

APPROVED CUP
 MAP 17-1999-00004
 JULY 17, 1999
 Approved
 MATT COOPER
 JULY 17, 1999

PARCEL NO. 4, 4A, 4B, 4C, & 4D SELF STORAGE BUILDING AREA

20'-0" x 170'-0"	3,400 S.F.
40'-0" x 170'-0"	6,800 S.F.
30'-0" x 90'-0"	2,700 S.F.
30'-0" x 110'-0"	3,300 S.F.
30'-0" x 140'-0"	4,200 S.F.
30'-0" x 140'-0"	4,200 S.F.
30'-0" x 110'-0"	3,300 S.F.
40'-0" x 90'-0"	3,600 S.F.
30'-0" x 130'-0"	3,900 S.F.
40'-0" x 130'-0"	5,200 S.F.
TOTAL	40,800 S.F.

PARCEL NO. 4, 4A, 4B, 4C, & 4D COMMERCIAL BUILDING AREA

BLDG.	70'-0" x 135'-0"	9,450 S.F.
C. WALK	7'-0" x 135'-0"	945 S.F.
TOTAL		10,395 S.F.

PREPARED BY REISS AND GOODNESS ENGINEERS
 2160 W. 21ST STREET
 WICHITA, KANSAS 67203
 (316) 532-0913

ALTA/ACSM SURVEY OF
 CENTRAL HEIGHTS SHOPPING CENTER
 WICHITA, KANSAS

SCALE: 1" = 40'
 DATE: DEC. 16, 1997
 PER: BT, AL
 CHECKED: R.P.

GENERAL PROVISIONS: (#4) = 4, 4A, 4B, 4C, & 4D

- Total Net Land Area 538,221 Sq. Ft. or 12.36 Acres.
- Signage on Ridge Rd. and Central Ave. as permitted by zoning ordinance. Signage on Country Acres and Newell as permitted by zoning ordinance where across the street from non-residentially zoned property. No signage will be permitted on Country Acres or Newell where across the street from property zoned residential. Portable signage will be permitted for up to thirty (30) days for opening a new business or remodeling an existing business or tenant space.
- A solid or semi-solid wall at least five (5) feet, but no more than eight (8) feet high shall be constructed along the architectural line or other similar material shall be installed along the property lines as indicated on the plan when the service area, storage area, rear of commercial structure faces a residential district. Appropriate street trees (as approved by the City Forester) shall be planted no further apart than fifty (50) feet centers in the public parking area between curb and wall, and shall be maintained by the owner of the adjacent parcel.

A planting strip consisting of trees, grass, and low shrubbery not less than ten (10) feet in width shall be installed as indicated on the plan when the wall, as specified above, is not required. A landscape plan prepared by a landscape architect for the planting strips, including the type, location and specifications of plant materials and method of providing water to the plant materials, shall be submitted to the Planning Department for their review and approval.

The required screening on Parcel #1A and (#4) shall be installed prior to the issuance of any occupancy permits within Parcel's #1A and (#4) when required by parcel data, provided however "see Parcel 4, 4A, 4B, 4C, & 4D (Alternate Residential Use) item (N) Failure to properly maintain the street trees or the planting strips 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.

- An 8 foot high solid wall of brick, stone, masonry, architectural tile or other similar materials shall be constructed along the westerly line of Parcel (#4). If developed with commercial uses. If Parcel's #1A and (#4) are developed as Warehouse (self-service storage) an 8 foot high solid concrete wall (having a brick or stone appearance shall be constructed along Parcel lines adjacent to Country Acres Avenue, the westerly line and Newell. If Parcel (#4) is developed residential use a 5 to 8 foot high wall of masonry as noted for Parcel (#4) shall be constructed on the north, east, south, westerly, and west in conjunction with carport walls. Said walls to be reduced to 3 foot in building setback areas. See AA letter dated 07/06/01 for adjustment.
- Access Controls shall be as follows:
 - 3 points of access to Central Ave.
 - The eastern opening to Central Ave. from Parcel #1 shall be constructed to major entrance standards
 - 2 points of access to Ridge Rd.

The northern opening to Ridge Rd. from Parcel #1 shall be constructed to major entrance standards.

- 4 points of access to Country Acres. (If site is developed for commercial use, a 30 foot wide approach would be permitted within the northern 30 feet of Parcel (#4))
- 4 points of access to Country Acres if Parcel (#4) is developed residential (without restriction on location).
- 4 points of access to Newell. If site is developed for commercial use, a 30 foot wide approach may be located approximately 110 feet west of the existing westmost approach, so as to align with the existing approach on the South side of the street.
- 4 points of access to Newell if Parcel (#4) is developed residential (without restriction on location).

- Utilities shall be installed underground.
- A fire lane, a minimum of twenty-five (25) feet in width (w/ sufficient turning radius at corners to accommodate standard fire apparatus) shall be provided around all structures within Parcel 1. A fire lane of twenty (20) feet in width (w/ sufficient turning radius for standard fire apparatus shall be provided around all structures within Parcel 1 in all other Parcels. Said fire lanes shall have a minimum of 2" asphalt thickness. No parking shall be allowed in such fire lanes, although it may be used for general traffic circulation and passenger loading and unloading. Prior to the final approval of the parking plan, the fire chief or his designated representative shall approve the plan as to the location of the fire lane or lanes.
- 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. Said plan shall run with the land and be binding upon present owners, their successors and assigns.
- The major entrances to Parcel No. 1 from Central Ave. and Ridge Rd. shall be maintained to meet June 1, 1996 City Traffic Engineering Standards.
- All outdoor lights for uses in all Parcels shall be directed into the uses established and away from adjacent property. Any audio equipment used shall not project beyond this C.U.P.
- Cross parking and access shall be assumed at all Parcels, except where controlled by security fences or enclosures.

