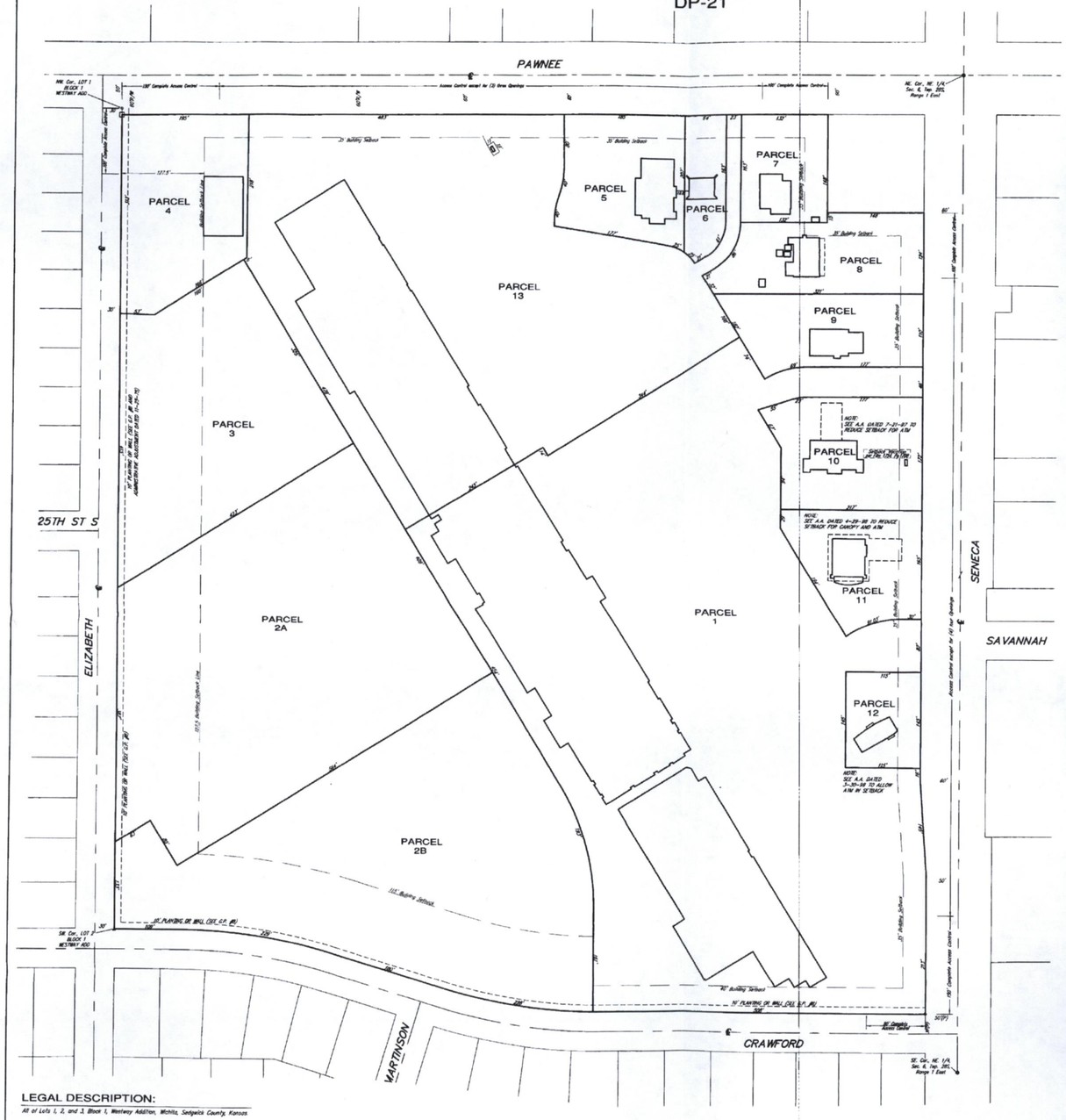
WESTWAY SHOPPING CENTER
COMMUNITY UNIT PLAN
DP-21



LEGAL DESCRIPTION:

All of Lots 1, 2, and 3, Block 1, Westway Addition, Wichita, Sedgwick County, Kansas.

