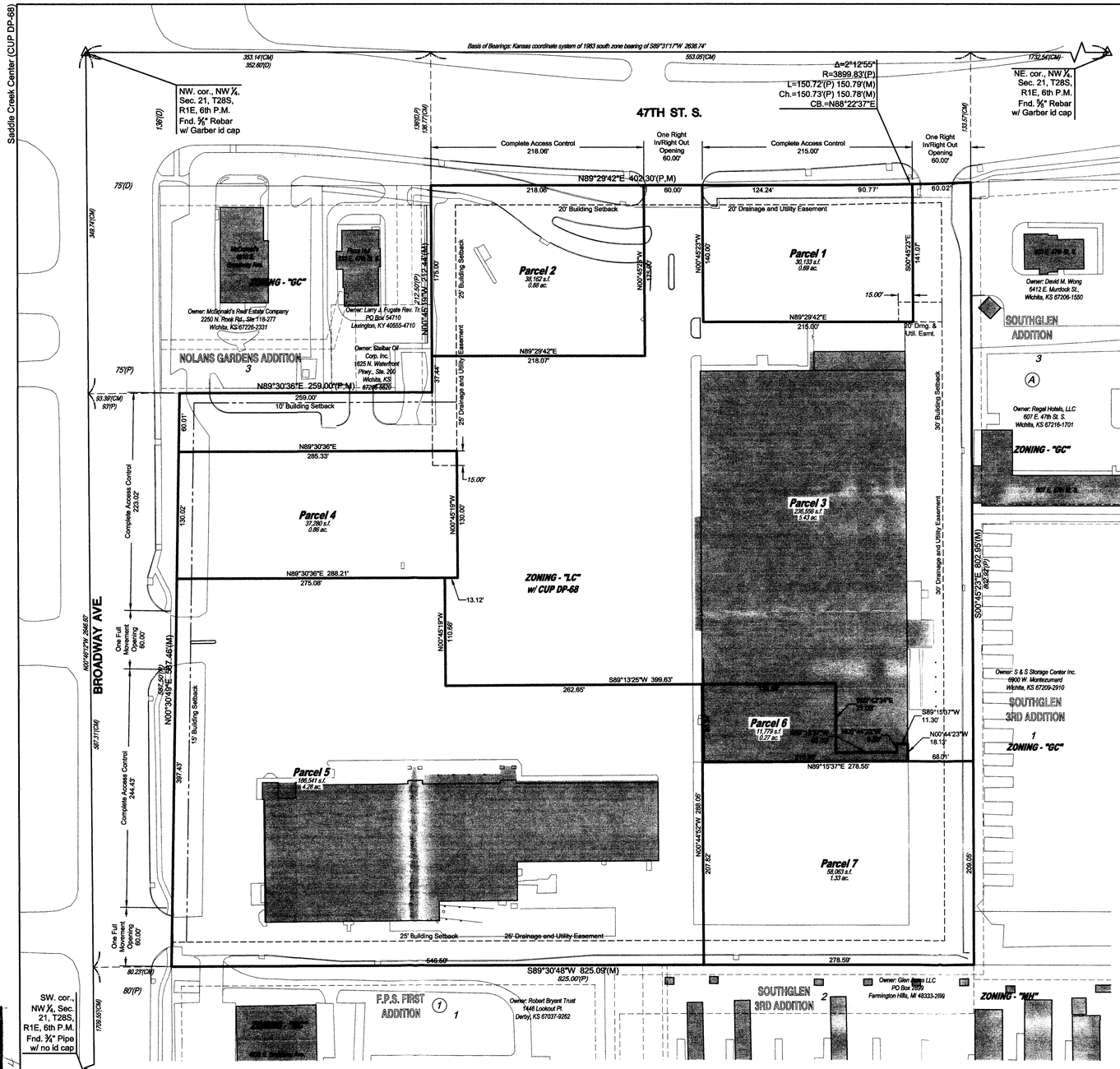
Saddle Creek Center (CUP DP-68)



DEVELOPMENT GUIDELINES

General Provisions

1. Net Area: 13.74 Acres or 598,513 Sq. Ft., more or less.

   Parcel Descriptions:

   Parcel 1
   Gross Area = 0.69 Acres or 30,133 Sq. Ft.
   Maximum Building Coverage = 30% or 9,040 Sq. Ft.
   Maximum Building Height = 45 feet
   Maximum Floor Area = 9,040 Sq. Ft.
   Floor Area Ratio = 0.3

   Parcel 2
   Gross Area = 0.88 Acres or 38,162 Sq. Ft.
   Maximum Building Coverage = 30% or 11,449 Sq. Ft.
   Maximum Building Height = 45 feet
   Maximum Floor Area = 11,449 Sq. Ft.
   Floor Area Ratio = 0.3

   Parcel 3
   Gross Area = 5.43 Acres or 236,556 Sq. Ft.
   Maximum Building Coverage = 30% or 70,967 Sq. Ft.
   Maximum Building Height = 45 feet
   Maximum Floor Area = 70,967 Sq. Ft.
   Floor Area Ratio = 0.3

   Parcel 4
   Gross Area = 0.86 Acres or 37,280 Sq. Ft.
   Maximum Building Coverage = 30% or 11,184 Sq. Ft.
   Maximum Building Height = 45 feet
   Maximum Floor Area = 11,184 Sq. Ft.
   Floor Area Ratio = 0.3

   Parcel 5
   Gross Area = 4.28 Acres or 186,541 Sq. Ft.
   Maximum Building Coverage = 30% or 55,962 Sq. Ft.
   Maximum Building Height = 45 feet
   Maximum Floor Area = 55,962 Sq. Ft.
   Floor Area Ratio = 0.3

   Parcel 6
   Gross Area = 0.27 Acres or 11,779 Sq. Ft.
   Maximum Building Coverage = 100%
   Maximum Building Height = 45 feet
   Maximum Floor Area = 11,779 Sq. Ft.
   Floor Area Ratio = 1.0

   Parcel 7
   Gross Area = 1.33 Acres or 58,063 Sq. Ft.
   Maximum Building Coverage = 30% or 17,419 Sq. Ft.
   Maximum Building Height = 45 feet
   Maximum Floor Area = 17,419 Sq. Ft.
   Floor Area Ratio = 0.3

2. Allowed Uses: All allowed uses permitted by right within the "LC" - Limited Commercial Zoning District with the following EXCEPTIONS;
   No Parcels within this C.U.P. shall allow:
   Group Residence, Limited and General; Cemetery; Correctional Placement Residence, Limited and General; Recycling Collection Station, Private and Public; Reverse Vending Machine; Animal Care, General; Funeral Home; Marine Facility, Recreational; Monument Sales; Parking Area, Commercial; Riding Academy or Stable; Rodeo in the City; Sexually Oriented Business in the City; Asphalt or Concrete Plant, Limited and General; Manufacturing, Limited and General; Mining or Quarrying; Rock Crushing; Solid Waste Incinerator; Welding or Machine Shop; Agricultural Sales and Services.

3. Minimum building setbacks shall be as indicated on the plan or as follows:
   30 feet along the east lines of Parcels 3 and 7
   25 feet along the south lines of Parcels 5 and 7
   15 feet along the frontage of Broadway Avenue
   10 feet along a northerly line of Parcel 3, abutting and adjoining the south line of Nolan's Garden Addition
   25 feet along westerly lines of Parcel 2 and 3, abutting and adjoining the east line of Nolan's Garden Addition
   20 feet along the frontage of 47th Street South

   If not shown, the minimum setbacks shall be as specified in the Wichita-Sedgwick County Unified Zoning Code for the corresponding base zoning district property development standards or as specified as follows. If contiguous Parcels are developed under the same ownership, setbacks between such Parcels will not be required. If not contiguously owned the minimum side/rear setback shall be 10 feet.

4. Curb cuts shall not exceed two (2) along 47th Street South frontage road and two (2) along Broadway. The exact location of curb cuts will be determined at the time of platting.