Parcel #1

- (A) Net area 311,509 Sq. Ft. or 7.15 Acres.
- (B) Maximum Building Coverage shall not exceed 30 percent of net land area or 93,452 Sq. Ft.
- (C) Maximum gross floor area 124,804 Sq. Ft.
- (D) Floor Area Ratio 40 percent.
- (E) Maximum Building Height 35 feet.
- (F) Existing Building Coverage 92,271 Sq. Ft.
- (G) Setbacks Central Ave as shown on plan Ridge Rd. as shown on plan Country Acres as shown on plan Newell as shown on plan
- (H) Parking ratio as per zoning ordinance.
- (I) Access Points: 1 to Central Ave. (major entrance) 2 to Ridge Rd. (one is to be a major entrance) 2 to Country Acres 1 to Newell
- (J) Proposed General Uses: Shopping Center Facilities, Retail uses, Theatre, Liquor Store, Financial Institutions, Restaurants, Offices, Animal Care Center, Recreational Center.
- (K) Maximum number of buildings: Three (3)

Parcel #1A

- (A) Net area 28,243 Sq. Ft. or 0.65 Acres.
- (B) Maximum Building Coverage shall not exceed 30 percent of net land area or 8,473 Sq. Ft.
- (C) Maximum gross floor area 8,997 Sq. Ft.
- (D) Floor Area Ratio 40 percent.
- (E) Maximum Building Height 35 feet.
- (F) Existing Building Coverage 1,702 Sq. Ft.
- (G) Setbacks Newell North side 20' East side 20' West side 20'
- (H) Parking ratio as per zoning ordinance (if developed commercial). Parking ratio one standard space per 8,000 sq. ft. (if developed self storage).
- (I) Access Points: 1 to Newell (if developed commercial) 2 to Ridge Rd. (one is to be a major entrance) 2 to Country Acres 1 to Newell
- (J) Proposed General Uses: Shopping Center Facilities, Retail uses, Theatre, Liquor Store, Financial Institutions, Restaurants, Offices, Animal Care Center, Recreational Center.
- (K) Maximum number of buildings: One (1) if developed commercial. Maximum number of buildings: Three (3) if developed self storage.
- (L) If developed as self-service storage for the managers office and dwelling with garage shall be an allowed use.

Parcel #2

- (A) Net area 11,800 Sq. Ft. or 0.26 Acres.
- (B) Maximum Building Coverage shall not exceed 30 percent of net land area or 3,540 Sq. Ft.
- (C) Maximum gross floor area 4,600 Sq. Ft.
- (D) Floor Area Ratio 40 percent.
- (E) Maximum Building Height 35 feet.
- (F) Existing Building Coverage 2,570 Sq. Ft.
- (G) Setbacks Central Ave 35' (canopy allowed in setback, see letter dated 6/14/02) Country Acres 35'
- (H) Parking ratio as per zoning ordinance.
- (I) Access Points: 1 to Central Ave. 1 to Country Acres
- (J) Proposed General Uses: Service Station, Offices, Restaurant, Liquor Store, Financial Institutions, Retail Uses.
- (K) Maximum number of buildings: One (1)

Parcel #3

- (A) Net area 17,500 Sq. Ft. or 0.40 Acres.
- (B) Maximum Building Coverage shall not exceed 30 percent of net land area or 5,250 Sq. Ft.
- (C) Maximum gross floor area 7,000 Sq. Ft.
- (D) Floor Area Ratio 40 percent.
- (E) Maximum Building Height 35 feet.
- (F) Existing Building Coverage 1,500 Sq. Ft.
- (G) Setbacks Central Ave as shown on plan East Line 30' West Line 35'
- (H) Parking ratio as per zoning ordinance.
- (I) Access Points: Thru Parcel #1
- (J) Proposed General Uses: Service Station, Offices, Restaurant, Liquor Store, Financial Institutions, Retail Uses.
- (K) Maximum number of buildings: One (1)

Parcel #4, 4A, 4B, 4C, & 4D

See CON2008-00004 for Communication Tower Administrative Permit

- (A) Net area 140,808 Sq. Ft. or 3.23 Acres (collectively).
- (B) Maximum Building Coverage shall not exceed 30 percent of net land area or 42,242 Sq. Ft. (if developed for commercial use) Maximum Building Coverage shall not exceed 40 percent of net land area or 56,323 Sq. Ft. (if developed Warehouse (self-service storage). Maximum Building Coverage if developed as combination Commercial and Warehouse (self-service storage). Maximum area for Commercial shall be 11,000 Sq. Ft. with a maximum Warehouse (self-service storage) of 45,000 Sq. Ft. (Total building area of 56,000 Sq. Ft. when used in combination.) The property shall be developed in general conformance with the attached site plan (AA 07-26-99)
- (C) Maximum gross floor area 56,323 Sq. Ft.
- (D) Floor Area Ratio 40 percent.
- (E) Maximum Building Height 35 feet.
- (F) Existing Building Coverage 0,000 Sq. Ft.
- (G) Setbacks Country Acres 35' South West Side 35' Newell 35'
- (H) Parking ratio as per zoning ordinance (developed for Commercial use). Parking ratio (developed for Warehouse (self-service storage) 1 standard space for each 8,000 Sq. Ft. of floor area, plus 1 standard space for each employee. But in no case shall the number be less than 5.
- (I) Access Points: Cross access thru Parcel #1 Newell one (1) if developed self storage.
- (J) Proposed General Uses: Personal improvement services, personal care services, office (general), restaurant (limited to a capacity of 500 persons, banks and financial institutions, and retail, general. (See AA 01-12-01) Warehouse (self-service storage) including outdoor storage of motor vehicles boats, and trailers as a part of that use within the portion of the site zoned "CC". All outside storage shall be in buildings being open on not more than 2 sides and/or ends.
- (K) Number of Buildings: Three (3) if developed commercial Number of Buildings twelve (12) if developed Warehouse (self-service storage). No building shall exceed more than 8,000 Sq. Ft. Number of Buildings if developed both Commercial and Warehouse (self-service storage) Commercial 1 building (11,000 Sq. Ft. max), Warehouse (self-service storage) 10 buildings. No building Warehouse (self-service storage), shall exceed 8,000 Sq. Ft.
- (L) No individual or business shall lease more than 3,000 Sq. Ft. as Warehouse (self-service storage) or more than 8,000 Sq. Ft. as Commercial.
- (M) When developed as Warehouse (self-service storage), the area shall be properly policed by the owner or operator for removal of trash and debris. All areas not paved or covered with buildings shall be landscaped. The operation of this facility shall in no way be deemed to include a transfer and storage business, where the use of vehicles are part of the business. The development of this site shall be in general accordance with the site plan and architectural designs submitted with the application and approved by the Planning Commission, including color scheme as indicated. The site shall be limited to one sign to be located within 85 feet of the access opening along the Newell frontage. The sign shall not exceed 80 feet in height in gross surface area per face. No sign shall be located on any side of a building located within 25 feet of the property line shall not have an opening into storage units when adjacent to residential zoning district. No servicing or repair of motor vehicles, boats, trailers, lawn mowers or equipment shall be conducted on the site. No activities such as misc. or garage sales shall be conducted on site.