BENCHMARK:

SQUARE CUT NE CORNER OF SOUTHWESTERN BELL PEDESTAL
NW CORNER CRAWFORD & SENECA
ELEV = 1288.20 (NGVD 29)

REVISIONS:

ADMINISTRATIVE ADJUSTMENT TO MATCH THE LOT CONFIGURATION WITH THE FINAL PLAT OF WESTWAY 2ND ADDITION — FEBRUARY 14, 2014
REVISED PER AMENDMENT REQUEST: — MARCH 3, 2014
REVISED PER AMENDMENT REQUEST: — MAY 6, 2021

SCALE: 1" = 100'

General

Total Area – 1,604,701 square feet ± or 36.84 acres ±

General Provisions

1.) Access Control: Access to Pawnee shall be limited to three (3) openings, one (1) constructed to major entrance standards. Access to Seneca shall be limited to four (4) openings, two (2) constructed to major entrance standards. Access to Crawford shall be limited to three (3) openings. Access to Elizabeth shall be limited to three (3) openings.

Additional access controls are as indicated on the plan.

2.) All utilities shall be installed underground.

3.) Drainage: A drainage plan has been submitted and approved as part of Westway 2nd Addition.

4.) Minimum building setbacks shall be as indicated on the plan.

5.) Parking shall be in accordance with section 28.04.141 of the code or the City of Wichita.

6.) Advertising signs shall be in accordance with section 28.04.139 of the Code of the City of Wichita, with the following exceptions: No billboard advertisement shall be allowed on any Parcel; no signs shall be oriented adjacent to Crawford or Elizabeth, except building signs and directional signs; no portable signs shall be allowed in Parcels 2, 3, or 4.

7.) Fire Lanes: Appropriate fire lanes for Parcels 1, and 3 through 13 have been previously approved. Fire lanes for Parcel 2a shall be defined prior to the issuance of building permit(s). Said fire lanes shall be hard surfaced, and twenty-four (24) feet minimum in width and constructed with a 2" on 8" compacted base with 1½ inch asphalt surface, or the equivalent thereof. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading.

8.) Screening and Landscaping: A solid or semi-solid wall of wood five (5) feet, but not more than eight (8) feet high, constructed of brick, stone, masonry, architectural tile or other similar material shall be installed along the property lines as indicated on the plan, when the service area, storage area, or rear of a 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 on centers in the public "parking" area between the 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 five (5) 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, indicating 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 prior to the issuance of building permits.

A financial guarantee for the street trees of the plant materials approved in the landscape plan shall be required prior to the issuance of any occupancy permit if the trees or plant materials have not been planted.

Failure to properly maintain the wall and 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.

Parcel Descriptions

Parcel 1

Proposed Use – Shopping center and associated fires, batteries, and accessories stores, supermarkets, financial institutions, offices, personal services, and retail sales as permitted by the zoning district.

A. Vocational school (See Admin. Adjustment dated 8/17/2005)
B. Restaurant (See Admin. Adjustment dated 11/26/2002)
C. Outdoor entertainment in the form of carnival rides, games and concessions, shall be allowed for a period of fourteen (14) consecutive days between the dates of October 1st and November 30th each year. Owner to obtain all necessary licenses and permits (see Amendment dated 7/17/14)
D. Event Centers in the City, including those considered Nightclubs in the City, where the sale of alcohol and the provision of entertainment are a primary use. (See Amendment dated May 21, 2019)

Net Area – 494,799 sq. ft. or 11.36 acres
Maximum Building Coverage – 30% or 148,439 sq. ft.
Maximum Gross Floor Area – 30% or 148,439 sq. ft.
Maximum Building Height – 40 feet
Maximum Number of Buildings – 2

Parcel 2A

Proposed Use – Shopping center and associated fires, batteries and accessory stores, indoor recreation, indoor home improvement centers, financial institutions, offices, personal services, and retail sales as permitted by the zoning district.

