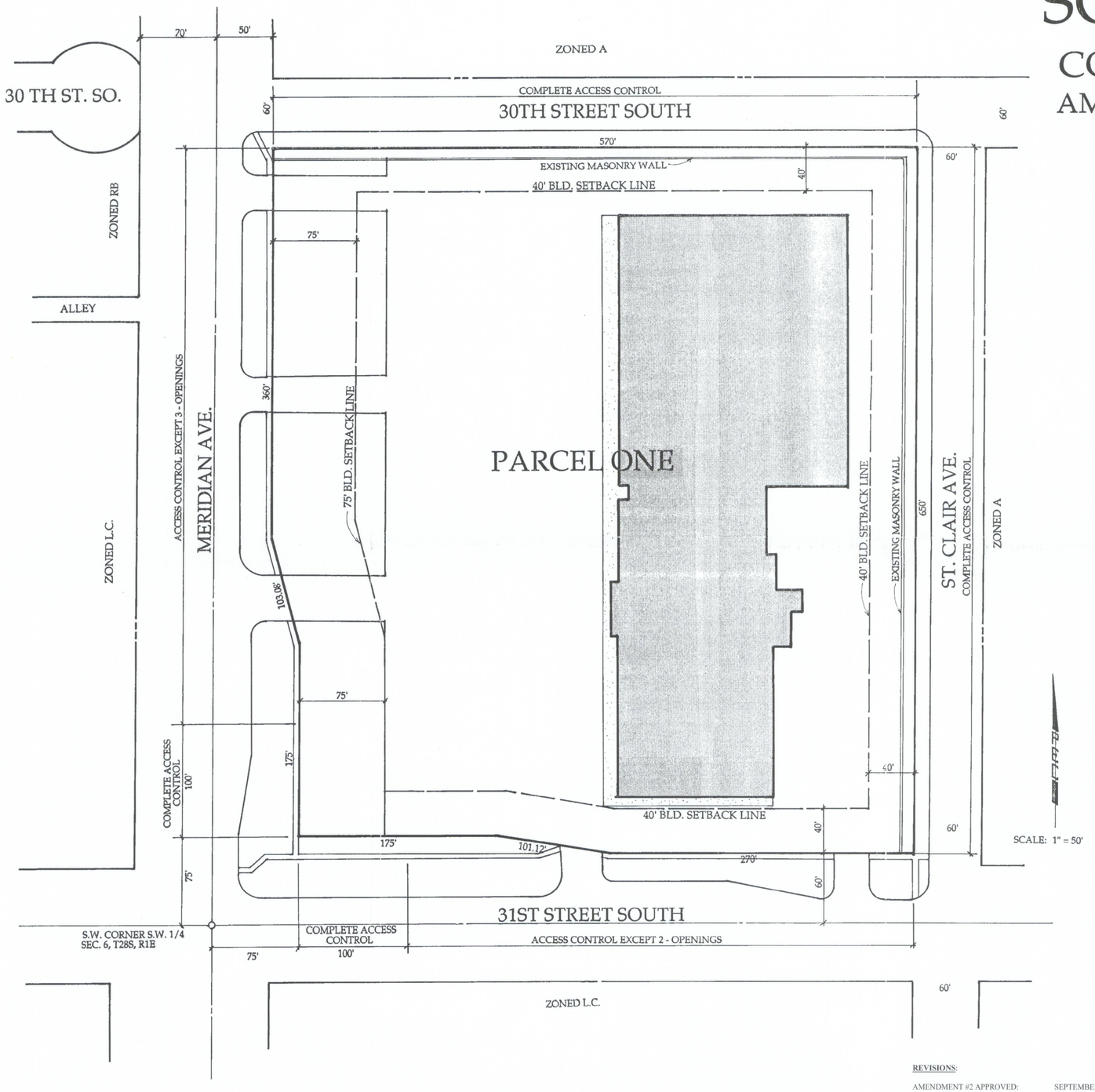
SOUTHWEST PLAZA

COMMUNITY UNIT PLAN (DP-83)

