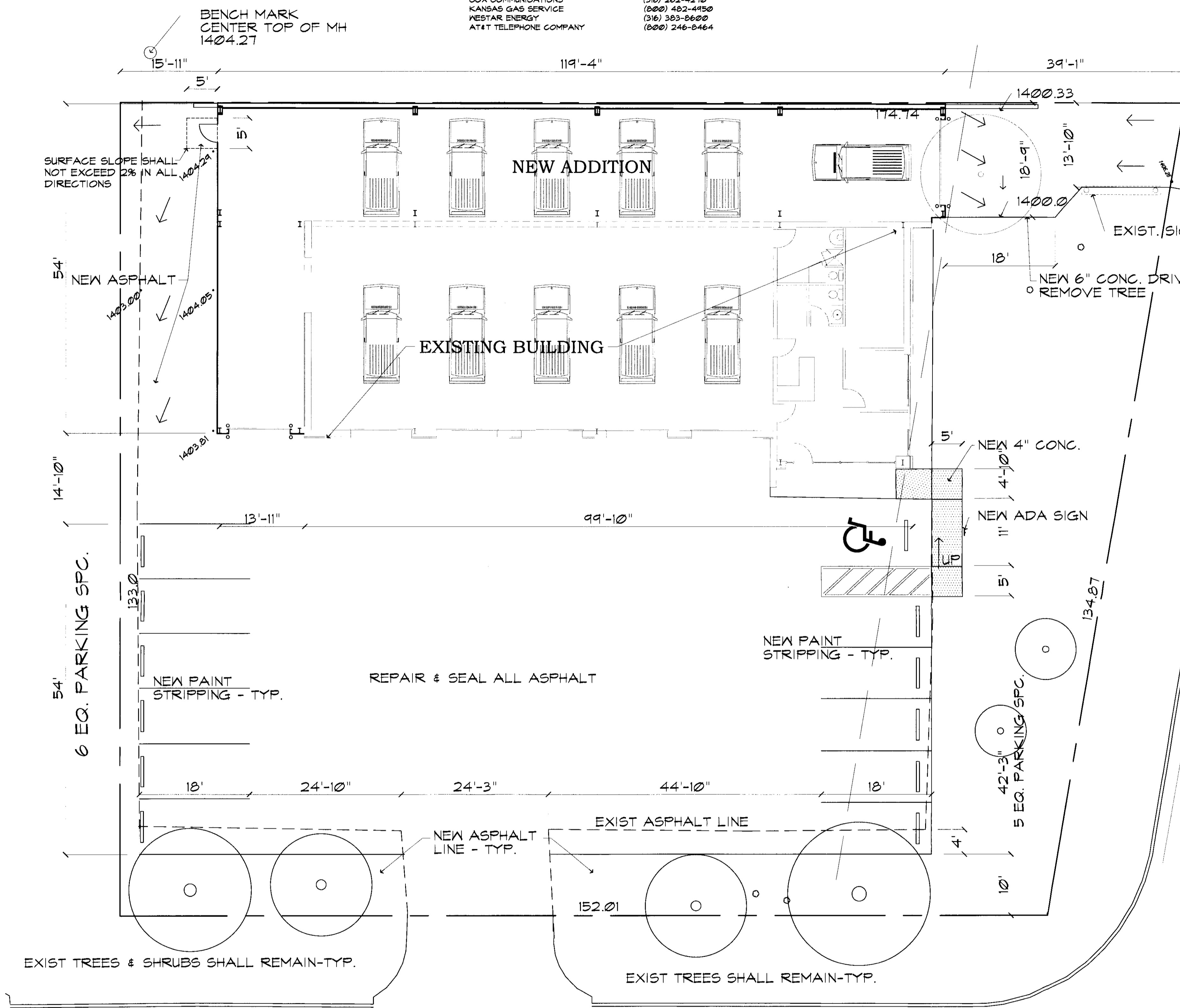


9324 West Central  
Wichita, Kansas 67212  
(316) 721-1580



**SITE NOTES:**

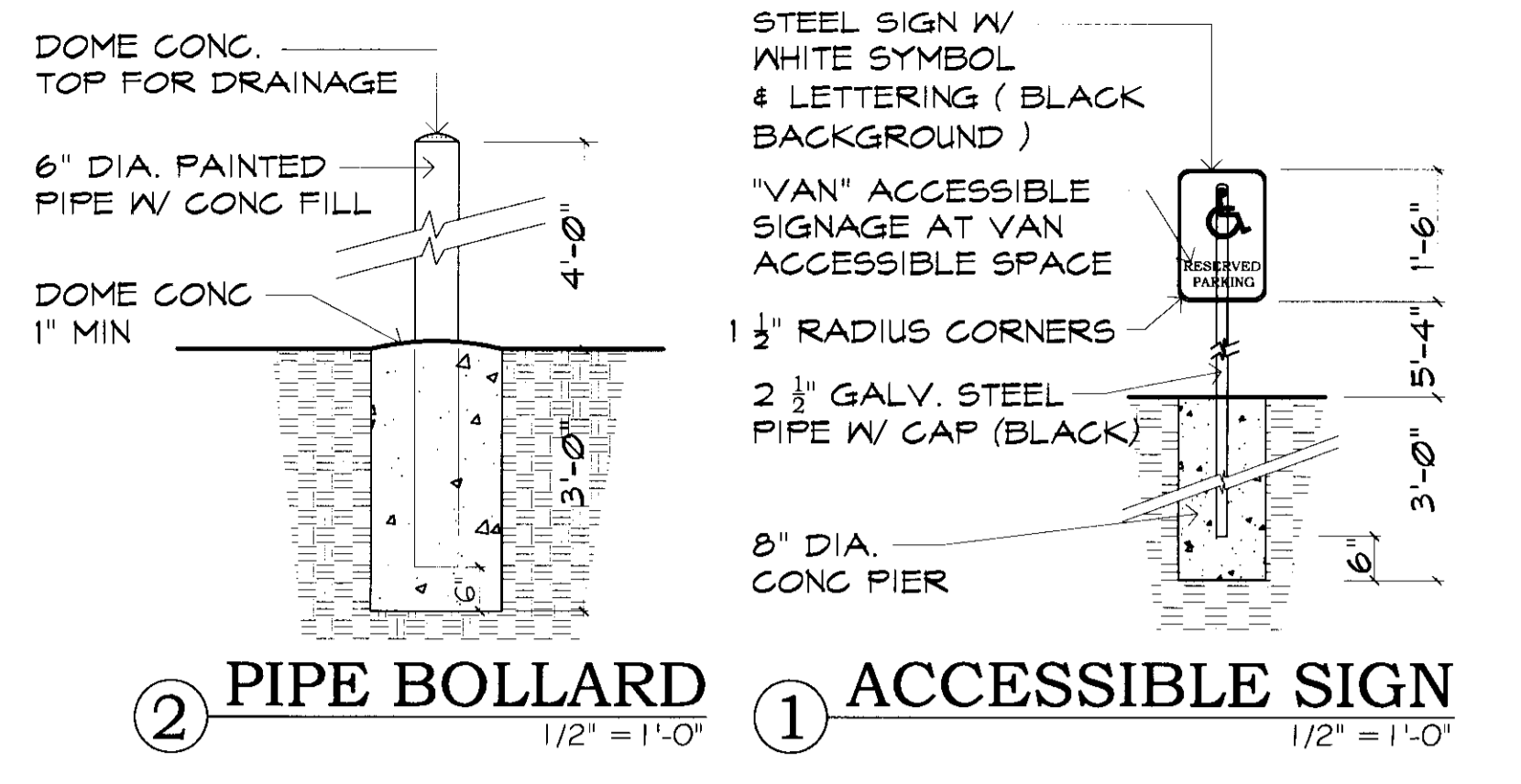
- AT LEAST 12 HOURS PRIOR TO BEGINNING ANY EXCAVATION (EXCLUDING WEEKENDS AND HOLIDAYS), THE CONTRACTOR SHALL CONTACT THE KANSAS ONE-CALL SYSTEM, A UTILITY LOCATION SERVICE, AT (316)697-2470 TO REQUEST THE LOCAL UTILITY COMPANIES TO LOCATE ANY EXISTING LINES WITHIN THE PROJECT AREA.
- THE CONTRACTOR SHALL CONTACT THE FOLLOWING IN CASE OF EMERGENCY:  
 CITY OF WICHITA - WATER (316) 262-6000  
 CITY OF WICHITA - SEWER (316) 262-6000  
 CITY OF WICHITA - POLICE DEPARTMENT 411  
 CITY OF WICHITA - FIRE DEPARTMENT 411  
 COX COMMUNICATIONS (316) 262-4270  
 KANSAS GAS SERVICE (800) 482-4450  
 WESTAR ENERGY (316) 383-8600  
 AT&T TELEPHONE COMPANY (800) 246-6464
- THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT.
- ALL FINISH GRADES SHOWN ARE TO TOP OF CORRESPONDING MATERIALS, I.E. ASPHALT, GRASS, CONCRETE, ETC.



