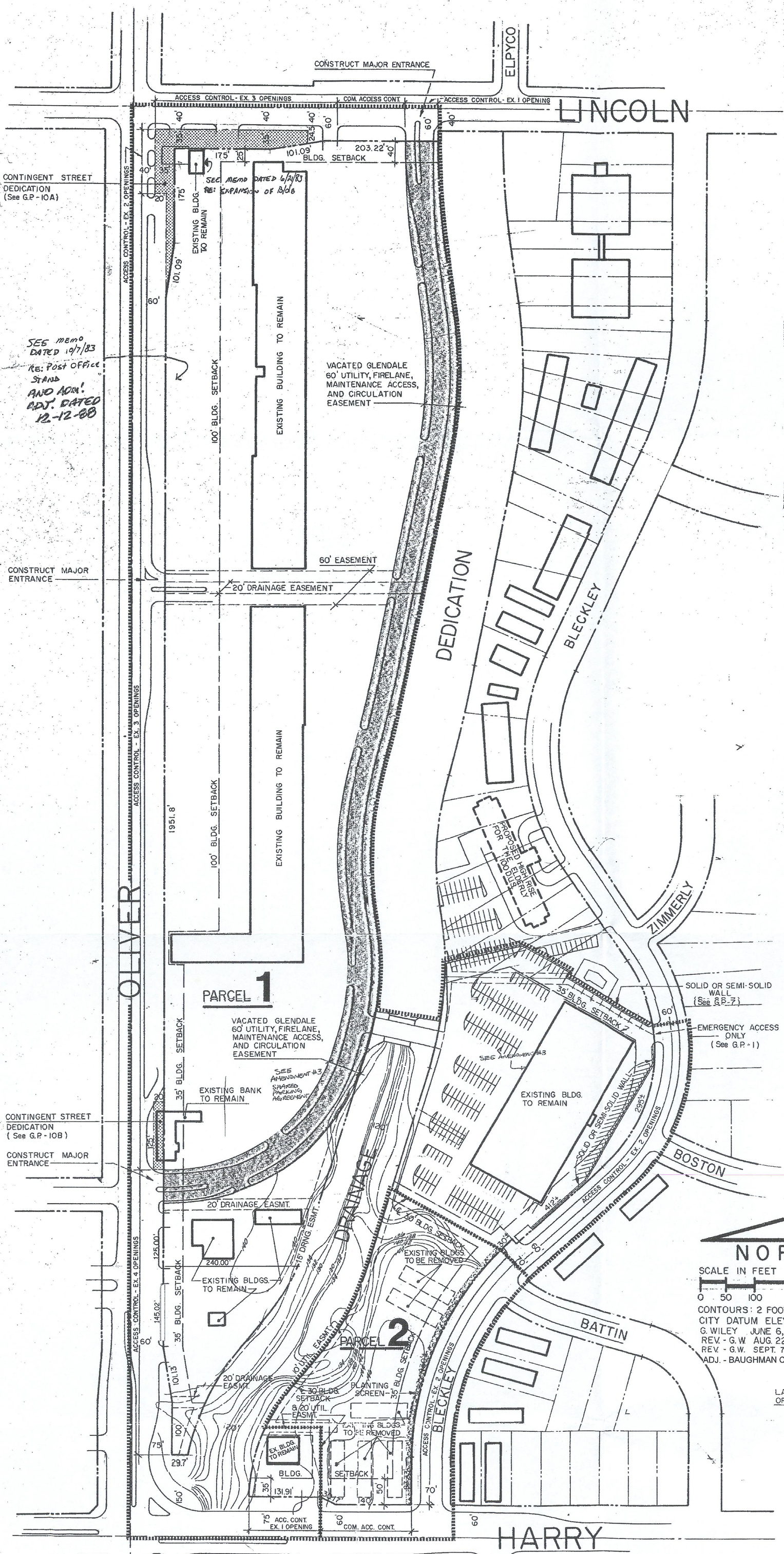


GENERAL

Total Gross Acres = 38.41±
Total Net Acres = 28.75± (Exclusive of public streets, drainage R/W and contingent street dedication.)