AMENDMENT NUMBER THREE



GENERAL PROVISIONS

1. THIS DEVELOPMENT IS PROPOSED TO CONTAIN 8.29 NET ACRES MORE OR LESS.
2. ACCESS CONTROL
   ACCESS TO MERIDIAN SHALL BE LIMITED TO THREE (3) OPENINGS, AND TWO (2) OPENINGS TO 31ST ST. SOUTH. THERE SHALL BE COMPLETE ACCESS CONTROL TO ST. CLAIR, 30TH ST. SOUTH, AND THE SOUTH AND WEST 100 FEET OF PARCEL ONE.
3. BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN.
4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. FIRE LANES
   A. FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING.
   B. 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.
6. PARKING RATIO SHALL BE IN ACCORDANCE WITH SECTION 28.04.140 OF THE CODE OF THE CITY OF WICHITA.
7. MASONRY WALLS - A SOLID OR SEMI-SOLID WALL CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL (NOT INCLUDING WOOD, OR WOVEN WIRE) AT LEAST SIX FEET BUT NOT MORE THAN EIGHT FEET HIGH SHALL BE CONSTRUCTED ALONG THE NORTH AND EAST LINES OR PARCEL ONE. SAID WALL SHALL BE REDUCED TO THREE FEET IN HEIGHT FOR THE WEST 25 FEET ADJACENT TO 30TH ST. SOUTH AND THE SOUTH 25 FEET ADJACENT TO ST. CLAIR. CONSTRUCTION OF WALLS WILL REQUIRE A BUILDING PERMIT.
   THE EXISTING SCREENING WALLS ALONG THE EAST AND NORTH PROPERTY LINES SHALL BE REPAIRED PRIOR TO OCCUPANCY OF THE PROPOSED ASSEMBLY FACILITY.
8. OUTSIDE STORAGE SHALL BE LIMITED TO THE SAME REQUIREMENTS OF THE "OW" ZONING DISTRICT.
9. SIGNS SHALL BE IN ACCORDANCE WITH CHAPTER 24.04 OF THE SIGN CODE OF THE CITY OF WICHITA WITH THE FOLLOWING EXCEPTION:
   A. NO OFF-SITE, PORTABLE SIGNS, OR SIGNS WITH ROTATING OR FLASHING LIGHTS SHALL BE PERMITTED.
   B. NO BUILDING SIGNS, GROUND SIGNS, OR POLE SIGNS SHALL BE PERMITTED ALONG 30TH STREET SOUTH OR ST. CLAIR AVENUE. DIRECTIONAL SIGNS MAY BE PERMITTED ON THE NORTH OR EAST SIDES OF THE PROPERTY IF SUCH SIGNS ARE LOCATED SO THAT THEY ARE NOT VISIBLE FROM RESIDENTIAL PROPERTIES. A MAXIMUM OF TWO (2) GROUND OR POLE SIGNS SHALL BE PERMITTED ALONG MERIDIAN AND ALONG 31ST STREET SOUTH (4 SIGNS TOTAL) AND SUCH SIGNS SHALL BE SPACED A MINIMUM 150 FEET APART, IRRESPECTIVE OF HOW LAND IS LEASED OR SOLD. THE MAXIMUM SIGN AREA SHALL BE 150 SQUARE FEET PER SIGN.
10. ALL LIGHTS SHALL BE SHIELDED TO REFLECT OR DIRECT LIGHT AWAY FROM THE RESIDENTIAL PROPERTIES TO THE NORTH AND EAST.
11. LANDSCAPING AND SCREENING SHALL BE IN ACCORDANCE WITH SECTION 10.32.010 ET. SEQ. OF THE CODE OF THE CITY OF WICHITA.
    THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY LANDSCAPE ORDINANCE PERTAINING TO STREET YARD LANDSCAPING, EXCEPT THAT NO REMOVAL OF ANY EXISTING PAVING SHALL BE REQUIRED.
    A LANDSCAPE PLAN INDICATING THE LOCATION, TYPE AND SPECIFICATIONS OR PLANT MATERIALS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S). THE LANDSCAPE PLAN SHALL ALSO STATE HOW WATER IS TO BE PROVIDED TO PLANT MATERIALS.
    FAILURE TO PROPERLY MAINTAIN THE REQUIRED LANDSCAPING SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION.
    A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS AND WATERING SYSTEM(S) APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
12. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR THIS DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNER, THEIR SUCCESSORS AND ASSIGNS OR THEIR LESSEES UNLESS AMENDED.

9.C. Wall signs shall be permitted to be 187.5 sq.ft. in area per each permitted elevation in Parcel 1 as measured by the perimeter of the sign face. Two (2) wall signs shall be allowed on the south elevation of the building.

