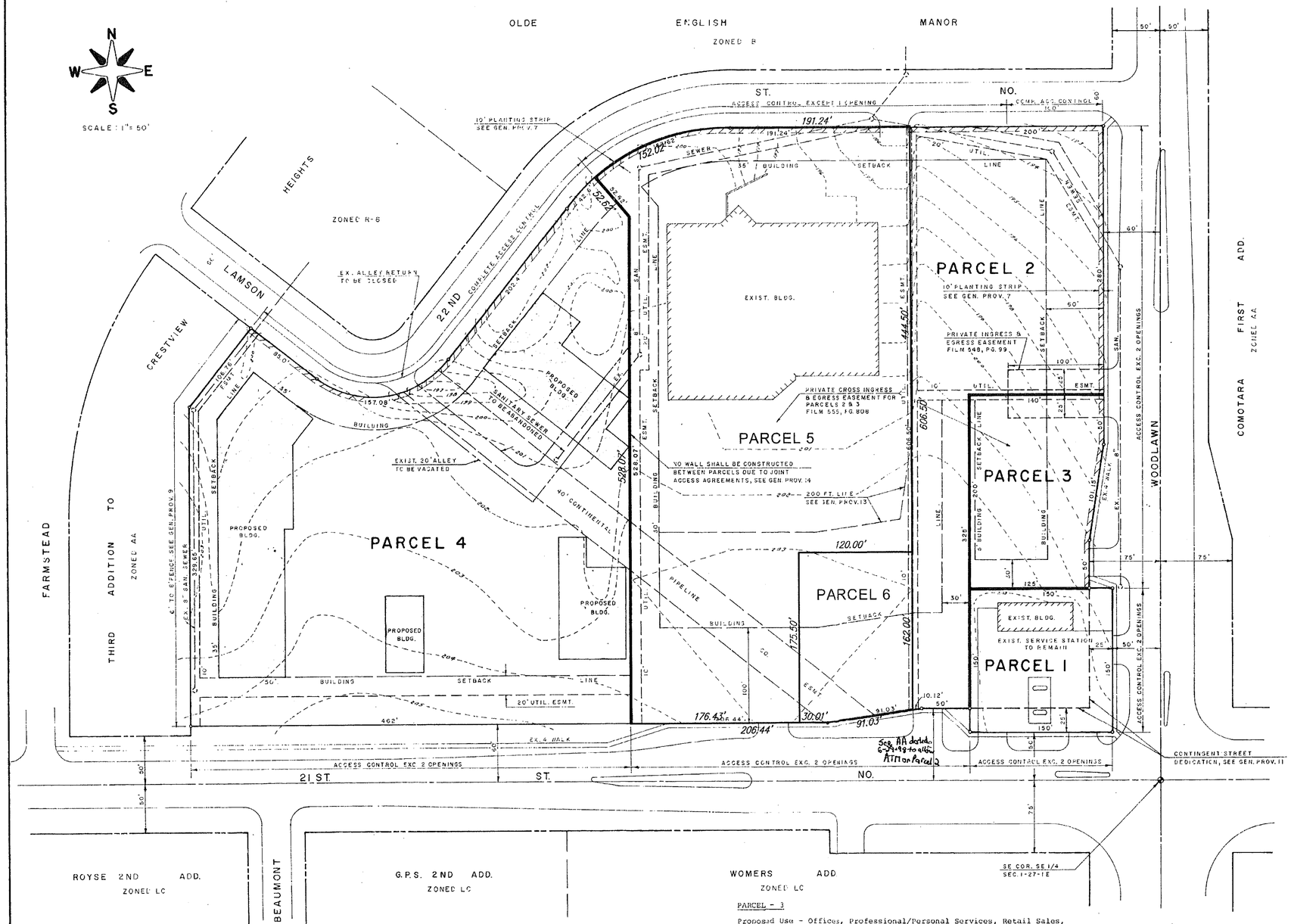
AMENDED
COMMUNITY UNIT PLAN
PLAZA TWENTY ONE
DP-56



GENERAL PROVISIONS

Total Gross Acres = 11.91

Net Acres = 11.47 ± (Exclusive of additional street dedication including the contingent dedication in Parcel Number One).

1. Curb cuts - The maximum number of curb cuts shall not exceed four (4) along Woodlawn Boulevard and six (6) along Twenty First Street North, and one (1) along Twenty Second North.
2. All utilities shall be installed underground.
3. Minimum building setbacks as indicated on the plan.
4. Drainage problems will be resolved at time of platting.
5. Advertising signs shall be permitted along Twenty-First Street and Woodlawn Boulevard, not to exceed 30 feet in height nor to be placed so as to project over any street right-of-way. No bill board advertisement or roof signs will be allowed. Portable signs are prohibited on Parcel 4.
6. Parking ratio - one space for each two hundred fifty (250) square feet of floor area or one (1) space for every three (3) employees in the largest working shift in a twenty-four (24) hour period, whichever is the greater.
7. Screening and landscaping:

   A ten foot wide planting screen as indicated on the plan for Parcels 2, 4, & 5 shall be provided and shall be of such type, and maintained in such a manner, as to not constitute a traffic hazard, or if applicable, a 6 foot to 8 foot high masonry wall, so designed as to prevent the passage of light from vehicles and to prevent the blowing of debris, shall be constructed if the storage area, service area, or rear of the building(s) face directly into Twenty-Second Street North or Woodlawn Boulevard.