**SITE PLAN**  
1"=10'-0"

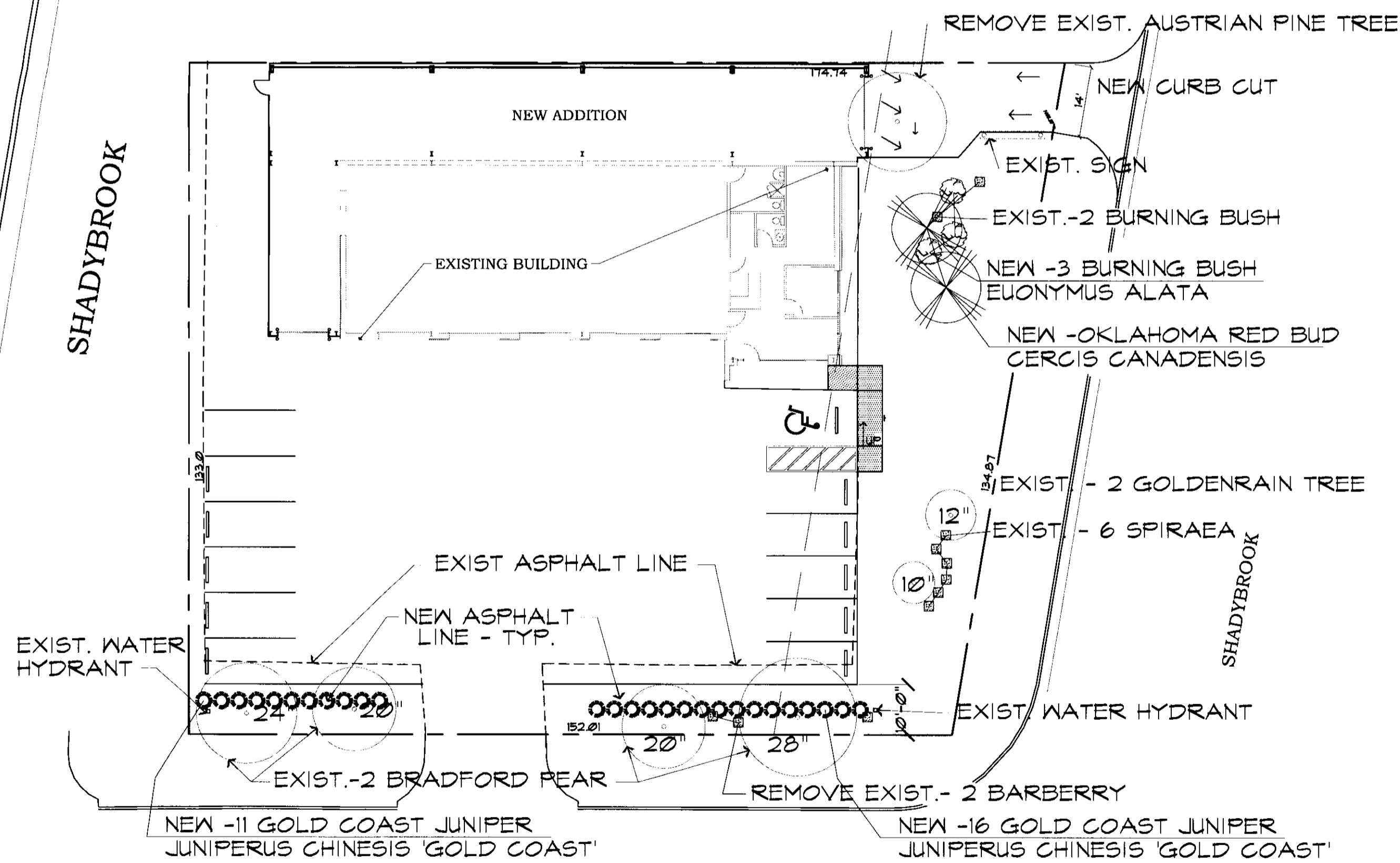
SITE AREA = 21,680 SF  
 PERVIOUS AREA = 4,961 SF  
 IMPERVIOUS AREA = 16,719 SF