Approved per A.A. CUP20-01

Approved per Admin Adjustment Dated 1/21/2020

DP-83 Amendment #3

APPROVED CUP

MAPC 4-21-16 JS

DCC 5-24-16 JS

MAPD Copy 1.082

PARCEL DESCRIPTION

PARCEL 1

PROPOSED USE - THE MANUFACTURE AND WAREHOUSING OF ANIMAL CONTROL AND APPAREL PRODUCTS, SHOPPING CENTER, OFFICES, PROESSIONAL AND PERSONAL SERVICES, COMPARISON AND CONVENIENCE SHOPPING, AND ALL USES PERMITTED BY RIGHT IN THE "OW" OFFICE WAREHOUSE USES EXCEPT THE FOLLOWING: RECYCLING COLLECTION STATION (PUBLIC OR PRIVATE), RECYCLING PROCESSING CENTER, OR ASPHALT/CONCRETE PLANT.

NET AREA - 361,125 SQ. FT OR 8.29 ACRES

MAXIMUM BUILDING COVERAGE AND MAXIMUM FLOOR AREA RATIO - 30% OR 108,337 SQ.FT. FOR LIMITED COMMERCIAL, OR 30% OR 108,337 SQ.FT. FOR OFFICE WAREHOUSE USES, OR 35% OR 126,393 SQ.FT. FOR LIMITED MANUFACTURING USES

MAXIMUM BUILDING HEIGHT - 25 FEET

MAXIMUM NUMBER OF BUILDINGS - TWO

REVISIONS:

AMENDMENT #2 APPROVED:	SEPTEMBER 9, 1995
AMENDMENT #3 - FILED:	MARCH 14, 2016
M.A.P.C.:	APRIL 21, 2016
CITY COUNCIL:	MAY 24, 2016

DP-83

SOUTHWEST PLAZA
COMMUNITY UNIT PLAN

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

January 21, ~~2010~~ 2020

Affordable Family Storage
1851 Madison Avenue #300
Council Bluffs, IA 51503

Vital Signs
Attn: Brittnie True
925 S. 7th Street
Council Bluffs, IA 51501

RE: CUP2020-01 – City Administrative Adjustment to CUP DP-83 to modify sign provision on Parcel 1 zoned OW Office Warehouse, generally located one block north of West 31st Street South on the east side of South Meridian Avenue (3100 South Meridian Avenue).

LEGAL: LOT 1 EXC E 80 FT W 155 FT N 50 FT S 125 FT & EXC W 175 FT S 140 FT THEREOF, SOUTHWEST PLAZA ADDITION, Wichita, Sedgwick County, KS

Dear Applicant:

We received and reviewed your request for an Administrative Adjustment to DP-83 Provision #9 to add Provision #9 C to allow wall signs to be 187.5 square feet in area per each permitted elevation and allow two wall signs on the south elevation of the building.

General Provision #9 C: ***Wall signs shall be permitted to be 187.5 square feet in area per each permitted elevation in Parcel 1 as measured by the perimeter of the sign face. Two (2) wall signs shall be allowed on the south elevation of the building.***

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 "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.