5. Parking ratio as required by ordinance.

6. Advertising signs shall be as permitted by the zoning district.

7. Screening:
   A 5 to 8 foot high solid or semi-solid wall of brick, stone, masonry, architectural tile or similar material (not including woven wire or wood) shall be constructed and maintained along the south and east property lines; such wall to be reduced to 3 feet in height within 35 feet adjacent to Broadway and 47th Street South frontage road. This wall to be constructed only as the center develops and buildings are constructed and only if abutting property is utilized for residential purposes. No wall shall be constructed in any utility easement.

8. Approval of the request for waiver of planting screen adjacent to 47th Street South.

9. Outdoor storage of merchandise for the designated garden shop area is permitted in accordance with Section 28.04.090.1.2.28 of the Zoning Ordinance, subject to the approval of the screening plans by the director of Planning and the Director of the Metropolitan Area Building and Construction Department (MABCD).

10. A fire lane, hard surfaced and 20 feet in width, shall be provided around all main structures. Said fire lane shall have a 3½ inch asphalt base with 1½ inch asphalt surface or equivalent strength pavement. 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.

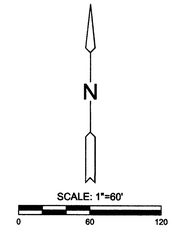
11. All utilities shall be installed underground.

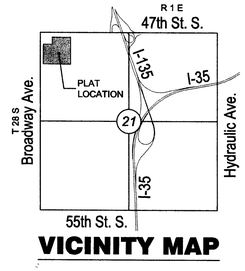
12. Site to be drained east to the Big Slough by open channel or stormwater sewer line.

13. All outdoor lighting facilities shall be so arranged as to reflect or direct light away from properties to the east and south so as to avoid being a nuisance.

LEGAL DESCRIPTION

Lots 1 - 7 (inclusive), Block 1, Saddle Creek Addition, an addition to Wichita, Sedgwick County, Kansas
CONTAINS: 598,513 square feet or 13.74 acres of land, more or less.





VICINITY MAP

CASE HISTORY
Administrative Adjustment CUP2019-000## - 4/03/19
Administrative Adjustment CUP2018-00049 - 12/04/18
Revised (Amended CUP) - 8/1/75
Revised - 12/17/74
Revised - 11/7/74

APPROVED CUP
MAR 4-23-75 filing
Bk 6 Page 1 Plat 1
MAPD Copy 1 of 4

COMMUNITY UNIT PLAN DP-68
SADDLE CREEK CENTER

MKEC
Wichita, KS • 316.684.9600

J:\Projects\2018\18010\450_Large_Saddle Creek_18450 CAD\SITE\DP2 Civil\Plat\18450_CUP.dwg 3/4/2019 10:04:39 AM CST

Wichita-Sedgwick County Metropolitan Area Planning Department

December 5, 2018

Triple Crown Operating Trust, LP
Attn: Jeff Lange
4911 S. Meridian Avenue
Wichita, KS 67217-3709

MKEC engineering, Inc.
Attn: Brian Lindebak
411 N. Webb Road
Wichita, KS 67206-2521

RE: CUP2018-00049– City Administrative Adjustment to Amended Community Unit Plan DP-68, Kmart Plaza South Shopping Center as a result of a re-plat (SUB2018-37); generally located at the southeast corner of East 47th Street South and South Broadway Avenue.

Legal Description: Lots1 – 7, Block 1, Saddle Creek Addition, Wichita, Sedgwick County, Kansas

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-68. As a result of the replat (SUB2018-00037), modifications (adding, deletion, or alteration) of text listed below from the original CUP are listed by ***bold and italicized text*** as follows:

- Renamed CUP from "Amended Community Unit Plan DP-68, Kmart Plaza South Shopping Center" to "Community Unit Plan DP-68, Saddle Creek Center".
- Split and modified original parcel to reflect new parcels per plat (Adjusted dimensions and areas).
- Revised Legal Description to reflect replat.
- Adjusted Setback Lines. ***Due to the extra right of way width on Broadway Avenue, a lesser setback was applied along the frontage. A 15 foot setback with a 80 foot right of way is comparable to a 35 feet setback with a 60 foot right of way.***
- Revised easement lines to reflect replat.
- Revised Access Controls per replat
- Removed General Provision #9 since Broadway Avenue and 47th Street is existing and no improvements are anticipated.
- Modified General Provisions in order, numbered per General Provisions (G.P.) listed below:

1. Net Area: ***13.74 Acres or 598,513 Sq. Ft., more or less.***

Parcel Descriptions:
Parcel 1
Gross Area = 0.69 Acres or 30,133 Sq. Ft.
Max. Building Coverage = 30% or 9,040 Sq. Ft.
Maximum Building height = 45 feet
Maximum Floor Area = 9,040 Sq. Ft.
Floor Area Ratio = 0.3

Parcel 2
Gross Area = 0.88 Acres or 38,162 Sq. Ft.
Max. Building Coverage = 30% or 11,449 Sq. Ft.
Maximum Building height = 45 feet
Maximum Floor Area = 11,449 Sq. Ft.
Floor Area Ratio = 0.3

Parcel 3
Gross Area = 5.43 Acres or 236,656 Sq. Ft.
Max. Building Coverage = 30% or 70,997 Sq. Ft.
Maximum Building height = 45 feet
Maximum Floor Area = 70,997 Sq. Ft.
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Gross Area = 0.86 Acres or 37,280 Sq. Ft.
Max. Building Coverage = 30% or 11,184 Sq. Ft.
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Gross Area = 4.28 Acres or 186,541 Sq. Ft.
Max. Building Coverage = 30% or 55,962 Sq. Ft.
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Floor Area Ratio = 0.3

Parcel 6
Gross Area = 0.27 Acres or 11,679 Sq. Ft.
Maximum Building Coverage = 100%
Maximum Building height = 45 feet
Maximum Floor Area = 11,679 Sq. Ft.
Floor Area Ratio = 1.0

Parcel 7
Gross Area = 1.33 Acres or 58,063 Sq. Ft.
Max. Building Coverage = 30% or 17,419 Sq. Ft.
Maximum Building height = 45 feet
Maximum Floor Area = 17,419 Sq. Ft.
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2. *Allowed Uses: All allowed uses permitted by right within the "LC" - Limited Commercial Zoning District with the following EXCEPTIONS;*
   No Parcels within this C.U.P. shall allow:
   Group Residence, Limited and General; Cemetery; Correctional Placement Residence, Limited and General; Recycling Collection Station, Private and Public; Reverse Vending Machine; Animal Care, General; Funeral Home; Marine Facility, Recreational; Monument Sales; Parking Area, Commercial; Riding Academy or Stable; Rodeo in the City; Sexually Oriented

Business in the City; Asphalt or Concrete Plant, Limited and General; Manufacturing, Limited and General; Mining or Quarrying; Rock Crushing; Solid Waste Incinerator; Welding or Machine Shop; Agricultural Sales and Services.

3. Minimum building setbacks shall be as indicated on the plan ***or as follows:***
   30 feet along the east lines of Parcels 3 and 7
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   15 feet along the frontage of Broadway Avenue
   10 feet along a northerly line of Parcel 3, abutting and adjoining the south line of Nolans Garden Addition
   25 feet along westerly lines of Parcel 2 and 3, abutting and adjoining the east line of Nolans Garden Addition
   20 feet along the frontage of 47th Street South

   If not shown, the minimum setbacks shall be as specified in the Wichita-Sedgwick County Unified Zoning Code for the corresponding base zoning district property development standards or as specified above. If contiguous Parcels are developed under the same ownership, setbacks between such Parcels will not be required. If not contiguously owned the minimum side/rear setback shall be 10 feet.

4. Curb cuts shall not exceed two (2) along 47th Street South frontage road and two (2) along Broadway. The exact location of curb cuts will be determined at the time of platting.
5. Parking ratio as required by ordinance.
6. Advertising signs shall be as permitted by the zoning district.
7. Screening:
   A 5 to 8 foot high solid or semi-solid wall of brick, stone, masonry, architectural tile or similar material (not including woven wire or wood) shall be constructed and maintained along the south and east property lines; such wall to be reduced to 3 feet in height within 35 feet adjacent to Broadway and 47th Street South frontage road. This wall to be constructed only as the center develops and buildings are constructed and only if abutting property is utilized for residential purposes. No wall shall be constructed in any utility easement.
8. Approval of the request for waiver of planting screen adjacent to 47th Street South.
9. ***Outdoor storage of merchandise for the designated garden shop area is permitted in accordance with Section 28.04.090.1.2.28 of the Zoning Ordinance, subject to the approval of the screening plans by the director of Planning and the Superintendent of Central Inspection.***
10. 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 or equivalent strength pavement. 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. All utilities shall be installed underground.
12. Site to be drained east to the Big Slough by open channel or storm sewer.
13. All outdoor lighting facilities shall be so arranged as to reflect or direct light away from properties to the east and south so as to avoid being a nuisance.