   A combination of landscape materials and low wall shall be placed along the east boundary of Parcel 3. A plan for the landscape area shall be submitted to the Director of Planning for review and approval prior to the issuance of any building permit in the parcel.

8. 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 issuance of any building permits. The plan shall show drives, plant materials, walls, orientation and north elevation of buildings, service areas, method of watering, etc.
9. A 6 foot to 8 foot wood or metal fence with removable panels shall be constructed along the west line of Parcel 4 in lieu of a masonry wall because of the existing sewer line located in the utility easement. Such fence will be reduced to 3 feet in height within 20 feet of Twenty-First Street North and Lamson. Any relocation or construction of the fence necessitated by its location within the utility easement shall be without cost to the City or any utility company. A plan of the fence shall be submitted to the Department of Planning for review and approval prior to the issuance of any building permits in Parcel 4.
10. A Fire Lane, hard surfaced and (20) feet minimum in width, shall be provided around all main structures constructed within Parcels Number Two (2) and Number Four (4). 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.
11. Contingent dedication (Parcel Number One)

    If and when the existing service station improvements located in the contingent dedication are removed, or substantially destroyed, the additional twenty-five (25) feet of right-of-way, as indicated on the plan, shall become effective.

12. At the time of platting, the applicant shall guarantee the installation of accel-decel lanes along Twenty-First Street and Woodlawn.
13. The number of buildings on Parcels 2, 5, & 6 shall not exceed four (4); provided however, no more than two buildings may be located within 200 feet of the south and east property lines.
14. No wall or screening fence shall be constructed between Parcels 5 and 4. There shall be a joint access agreement between Parcels 5 and 4.

APPROVED CUP
MAPC 5/24/18
MAPD

PARCEL - 6

Proposed Use - Shopping Center and/or Offices, Professional, Personal Services, Comparison and Convenience Shopping, Restaurants, except those where Carry-Out Food Service is the principal business.

Gross Area: 0.47 Acres, more or less
Net Area: 0.47 Acres, or 20,488 square feet
Maximum Building Coverage: 30% or 6,146 square feet
Floor Area Ratio: 9,220 square feet
Maximum Building Height: 35 feet

PARCEL DESCRIPTIONS:

PARCEL - 1

Proposed Use - Automotive, Financial, and Other Service Oriented Retail that does not include Carry-out Food service as the principal business.
Gross Area - 0.52 ± Acres
Net Area - 0.36 ± acres, or 15,625 Square Feet
(Net area does not include contingent dedication)
Maximum Building Coverage - 30% or 4,688 square feet
Floor Area Ratio - .45
Maximum Gross Floor Area - 7,031 Square Feet
Maximum Building Height - 35 Feet

PARCEL - 2

Proposed Use - Shopping Center and/or Offices, Professional, Personal Services, Comparison and Convenience Shopping, Restaurants, except those where Carry-Out Food Service is the principal business.
The outdoor service of food/drink is permitted per the conditions of approval of Amendment #7

Gross Area: 1.88 Acres, more or less
Net Area: 1.88 Acres, or 81,930 square feet
Maximum Building Coverage: 30% or 24,579 square feet
Floor Area Ratio: 37,061 square feet
Maximum Building Height: 35 feet

PARCEL - 3

Proposed Use - Offices, Professional/Personal Services, Retail Sales, Convenience Shopping, Restaurants, except those where Carry-Out Food Service is the principal business.
Gross Area - 0.608 ± Acres
Net Area - 26,500 Square Feet
Maximum Building Coverage - 35% = 9,257 Square Feet
Floor Area Ratio - 40% = 10,600 Square Feet
Maximum Building Height - 35 Feet

PARCEL - 4

Proposed Use - Shopping Center Facilities, Retail Sales, Theatre, Financial Institutions, Restaurant, Offices, Private Club, and Night Club in the City; provided, however, sexually oriented businesses are not permitted.
Gross Area - 4.50 ± Acres
Net Area - 191,750 Square Feet
Maximum Building Coverage - 30% = 57,525 Square Feet
Floor Area Ratio - 40% = 76,700 Square Feet
Maximum Building Height - 35 Feet
Maximum Number of Buildings - 4

PARCEL - 5

Proposed Use - Shopping Center and/or Offices, Professional, Personal Services, Comparison and Convenience Shopping, Restaurants, except those where Carry-Out Food Service is the principal business.

Daycare General

Gross Area: 3.75 Acres, more or less
Net Area: 3.75 Acres, or 163,298 square feet
Maximum Building Coverage: 30% or 48,989 square feet
Floor Area Ratio: 73,484 square feet
Maximum Building Height: 35 feet