GENERAL PROVISIONS

1. CURB CUTS: The maximum number of curb cuts shall not exceed four (4) along Lincoln, nine (9) along Oliver, one (1) along Harry, and four (4) along Bleckley. The northern-most curb cut to Bleckley, as indicated on the plan, shall be maintained as an emergency access and will be chained, at the entrance, with a break-a-way lock. Two (2) curb cuts to Oliver and one (1) curb cut to Lincoln shall be constructed to major entrance standard.

2. All utilities shall be installed underground.

3. Minimum building setbacks as indicated on the plan. Provided further, however, permits shall be permitted by the City of Wichita for remodeling, maintenance and repair of existing structures located beyond the building setbacks as shown. Such maintenance and repair, and any structural alterations which may be permitted, are those necessary to maintain the buildings or structures in good condition. Any proposed additions to existing buildings or structures located beyond said setbacks, shall not increase the buildings' non-conformity as to setback from any street right-of-way, and shall first be approved by the Superintendent of Central Inspection and the Director of Planning.

4. DRAINAGE: At the time of platting, the applicant shall guarantee the channel improvements from the vacated Boston Street bridge southerly to Harry. All improvements shall be installed in accordance with items 3, 4, 5 and 9 of Restrictive Covenants recorded in Misc. Book 485, Page 128. In addition to the above, storm sewer and site drainage problems will be reviewed at the time of replatting.

5. ADVERTISING SIGNS AS PERMITTED BY ZONING DISTRICT: Advertising signs shall not be permitted north of Battin Avenue on Bleckley. No billboard advertisement shall be allowed.

6. Parking ratio shall be in accordance with Section 28.04.141 of the code of the City of Wichita. SEE AMENDMENT #3 (3-23-94)

7. SCREENING AND LANDSCAPING: A planting screen, as indicated on Parcel Two (2), shall be provided of trees, grass, and low shrubbery not less than ten (10) feet in width and shall be of such a type, and maintained in such a manner, as to not constitute a traffic hazard. Failure to properly maintain the planting screen shall be considered a violation of the C.U.P. after a joint determination by the Director of Planning and Superintendent of Central Inspection.

   If Parcel Two (2) is developed residential, as indicated in "Alternate Parcel Two (2)", the planting screen along Bleckley will not be required.

   The existing development in Parcel One (1) along Oliver and vacated Glendale does not permit screening as required by Commercial C.U.P.'S. Since this development was constructed prior to community unit plan regulations, no planting screen will be mandatory.

   A solid or semi-solid wall at least five (5) feet, but not more than eight (8) feet high, constructed of brick, stone, masonry, architectural tile or other similar material, shall be constructed where Parcel One (1) abuts a residential district, and also along Bleckley should the storage area, service area, or rear of the building(s) face directly into a residential district.

8. A landscape plan prepared by a landscape architect for the planting screen in Parcel Two (2), indicating the type, location and specification of plant materials, shall be submitted to the Planning Department for their review and approval prior to the issuance of a Building Permit(s) for Parcel Two (2).

9. A fire lane, hard surfaced and twenty-four (24) feet minimum in width, shall be provided around all new main structures to be constructed within Parcels One (1) and Two (2). 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. Existing fire lanes to be maintained as previously approved.

10. CONTINGENT DEDICATION:

   A) In the event the existing service station improvements located in the contingent dedication in Parcel No. 1 are removed or substantially destroyed, the additional right-of-way as indicated on the plan shall become effective.

   B) After the expiration of the current lease that expires January 11, 1992, in the event the existing bank improvements, located in the contingent dedication in Parcel No. 1, are removed or substantially destroyed, the additional right-of-way as indicated on the plan shall become effective.

   To provide the additional right-of-way prior to the expiration of the current lease the owners of the bank improvements would have to be agreeable to the dedication.