Parcel #4, 4A, 4B, 4C, & 4D (Alternate Residential Use)

- (A) Net area 140,808 Sq. Ft. or 3.23 Acres (collectively).
- (B) Maximum Building Coverage shall not exceed 35 percent of net land area or 49,283 Sq. Ft.
- (C) Maximum gross floor area 56,323 Sq. Ft.
- (D) Floor Area Ratio 40 percent.
- (E) Maximum Building Height two stories.
- (F) Minimum distance between structures shall not be less than 20'.
- (G) Number of units: 85
- (H) Density: 21 units per acre (maximum).
- (I) Signs and monuments designating name of development shall be in accordance with latest sign ordinance and zoning.
- (J) Setbacks Country Acres 25' Newell 26' Parcel #1 10' Parcel #1A 10'
- (K) Parking shall be two (2) spaces per living unit.
- (L) Access Points: Cross access thru Parcel #1 Newell one (1) Country Acres one (1)
- (M) Proposed General Uses: Residential
- (N) In the event the site is developed as residential all screening and landscape shall be in accordance with latest ordinance.

Parcel #5

- (A) Net area 17,500 Sq. Ft. or 0.40 Acres.
- (B) Maximum Building Coverage shall not exceed 30 percent of net land area or 5,250 Sq. Ft.
- (C) Maximum gross floor area 4,600 Sq. Ft.
- (D) Floor Area Ratio 40 percent.
- (E) Maximum Building Height 35 feet.
- (F) Existing Building Coverage 5,130 Sq. Ft.
- (G) Setbacks Ridge Rd North Line 35' South Line 35' West Line 35'
- (H) Parking ratio as per zoning ordinance.
- (I) Access Points: Thru Parcel #1
- (J) Proposed General Uses: Liquor Store, Retail Uses, Offices, Restaurant, Financial Institution, personal services.
- (K) Maximum number of buildings: One (1)

Parcel #6

- (A) Net area 17,500 Sq. Ft. or 0.40 Acres.
- (B) Maximum Building Coverage shall not exceed 30 percent of net land area or 5,250 Sq. Ft.
- (C) Maximum gross floor area 4,600 Sq. Ft.
- (D) Floor Area Ratio 40 percent.
- (E) Maximum Building Height 35 feet.
- (F) Existing Building Coverage 2,890 Sq. Ft.
- (G) Setbacks Central Ave 35' East Line 35' West Line 35' South Line 35'
- (H) Parking ratio as per zoning ordinance.
- (I) Access Points: 1 to Central Ave.
- (J) Proposed General Uses: Liquor Store, Retail Uses, Offices, Restaurant, Financial Institution, Personal Services.
- (K) Maximum number of buildings: Two (2)

PROPOSED ATTACHEMENTS TO
COMMUNITY UNIT PLAN NO. DP-17
CENTRAL HEIGHTS SHOPPING CENTER

Architecture
 Planning
 Interior Design
 Code Consulting
 Barrier Free Design

900 South Longford Court
 Wichita, KS 67207
 316-486-4308

DP-17 Amend #6
 MAPC 02-26-98
 WCC 04-07-98
 Per Admin. Adjust of July 26, 1999
 Per Admin. Adjust. 01-12-01; 01-06-01
 Per CON 2008-00004
 Admin. Adjust. CUP2017-03 02-21-17