Scott Knebel, Interim Director
Metropolitan Area Planning Department

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

cc: MABCD
Jeff Blubaugh, CM District IV
Rebecca Fields, CSR, District IV



SITE PLAN

APPROVED 1/21/2020 klm

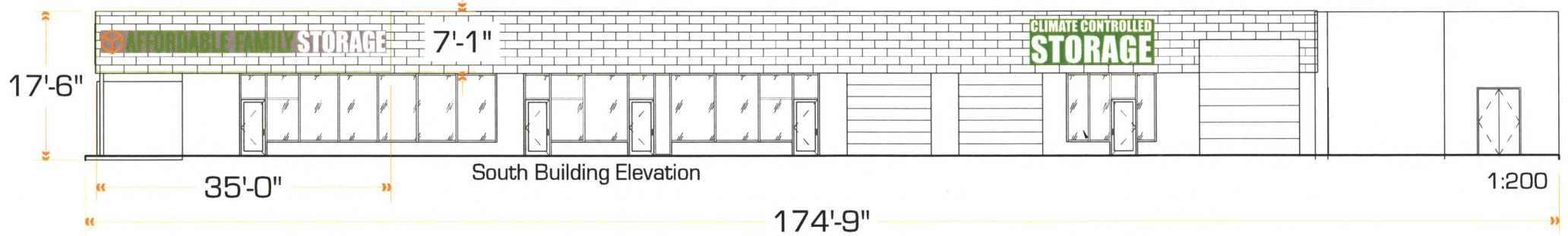
Approximately to Scale - Skewed Photo



1:95

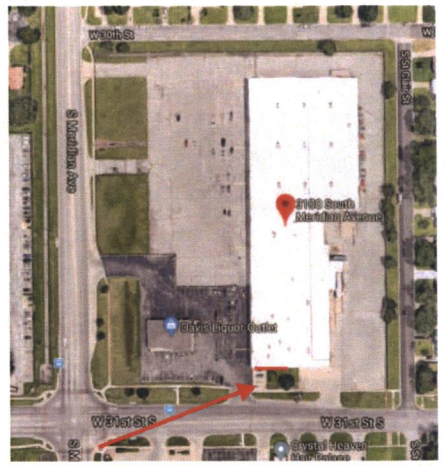


Proposed Perspective & Placement



1:200

Site Location



NTS

vitalsigns
UNLIMITED, INC.
925 South 7th Street
Council Bluffs, IA 51501
712.256.4766
www.vtlsign.com

CLIENT
O&H

LOCATION
3100 S Meridian
Wichita, KS 67217

SALES REP.
Brittnie True

DESIGNER
Brittnie True

DATE
11/21/2019

DRAWING #
19201 A5.1

SCALE
1:40

ELEVATION
FRONT

VitalSigns to Provide Material & Labor to complete the following:

Fabricate & install two new sets of illuminated channel letters

OW ordinances allow 1 sign 150sqft, City can administratively allow 25% bigger (187.5sqft) and qty 2 signs but both signs combined can't exceed 187.5sqft.
Maximizing allowed size with 101.75sqft + 80sqft = 181.75sqft

Fabrication Specifications

- FACES: 3/16" 7328 White Acrylic
- PMS # 1375 C - Kumquat 3M 3630-74 / 230-74
- PMS # 368 C - Brilliant Green 3M 3630-106 230-106 Apple Green / 8800-652 Pine Green
- TRIMCAP: 3/4" Black
- RETURNS: 3" .040 Letter Coil Black
- ILLUMINATION: White LED Modules
- WIREWAY: **TBD**
- WIREWAY: Green (exact color **TBD**)

181.75 sq ft total

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CLIMATE CONTROLLED STORAGE

SITE PLAN

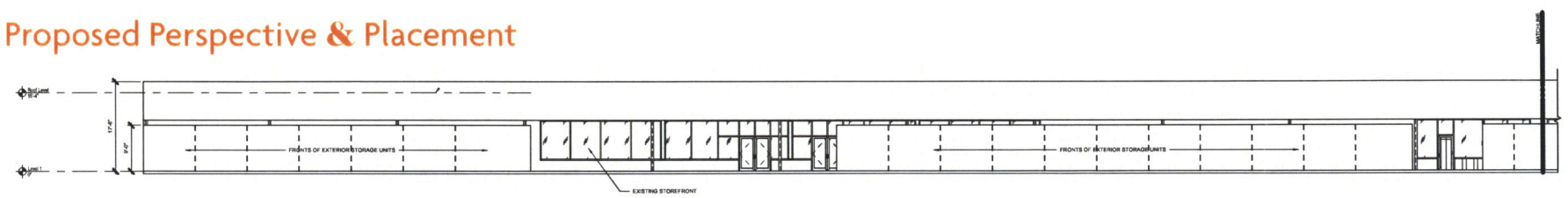
APPROVED 1/21/2020 RLM

648"

41 ½"

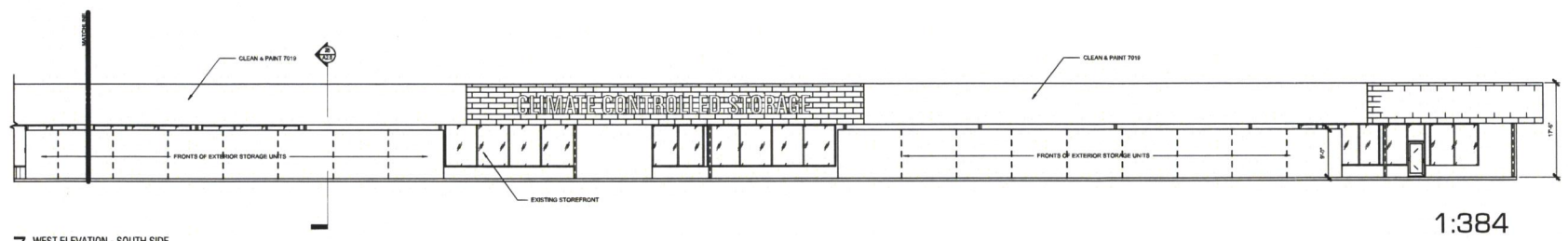
186.75 sqft

Proposed Perspective & Placement



17'-6"