Net Area – 217,705 sq. ft. or 5.00 acres
Maximum Building Coverage – 45.331 sq. ft.
Maximum Gross Floor Area – 87,061 sq. ft.
Maximum Building Height – 40 feet
Maximum Number of Buildings – 2

Parcel 2B

Proposed Use – Shopping center and associated fires, batteries and accessory stores, indoor recreation, indoor home improvement centers, financial institutions, offices, personal services, and retail sales as permitted by the zoning district.

Net Area – 209,436 sq. ft. or 4.81 acres
Maximum Building Coverage – 62,831 sq. ft.
Maximum Gross Floor Area – 83,774 sq. ft.
Maximum Building Height – 40 feet
Maximum Number of Buildings – 2

Parcel 3

Proposed Use – Post Office

Net Area – 105,753 sq. ft. or 2.43 acres
Maximum Building Coverage – 31,726 sq. ft.
Maximum Gross Floor Area – 31,726 sq. ft.
Maximum Building Height – 30 feet
Maximum Number of Buildings – 1

Parcel 4

Proposed Use – Offices, personal services, restaurants, and retail sales as permitted by the zoning district.

Net Area – 52,991 square feet ± or 1.22 acres ±
Maximum Building Coverage – 15% or 7,948 square feet ±
Maximum Gross Floor Area – 30% or 15,897 square feet ±
Maximum Building Height – 30 feet
Maximum Number of Buildings – 1

Parcel 5

Proposed Use – Financial institutions, offices, personal services, restaurants, and retail sales as permitted by zoning district.

Net Area – 35,041 square feet ± or 0.8 acres ±
Maximum Building Coverage – 30% or 7,008 square feet ±
Maximum Gross Floor Area – 30% or 10,512 square feet ±
Maximum Building Height – 30 feet
Maximum Number of Buildings – 1

Parcel 6

Proposed Use – Offices, personal services, restaurants, and retail sales as permitted by zoning district.

Net Area – 13,342 square feet ± or 0.31 acres ±
Maximum Building Coverage – 20% or 2,668 square feet ±
Maximum Gross Floor Area – 30% or 4,003 square feet ±
Maximum Building Height – 30 feet
Maximum Number of Buildings – 1

Parcel 7

Proposed Use – Offices, personal services, restaurants, and retail sales as permitted by zoning district.

Net Area – 21,543 square feet ± or 0.49 acres ±
Maximum Building Coverage – 20% or 4,309 square feet ±
Maximum Gross Floor Area – 30% or 6,463 square feet ±
Maximum Building Height – 30 feet
Maximum Number of Buildings – 1

Parcel 8

Proposed Use – Offices, personal services, restaurants, and retail sales as permitted by zoning district.

Net Area – 35,504 square feet ± or 0.82 acres ±
Maximum Building Coverage – 20% or 7,101 square feet ±
Maximum Gross Floor Area – 30% or 10,651 square feet ±
Maximum Building Height – 30 feet
Maximum Number of Buildings – 1

Parcel 9

Proposed Use – Offices, personal services, restaurants, and retail sales as permitted by zoning district.

Net Area – 32,096 square feet ± or 0.74 acres ±
Maximum Building Coverage – 20% or 6,419 square feet ±
Maximum Gross Floor Area – 30% or 9,617 square feet ±
Maximum Building Height – 30 feet
Maximum Number of Buildings – 1

Parcel 10

Proposed Use – Financial institutions, offices, personal services, and retail sales as permitted by zoning district & A.T.M. (per 7-21-97 Adm.Ad)

Net Area – 38,170 square feet ± or 0.87 acres ±
Maximum Building Coverage – 20% or 7,633 square feet ±
Maximum Gross Floor Area – 30% or 11,433 square feet ±
Maximum Building Height – 30 feet
Maximum Number of Buildings – 1

Parcel 11

Proposed Use – Financial institutions, offices, personal services, and retail sales as permitted by zoning district.