Project No: 99035

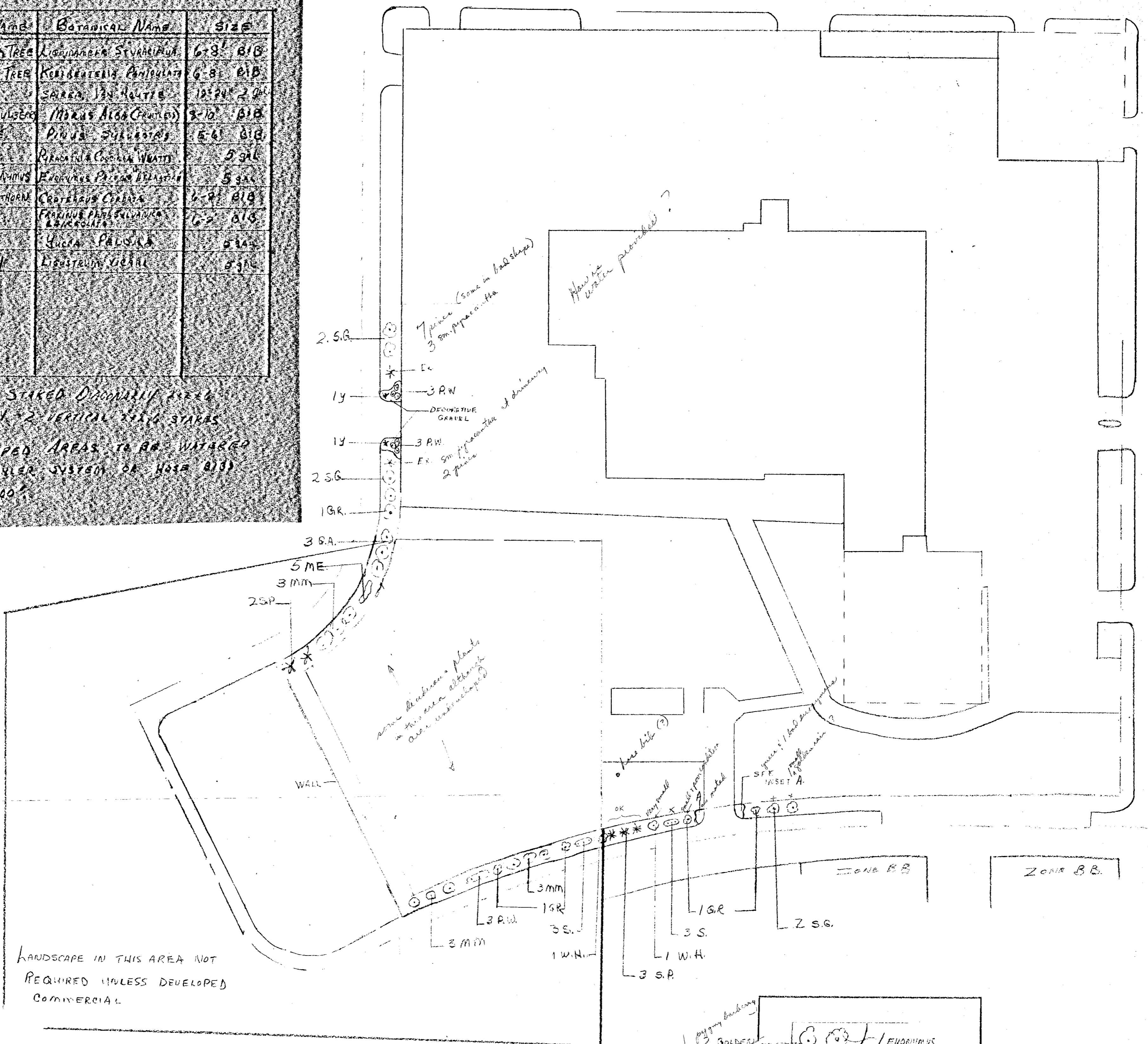
Editors & Revisions
 JULY 6, 1999
 REVIEW BY MAPC
 AUG. 17, 1999
 CORRECTIONS PER REVIEW

Sheet
DP-17

PLANT LIST

Code	Qty	Common Name	Botanical Name	Size
S.G.	6	SWEET GUM TREE	Liquidambar styraciflua	6-8' B1B
G.R.	5	GOLDEN RAIN TREE	Kerriawatea paniculata	6-8' B1B
S.	6	SPIREA	Spiraea japonica	10-20" 2-20"
M.M.	6	MAPLELEAF MULBERRY	Morus nigra (crucifolia)	3-10' B1B
S.P.	5	SCOTCH PINE	Pinus sylvestris	5-6' B1B
P.W.	9	PIRENEAN CYPRESS	Pinus peuceuttii	5-9' B1B
M.E.	15	MADAGASCAR EUPHORBIA	Euphorbia pulcherrima	5-9" B1B
W.H.	2	WASHINGTON HAWTHORNE	Crataegus crataegus	6-9' B1B
G.A.	3	GREEN ASH	Fraxinus pennsylvanica	6-9' B1B
Y.	4	YUCCA	Yucca palmifolia	5-9" B1B
G.V.	4	GOLDEN YEW	Liquidambar styraciflua	5-9" B1B

1. ALL TREES STAKED DIAGONALLY AT 45 DEGREE ANGLE - 2 VERTICAL STAKES
2. LANDSCAPED AREAS TO BE WATERED BY SPINKLER SYSTEM OR HOSE 8/33 RUBBY 100'

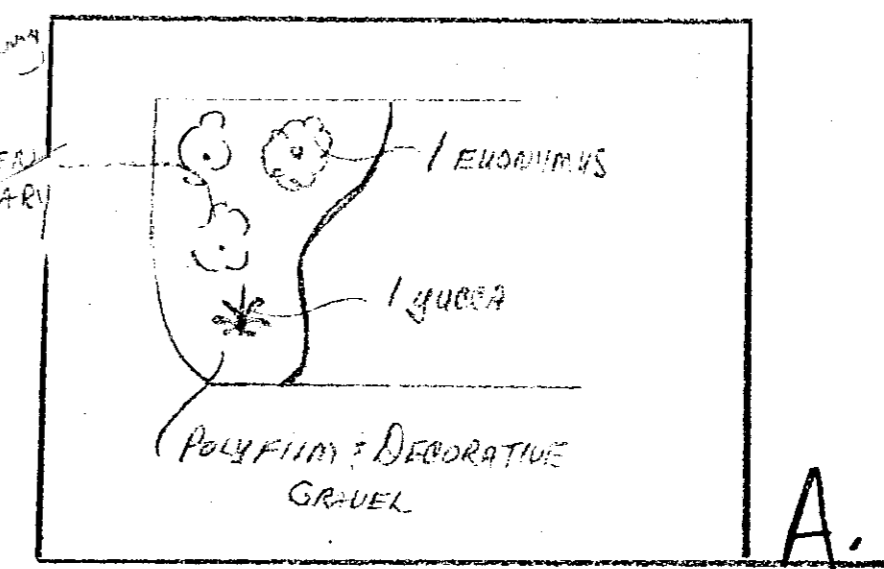


LANDSCAPE IN THIS AREA NOT REQUIRED UNLESS DEVELOPED COMMERCIAL

APPROVED LANDSCAPE PLAN
 FOR DP-17
 J. H. Albreith 3-16-81
 DATE

1/8/86 field check

CENTRAL HEIGHTS MAIL
 1" = 60'
 DESIGN BY SUNNYSIDE NURSERY



A.

