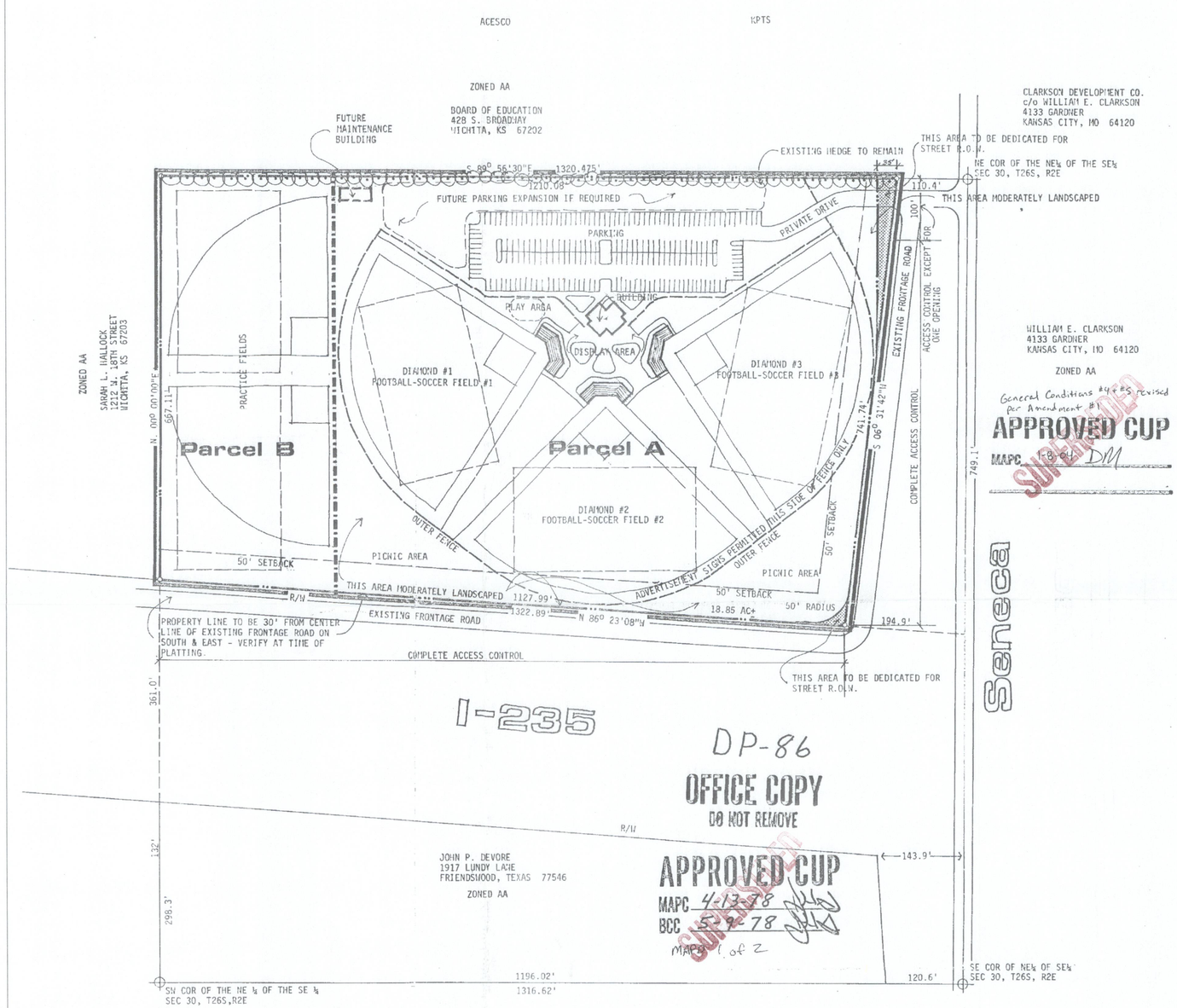

DP-86

OFFICE COPY
DO NOT REMOVE

APPROVED CUP
MAPC 4-13-78
BCC 5-2-78
MAPS 1 of 2
SUPERSEDED

APPROVED CUP
WCC 2/11/2025
CUP2024-46 1 of 4

GENERAL CONDITIONS

1. THIS DEVELOPMENT IS PROPOSED TO CONTAIN - 20.5 ± ACRES GROSS AND 18.8± ACRES NET.
2. SETBACKS ARE AS INDICATED IN PARCEL DESCRIPTIONS BELOW AND AS SHOWN ON THE PLAN. IN GENERAL THE SETBACK WILL BE 50' ON THE SOUTH AND EAST AND RELATE ONLY TO STRUCTURES AND NOT TO THE FENCES ENCLOSING THE BALL DIAMONDS.
3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. WATER WILL BE PROVIDED BY WELL ACCORDING TO HEALTH DEPARTMENT REGULATIONS. SEWERAGE WILL BE ACCOMMODATED BY SEPTIC TANK AND LEACH FIELD ACCORDING TO HEALTH DEPARTMENT REGULATIONS. IN THE FUTURE, WHEN CITY SEWER AND WATER IS AVAILABLE, THIS PROJECT SHALL BE TIED INTO THOSE FACILITIES.
4. Signs or monuments designating the name of the development shall be permitted if they follow appropriate City codes. Flagpoles shall also be permitted. An exception permitting a 150 sf two-sided 20' high L.E.D. sign shall be allowed. L.E.D. message may change every eight (8) seconds or longer and may promote activities and facilities sponsored by Word of Life Church at this site, at adjoining site to the west and at Word of Life Ministries main location near 27th Street North and Maize.
5. The following signage may be provided in addition to that allowed in Sec. 4 and per City codes:
   a. Signage on up to 3 scoreboards designating Word of Life Ministries.
   b. Two rolled off-site advertising signage on up to 3 scoreboards no larger than 48" high by 24' long.
   c. Two-sided signage on top of bleachers/press box up to 400 sf cumulative.
   d. Advertising signs installed on the inside face of perimeter fencing. Signs shall face inward toward the ball fields and shall not be permitted on the outside or street side of the fence. No fence signage shall exceed the height of the fence upon which it is mounted.

5e. One off-site billboard sign is permitted along West 40th Street North and shall meet all standards of the Wichita Sign Code, provided however that the sign may have maximum height of up to 35 feet.