As per AA CUP2020-00032 9-23-2020

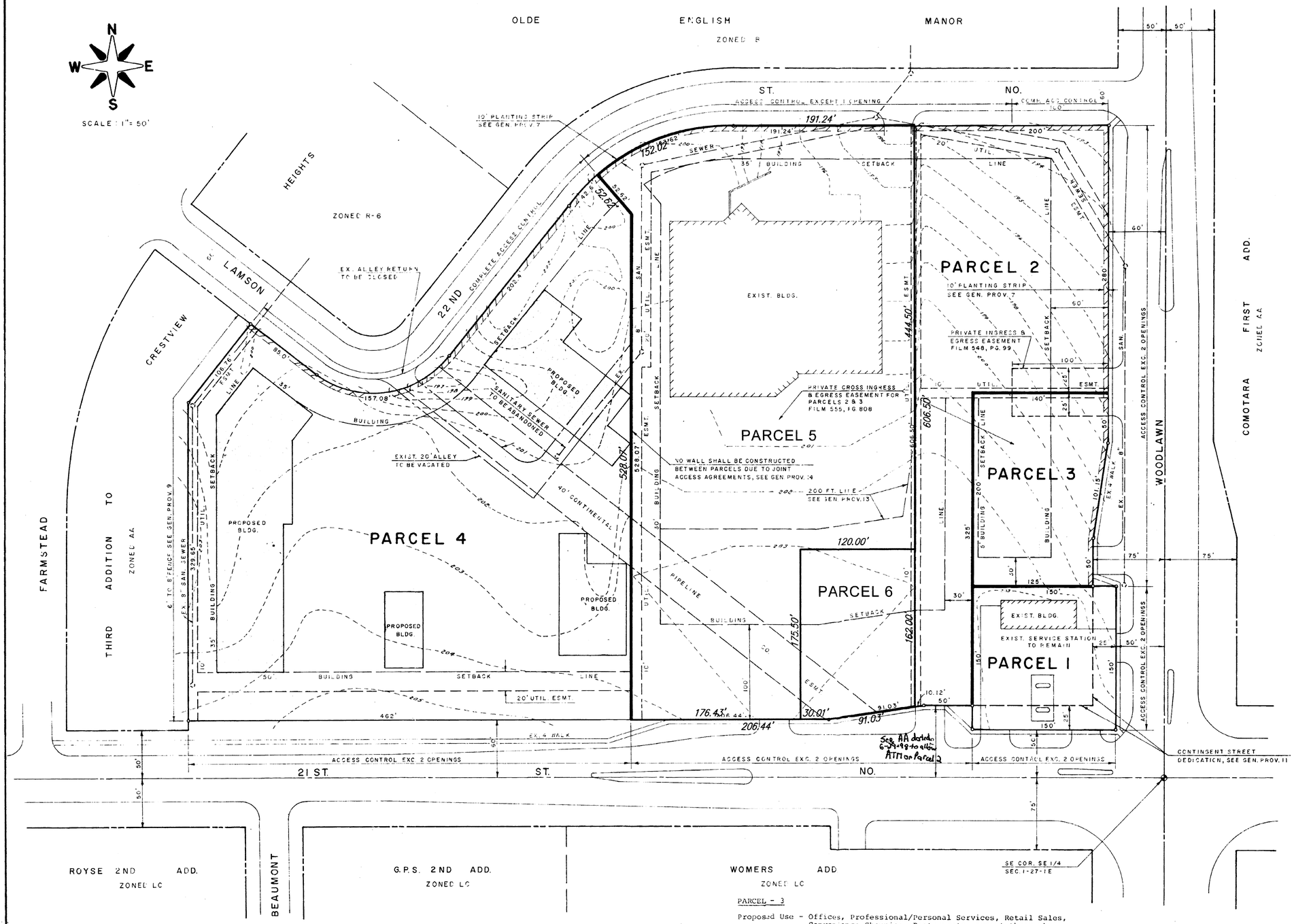
MAPD Copy left

REV. JAN. 12, 1984
NOV. 1, 1983
REVISED PER AMENDMENT: APRIL 24, 2013
REVISED PER ADM. ADJ.: AUGUST 24, 2015
REVISED PER AMENDMENT (CUP2018-19): MAY 24, 2018

BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

APPROVED CUP
MAPC 9-23-2020

AMENDED
COMMUNITY UNIT PLAN
PLAZA TWENTY ONE
DP-56



GENERAL PROVISIONS

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APPROVED CUP
MAPC 5/24/18 ky
MAPD 1 of 2

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PARCEL - 6

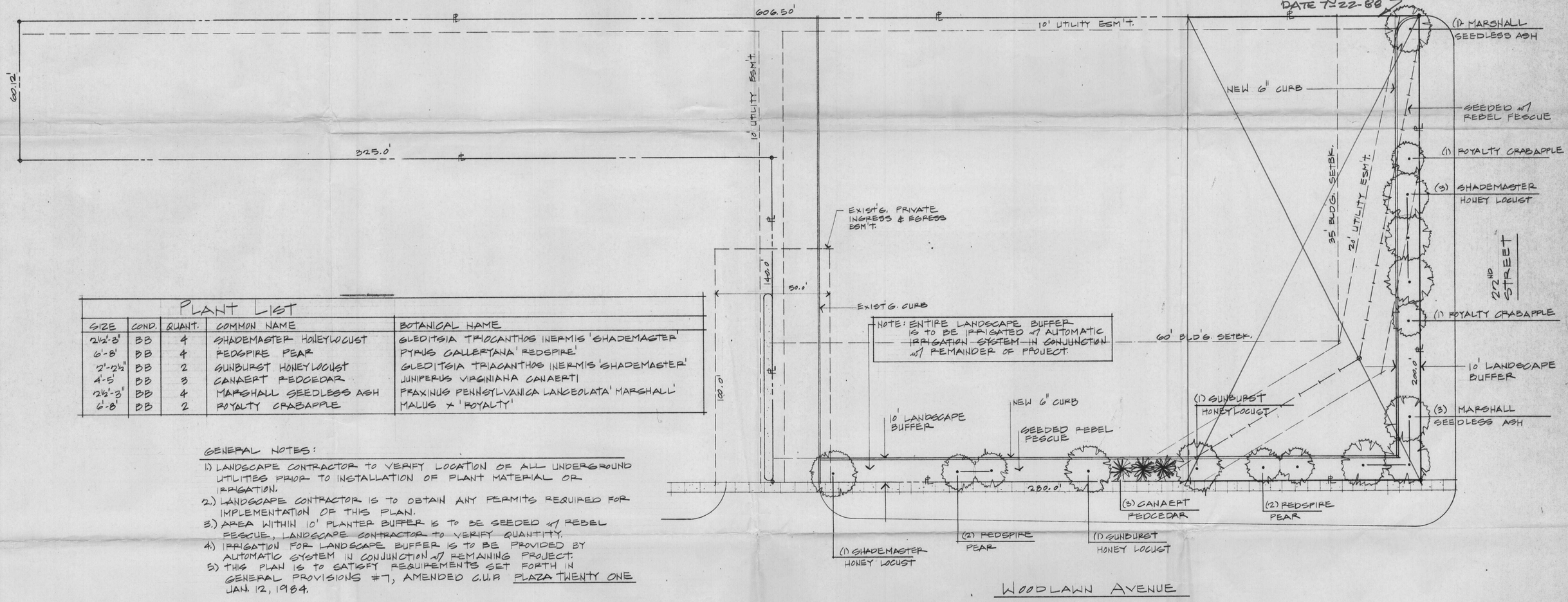
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BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