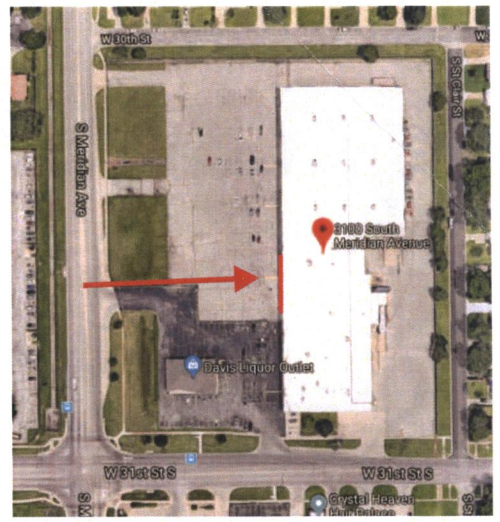
1 WEST ELEVATION - NORTH SIDE
1/8" = 1'-0"



1:384

7 WEST ELEVATION - SOUTH SIDE
1/8" = 1'-0"

Site Location



NTS

VitalSigns to Provide Material & Labor to complete the following:

- Fabricate & install one new set of painted flat cut out dimensional letters
- OW ordinances allow 1 sign 150sqft, City can administratively allow 25% bigger (187.5sqft)

Fabrication Specifications

Brand Standards ☐ Polymetal

18715 sq' Total

VitalSigns UNLIMITED, INC.
925 South 7th Street
Council Bluffs, IA 51501
712.256.4766
www.vtlsign.com