11. At such time as the bank improvements are removed at the northeast corner of vacated Glendale and Oliver, the Owner(s) of Parcel One (1) shall be responsible for the installation of a continuous third lane on Oliver from vacated Glendale north to the existing service station.

12. The mixiumum number of buildings for Parcel One (1) shall not exceed eleven (11). The maximum number of buildings for Parcel Two (2) shall not exceed four (4). (NOTE: The existing Four-plexes in Parcel Two may remain, as Residential Units, until development requires their removal. One additional Structure, of a permitted use in Parcel Two, may be constructed as currently developed.)

PARCEL DESCRIPTIONS

PARCEL - ONE
Proposed Use - Shopping Center and/or Financial, Offices, Professional, Personal Services, Automotive, One (1) carry-Out Food Service, ~~(To be located South of vacated Glendale)~~, Comparison and Convenience Shopping. see Adm. Adj. 4-26-93
Gross Area = 34.7 Acres ±. and Indoor sports facility. See Amendment #3 (3-23-94)
Net Area = 25.23 Acres ±, or 1,142,600 Square Feet ±.
Maximum Building Coverage = 30% or 342,780 Square Feet ±.
Floor Area Ratio = .38.
Maximum Gross Floor Area = 434,188 Square Feet ±.
Maximum Building Height = 55 Feet.

PARCEL - TWO
Proposed Use - Automotive, Offices, Professional, Personal Services, Comparison and Convenience Shopping, and Multi-Family Dwellings.
Gross Area = 3.7 Acres ±.
Net Area = 2.52 Acres ±, or 109,700 Square Feet ±.
Maximum Building Coverage = 30% or 32,910 Square Feet ±.
Floor Area Ratio = .48
Maximum Gross Floor Area = 52,656 Square Feet ±. (Includes Residential)
Maximum Building Height = 35 Feet
Residential (No Ground Floor shall be permitted)
Maximum number of D.U.'s = 48
Parking Ratio = 1.5/D.U.

ALTERNATE PARCEL - TWO
Proposed Use - High-Rise Apartment
Gross Area = 3.7 Acres ±.
Net Area = 2.52 Acres ±, or 109,700 Square Feet ±.
Density = 50D.U.'s/Net Acre or 126 D.U.'s
Parking Ratio = 1.25/D.U. (0.5/D.U. If developed with Housing for the Elderly, provided however, that sufficient open space be depicted on the site plan and be reserved to provide additional parking to bring the number of spaces up to 1 space/D.U. should the elderly units be converted to conventional high-rise units); or approval of an off-street parking variance by the Board of Zoning Appeals.

NOTE: If alternate Parcel 2 is developed with high-rise apartments for the elderly, and the total site is not utilized, the balance may be developed with uses permitted in Parcel 2, excluding residential. Development for the balance of the site will be limited to one (1) structure, and a site plan submitted to the Planning Department for their review and approval prior to the issuance of a building permit.

ALTERNATE - PARCEL 2

DP-60 File #2

APPROVED CUP
MAPC 9-21-77
BCC 10-11-77
SUPERSEDED

Dated 12/14/23
APPROVED CUP
MAPC Per Admin Adjustment
Philip Bergman
CUP2003-45 2014

PARKLANE COMMUNITY UNIT PLAN AMENDED

PREPARED BY: OBLINGER - SMITH CORPORATION

OFFICE COPY
DO NOT REMOVE

REVISED AND REDRAWN BY: PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

REVISED AND REDRAWN BY: BAUGHMAN COMPANY, P.S

BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

Wichita-Sedgwick County Metropolitan Area Planning Department

Brad Smisor
Builders Inc.
PO Box 20050
Wichita, KS 67208

December 14, 2023

Jay Cook
Baughman Company, P.A.
315 Ellis Street
Wichita, KS 67211

RE: CUP2023-00045 – Administrative Adjustment in the City to the Parklane CUP DP-60 to reflect the vacation of a portion of a drainage easement on property zoned LC Limited Commercial District, on the northeast corner of South Oliver Avenue and East Harry Street.