SUPERCEDED BY LANDSCAPE PLAN
DATE 7-22-88



PLANT LIST

SIZE	COND.	QUANT.	COMMON NAME	BOTANICAL NAME
2½"-3"	BB	4	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIOCANTHOS INERMIS 'SHADEMASTER'
6'-8'	BB	4	REDSPIRE PEAR	PYRUS CALLERYANA 'REDSPIRE'
2"-2½"	BB	2	SUNBURST HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'
4'-5'	BB	3	CANAERT REDCEDAR	JUNIPERUS VIRGINIANA CANAERTI
2½'-3"	BB	4	MARSHALL SEEDLESS ASH	FRAXINUS PENNSYLVANICA LANCEOLATA 'MARSHALL'
6'-8'	BB	2	ROYALTY CRABAPPLE	MALUS x 'ROYALTY'

GENERAL NOTES:

1.) LANDSCAPE CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF PLANT MATERIAL OR IRRIGATION.
2.) LANDSCAPE CONTRACTOR IS TO OBTAIN ANY PERMITS REQUIRED FOR IMPLEMENTATION OF THIS PLAN.
3.) AREA WITHIN 10' PLANTER BUFFER IS TO BE SEEDED W/ REBEL FESCUE., LANDSCAPE CONTRACTOR TO VERIFY QUANTITY.
4.) IRRIGATION FOR LANDSCAPE BUFFER IS TO BE PROVIDED BY AUTOMATIC SYSTEM IN CONJUNCTION W/ REMAINING PROJECT.
5) THIS PLAN IS TO SATISFY REQUIREMENTS SET FORTH IN GENERAL PROVISIONS #7, AMENDED C.U.P. PLAZA TWENTY ONE JAN. 12, 1984.