GENERAL PLANTING NOTES

1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE ARCHITECT/LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE OWNER'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
4. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
5. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
6. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING THE LOCAL UTILITY LOCATOR SERVICE. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
7. GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR.
8. BACKFILL FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL SOIL, EXCAVATED FROM PLANTING PITS MIXED WITH COMPOST AND WELL-ROTTED MANURE AT A RATIO OF THREE (3) PARTS SOIL TO ONE (1) PART COMPOST AND WELL-ROTTED MANURE.
9. FERTILIZE ALL PLANTS WITH 6-10-4 COMMERCIAL FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER.
10. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS.
11. ALL LANDSCAPE EDGING IS TO BE A COMMERCIAL GRADE BLACK PLASTIC EDGING. INSTALL EDGING WITH STAKES AND AT ELEVATION SPECIFIED BY MANUFACTURER.
12. INSTALL SHREDDED HARDWOOD MULCH IN ALL PLANT BEDS AND TREE SAUCERS. PLACE 3"-4" OF MULCH IN ALL PLANT BEDS AND TREE SAUCERS.
13. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
14. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE OWNER'S REPRESENTATIVE PRIOR TO STARTING CONSTRUCTION.
15. A READILY AVAILABLE, PERMANENT WATER SUPPLY SHALL BE AVAILABLE TO PROVIDE WATER FOR TURF AND PLANT MATERIAL.

LEGAL DESCRIPTION

NORTH 100.00 FEET OF THE WEST 115.00 FEET OF LOT 4, BLOCK K, MEADOWVIEW ESTATES, AN ADDITION IN SEDGWICK COUNTY, KANSAS.

LEGEND

- SOD
- CONCRETE

LANDSCAPE CODE CALCULATIONS

(Reduction in plant materials due to 'Cost Cap' provision. Total project cost 100,000.)

LANDSCAPED STREET YARD REQUIRED

Method 2:
 215 (total lineal feet of street frontage)
 -44 (greatest perpendicular distance)
 171 (adjusted street frontage number)

171
 x 8 (sq. ft. factor)
 1368 (total landscaped street yard required)

Landscaped Street Yard Provided:
 1374 Total sq. ft.

Shade Trees Required:
 1368 SF/500 = 2.73 or 3 trees

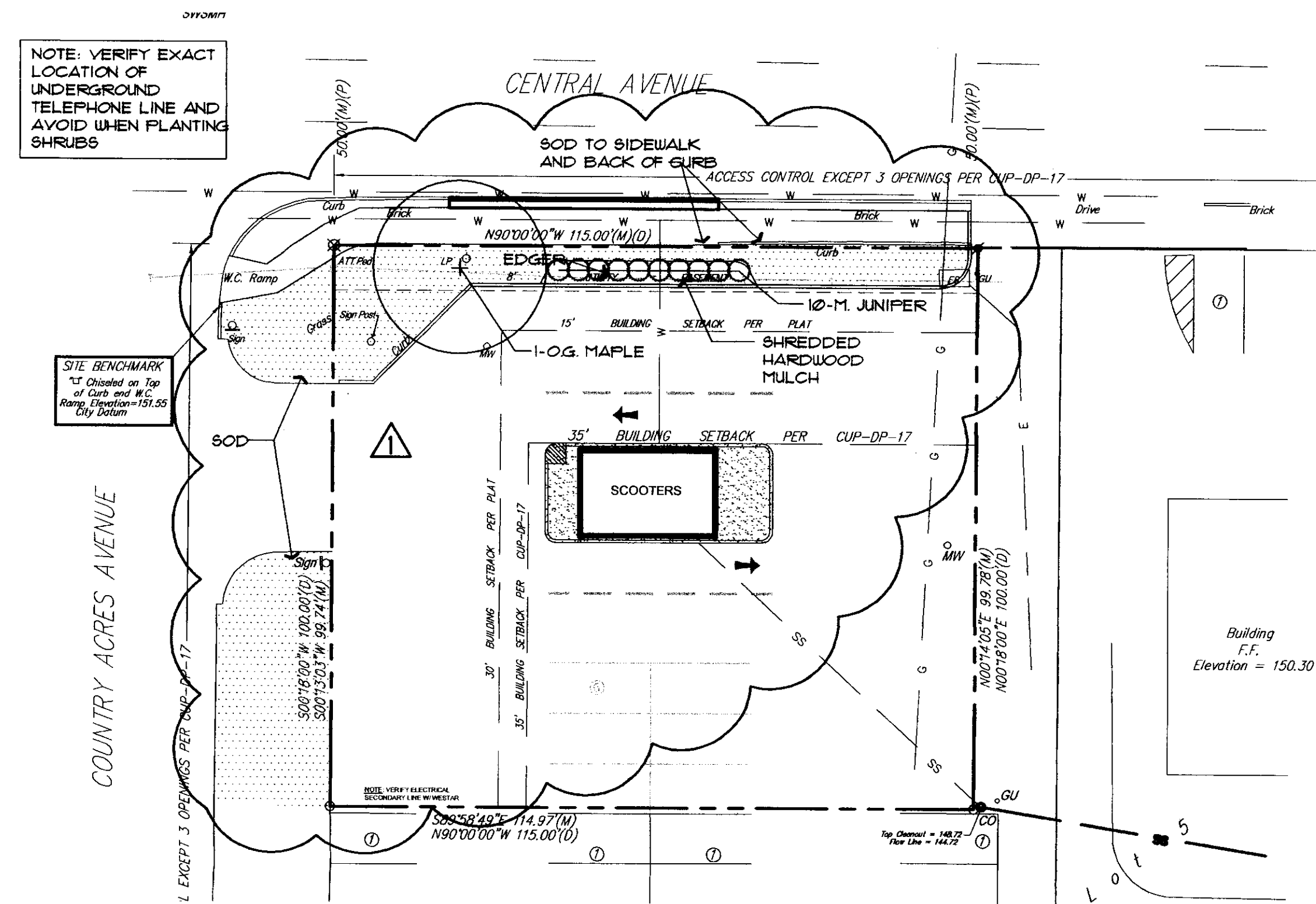
Shade Trees Provided:
 Due to the 'Cost Cap' provision in the Wichita Landscape Ordinance, 1 shade tree + 10 shrubs will be provided.