Legal Description: Lot 1, Block 2, Parklane Addition, Wichita, Sedgwick County, Kansas.

Dear applicant,

We received and reviewed your request for an Administrative Adjustment to DP-60 as a result of a vacation of a portion of a platted drainage easement reflected on the CUP drawing on the east side of Parcel 1 (VAC2023-00042). The drawing shall be updated to reflect the portion of the easement that has been vacated.

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.

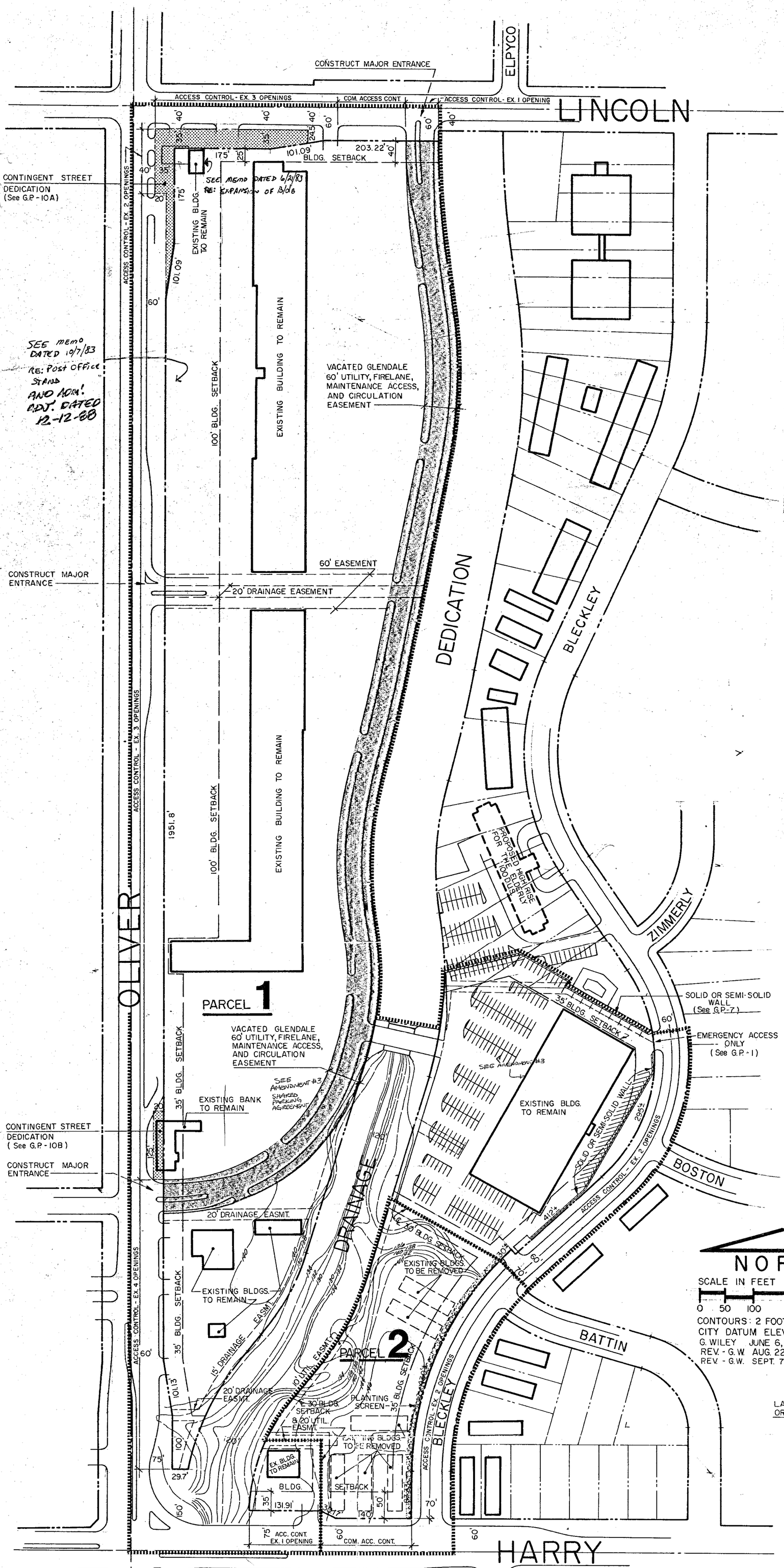
The "Development Application" sign should now be removed from the property. Please submit one (1) electronic copy and four (4) full-sized paper copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.