DP-56, PARCEL 2 (in accordance w/ GP. #7+8)
Approved Landscape Plan
1-29-87

LANDSCAPE BUFFER PLAN

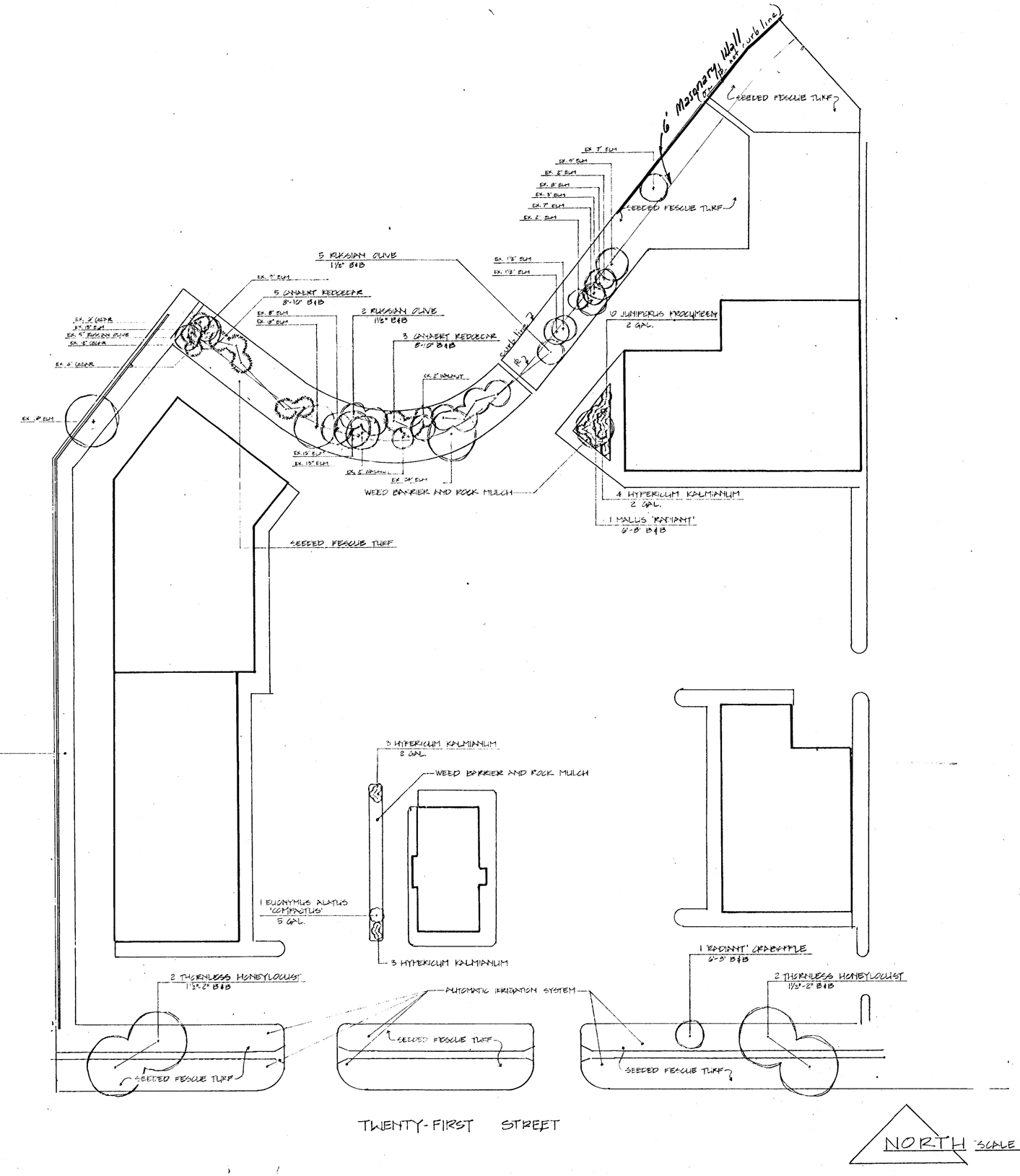
1"=20.0' NORTH

WOODLAWN AVE. & 22nd STREET
WICHITA, KANSAS

DECEMBER 2, 1986

MAPD COPY 1 OF 2

ARCHITECT
125 N. Emporia Wichita, Kansas 67202



Approved Landscape Plan for Parcel 4 DP56
see memo DATED 5/29/84
subject to providing watering system along 22nd St.

IRRIGATION SPECIALIST

CONNER

1326 WEST 29TH ST. N.
WICHITA, KANSAS 67204
AC 316 838-4061

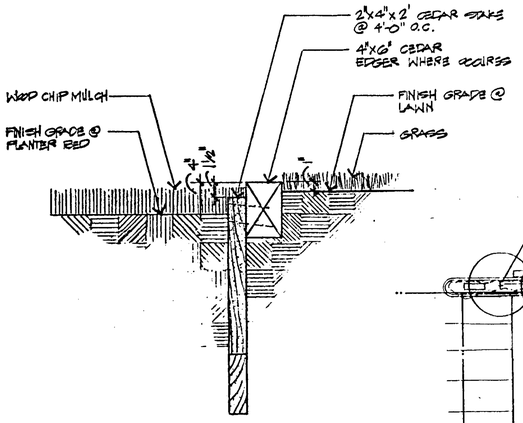
Designed By: J. CONNER
Checked By: MARCAL DAVIS
Date: APRIL 16, 1984
Revisions: MAY 23, 1984

SHEET TITLE: LANDSCAPE AND IRRIGATION CONCEPT PLAN

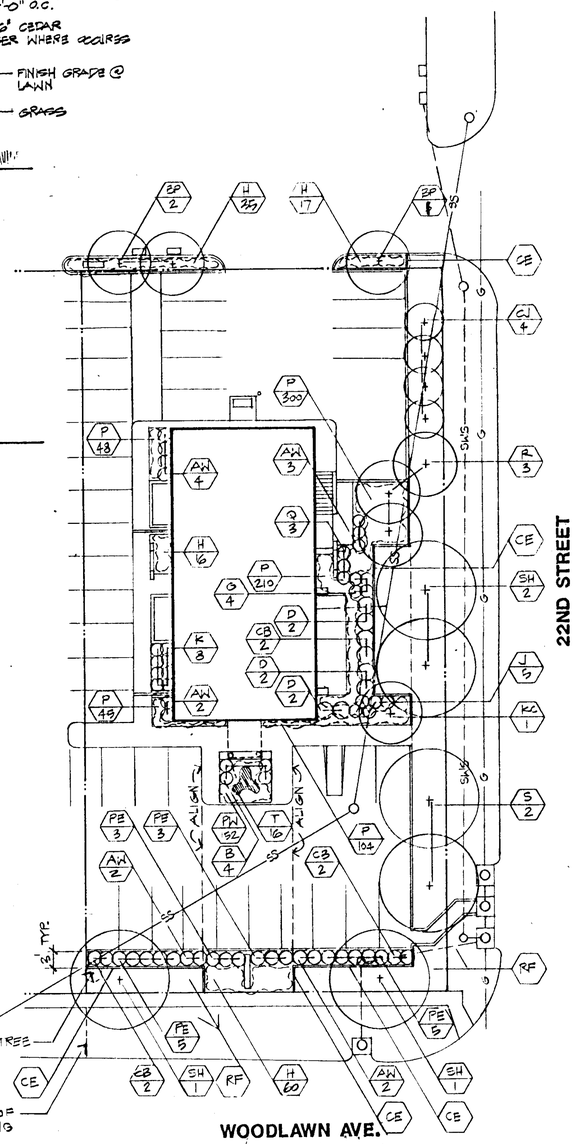
PROJECT: OXFORD SQUARE
21st & WOODMAN
WICHITA, KS

SHEET

COPY 2 OF 2



CEDAR EDGER DETAIL



NOTES:

1. IN TREE AND SHRUB AREAS, A SOIL MIX CONSISTING OF 30 TO 40% EXCAVATED SOIL, 30 TO 40% COURSE ANGULAR SAND, 30 TO 40% CANADIAN PEAT MOSS AND APPLICABLE FERTILIZER SHALL BE PLACED IN ALL PLANTING BEDS.
2. FERTILIZERS FOR A SEEDED AREAS SHALL CONTAIN IN AVAILABLE FORM BY WEIGHT 10% NITROGEN, 20% PHOSPHOROUS AND 10% POTASSIUM.
3. ALL TREES TO BE STAKED, PRUNED AND MULCHED.
4. GUY WIRES AND TREE WRAPPING TO REMAIN A MIN. OF 1 YEAR.
5. TREES WITH BROKEN LEADERS WILL NOT BE ACCEPTABLE.
6. ALL PLANTER BEDS TO RECEIVE 2" OF WOOD CHIP MULCH. GROUND COVER BEDS DO NOT RECEIVE MULCH. EXCAVATE BEDS TO ALLOW ROOM FOR MULCH. MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING.
7. ALL PLANTING HOLES SHALL BE EXCAVATED TO A MIN. OF ONE AND ONE-HALF (1 1/2) TIMES THE DIAMETER OF THE PLANT TO BE INSTALLED. HOLES TO BE BACKFILLED WITH A SUITABLE SOIL MIX.
8. ALL TOPSOIL HAULED TO SITE SHOULD BE REASONABLY FREE OF WEED AND GRASS SEED.
9. USE TRIANGLE SPACING FOR GROUNDCOVER.
10. REPLACE TURF AREAS W/ 2" AND PLANTER BED AREAS W/ 8" OF TOPSOIL IF ADEQUATE TOPSOIL DOES NOT EXIST ON SITE.
11. SITE TO RECEIVE UNDERGROUND SPRINKLER SYSTEM.

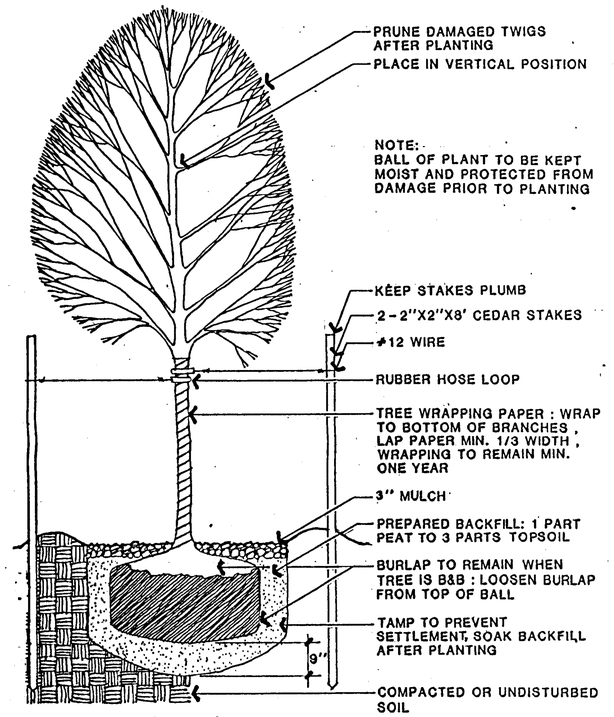
DP-56 PARCEL #2 (PART)
LANDSCAPE PLAN APPROVED
IN ACCORDANCE W/ G.P. 7, 8

1-22-88 BY

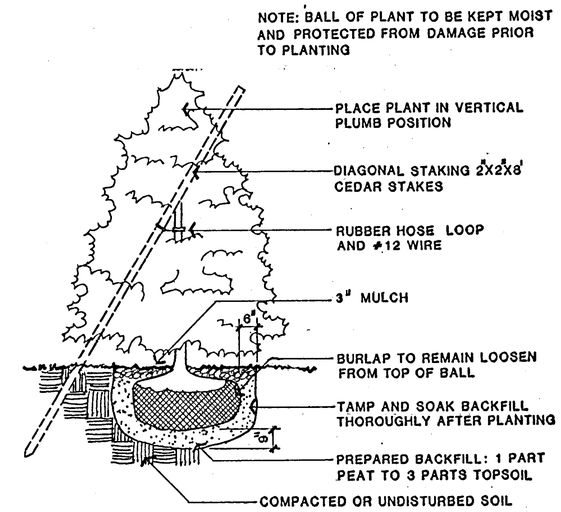
MAPD COPY 2 OF 2

N

PLANTING PLAN
1" = 20'-0"