6. "A LOT GRADING PLAN SHALL BE SUBMITTED FOR APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS AT THE TIME OF PLATTING".
7. ALL DRIVES INDICATED ON THE PLAN SHALL BE PRIVATE DRIVES.
8. THE EXISTING HEDGE ON THE NORTH PROPERTY LINE SHALL REMAIN INTACT AND ANY VACANCIES SHALL BE REPLACED WITH SUITABLE TREES, DURING THE FIRST PLANTING SEASON FOLLOWING CONSTRUCTION OF THE BALL DIAMONDS TO INSURE A SOLID PLANTING BUFFER
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10. OVERHEAD LIGHTS SHALL BE PERMITTED ON ALL THREE DIAMONDS IN PARCEL A PROVIDING THEY ARE DIRECTED DOWNWARD SO AS TO CONFINE CONCENTRATION OF LIGHT TO PLAYING FIELDS. LIGHTS SHALL ALSO BE PERMITTED TO ILLUMINATE THE PARKING LOT, PROVIDING THEY ALSO ARE DIRECTED DOWNWARD CONCENTRATING THE LIGHT ON THE PARKING SURFACE.
11. THE TRANSFER OF TITLE OF ALL OR ANY PORTION OF THE LAND INCLUDED WITHIN 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 COMMERCIAL DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS, AND THEIR LESSEES UNLESS AMENDED.
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14. STRUCTURES SHALL BE PERMITTED IN PARCEL A AS DESCRIBED BELOW. THE GRANDSTANDS PROPOSED FOR FUTURE CONSTRUCTION WILL CONTAIN CONCESSION STAND, RESTROOMS, LOCKERS AND STORAGE IN THE SPACE BELOW.
15. "APPROVAL OF THIS PLAN SHALL CONSTITUTE A WAIVER OF THE REQUIRED WALL ADJACENT TO THE WEST PROPERTY LINE. SAID WAIVER IS GRANTED BECAUSE OF THE FENCE AROUND THE BALL DIAMONDS AND THE USES PROPOSED FOR PARCEL B".

PARCEL A

PROPOSED USES:
SOFTBALL DIAMONDS, FOOTBALL, RUGBY AND SOCCER FIELDS, PICNIC AREAS, DISPLAY AREA, CHILDREN'S PLAY AREA, PARKING AND A STRUCTURE CONTAINING OFFICES, TICKET SALES, CARRY OUT CONCESSIONS, REST ROOMS, TROPHY ROOM, PRO SHOP AND OTHER SIMILAR RELATED FACILITIES. SHALL ALSO INCLUDE OUTDOOR LIGHTING, FENCING AND ADVERTISING SIGNS AS SPECIFIED IN GENERAL PROVISIONS ABOVE. ANY FORM OF COMMERCIAL AMUSEMENT RIDES ARE EXCLUDED.

GROSS AREA	17.1 ACRES±
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FLOOR AREA RATIO	N/A
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM NO. OF BUILDINGS SHALL NOT EXCEED 6 BUILDINGS PLUS PICNIC SHELTERS.	