CLIENT
O&H

LOCATION
3100 S MERIDIAN
WICHITA, KS 67217

SALES REP.
Brittnie TRUE

DESIGNER
Brittnie TRUE

DATE
11/21/2019

DRAWING #
19201B2.5

SCALE
1:60

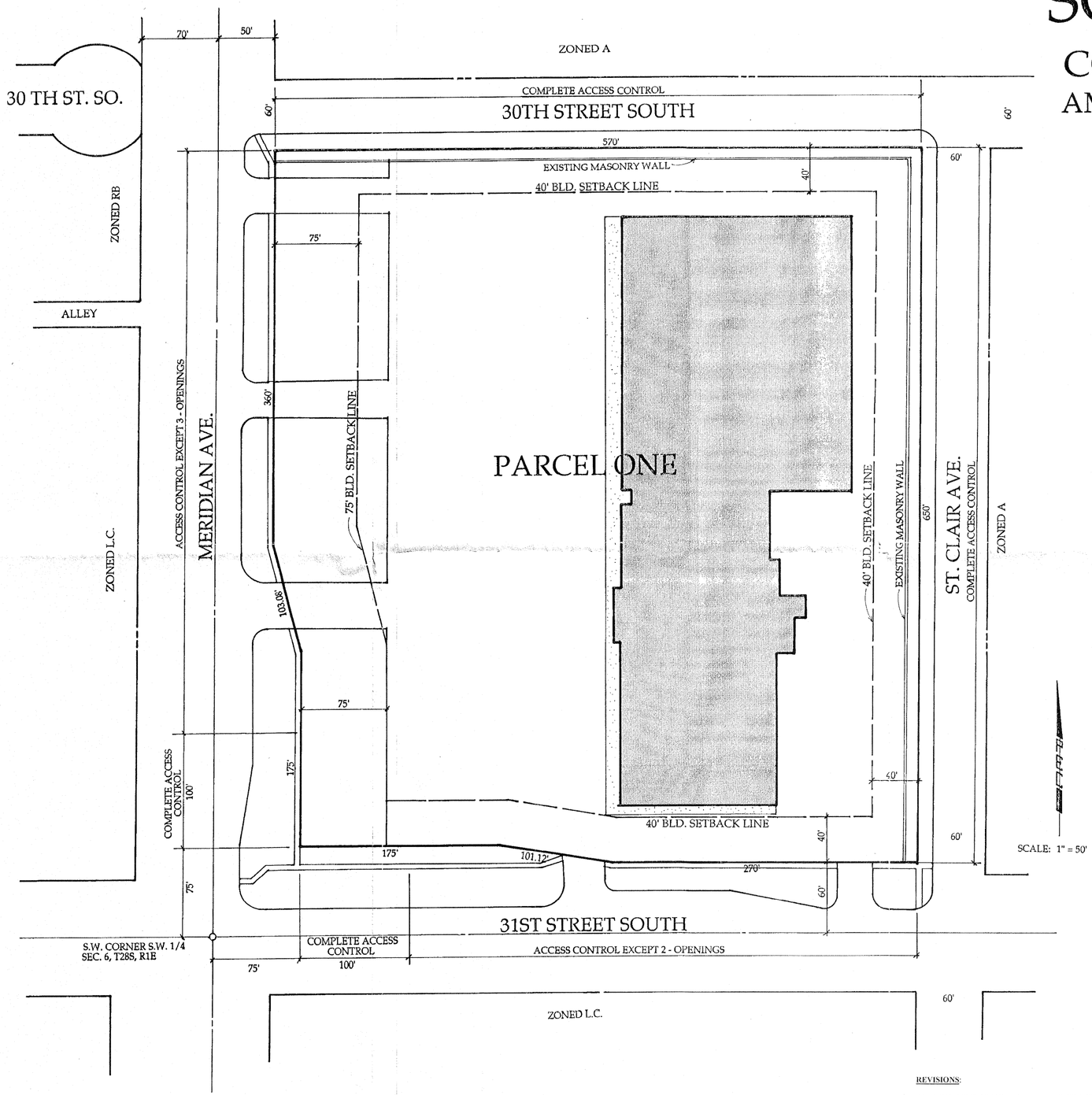
ELEVATION
FRONT

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SOUTHWEST PLAZA

COMMUNITY UNIT PLAN (DP-83)

AMENDMENT NUMBER THREE



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REVISIONS:

AMENDMENT #2 APPROVED:	SEPTEMBER 9, 1995
AMENDMENT #3 - FILED:	MARCH 14, 2016
M.A.P.C.:	APRIL 21, 2016
CITY COUNCIL:	MAY 24, 2016

PARCEL DESCRIPTION

PARCEL 1

PROPOSED USE - THE MANUFACTURE AND WAREHOUSING OF ANIMAL CONTROL AND APPAREL PRODUCTS, SHOPPING CENTER, OFFICES, PROESSIONAL AND PERSONAL SERVICES, COMPARISON AND CONVENIENCE SHOPPING, AND ALL USES PERMITTED BY RIGHT IN THE "OW" OFFICE WAREHOUSE USES EXCEPT THE FOLLOWING: RECYCLING COLLECTION STATION (PUBLIC OR PRIVATE), RECYCLING PROCESSING CENTER, OR ASPHALT/CONCRETE PLANT.

NET AREA	- 361,125 SQ. FT OR 8.29 ACRES
MAXIMUM BUILDING COVERAGE AND MAXIMUM FLOOR AREA RATIO	- 30% OR 108,337 SQ.FT. FOR LIMITED COMMERCIAL, OR 30% OR 108,337 SQ.FT. FOR OFFICE WAREHOUSE USES, OR 35% OR 126,393 SQ.FT. FOR LIMITED MANUFACTURING USES
MAXIMUM BUILDING HEIGHT	- 25 FEET
MAXIMUM NUMBER OF BUILDINGS	- TWO