**LEGAL DESCRIPTION:**  
 LOT 1 BLOCK 1 G.P.-S. 3RD. ADDITION



**LANDSCAPE ORDINANCE CALCULATIONS**

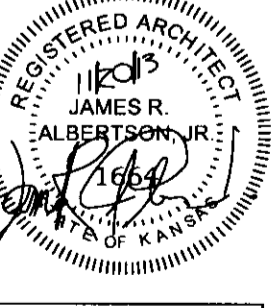
|                             |   |                                       |
|-----------------------------|---|---------------------------------------|
| SITE ZONING:                | LC LIMITED COMMERCIAL, CUP-35           | TF-3 TWO FAMILY                       |
| ADJACENT ZONING:            | LC LIMITED COMMERCIAL, B MULTI FAMILY,  |                                       |
| STREET FRONTAGE:            | 134.87' - SHADYBROOK 152.01' - BEAUMONT |                                       |
| LOT DEPTH:                  | 163.37'                                 | SQ. FOOT FACTOR:                      |
| REQ'D STREET YARD:          | 2,295 sf                                | (134.87'x8=1,079sf 152.01'x8=1,216sf) |
| STREET YARD PROVIDED:       | 4,322 sf                                |                                       |
| STREET YARD TREES REQ'D:    | 5 STREET YARD TREES PROVIDED:           | 6-SHADE, 2 ORNAMENTAL                 |
| PARKING PROVIDED:           | 12 SPACES                               |                                       |
| PARKING LOT TREES REQ'D:    | 12 / 20 = 0.6 = 1 SHADE TREE            |                                       |
| PKG LOT TREES PROVIDED:     | 1 SHADE TREE COUNTED FROM STREETYARD    |                                       |
| REQ'D BUFFER:               | NOT APPLICABLE                          |                                       |
| REQ'D BUFFER w/o SCREENING: | NOT APPLICABLE                          |                                       |



**LANDSCAPE PLAN**  
1"=20'-0"

**PLANT SCHEDULE**

| Qty.               | Common Name        | Botanical Name                  | Size    | Spacing    | Condition | Remarks        |
|--------------------|--------------------|---------------------------------|---------|------------|-----------|----------------|
| <b>SHADE TREES</b> |                    |                                 |         |            |           |                |
| 2                  | OKLAHOMA RED BUD   | CERCIS CANADENSIS               | 2"      | AS SHOWN   | B&B       | FULL & HEALTHY |
| <b>SHRUBS</b>      |                    |                                 |         |            |           |                |
| 3                  | BURNING BUSH       | EUONYMUS ALATA                  | 2- gal. | AS SHOWN   | CONTAINER | FULL & HEALTHY |
| 27                 | GOLD COAST JUNIPER | JUNIPERUS CHINESIS 'GOLD COAST' | 2- gal. | 3'-6" o.c. | CONTAINER | FULL & HEALTHY |



11-20-2013

SHEET NO.

SA1.1



**Wichita-Sedgwick County Metropolitan Area Planning Department**

November 27, 2013

David M. Unruh  
13210 Bridgefield Pl.  
Wichita, KS 67230

James Albertson  
9225 Peppertree  
Wichita, KS 67226

**RE: CUP2013-42 - City CUP administrative adjustment to DP-35 to increase building coverage from 30 to 31% and to allow Vehicle Repair, Limited, at 2100 N. Beaumont St. (west of Woodlawn, south of 21st Street).**


Dear Applicants:

We received and reviewed your request for an administrative adjustment to the above-referenced community unit plan, DP 35, Womer's Crestview Village Community Unit Plan ("CUP"). We understand you wish to add on to an existing building, resulting in building coverage of 31% on Parcel 3. And, you wish to add Vehicle Repair, Limited as a permitted use on Parcel 3; the vehicle repair land use has existed on the site for some time.