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 meeting the re-platting requirements of SUB2018-37. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

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

Dale Miller, Director
Metropolitan Area Planning Department

Scott Knebel, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
James Clendenin, CM District III
Maddy Campbell, CSR, District III

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 29, 2019

Triple Crown Operating Trust, LP
Attn: Jeff Lange
4911 S. Meridian Ave.
Wichita, KS 67217-3709

Wells Plasma, L.L.C.
Attn: Laura McGrath
1100 Camellia Blvd., Suite 201
Lafayette, LA 70508-6676

MKEC Engineering, Inc.
Attn: Brian Lindebak
411 N. Webb Road
Wichita, KS 67206-2521

RE: CUP2019-00016 – City Administrative Adjustment to update parcel boundaries in Saddle Creek Center CUP DP-68 as a result of modifications.

Legal Description: Lots1 – 7, Block 1, Saddle Creek Addition, Wichita, Sedgwick County, Kansas

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-68. Modifications (alteration) of text listed below from the original CUP are listed by ***bold and italicized text*** as follows:

1. Net Area: 13.74 Acres or 598,513 Sq. Ft., more or less.

Parcel Descriptions:

Parcel 3
Gross Area = 5.43 Acres ***or 236,556 Sq. Ft.***
Max. Building Coverage = 30% ***or 70,967 Sq. Ft.***
Maximum Building height = 45 feet
Maximum Floor Area = ***70,967 Sq. Ft.***
Floor Area Ratio = 0.3

Parcel 6
Gross Area = 0.27 Acres ***or 11,779 Sq. Ft.***
Maximum Building Coverage = 100%
Maximum Building height = 45 feet
Maximum Floor Area = ***11,779 Sq. Ft.***
Floor Area Ratio = 1.0

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

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

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

Dale Miller, Director
Metropolitan Area Planning Department

Scott Knebel, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
James Clendenin, CM District III
Maddy Campbell, CSR, District III

1. ALL TREES ARE TO BE PLANTED, FERTILIZED, STAKED, MULCHED, PRUNED, AND WRAPPED IN ACCORDANCE WITH STANDARD INDUSTRY PRACTICES. ALL TREES TO BE NORTHERN GROWN - PLANTS GROWN IN NURSERIES ONE (1) YEAR OR MORE, LOCATED IN HARDINESS ZONES 3 - 6, PER THE USDA MAP. TREES FURNISHED SHALL BE WELL-BRANCHED, PARTICULARLY WITH RESPECT TO THE HEIGHT-WIDTH RELATIONSHIP. TREES WITH BROKEN LEADERS WILL NOT BE ACCEPTED. THE BRANCHING HEIGHT FOR SHADE TREES IS TO BE +/- 6 FEET ABOVE FINISH GRADE. TREES PROVIDED SHALL BE BALLED AND BURLAPPED. SHADE TREE SIZE - MINIMUM 2 1/2" CALIPER. ALL SHRUBS ARE TO BE PLANTED, FERTILIZED, AND PRUNED IN ACCORDANCE WITH STANDARD INDUSTRY PRACTICES. SHRUBS PROVIDED SHALL BE DELIVERED IN CONTAINERS OR BALLED AND BURLAPPED.

2. ALL PLANT MATERIALS PROVIDED FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH - AMERICAN NATIONAL STANDARDS INSTITUTE, INC.; ANSI Z60.1 - 1973, AMERICAN STANDARD FOR NURSERY STOCK.