DP-83 Amendment #3
APPROVED CUP
MAPC 4-21-16 25
WDCC 5-24-16 -3
MAPD Copy 1,082

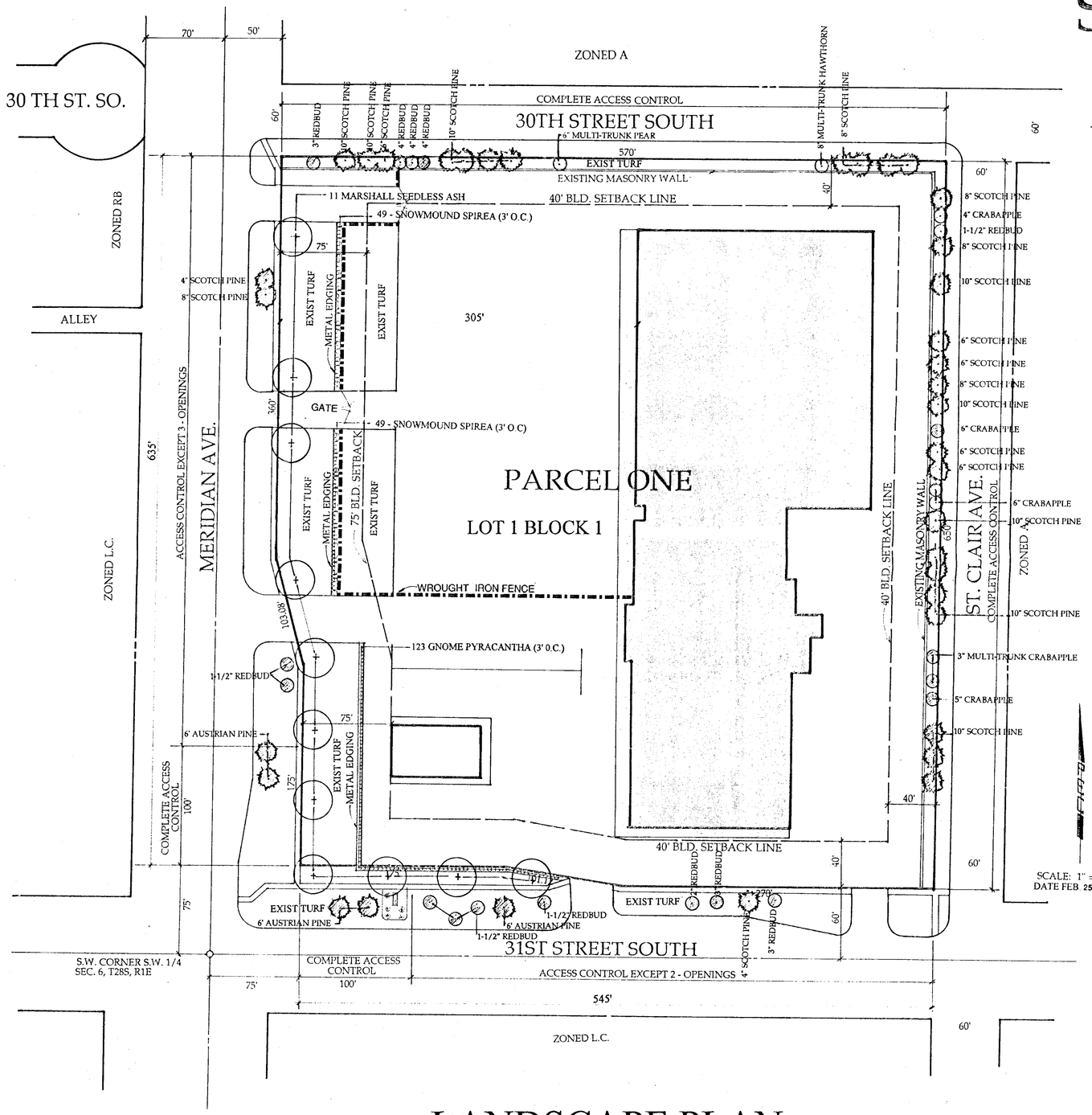
DP-83

SOUTHWEST PLAZA COMMUNITY UNIT PLAN

SOUTHWEST PLAZA

COMMUNITY UNIT PLAN (DP-83)

AMENDMENT NUMBER TWO



LANDSCAPE PLAN

PLANT MATERIAL LIST

QUANT	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
11	GREEN ASH	FRAXINUS PENNSYLVANIA	2" CAL.	B & B
98	SNOWMOUND SPIREA	SPIREA NIPPONICA "SNOWMOUND"	2 GAL.	CONT.
123	GNOME PYRACANTHA	PYRACANTHA COCCINEA "GNOME"	2 GAL.	CONT.