~~PARCEL B~~ Removed per cup2023-0008, land added to DP-353

~~PROPOSED USES:~~
~~PRACTICE SOFTBALL DIAMONDS AND FOOTBALL, SOCCER AND RUGBY FIELDS~~

~~GROSS AREA~~	~~4.4 ACRES±~~
~~NET AREA~~	~~4.4 ACRES±~~
~~MAXIMUM NO. OF BUILDINGS~~	~~NONE~~

COMMUNITY UNIT PLAN

DUKES DIAMONDS

SCALE 1" = 100'

200 150 100 75 50 25 0 100 200 300

LAND OWNER
JOHN P. DEVORE, et al
1917 LUNDY LANE
FRIENDSWOOD, TEXAS 77546

BOUNDARY SURVEY BY - MOEHRING & ASSOCIATES
CONSULTING ENGINEERS
WICHITA

BILL G. YUNG
design consultant

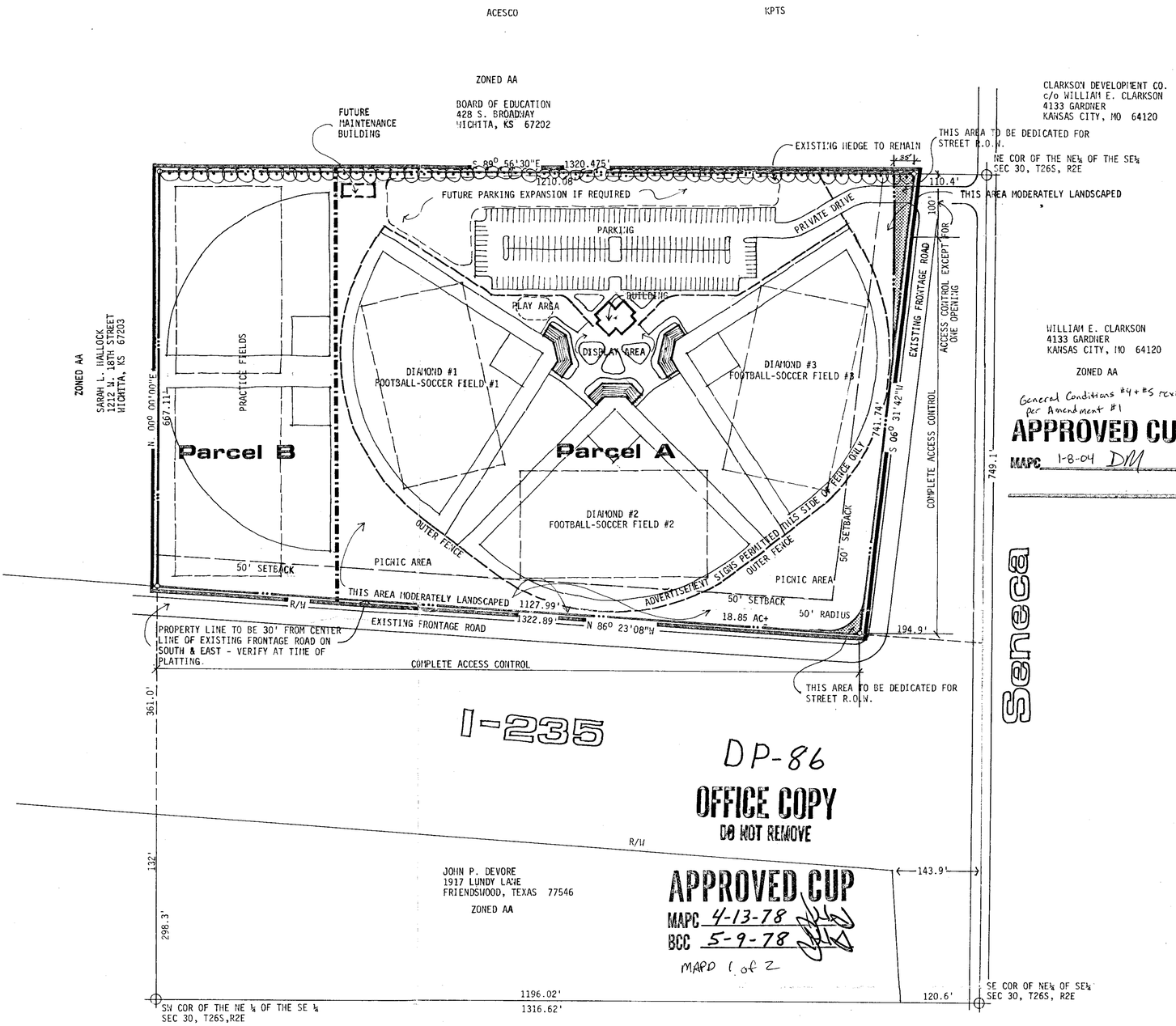
1355 NORTH WACO
WICHITA, KANSAS
67203
316-264-0676