J.R. Cox Jr.

Scott Wadle, Director
Metropolitan Area Planning Department

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

cc: MABCD
Mike Hoheisel, CM District III
Rebecca Johnson, CSR District III



GENERAL

Total Gross Acres = 38.41±
Total Net Acres = 28.75± (Exclusive of public streets, drainage R/W and contingent street dedication.)

GENERAL PROVISIONS

1. CURB CUTS: The maximum number of curb cuts shall not exceed four (4) along Lincoln, nine (9) along Oliver, one (1) along Harry, and four (4) along Bleckley. The northern-most curb cut to Bleckley, as indicated on the plan, shall be maintained as an emergency access and will be chained, at the entrance, with a break-a-way lock. Two (2) curb cuts to Oliver and one (1) curb cut to Lincoln shall be constructed to major entrance standard.

2. All utilities shall be installed underground.

3. Minimum building setbacks as indicated on the plan. Provided further, however, permits shall be permitted by the City of Wichita for remodeling, maintenance and repair of existing structures located beyond the building setbacks as shown. Such maintenance and repair, and any structural alterations which may be permitted, are those necessary to maintain the buildings or structures in good condition. Any proposed additions to existing buildings or structures located beyond said setbacks, shall not increase the buildings' non-conformity as to setback from any street right-of-way, and shall first be approved by the Superintendent of Central Inspection and the Director of Planning.

4. DRAINAGE: At the time of platting, the applicant shall guarantee the channel improvements from the vacated Boston Street bridge southerly to Harry. All improvements shall be installed in accordance with items 3, 4, 5 and 9 of Restrictive Covenants recorded in Misc. Book 485, Page 128. In addition to the above, storm sewer and site drainage problems will be reviewed at the time of replatting.

5. ADVERTISING SIGNS AS PERMITTED BY ZONING DISTRICT: Advertising signs shall not be permitted north of Battin Avenue on Bleckley. No billboard advertisement shall be allowed.

6. Parking ratio shall be in accordance with Section 28.04.141 of the code of the City of Wichita. SEE AMENDMENT #3 (3-23-94)

7. SCREENING AND LANDSCAPING: A planting screen, as indicated on Parcel Two (2), shall be provided of trees, grass, and low shrubbery not less than ten (10) feet in width and shall be of such a type, and maintained in such a manner, as to not constitute a traffic hazard. Failure to properly maintain the planting screen shall be considered a violation of the C.U.P. after a joint determination by the Director of Planning and Superintendent of Central Inspection.

   If Parcel Two (2) is developed residential, as indicated in "Alternate Parcel Two (2)", the planting screen along Bleckley will not be required.

   The existing development in Parcel One (1) along Oliver and vacated Glendale does not permit screening as required by Commercial C.U.P.'S. Since this development was constructed prior to community unit plan regulations, no planting screen will be mandatory.

   A solid or semi-solid wall at least five (5) feet, but not more than eight (8) feet high, constructed of brick, stone, masonry, architectural tile or other similar material, shall be constructed where Parcel One (1) abuts a residential district, and also along Bleckley should the storage area, service area, or rear of the building(s) face directly into a residential district.

8. A landscape plan prepared by a landscape architect for the planting screen in Parcel Two (2), indicating the type, location and specification of plant materials, shall be submitted to the Planning Department for their review and approval prior to the issuance of a Building Permit(s) for Parcel Two (2).

9. A fire lane, hard surfaced and twenty-four (24) feet minimum in width, shall be provided around all new main structures to be constructed within Parcels One (1) and Two (2). 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. Existing fire lanes to be maintained as previously approved.