Net Area – 31,024 square feet ± or 0.71 acres ±
Maximum Building Coverage – 20% or 6,205 square feet ±
Maximum Gross Floor Area – 30% or 9,307 square feet ±
Maximum Building Height – 30 feet
Maximum Number of Buildings – 1

Parcel 12

Proposed Use – Shopping center and associated fires, batteries, and accessories stores, supermarkets, financial institutions, offices, personal services, and retail sales as permitted by the zoning district. Vocational school (See Admin. Adjustment dated 08/19/03). Restaurant (See Admin Adjustment dated 11/26/03). Administrative adjustment date 2-20-09 to allow 0'@ E setback.

Net Area – 16,870 sq. ft. or 0.39 acres
Maximum Building Coverage – 30% or 5,061 sq. ft.
Maximum Gross Floor Area – 30% or 5,061 sq. ft.
Maximum Building Height – 30 feet
Maximum Number of Buildings – 1

Parcel 13

Proposed Use – Shopping center and associated fires, batteries, and accessories stores, supermarkets, financial institutions, offices, personal services, and retail sales as permitted by the zoning district. Vocational school (See Admin. Adjustment dated 08/19/03). Restaurant (See Admin Adjustment dated 11/26/03). Outdoor entertainment, in the form of carnival rides, games and concessions, shall be allowed for a period of fourteen (14) consecutive days between the dates of March 1st and April 30th and for an additional fourteen (14) consecutive days between the dates of October 1st and November 30th each year. Owner to obtain all necessary licenses and permits (per Amendment dated 11/17/2014)

Net Area – 300,633 sq. ft. or 6.90 acres
Maximum Building Coverage – 30% or 90,190 sq. ft.
Maximum Gross Floor Area – 30% or 90,190 sq. ft.
Maximum Building Height – 40 feet
Maximum Number of Buildings – 2

WESTWAY SHOPPING CENTER
COMMUNITY UNIT PLAN

APPROVED CUP
MAPC 5/21/2020
CUP2020-04

Wichita-Sedgwick County Metropolitan Area Planning Department

Westway Plaza, LLC
Oscar Gomez
2335 S Seneca
Wichita, KS 67217

June 8, 2020

2020-00004

RE: **CUP2019-00020:** City CUP Amendment to the Westway Shopping Center CUP DP-21 to permit an event center as a permitted use on property zoned LC Limited Commercial and generally located on the southwest corner of South Seneca Street and West Pawnee Avenue.

Dear Applicant:

At its regular meeting on **May 21, 2020**, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to **APPROVE** the request as recommended by staff.

Because no valid protest petitions have been received prior to the end of the working day of June 4, 2020, the action of the MAPC is final. This action is now subject to completion of the conditions of approval by the MAPC, which are:

1. The text of Parcel 1 shall be revised to read as follows:

   Proposed Use – Shopping center and associated tires, batteries, and accessories stores, supermarkets, financial institutions, offices, personal services, and retail sales a permitted by the zoning district..

   A. Vocational school (See Admin. Adjustment dated 8/19/2003)

   B. Restaurant (See Admin. Adjustment dated 11/26/2003),

   C. Outdoor entertainment in the form of carnival rides, games, and concessions, shall be allowed for a period of fourteen (14) consecutive days between the dates of March 1st and April 30th and for an additional fourteen (14) consecutive days between the dates of October 1st and November 30th each year. Owner to obtain all necessary licenses and permits (per amendment dated 5/13/14).

   D. Event Centers in the City, including those considered Nightclubs in the City, where the sale of alcohol and the provision of entertainment are accessory uses.

2. The CUP drawing shall be revised to include the details of this amendment.

3. The site shall be developed in substantial conformance with the revised provisions of the approved CUP.

RESOLUTION No. CUP2020-00004

A RESOLUTION AUTHORIZING AN AMENDMENT TO DP-21 TO PERMIT AN EVENT CENTER AS A PERMITTED USE ON PARCEL 1 ON PROPERTY ZONED LC LIMITED COMMERCIAL; GENERALLY LOCATED ON THE WEST SIDE OF SOUTH SENECA STREET AND ON TH E SOUTH SIDE OF WEST PAWNEE AVENUE, IN THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-D, AS ADOPTED BY ORDINANCE NO. 44-975 AS AMENDED.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS:

SECTION 1. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by Section V-D of the Wichita-Sedgwick County Unified Zoning Code, for an approximately 20-acre property zoned LC Limited Commercial ("LC") legally described below:

CUP2020-00004
DP-21

Lot 1, Block A, Westway 2nd Addition, Wichita, Sedgwick County, Kansas.