PARKING LOT SCREENING AND LANDSCAPING

Due to the 'Cost Cap' provision in the Wichita Landscape Ordinance, the parking lot will be partially screened by 10 shrubs.

Parking Lot Trees Required:
 4 total parking stalls
 0 trees req'd.

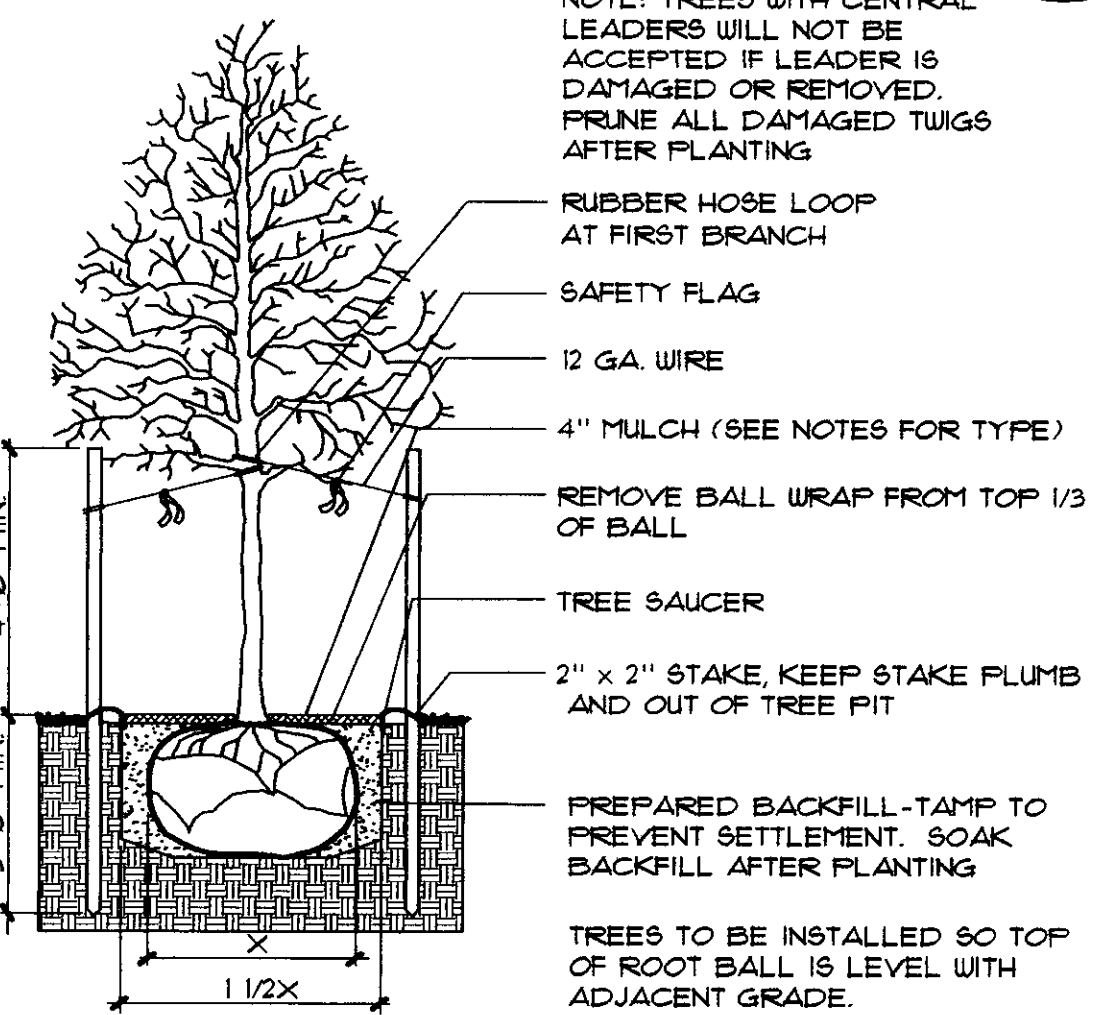
BUFFERS REQUIRED:
 No buffer required



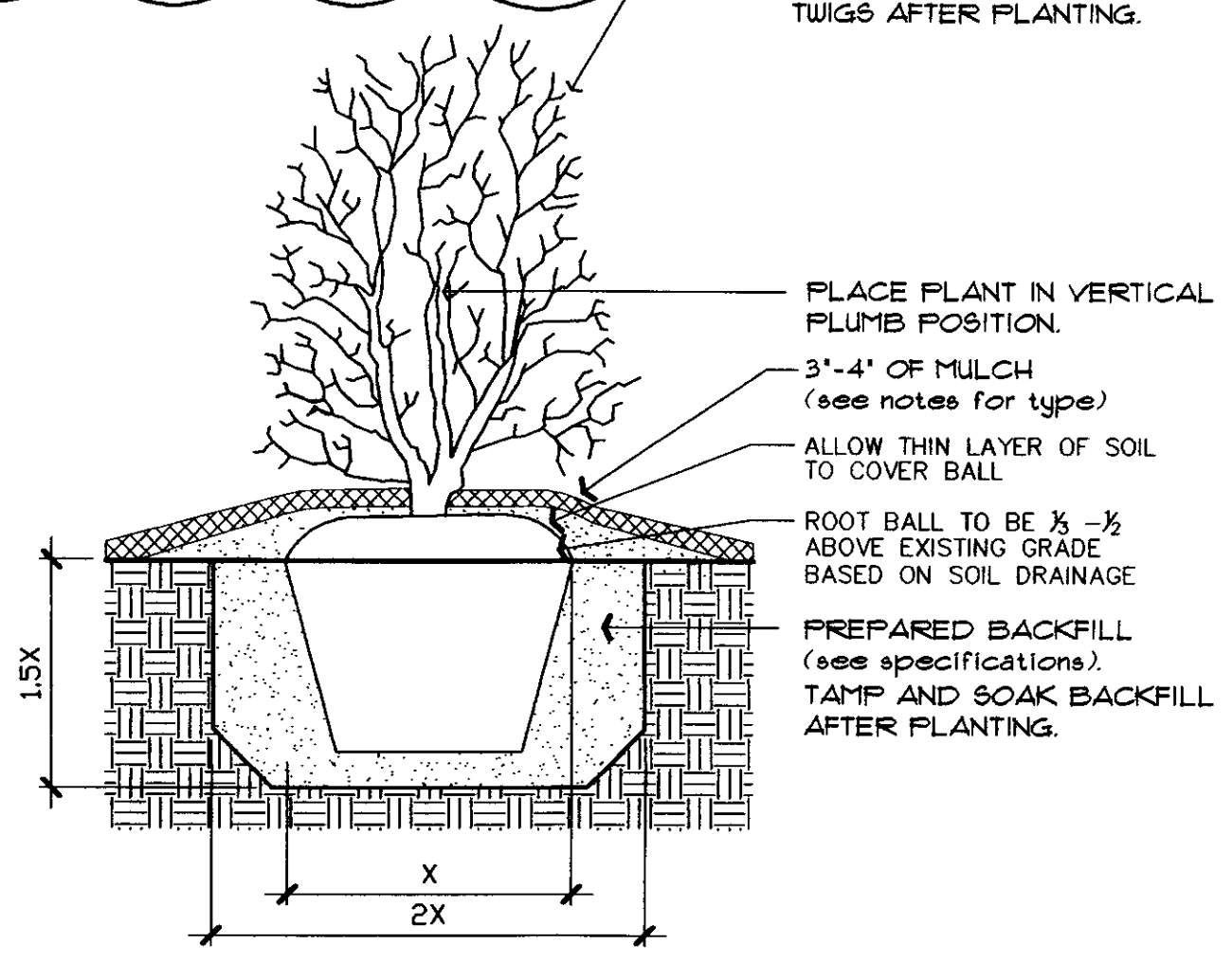
SITE LANDSCAPE PLAN
 1" = 20'-0"

DR-17 PARCEL 2
LANDSCAPE PLAN
 08/31/07
 See Attached Memo
 MAPP Copy 1 of 2

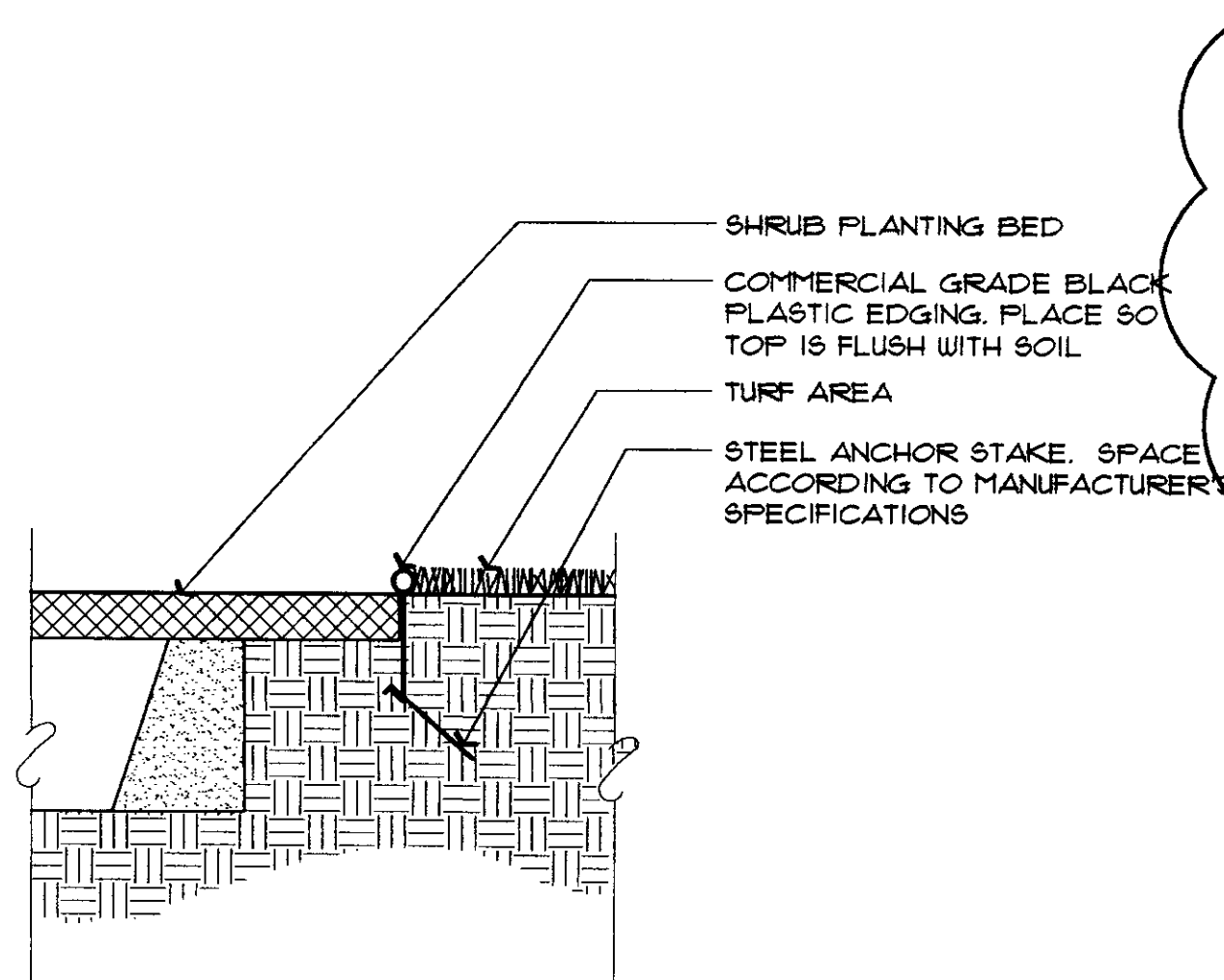
NOTE: TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.