3. SOIL IN PLANTING AREAS TO BE TESTED AND MODIFIED AS REQUIRED.

4. TOP SOIL PROVIDED FOR THIS PROJECT SHALL BE FERTILE, FRIABLE, NATURAL LOARN SOIL, OF UNIFORM QUALITY, CHARACTERISTIC OF REPRESENTATIVE LOCAL SOILS TO PRODUCE A HEAVY GROWTH OF VEGETATION. IT SHOULD BE FREE OF SUBSOIL, CLAY, TRASH, STONES, ETC. THAT WOULD IMPEDE PLANT GROWTH.

5. MULCH 4" DEEP AROUND TREES AND 2'-4" DEEP IN ALL SHRUB PLANTING BEDS. MULCH MATERIAL IS TO BE MEDIUM SIZE, DRY, SHREDDED WOOD FIBER OF A QUALITY, WHICH MEETS INDUSTRY STANDARDS OR MATERIAL AS SPECIFIED BY THE OWNER.

6. PLANTING TIMES:
SPRING: FEBRUARY 15 TO MAY 31 - INCLUSIVE
FALL: SEPTEMBER 15 TO DECEMBER 31 - INCLUSIVE

7. THE LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR ALL PERMITS REQUIRED AND IS TO SEE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH STATE AND LOCAL CODES.

8. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES IN THE PROJECT AREA AND THEIR PROTECTION. ANY DAMAGE TO UTILITY LINES DURING CONSTRUCTION WILL BE REPAIRED AT THE LANDSCAPE CONTRACTOR'S EXPENSE.

9. ALL TURF AREAS WILL BE PLANTED USING A LOCALLY AVAILABLE TALL FESCUE. ALL TURF WILL BE INSTALLED IN ACCORDANCE WITH THE INDUSTRY STANDARDS. ALL TURF AREAS DISTURBED BY CONSTRUCTION WILL BE REPLANTED.

10. THE LANDSCAPING CONTRACTOR IS TO PROVIDE SOD AND THE DESIGN / INSTALLATION OF AN IRRIGATION SYSTEM. CONTRACTOR TO ENSURE IRRIGATION SYSTEM IS IN ACCORDANCE WITH CITY AND COUNTY STANDARDS.

NOTE: Trees/shrubs need watering until established, FIRST YEAR minimum!

LANDSCAPE CALCULATIONS:

Landscape Street Yard:
Square footage required:
215' total feet of frontage
8 required sq.ft. factor
1720 sq.ft. required
Shown +/- 5,219 sq.ft.

Trees required:
1720 sq.ft. / 500 = 3.44 = 4 trees
shown 4 trees or equivalent

Parking Lot: 31 parking spaces

Trees required :
31/20 = 1.55 = 2 trees required

Up to ½ of required street yard trees can be used for parking lot trees – 4/2 = 2
Required parking lot trees = 0 shade trees or equivalent