Parcel 1 of DP-21 shall be amended as follows:

Parcel 1

Proposed Use – Shopping center and associated tires, batteries, and accessories stores, supermarkets, financial institutions, offices, personal services, and retail sales a permitted by the zoning district..

A. Vocational school (See Admin. Adjustment dated 8/19/2003)

B. Restaurant (See Admin. Adjustment dated 11/26/2003),

C. Outdoor entertainment in the form of carnival rides, games, and concessions, shall be allowed for a period of fourteen (14) consecutive days between the dates of March 1st and April 30th and for an additional fourteen (14) consecutive days between the dates of October 1st and November 30th each year. Owner to obtain all necessary licenses and permits (per amendment dated 5/13/14).

D. Event Centers in the City, including those considered Nightclubs in the City, where the sale of alcohol and the provision of entertainment are accessory uses.

The amendment is hereby GRANTED, subject to the following conditions:

1. The CUP drawing shall be revised to include the details of this amendment.

2. The site shall be developed in substantial conformance with the revised provisions of the approved CUP.

3. The applicant shall submit four copies of the amended and approved CUP within 60 days of final approval to the Metropolitan Area Planning Department or the amendment shall be deemed null and void.

SECTION 2. That upon the taking effect of this Resolution, the notation of such Community Unit Plan Amendment shall be shown on the "Official Zoning District Map" on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION 3. That this Resolution shall take effect and be in force from and after its adoption by the Governing Body.