1 TREE PLANTING DETAIL
 IN TURF AREAS NO SCALE



2 SHRUB PLANTING DETAIL
 NO SCALE



3 LANDSCAPE EDGING
 NO SCALE

PLANT SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
ORNAMENTAL TREES					
1	OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2-1/2' CAL.	B & B	
EVERGREEN SHRUBS					
10	MINT JULEP JUNIPER	JUNIPERUS CHINENSIS 'MINT JULEP'	24' HT.	CONT.	



Wichita-Sedgwick County Metropolitan Area Planning Department

February 21, 2017

Arrowhead West, Inc.
Attn: Lori B. Pendergast, President
1100 Wyatt Earp
Dodge City, KS 67801-1417

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

RE: CUP2017-03 – City Administrative Adjustment #2 to CUP DP-17 to reflect changes per lot split LSP 2017-02 on property located on the southwest corner of West Central and North Ridge Road (613 N. Ridge Road)

Legal Description: Lots 4 and 5, Block K, Meadowview Estates Addition, Wichita, Sedgwick County, KS

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-17, to reflect changes per lot split LSP2017-02.

Proposed modifications are as follows:

As a result of the Lot Split (LSP2017-02):

- Split Parcel 4 into Parcel 4, 4A, 4B, 4C, and 4D
- Shown new Parcel dimensions and areas.
- Properly depicted GC Zoning Area on Parcel 4D
- Modified Parcel No. 4 Self Storage Building Area Table to include *Parcel No. 4, 4A, 4B, 4C, & 4D*
- Modified Parcel No. 4 Commercial Building Area Table to include *Parcel No. 4, 4A, 4B, 4C, & 4D*
- Modified General Provisions #3, 4, & 5 to change any reference to Parcel #4 as *{#4} = Parcel 4, 4A, 4B, 4C, & 4D*
- Modified General Provision #3, paragraph 3 to restate: The required screening on Parcel's #1A and #4, 4A, 4B, 4C, & 4D shall be installed prior to the issuance of any occupancy permits within Parcels #1A and #4, 4A, 4B, 4C, & 4D when required by parcel data, *provided however * see Parcel 4, 4A, 4B, 4C, & 4D (Alternate Residential Use) item (N)*
- Modified Parcel #4, 4A, 4B, 4C, & 4D Description:
 - (A) Net Area *140,808 Sq. Ft.* or 3.23 Acres (*collectively*).

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichita.gov

- (B) Maximum Building Coverage shall not exceed 30 percent of net land area or **42,141 42,242 Sq. Ft.** (if developed for commercial use). Maximum Building Coverage shall not exceed 40 percent of net land area or **56,323 Sq. Ft.** (if developed Warehouse (self-service storage).
- (C) Maximum gross floor area **56,323 Sq. Ft.**
- Modified Parcel #4, **4A, 4B, 4C, & 4D (Alternate Residential Use)** Description:
 - (A) Net Area **140,808 Sq. Ft.** or 3.23 Acres (*collectively*).
 - (B) Maximum Building Coverage shall not exceed 35 percent of net land area or **49,283 Sq. Ft.**
 - (C) Maximum gross floor area **56,323 Sq. Ft.**

(M) Proposed General Uses: **Residential**

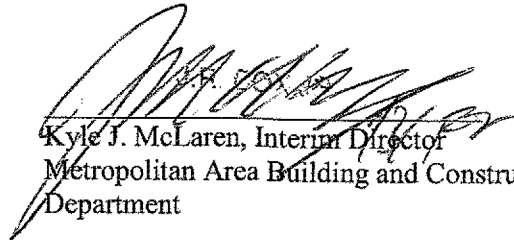
On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

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



Kyle J. McLaren, Interim Director
Metropolitan Area Building and Construction
Department

cc: Kyle J. McLaren, MABCD
J.R. Cox, MABCD
Paul Hays, MABCD
Bryan Frye, CM District V
Laura Rainwater, Community Liaison District V



Wichita-Sedgwick County Metropolitan Area Planning Department

February 7, 2014

Arrowhead West, Inc.
1100 East Wyatt Earp
Dodge City, KS 67801

RE: Administrative Adjustment (CUP2014-00002) to reduce building setback from 20 feet to 10 feet along the north line of Parcel 4 and on the north, east and west sides of Parcel 1-A of the Central Heights Shopping Center Community Unit Plan ("CUP") DP-17. CUP DP-17 is located at the southwest corner of West Central Avenue and North Ridge Road.

Currently, Parcel 4 of CUP DP-17 requires a 20-foot building setback along the north line of Parcel 4 and where Parcel 4 abuts Parcel 1-A (see Parcel #4(J) Alternate Use standards). The applicant is proposing to reduce the 20-foot building setback to 10 feet.

We have reviewed your request and have approved the requested adjustment as described above.

All other applicable development standards shall apply unless specifically adjustment or amended.

Except as expressly stated above, this adjustment shall not be deemed to alter any other provisions of the CUP.

The zoning notification signs may now be removed from the property.

A handwritten signature in black ink, appearing to read 'John L. Schlegel', written over a horizontal line.

John L. Schlegel
Director of Planning

A handwritten signature in black ink, appearing to read 'Tom J. Stolz', written over a horizontal line.

Tom J. Stolz
Director of the Metropolitan Area Building and
Construction Department