On the basis of our review, we find that adjusting the CUP in the manner stated in the above paragraph is consistent with the approved CUP and will not have an adverse effect on the CUP or on 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" signs may 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.

  
\_\_\_\_\_  
John L. Schlegel  
Director of Planning

  
\_\_\_\_\_  
Tom J. Stolz  
MABCD Director

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

[www.wichita.gov](http://www.wichita.gov)

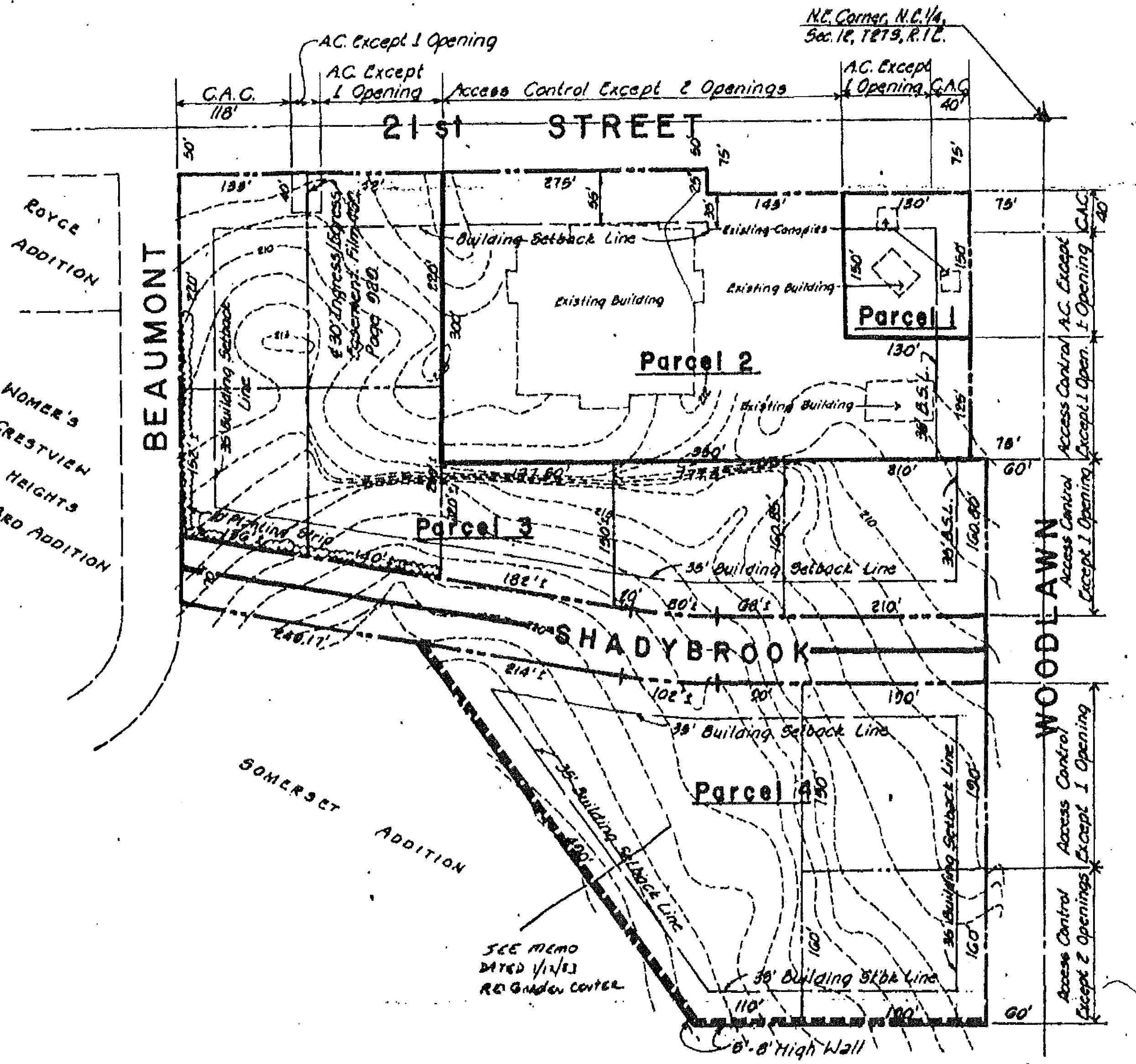


cc: JR Cox, MABCD  
Paul Hays, MABCD  
Lavonta Williams, CM District I  
LaShonda Games, NA District I