Adopted this 6th Day of January, 2022

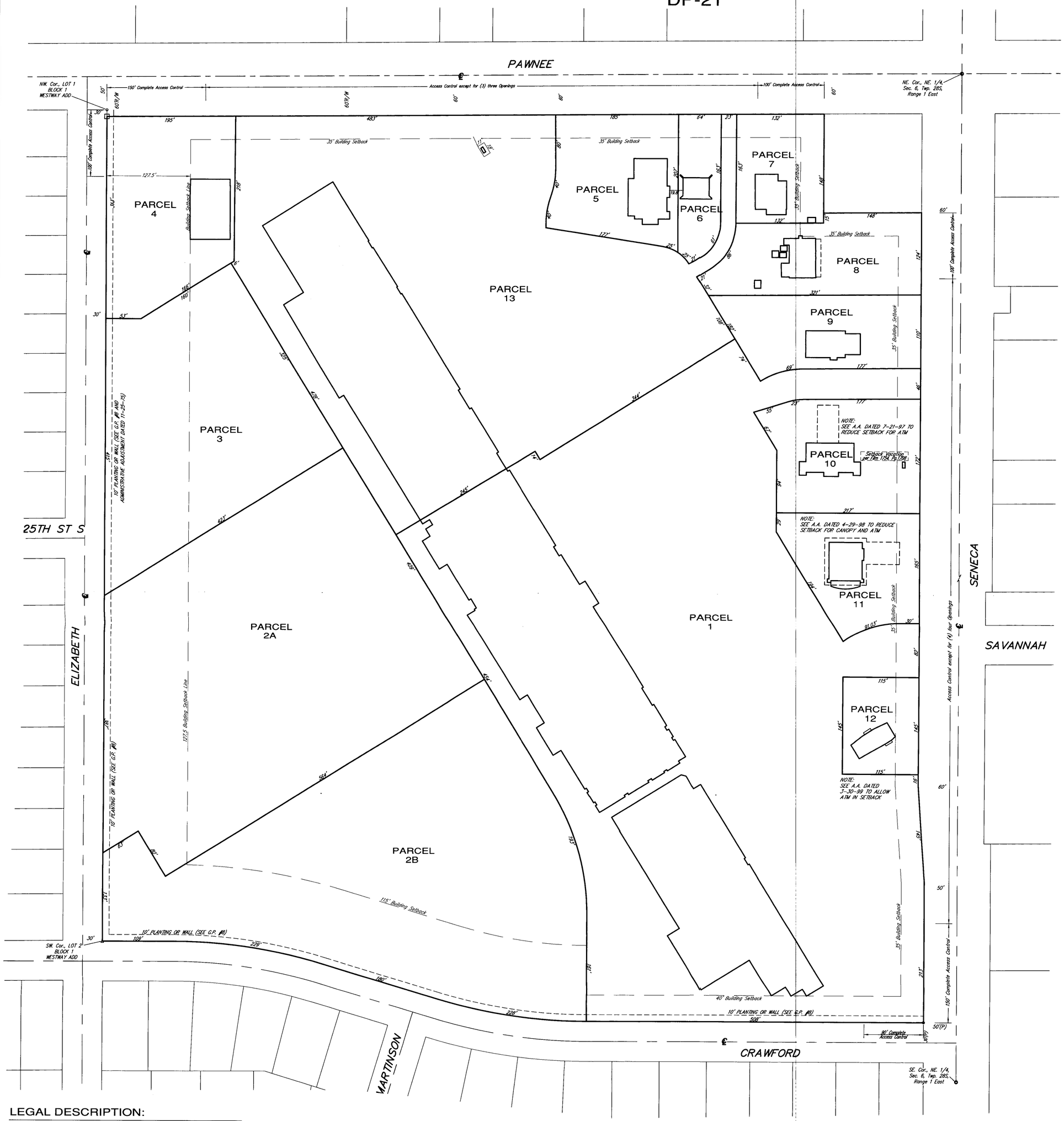
METROPOLITAN AREA PLANNING COMMISSION

William M. Johnson, Chairman

ATTEST:

Scott Wadle, Secretary

WESTWAY SHOPPING CENTER
COMMUNITY UNIT PLAN
DP-21



LEGAL DESCRIPTION:

All of Lots 1, 2, and 3, Block 1, Westway Addition, Wichita, Sedgwick County, Kansas.

BENCHMARK:

SQUARE CUT NE CORNER OF SOUTHWESTERN BELL PEDISTAL
NW CORNER CRAWFORD & SENECA
ELEV = 1288.20 (NGVS 29)

REVISIONS:

ADMINISTRATIVE ADJUSTMENT TO MATCH THE LOT CONFIGURATION WITH THE FINAL PLAT OF WESTWAY 2ND ADDITION: FEBRUARY 14, 2014

REVISED PER AMENDMENT REQUEST: MARCH 3, 2014

SCALE: 1" = 100'

General:

Total Area = 1,604,701 square feet ± or 36.84 acres ±

General Provisions:

1.) Access Control: Access to Pawnee shall be limited to three (3) openings, one (1) constructed to major entrance standards. Access to Seneca shall be limited to four (4) openings, two (2) constructed to major entrance standards. Access to Crawford shall be limited to three (3) openings. Access to Elizabeth shall be limited to three (3) openings.

Additional access controls are as indicated on the plan.

2.) All utilities shall be installed underground.

3.) Drainage: A drainage plan has been submitted and approved as part of Westway 2nd Addition.

4.) Minimum building setbacks shall be as indicated on the plan.

5.) Parking shall be in accordance with section 28.04.141 of the code of the City of Wichita.

6.) Advertising signs shall be in accordance with section 28.04.139 of the Code of the City of Wichita, with the following exceptions: No billboard advertisement shall be allowed on any Parcel; no signs shall be erected adjacent to Crawford or Elizabeth, except building signs and directional signs; no portable signs shall be allowed in Parcels 2, 3, or 4.

7.) Fire Lanes: Appropriate fire lanes for Parcels 1, and 3 through 13 have been previously approved. Fire lanes for Parcel 2A shall be defined prior to the issuance of building permit(s). Said fire lanes shall be hard surfaced, and twenty-four (24) feet minimum in width and constructed with a 3½ inch asphalt base with 1½ inch asphalt surface, or the equivalent thereof. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading.