designed by: BGY
checked by:
date: 26 FEB 1978
revisions:
23 March 1978

project
Dukes Diamonds - Wichita, Kans
I-235 @ N. Seneca

sheet title
Community Unit Plan

sheet 1 of: 1



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FLOOR AREA RATIO	N/A
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM NO. OF BUILDINGS SHALL NOT EXCEED 6 BUILDINGS PLUS PICNIC SHELTERS.	

PARCEL B

PROPOSED USES:
PRACTICE SOFTBALL DIAMONDS AND FOOTBALL, SOCCER AND RUGBY FIELDS

GROSS AREA	4.4 ACRES±
NET AREA	4.4 ACRES±
MAXIMUM NO. OF BUILDINGS	NONE

General Conditions #4 + #5 revised per Amendment #1

APPROVED CUP
MAPC 1-8-04 DM

COMMUNITY UNIT PLAN
DUKES DIAMONDS

SCALE 1" = 100'
200 150 100 75 50 25 0 100 200 300

LAND OWNER
JOHN P. DEVORE, et al
1917 LUNDY LANE
FRIENDSWOOD, TEXAS 77546

BOUNDARY SURVEY BY - MOEHRING & ASSOCIATES
CONSULTING ENGINEERS
WICHITA

#5353

BILL G. YUNG
design consultant

1355 NORTH WACO
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project
Dukes Diamonds - Wichita, Kans
I-235 @ N. Seneca

sheet title
Community Unit Plan

sheet 1 of: 1

PLANT LIST

quant.	Botanical Name	Common Name	Size	Condition
11	Acer saccharinum	Silver maple	1½"-2"	B&B
4	Celtis occidentalis	Hackberry	8'-10'	B&B
3	Cercis canadensis	Redbud	1¼"	B&B
2	Melia azedarach	Chinaberry	1"	B&B or cont.
3	Pinus nigra	Austrian pine	4'-5'	B&B
18	Pinus sylvestris	Scotch pine	6'-7'	B&B
12	Populus deltoides	Cottonless cottonwood	1½"-1¾"	B&B
9	Quercus palustris	Pin oak	1½"-1¾"	B&B

Plan amended 3 April, 1979

REVISED LANDSCAPE PLAN
APPROVED IN ACCORDANCE
W/H CONDITION NO. 9 OF THE
DUKES DIAMONDS C.U.P. (DP86)

[signature] 9/6/79
date

PLANTING PLAN
DUKES DIAMONDS

Scale: 1"=50'

BILL G. YUNG DESIGN
1305 NORTH WACO, WICHITA, KANSAS, 67203
316-264-0676

date Nov 20, 1978
rev. 14 May 1979
3 April, 1979

sheet title Planting Plan

sheet project Dukes Diamonds

sheet 1 of 1

March 11, 2013

Price Transportation Inc.
4931 S. Victoria
Wichita, KS, 67216

RE: CUP2013-00002 - Request for Amendment #2 for the GC zoned CUP DP-86, to allow vehicle storage on a portion of it, generally located north of 37th Street North and I-235/K-96, on the west side of Seneca Street.

Dear Applicants:

At its regular meeting on **March 7, 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) Vehicle storage on Parcel C, DP-86 shall be limited to the storage of school buses used by USD 259, from late May to mid August, as it most closely reflects USD 259's summer months and shall be limited to 100 buses.
(2) The Unified Zoning Code's parking standards shall apply to all of DP-86's uses. Provide a parking analysis of DP-86 within 60 days of approval by the appropriate governing body.
(3) Provide a revised site plan for review and approval by the MAPD, within 60 days of approval by the appropriate governing body.
(4) 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.

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 **March 21, 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 **April 9, 2013**, City Council meeting for review and final action. 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,

Bill Longnecker
Senior Planner
Current Plans Division

Copies to: Patrick Hughes, Adams Jones Law Firm, P.A., 1635 N. Waterfront parkway, Ste 200, Wichita, KS 67206
1st Student, Inc., 3030 Harbor Lane, Ste. 124, Plymouth, MN, 55447
Janet Miller, WCC VI, Mail Stop 1-13
Terri Dozal, NA VI, Mail Stop 1-135
Jeff Van Zandt, City Law, Mail Stop 1-72
Paul Hays, MABCD, Mail Stop 1-72
Rick Stubbs, Asst. Director MABCD, Mail Stop 1-72