10. CONTINGENT DEDICATION:

    A) In the event the existing service station improvements located in the contingent dedication in Parcel No. 1 are removed or substantially destroyed, the additional right-of-way as indicated on the plan shall become effective.

    B) After the expiration of the current lease that expires January 11, 1992, in the event the existing bank improvements, located in the contingent dedication in Parcel No. 1, are removed or substantially destroyed, the additional right-of-way as indicated on the plan shall become effective.

    To provide the additional right-of-way prior to the expiration of the current lease the owners of the bank improvements would have to be agreeable to the dedication.

11. At such time as the bank improvements are removed at the northeast corner of vacated Glendale and Oliver, the Owner(s) of Parcel One (1) shall be responsible for the installation of a continuous third lane on Oliver from vacated Glendale north to the existing service station.

12. The miximum number of buildings for Parcel One (1) shall not exceed eleven (11). The maximum number of buildings for Parcel Two (2) shall not exceed four (4). (NOTE: The existing Four-plexes in Parcel Two may remain, as Residential Units, until development requires their removal. One additional Structure, of a permitted use in Parcel Two, may be constructed as currently developed.)

PARCEL DESCRIPTIONS

PARCEL - ONE

Proposed Use - Shopping Center and/or Financial, Offices, Professional, Personal Services, Automotive, One (1) carry-Out Food Service, ~~(To be located South of vacated Glendale)~~, Comparison and Convenience Shopping. see Adm. Adj. 4-26-93
Gross Area = 34.7 Acres ±. and Indoor sports facility. See Amendment #3 (3-23-94)
Net Area = 26.23 Acres ±, or 1,142,600 Square Feet ±.
Maximum Building Coverage = 30% or 342,780 Square Feet ±.
Floor Area Ratio = .38.
Maximum Gross Floor Area = 434,188 Square Feet ±.
Maximum Building Height = 55 Feet.

PARCEL - TWO

Proposed Use - Automotive, Offices, Professional, Personal Services, Comparison and Convenience Shopping, and Multi-Family Dwellings.
Gross Area = 3.7 Acres ±.
Net Area = 2.52 Acres ±, or 109,700 Square Feet ±.
Maximum Building Coverage = 30% or 32,910 Square Feet ±.
Floor Area Ratio = .48
Maximum Gross Floor Area = 52,656 Square Feet ±. (Includes Residential)
Maximum Building Height = 35 Feet
Residential (No Ground Floor shall be permitted)
Maximum number of D.U.'s = 48
Parking Ratio = 1.5/D.U.

ALTERNATE PARCEL - TWO

Proposed Use - High-Rise Apartment
Gross Area = 3.7 Acres ±.
Net Area = 2.52 Acres ±, or 109,700 Square Feet ±.
Density = 50D.U.'s/Net Acre or 126 D.U.'s.
Parking Ratio = 1.25/D.U. (0.5/D.U. If developed with Housing for the Elderly, provided however, that sufficient open space be depicted on the site plan and be reserved to provide additional parking to bring the number of spaces up to 1 space/D.U. should the elderly units be converted to conventional high-rise units); or approval of an off-street parking variance by the Board of Zoning Appeals.

NOTE: If alternate Parcel 2 is developed with high-rise apartments for the elderly, and the total site is not utilized, the balance may be developed with uses permitted in Parcel 2, excluding residential. Development for the balance of the site will be limited to one (1) structure, and a site plan submitted to the Planning Department for their review and approval prior to the issuance of a building permit.

ALTERNATE - PARCEL 2

DP-60 File #2

APPROVED CUP
MAPC 9-1-77
BCC 10-11-77

PARKLANE COMMUNITY UNIT PLAN AMENDED

PREPARED BY: OBLINGER - SMITH CORPORATION

OFFICE COPY
DO NOT REMOVE

REVISED AND REDRAWN BY: PROFESSIONAL ENGINEERING CONSULTANTS, P.A.