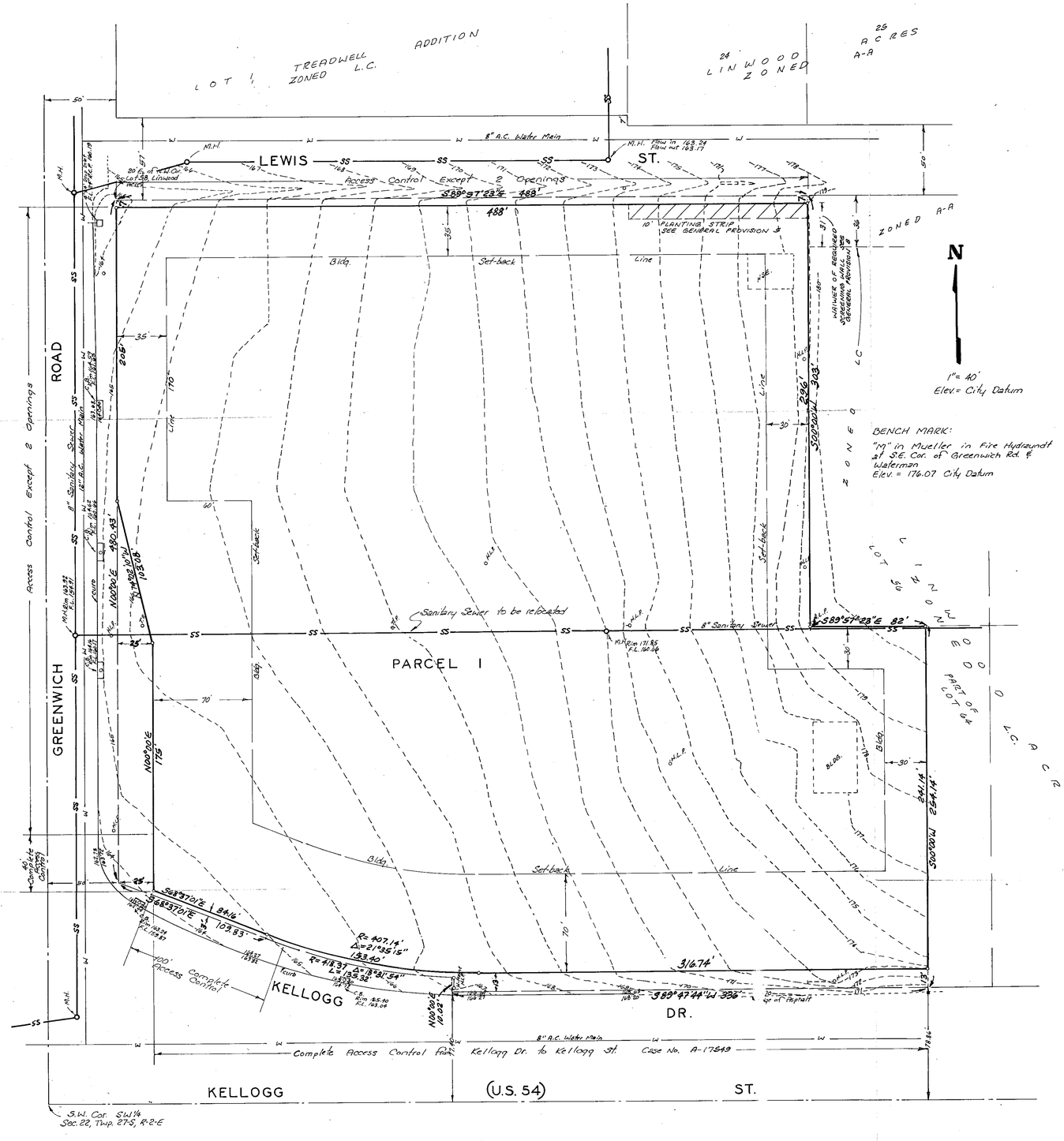


GLADYS WIEDEMANN

COMMUNITY UNIT PLAN

DP 127

APPROVED CUP
MAPC 1-28-83
BCC 2-22-83

GENERAL PROVISIONS

1. Curb Cuts: 2 curb openings to Greenwich Road
   2 curb openings to Lewis Street
   Openings to Kellogg Drive as required

2. On site signs as permitted by zoning district.

3. All utilities shall be installed underground.

4. A fire lane, a minimum of 24 feet in width (with sufficient turning radii at corners to accommodate standard fire apparatus), shall be provided adjacent to all main structures. Said fire lane or lanes shall have a minimum of five inches of asphalt thickness. No parking shall be allowed in such fire lanes, although they may be used for general traffic circulation and passenger loading and unloading. Prior to final approval of the parking plan, the Fire Chief or his designated representitive shall approve the plan as to the location of the fire lane or lanes.

5. Planting screens as indicated on the plan, shall be provided and maintained and shall consist of low shrubbery and trees, not less than 10 feet in width and shall be of such a type and maintained in such manner as not to constitute a traffic hazard.

   A landscape plan shall be prepared by a landscape architect for the planting screens, indicating the location, type and specifications of planting materials and the method of supplying water to the plant materials.

   The planting area shall not be surfaced, and the existing trees and the front yard of the existing single-family home shall be maintained; and at such time as either the trees are removed, or the home is removed or converted to other than a residential use. The landscape plan will be submitted for review and approval prior to the issuance of any additional building permits in the N.E. Corner.

6. Failure to properly maintain the planting strip 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 that the planting strip is not properly maintained.

7. All lights shall be directed so as not to shine directly toward the residential property to the northeast.

8. Construction of the required screening wall adjacent to the "AA" zoning shall be waived.

9. Minimum building setbacks shall be as indicated on the plan.

10. Off-street parking and loading spaces shall be provided as required by zoning ordinance.

11. Drainage shall be handled at the time of replatting.

12. The transfer of title of all or any portion of the land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.

PARCEL DESCRIPTION

Parcel No. 1

1. Net Area: 270,629.40 Sq. Ft. or 6.21 Acres
2. Maximum building coverage: 30% or 80,189 Sq. Ft.
3. Maximum floor ratio/area: 40% or 108,252 Sq. Ft.
4. Maximum building height: 40 feet
5. Proposed Use: Offices, retail sales, wholesale sales, personal services, new and used automotive sales, automotive repair to include body work. All residential use prohibited, except for one house for security purposes.
6. Maximum number of buildings: 5

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

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6247C

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 15, 2015

Ron's Sign Company
1329 S. Handley
Wichita, KS 67213

RE: CUP2015-19 – City CUP Administrative Adjustment to DP-127 of the Gladys Wiedemann Community Unit Plan; generally located on the east side of Greenwich Road between Kellogg Drive and Lewis Street (11220 E. Kellogg).

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-127, the Gladys Wiedemann Community Unit Plan ("CUP"). We understand that you wish to reduce the separation between signs from 150 feet to 140 feet to accommodate a new sign at the main entrance on S. Greenwich Road and the existing sign south of the entrance.

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 sign located at the major entrance on S. Greenwich Road.

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.

John L. Schlegel, Director
Metropolitan Area Planning Department

J.R. COX JR.

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

cc: J.R. Cox, MABCD
Pete Meitzner, CM District II
Janet Johnson, Community Liaison District II