DECIDUOUS TREE PLANTING DETAIL



CONIFEROUS TREE PLANTING DETAIL

PLANT SCHEDULE

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
		SHADE TREES				
SH	4	SKYLINE HONEYLOCUST	Gleditsia triacanthos inermis 'Skyline'	2"-2 1/2"	B+B	
S	2	SWEETGUM	Liquid amber styraciflua	2"-2 1/2"	B+B	
		EVERGREEN TREE				
CJ	4	CANAERT JUNIPER	Juniperus virginia 'Canaerti'	1 1/2"-2"	B+B	
		ORNAMENTAL TREES				
BP	3	BRADFORD PEAR	Pyrus calleryana 'Bradford'	1 1/2"-2"	B+B	
R	3	REDBUD	Cercis canadensis	1 1/2"-2"	B+B	
KC	1	KWANZAN CHERRY	Prunus serrulata 'Kwanzan'	2 1/2"-3"	B+B	
		SHRUBS				
AW	13	ANTHONY WATERER SPIREA	Spiraea bumalda 'Anthony Waterer'	1 - GAL.	CONT.	
CB	6	COMPACT BURNING BUSH	Euonymus alatus compacta	2 - GAL.	CONT.	
PE	16	PAULI EUONYMUS	Euonymus patens 'Pauli'	2 - GAL.	CONT.	
B	4	WINTERGREEN BOXWOOD	Buxus microphylla 'Korean'	1 - GAL.	CONT.	
K	8	KALM ST. JOHNS WORT	Hypericum kalmianum	2 - GAL.	CONT.	
Q	3	DWF. FL. QUINCE	Chenomeles maulei	2 - GAL.	CONT.	
D	6	DENSIFORMIS YEW	Taxus cuspidata densiformis	5 - GAL.	CONT.	
G	4	GOLDFLAME SPIREA	Spiraea bumulda 'Goldflame'	1 - GAL.	CONT.	
J	5	JACKMAN'S POTENTILLA	Potentilla fruticosa 'Jackmani'	2 - GAL.	CONT.	
		GROUNDCOVER				
H	128	HALLS PURPLELEAF HONEYSUCKLE	Lonicera japonica purpurea	1 - GAL.	CONT.	24" O. C.
P	707	PERIWINKLE	Vinca minor	2 1/4"	POT	12" O. C.
PW	152	PURPLELEAF WINTERCREEPER	Euonymus fortunei 'Coloratus'	2 1/4"	POT	12" O. C.
T	15	TULIP BULB	---	---	---	COLOR (RED)
		LAWN				
RF	7,188±	REBEL FESCUE	---	S.F.	SEED	---
CE	181±	4"x 6" CEDAR EDGER	---	L.F.	---	MITER CORNERS

LEGEND

- LARGE TREE
- SHRUB
- GROUNDCOVER
- TULIP BULBS
- 4"x6" CEDAR EDGER
- KEY / QUANITY
- ORNAMENTAL TREE

REGISTERED LANDSCAPE ARCHITECT — BRIAN W. HOLLIS — 283 — STATE OF KANSAS

OPTOMETRIST OFFICE BLDG.
FOR DANIEL A. SHEA, O.D., P.A.
22ND AND WOODLAWN, WICHITA, KS.

PREPARED BY
BRIAN W. HOLLIS
LANDSCAPE ARCHITECT
5730 S. CROSTWAY, WICHITA, KANSAS
(316) 686-3334

DATE 7-15-88

SHEET NO 1 OF 1

Wichita-Sedgwick County Metropolitan Area Planning Department

June 12, 2018

Oxford Square Center, LLC
22736 Vanowen Street #100-B
West Hills, CA 91307

Umar Qadeer
9406 East Shannon Woods
Wichita, KS 67226

RE: CUP2018-00019 – Amendment of DP-56 Plaza Twenty One CUP – 21st and Woodlawn

Dear Applicants:

At its regular meeting on **May 24, 2018**, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to **APPROVE** the request as recommended by staff.

Because no valid protest petitions have been received prior to the end of the working day of April 5, 2018, the action of the MAPC is final. This action is now subject to completion of the conditions of approval by the MAPC, which are:

1. Parcel 4 proposed uses shall be modified to read as follows:
   "Shopping center facilities, retail sales, theatre, financial institutions, restaurant, offices, private clubs and night club in the city; provided, however, sexually oriented businesses are not permitted."
2. The CUP drawing shall be revised to include the details of this amendment as one drawing.
3. The site shall be developed in substantial conformance with the revised provisions of the approved CUP.
4. The applicant shall submit four copies of the amended and approved CUP within 60 days of final approval to the Metropolitan Area Planning Department or the amendment shall be deemed null and void.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

David L. Yearout, AICP
Principal Planner
Current Plans Division

Copies to: WCC I, Brandon Johnson, Mail Stop 1-13
Kameelah Alexander, CSR I, Mail Stop 1-135
Paul Hays, MABCD, Mailstop 1-72
J. R. Cox, MABCD, Mailstop 1-72
Jeff Van Zandt, City Law, Mailstop 1-134
Julianne Kallman, Engineering, Mail Stop 1-71

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

August 21, 2015

Robert Lujano
2241 N Woodlawn
Wichita, KS 67220

George Lay Signs, Inc.
Jeremy Johnson
1016 N Waco
Wichita, KS 67203

RE: CUP2015-28 – City CUP Administrative Adjustment to DP-56 of the Plaza Twenty One Community Unit Plan; generally located north of 21st Street on the west side of Woodlawn (2241 N Woodlawn).

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-56, the Plaza Twenty One Community Unit Plan ("CUP"). We understand that you wish to reduce the separation between the existing Felipe's pole sign and the sign to the north from 150 feet to 128 feet as shown on the attached site plan.

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 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. This approval is subject to the following conditions:

1. All signs shall be permitted and installed within one year.
2. The Administrative Adjustment applies only to the distance between the Felipe's pole sign and the sign immediately north located along Woodlawn in Parcel 2 of CUP DP-56.

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.

W. David Barber, Interim Director
Metropolitan Area Planning Department

Thomas J. Stolz, Director
Metropolitan Area Building and Construction Department

cc: J.R. Cox, MABCD
Lavonta Williams, CM District I
Janet Johnson, Community Liaison District I

Site Plan Approved
8/25/2015



21ST SIGN

SPECIFICATIONS:

REPLACEMENT FACES FOR 8' X 10'6" INTERNALLY ILLUMINATED DOUBLE FACE POLE SIGN - CLEAR ACRYSTEEL PAN FACES WITH 1/2" EMBOSS ON "BADGE". FACES PAINTED SECOND SURFACE GRIPFLEX FLAME RED AND TAN TO MATCH BUILDING WITH OPAQUE ERIN GREEN BACKGROUND.