8.) Screening and Landscaping: A solid or semi-solid wall at least five (5) feet, but not more than eight (8) feet high, constructed of brick, stone, masonry, architectural tile or other similar material shall be installed along the property lines as indicated on the plan when the service area, storage area, or rear of a commercial structure faces a residential district. Appropriate street trees (as approved by the City Forester) shall be planted no farther apart than fifty (50) feet on centers in the public "parking" area between the 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, indicating 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 prior to the issuance of building permits.

A financial guarantee for the street trees of the plant materials approved in the landscape plan shall be required prior to the issuance of any occupancy permit if the trees or plant materials have not been planted.

Failure to properly maintain the wall and 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.

Parcel Descriptions

Parcel 1

Proposed Use – Shopping center and associated tires, batteries, and accessories stores, supermarkets, financial institutions, offices, personal services, and retail sales as permitted by the zoning district. Vocational school (See Admin. Adjustment dated 08/19/03). Restaurant (See Admin Adjustment dated 11/26/03). Outdoor entertainment, in the form of carnival rides, games and concessions, shall be allowed for a period of fourteen (14) consecutive days between the dates of March 1st and April 30th and for an additional fourteen (14) consecutive days between the dates of October 1st and November 30th each year. Owner to obtain all necessary licenses and permits (per Amendment dated ??/??/2014).

Net Area –	494,798 sq. ft. or 11.36 acres
Maximum Building Coverage –	30% or 148,439 sq. ft.
Maximum Gross Floor Area –	30% or 148,439 sq. ft.
Maximum Building Height –	40 feet
Maximum Number of Buildings –	2

Parcel 2A

Proposed Use – Shopping center and associated tires, batteries and accessory stores, indoor recreation, indoor home improvement centers, financial institutions, offices, personal services, and retail sales as permitted by the zoning district.

Net Area –	217,705 sq. ft. or 5.00 acres
Maximum Building Coverage –	65,311 sq. ft.
Maximum Gross Floor Area –	87,082 sq. ft.
Maximum Building Height –	40 feet
Maximum Number of Buildings –	2

Parcel 2B

Proposed Use – Shopping center and associated tires, batteries and accessory stores, indoor recreation, indoor home improvement centers, financial institutions, offices, personal services, and retail sales as permitted by the zoning district.

Net Area –	209,436 sq. ft. or 4.81 acres
Maximum Building Coverage –	62,831 sq. ft.
Maximum Gross Floor Area –	83,774 sq. ft.
Maximum Building Height –	40 feet
Maximum Number of Buildings –	2

Parcel 3

Proposed Use – Post Office

Net Area –	105,793 sq. ft. or 2.43 acres
Maximum Building Coverage –	31,738 sq. ft.
Maximum Gross Floor Area –	31,738 sq. ft.
Maximum Building Height –	35 feet
Maximum Number of Buildings –	1

Parcel 4

Proposed Use – Offices, personal services, restaurants, and retail sales as permitted by the zoning district.

Net Area –	52,991 square feet ± or 1.22 acres ±
Maximum Building Coverage –	15% or 7,949 square feet ±
Maximum Gross Floor Area –	30% or 15,897 square feet ±
Maximum Building Height –	30 feet
Maximum Number of Buildings –	1

Parcel 5

Proposed Use – Financial institutions, offices, personal services, restaurants, and retail sales as permitted by zoning district.

Net Area –	35,041 square feet ± or 0.8 acres ±
Maximum Building Coverage –	20% or 7,008 square feet ±
Maximum Gross Floor Area –	30% or 10,512 square feet ±
Maximum Building Height –	30 feet
Maximum Number of Buildings –	1

Parcel 6

Proposed Use – Offices, personal services, restaurants, and retail sales as permitted by zoning district.

Net Area –	13,342 square feet ± or 0.31 acres ±
Maximum Building Coverage –	20% or 2,668 square feet ±
Maximum Gross Floor Area –	30% or 4,003 square feet ±
Maximum Building Height –	30 feet
Maximum Number of Buildings –	1

Parcel 7

Proposed Use – Offices, personal services, restaurants, and retail sales as permitted by zoning district.