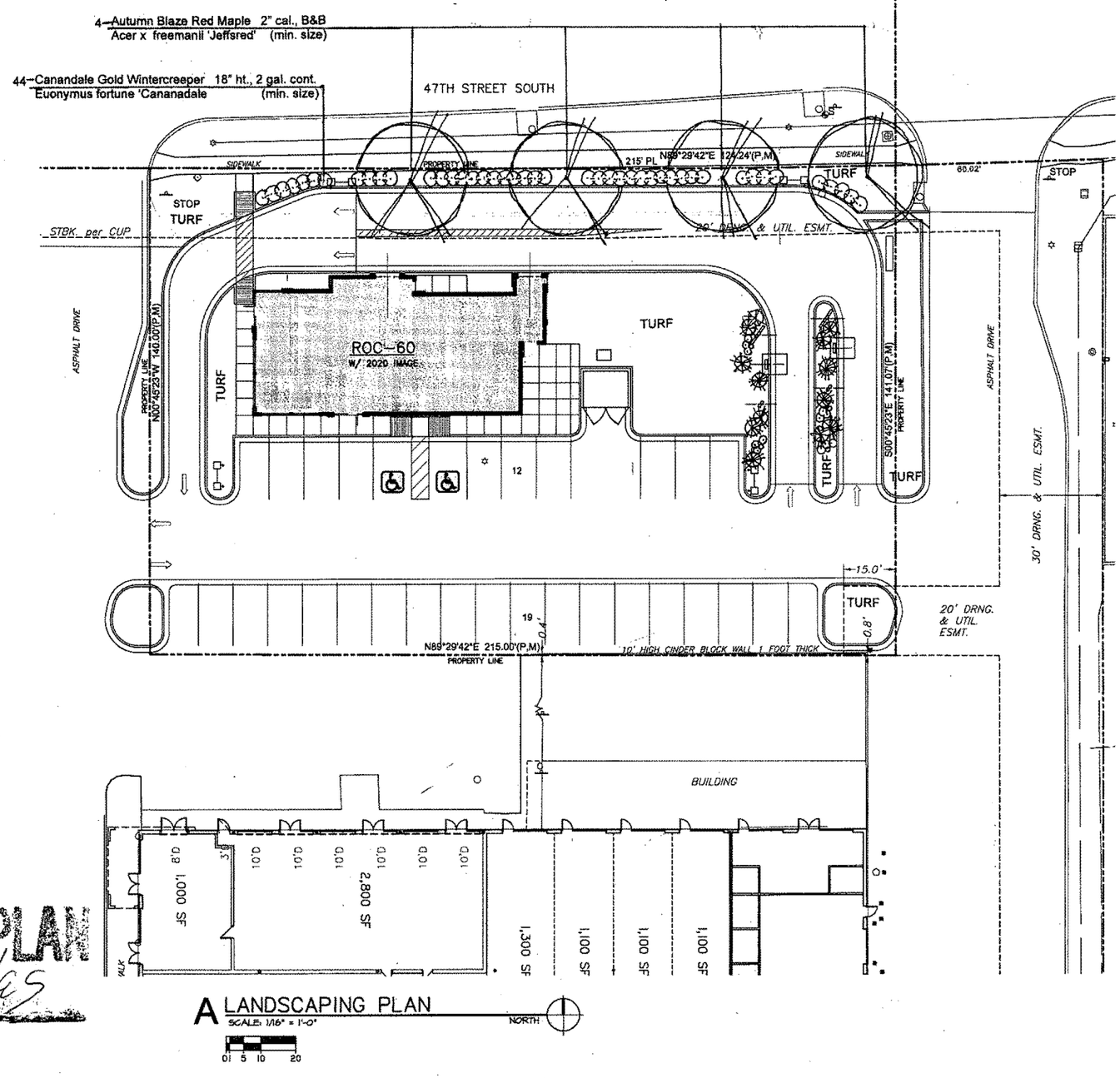
Buffer Area: NA

KEY To Planting Bed:

- Anthony Waterer Spirea 2 gal. cont. Spirea x bumalda 'Anthony Waterer"
- Dwarf Fountain Grass 1 gal. cont. Pennisetum alopecroides 'Hameln'
- Jakobson Mugo Pine 2 gal., cont. Pinus mugo 'Jakobsen'

LANDSCAPE PLAN

APPROVED 10/8/19 BY NES



A LANDSCAPING PLAN
SCALE: 1/16" = 1'-0"
NORTH
0 1 5 10 20

SPACE LEFT INTENTIONALLY BLANK

SUSAN L. MOEDER
LANDSCAPE ARCHITECT
1047 W. RIVER BLVD.
WICHITA, KS 67203
(316) 267-4830

HANNEY & ASSOCIATES ARCHITECTS
1705 South Hillside, Wichita, Kansas, 67211
Phone (316) 683-6005
Fax (316) 684-4441

ARCHITECTS

BURGER KING CORPORATION
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RESTAURANT FOR:
Mukesh Dhariod
GENESH, Inc.
8859 Long Street
Lenexa, Kansas 67215

ADDRESS:
47th St. South & Broadway
WICHITA KS, 67216
SITE: -
PROTOTYPE: ROC-60

DRAWINGS ISSUED		
NO.	DATE	ITEM ISSUED
2	08/16/19	CHECK SET
1	07/26/19	CHECK SET

COMPUTER DRAWING
LS-1.DWG

DATE: AUGUST, 2019
DRAWN BY: BS | CHECKED BY: MSH

SHEET
LS-1
OF - SHEETS