METAL EDGING - 680 LINEAL FEET
SHREDDED HARDWOOD MULCH - 678 CUBIC FEET
TOTAL STREET FRONTAGE 2404'
LESS BUILDING SETBACK 305'
2099'
STREET YARD AREA REQUIREMENTS - 2099' X 15' = 31,485 S.F.
STREET YARD PROVIDED - 46,950 S.F.
TREE REQUIREMENT - 1 TREE PER 500 S.F. = 63 TREES
EXISTING TREES = 65 1/2
NEW TREES - 11
TOTAL TREES PROVIDED - 76 1/2
EXISTING PARKING- 365 SPACES = 19 TREES (PROVIDED BY ONE HALF OF THE STREET YARD TREES)

NOTES:

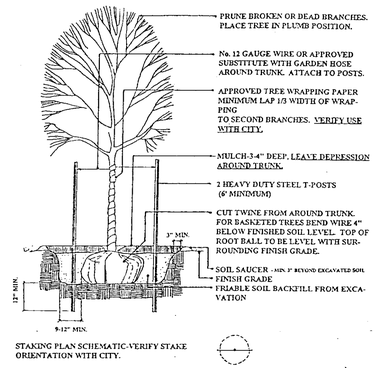
1.) PRIOR TO EXCAVATION FOR SCREENING OR LANDSCAPE PURPOSES THE LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE DETERMINED BY CALLING THE "KANSAS ONE-CALL SYSTEM" AT 687-2470.

2.) IRRIGATION SYSTEMS MAY BE LOCATED WITHIN PUBLIC STREET RIGHT OF WAY PROVIDED A MINOR STREET PRIVILEGE IS GRANTED THROUGH THE OFFICE OF THE CITY ENGINEER.

3.) ALL NEW LANDSCAPING & PLANT MATERIAL SHALL BE WATERED BY MEANS OF AN AUTOMATIC SPRINKLER SYSTEM EQUIPPED WITH MOISTURE SENSING DEVISE.

4.) PLANTS SHALL BE HIGH-QUALITY NURSERY-GROWN STOCK WHICH MEETS THE "AMERICAN ASSOCIATION OF NURSERYMEN" STANDARDS AS SPECIFIED BY THE "AMERICAN NATIONAL STANDARDS INSTITUTE" IN ANSI Z60.1-1986 OR AS MAY BE AMENDED IN THE FUTURE.

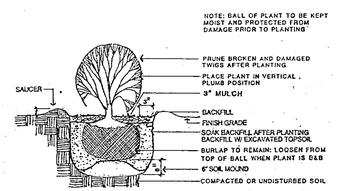
LEGAL DESCRIPTION - LOT 1, BLOCK 1, SOUTHWEST PLAZA ADDITION.



DECIDUOUS TREE LARGER THAN 2" CALIPER NO SCALE

EXISTING PINE TREE

EXISTING ORNAMENTAL TREE



SHRUB PLANTING DETAIL NOT TO SCALE

PROFESSIONAL ENGINEERING CONSULTANTS PROFESSIONAL ASSOCIATION

DP-83
LANDSCAPE PLAN
APPROVED 2/28/96 BY ZO

MAPD COPY 1 of 1

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

May 31, 2016

Rose American Corporation
c/o Regina Hanna
13204 E. Stampede
Wichita, KS 67230

Baughman Company, PA
Attn: Russ Ewy
315 Ellis
Wichita, KS 67211

RE: ZON2016-00014 and CUP2016-00010 - City zone Change from LC Limited Commercial to OW Office Warehouse and Amendment of DP-83 Southwest Plaza Community Unit Plan to Allow Office Warehouse Uses, on Property Generally located on the Northeast Corner of 31st Street South and South Meridian Avenue (District IV

Dear Applicant:

At its regular meeting on **May 24, 2016**, the Wichita City council considered the above captioned request. The action of the Council was to **APPROVE** the request subject to the following amendments to DP-83:

1) General Provision 8 is proposed to read: "Outside storage shall be limited to the same requirements of the OW zoning district."

2) The following uses are proposed to be added to Parcel 1: "all uses permitted by right in the "OW" Office Warehouse zone district, except the following; Recycling collection Station (Public or Private), Recycling Processing Center and Asphalt/Concrete Plant."

3) Changes to the Maximum Building Coverage and Maximum Floor Area Ratio are proposed as follows: "30% or 108,337 square feet for Limited Commercial uses, or 30% or 108,337 square feet for Office Warehouse uses, or 35% or 126,393 square feet for Limited Manufacturing uses."

4) Provide a revised site plan for approval by the Planning Director within 60 days of approval of the Conditional Use and zoned change or the case will be declared null and void. No car sales until the revised site plan is approved

5) If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void

Sincerely,

Derrick Slocum
Administrative Supervisor

DKS/mc

Cc: Jeff Blubaugh, WCC IV
Rebecca Fields, CSR IV