**GENERAL**

TOTAL GROSS AREA = 12.01 ACRES +  
 TOTAL NET AREA = 10.48 ACRES ± (EXCLUSIVE OF PUBLIC STREET R/W)

**GENERAL PROVISIONS**

- ACCESS CONTROL: ACCESS TO 21ST STREET SHALL BE LIMITED TO FIVE (5) OPENINGS, ONE (1) TO PARCEL ONE (1), TWO (2) TO PARCEL TWO (2) AND TWO (2) TO PARCEL THREE (3), AS INDICATED ON THE PLAN. ACCESS TO WOODLAWN SHALL BE LIMITED TO SIX (6) OPENINGS, ONE (1) TO PARCEL ONE (1), ONE (1) TO PARCEL TWO (2), ONE (1) TO PARCEL THREE (3), AND THREE TO PARCEL FOUR (4), AS INDICATED ON THE PLAN.
  - DECEL LANE: A CONTINUOUS DECEL LANE ALONG THE EAST LINE OF PARCELS THREE (3) AND FOUR (4), SHALL BE GUARANTEED AT THE TIME OF PLATTING.
  - ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
  - MINIMUM BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN.
  - CANOPIES AND GASOLINE PUMPS IN PARCEL ONE (1) MAY BE PLACED IN THE BUILDING SETBACK A DISTANCE NOT TO EXCEED 23 FEET.
  - PARKING RATIO SHALL BE IN ACCORDANCE WITH SECTION 28.04.141 OF THE CODE OF THE CITY OF WICHITA.
  - ADVERTISING SIGNS SHALL BE IN ACCORDANCE WITH SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA. NO BILLBOARD ADVERTISEMENT SHALL BE ALLOWED.
  - SCREENING AND LANDSCAPING: A PLANTING STRIP AS INDICATED IN PARCEL THREE (3), SHALL BE PROVIDED WITH TREES, GRASS AND LOW SHRUBBERY NOT LESS THAN TEN (10) FEET IN WIDTH, AND SHALL BE OF SUCH TYPE AND MAINTAINED IN SUCH A MANNER AS NOT TO CONSTITUTE A TRAFFIC HAZARD. FAILURE TO PROPERLY MAINTAIN THE PLANTING STRIP SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION.
- A SOLID, OR SEMI-SOLID WALL AT LEAST FIVE (5) FEET, BUT NOT MORE THAN EIGHT (8) FEET HIGH, REDUCED TO THREE (3) FEET HIGH AT THE SETBACK AT THE PUBLIC STREETS, CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL, SHALL BE CONSTRUCTED WHERE PARCEL FOUR (4) ABUTS THE ADJACENT RESIDENTIAL, AS INDICATED ON THE PLAN. A 20 FOOT WIDE SECTION, CENTERED ON THE EXISTING SANITARY SEWER (APPROXIMATELY 325 FEET WEST OF WOODLAWN) SHALL BE CONSTRUCTED OF REINFORCED METAL OR WOOD PANELS.
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S) FOR THE TWO (2) LOTS IN PARCEL FOUR (4), ADJACENT TO THE RESIDENTIAL, A PERFORMANCE BOND SHALL BE POSTED WITH THE SUPERINTENDENT OF CENTRAL INSPECTION GUARANTEEING THE COST OF THE WALL CONSTRUCTION.
- A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT, FOR THE PLANTING STRIP IN PARCEL THREE (3), INDICATING THE TYPE, LOCATION AND SPECIFICATION OF PLANT MATERIAL, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL, PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S). A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
  - DRAINAGE: AT THE TIME OF PLATTING THE APPLICANT SHALL SUBMIT A DRAINAGE PLAN FOR PARCELS THREE (3) AND FOUR (4) AND GUARANTEE DRAINAGE IMPROVEMENTS AS MAY BE REQUIRED.