Site plan approved
8/25/2015
Amanda

George Lay Signs Inc.
1016 NORTH WACO · WICHITA KS. 67203-3999
(316) 262-0433 · (800) 888-0433 · FAX (316) 262-3306
laysigns@laysigns.com

APPROVED BY:

CUSTOMER NAME: FELIPES		SCALE: 1/4" = 1'
LOCATION: 21st AND WOODLAWN		
SALESPERSON: MARY WILSON		W.O. #
DATE: JUL 15	FILE NAME: FELIPES 21ST	SKETCH # 10671

PROOF ONLY. COLORS SHOWN MAY NOT MATCH FINAL OUTPUT.
LOGO/FONT ARTWORK PRODUCTION READY YES ☑ NO ☐

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

August24, 2015

Phoenix Plaza, LLC
Attn: Dale Jones
51 N. Eastridge Dr.
Saint George, UT 84790-1112

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

RE: CUP2015-31 – City CUP Administrative Adjustment to DP-56, to adjust Parcel 2 creating two new parcels, located at the northwest corner of 21st Street North and Woodlawn Avenue.

Dear Applicant:

We received and reviewed your request for an Administrative Adjustment to DP-56, the Plaza Twenty One Community Unit Plan ("CUP"), to create two new parcels (Parcels 5 & 6) from Parcel 2 per a Lot Split request LSP2015-00023.

The following parcel descriptions reflect the parcel changes:

Parcel 2:	
Net Area:	1.88 acres or 81,930 sq. ft.
Maximum Building Coverage:	24,579 sq. ft. (30%)
Maximum Floor Area:	37,061 sq. ft.
Maximum Building Height:	35 feet
Parcel 5:	
Net Area:	3.75 acres or 163,298 sq. ft.
Maximum Building Coverage:	48,989 sq. ft. (30%)
Maximum Floor Area:	73,484 sq. ft.
Maximum Building Height:	35 feet
Parcel 6:	
Net Area:	0.47 acres or 20,488 sq. ft.
Maximum Building Coverage:	6,146 sq. ft. (30%)
Maximum Floor Area:	9,220 sq. ft.
Maximum Building Height:	35 feet

The following descriptions reflect the uses on the parcels 5 and 6:

Proposed Use – Shopping Center and/or Offices, Professional, Personal Services, Comparison and Convenience Shopping, Restaurants, except those where Carry-Out Food Service is the principal business.

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 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 following condition shall apply:

1. LSP2015-00023 must be approved and recorded for CUP2015-00031to be perfected.

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.

W. David Barber, Interim Director
Metropolitan Area Planning Department

Thomas J. Stolz, Director
Metropolitan Area Building and Construction Department

cc: J.R. Cox, MABCD
Lavonta Williams, CM District I
Janet Johnson, Community Liaison District I

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 17, 2013

Felipe's Restaurant Northeast, Inc.
c/o Roberto Lujano
2241 N. Woodlawn
Wichita, KS 67220

RE: CUP2013-20 - Request to amend DP-56, the Plaza Twenty One Community Unit Plan ("CUP") on the LC Limited Commercial ("LC") zoned Parcel 2, to allow the outdoor service of food and alcoholic drink; generally located north of 21st Street North, on the west side of Woodlawn Boulevard (2241 N Woodlawn)

Dear Applicants:

At its regular meeting on **July 11, 2013**, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to **APPROVE** the request, with the following provisions:

(1) No outside loudspeakers or entertainment is permitted.
(2) Outdoor food and drink service shall be developed and operated in conformance with all applicable codes and regulations to include but not limited to zoning, building, fire and health.
(3) The applicant shall submit four revised copies of the CUP to the Metropolitan Area Planning Department within 60 days of approval or the request shall be considered denied and closed.
(4) If the Zoning Administrator finds that there is a violation of any of the conditions of the CUP amendment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare the CUP amendment null and void

NOTICE: The public hearing on planning items is conducted by the MAPC under provisions of State Law. Adopted policy is that the City Council will not take additional testimony on zoning related applications and other issues for which the MAPC has held a public hearing. However, interested parties may file a written statement with the City Clerk by 5:00 p.m. on the

Wednesday preceding this meeting, providing new facts on the issue or alleging an unfair hearing. The Council will determine from such statements whether to return the issue to the MAPC for reconsideration or to reverse their recommendation.

Property owners may also file written protest petitions on zoning related items heard by the MAPC. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk within 14 days of the conclusion of the MAPC hearing, by **July 25, 2013, at 5 p.m.** Such petitions may cause the application to be disapproved, if the land area encompassed by the protesting owners exceeds 20% of the land area within 200 feet of the perimeter of the application area, unless the Council overrides such a protest and approves the application by a vote of 6 of its members.

If protests are filed, your application will be forwarded to the **August 13, 2013**, City Council meeting for review and final action. If there are no protests the recommendation by the MAPC is final. This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Jess McNeely, AICP
Senior Planner
Current Plans Division

Cc: Lavonta Williams, WCC I,(e-mail)
LaShonda Garnes, NA I, (e-mail)
Jeff Van Zandt, City Law, (e-mail)
Paul Hays, MABCD, Mail (e-mail)
JR Cox, Zoning Supervisor, MABCD, (e-mail)