**PARCEL DESCRIPTIONS**

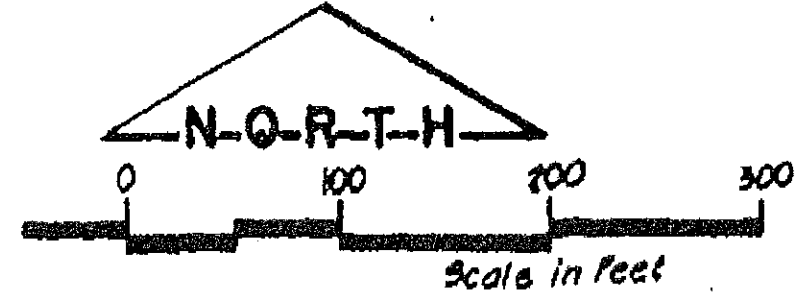
- PARCEL ONE**  
 PROPOSED USE - SERVICE STATION, FINANCIAL (INCLUDING A DETACHED BRANCH BANK BUT EXCLUDING A MAIN BANK), OFFICE, AND CONVENIENCE AND SERVICE ORIENTED RETAIL THAT DOES NOT INCLUDE CARRYOUT FOOD SERVICES AS THE PRINCIPAL BUSINESS.  
 GROSS AREA - 0.45 ACRES ±  
 NET AREA - 0.45 ACRES ± OR 19,500 SQ. FT.  
 MAXIMUM BUILDING COVERAGE - 30% OR 5,850 SQ. FT.  
 FLOOR AREA RATIO - 0.45  
 MAXIMUM GROSS FLOOR AREA - 8,775 SQ. FT.  
 MAXIMUM BUILDING HEIGHT - 35 FEET
- PARCEL TWO**  
 PROPOSED USE - FINANCIAL, OFFICE, INDOOR AMUSEMENT ENTERPRISES, PERSONAL SERVICES, CONVENIENCE AND SERVICE ORIENTED RETAIL. *See memo dated 6-15-87 re cookie bakery as a permitted use*  
 GROSS AREA - 3.18 ACRES ±  
 NET AREA - 3.18 ACRES ± OR 138,625 SQ. FT. ±  
 MAXIMUM BUILDING COVERAGE - 30% OR 41,580 SQ. FT. ±  
 FLOOR AREA RATIO - 0.45  
 MAXIMUM GROSS FLOOR AREA - 62,380 SQ. FT. ±  
 MAXIMUM BUILDING HEIGHT - 35 FEET
- PARCEL THREE**  
 PROPOSED USE - FINANCIAL, OFFICE, PERSONAL SERVICES, AND CONVENIENCE AND SERVICE ORIENTED RETAIL. *See memo dated 4-26-84 re drive thru being permitted + memo dated 11-3-87 for an E.H.S. facility.*  
 GROSS AREA - 5.28 ACRES ±  
 NET AREA - 4.55 ACRES ± OR 188,337 SQ. FT. ±  
 MAXIMUM BUILDING COVERAGE - 30% OR 59,500 SQ. FT.  
 FLOOR AREA RATIO - 0.45 31% per adjustment dated 11-27-13  
 MAXIMUM GROSS FLOOR AREA - 89,260 SQ. FT.  
 MAXIMUM BUILDING HEIGHT - 35 FEET
- PARCEL FOUR**  
 PROPOSED USE: FINANCIAL, OFFICE, PERSONAL SERVICES, CONVENIENCE AND SERVICE, AND CAR WASH SUBJECT TO SECTION III.D.6.F OF THE UNIFIED ZONING CODE. APPROVAL OF ZONING CASE NO CUP2021.0009 FULLY SATISFIED SECTION III.D.6.F(1), PER CUP AMENDMENT DATED 6.2.2021.  
 PROPOSED USE - FINANCIAL, OFFICE, PERSONAL SERVICES, AND CONVENIENCE AND SERVICE ORIENTED RETAIL.  
 GROSS AREA - 3.1 ACRES ±  
 NET AREA - 2.3 ACRES ± OR 100,892 SQ. FT. ±  
 MAXIMUM BUILDING COVERAGE - 30% OR 30,270 SQ. FT.  
 FLOOR AREA RATIO - 0.45

**APPROVED CUP**

MAP 5/20/2021 Amendment to Parcel 4  
 6/19/2021  
 Copy 1 of 4

**APPROVED CUP**

MAP 5/20/2021  
 BCC 5-22-87  
 MAPD 1062



**•• WOMER'S CRESTVIEW VILLAGE ••**

AMENDED COMMUNITY UNIT PLAN.....MAY 6, 1981