Net Area –	21,543 square feet ± or 0.49 acres ±
Maximum Building Coverage –	20% or 4,309 square feet ±
Maximum Gross Floor Area –	30% or 6,463 square feet ±
Maximum Building Height –	30 feet
Maximum Number of Buildings –	1

Parcel 8

Proposed Use – Offices, personal services, restaurants, and retail sales as permitted by zoning district.

Net Area –	35,554 square feet ± or 0.82 acres ±
Maximum Building Coverage –	20% or 7,111 square feet ±
Maximum Gross Floor Area –	30% or 10,666 square feet ±
Maximum Building Height –	30 feet
Maximum Number of Buildings –	2

Parcel 9

Proposed Use – Offices, personal services, restaurants, and retail sales as permitted by zoning district.

Net Area –	32,056 square feet ± or 0.74 acres ±
Maximum Building Coverage –	20% or 6,411 square feet ±
Maximum Gross Floor Area –	30% or 9,617 square feet ±
Maximum Building Height –	30 feet
Maximum Number of Buildings –	1

Parcel 10

Proposed Use – Financial institutions, offices, personal services, and retail sales as permitted by zoning district & A.T.M. (per 7-21-97 Adm.Ad).

Net Area –	38,110 square feet ± or 0.87 acres ±
Maximum Building Coverage –	20% or 7,622 square feet ±
Maximum Gross Floor Area –	30% or 11,433 square feet ±
Maximum Building Height –	30 feet
Maximum Number of Buildings –	1

Parcel 11

Proposed Use – Financial institutions, offices, personal services, and retail sales as permitted by zoning district.

Net Area –	31,024 square feet ± or 0.71 acres ±
Maximum Building Coverage –	20% or 6,205 square feet ±
Maximum Gross Floor Area –	30% or 9,307 square feet ±
Maximum Building Height –	30 feet
Maximum Number of Buildings –	1

Parcel 12

Proposed Use – Shopping center and associated tires, batteries, and accessories stores, supermarkets, financial institutions, offices, personal services, and retail sales as permitted by the zoning district. Vocational school (See Admin. Adjustment dated 08/19/03). Restaurant (See Admin Adjustment dated 11/26/03). Administrative adjustment date 3-30-99 to allow ATM in setbacks.

Net Area –	16,675 sq. ft. or 0.38 acres
Maximum Building Coverage –	30% or 5,003 sq. ft.
Maximum Gross Floor Area –	30% or 5,003 sq. ft.
Maximum Building Height –	30 feet
Maximum Number of Buildings –	1

Parcel 13

Proposed Use – Shopping center and associated tires, batteries, and accessories stores, supermarkets, financial institutions, offices, personal services, and retail sales as permitted by the zoning district. Vocational school (See Admin. Adjustment dated 08/19/03). Restaurant (See Admin Adjustment dated 11/26/03). Outdoor entertainment, in the form of carnival rides, games and concessions, shall be allowed for a period of fourteen (14) consecutive days between the dates of March 1st and April 30th and for an additional fourteen (14) consecutive days between the dates of October 1st and November 30th each year. Owner to obtain all necessary licenses and permits (per Amendment dated ??/??/2014).

Net Area –	300,633 sq. ft. or 6.90 acres
Maximum Building Coverage –	30% or 90,190 sq. ft.
Maximum Gross Floor Area –	30% or 90,190 sq. ft.
Maximum Building Height –	40 feet
Maximum Number of Buildings –	2

PER CUP 14-06

APPROVED CUP

MAPC 4-10-14 DM

WCC 5-13-14 DM

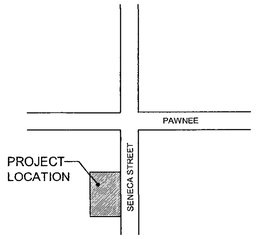
MAPD copy 1 of 2

DP-21

WESTWAY SHOPPING CENTER
COMMUNITY UNIT PLAN

Baughman Company, P.A.
315 Ella St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

26 FEB. 2014



VICINITY MAP
N.T.S.

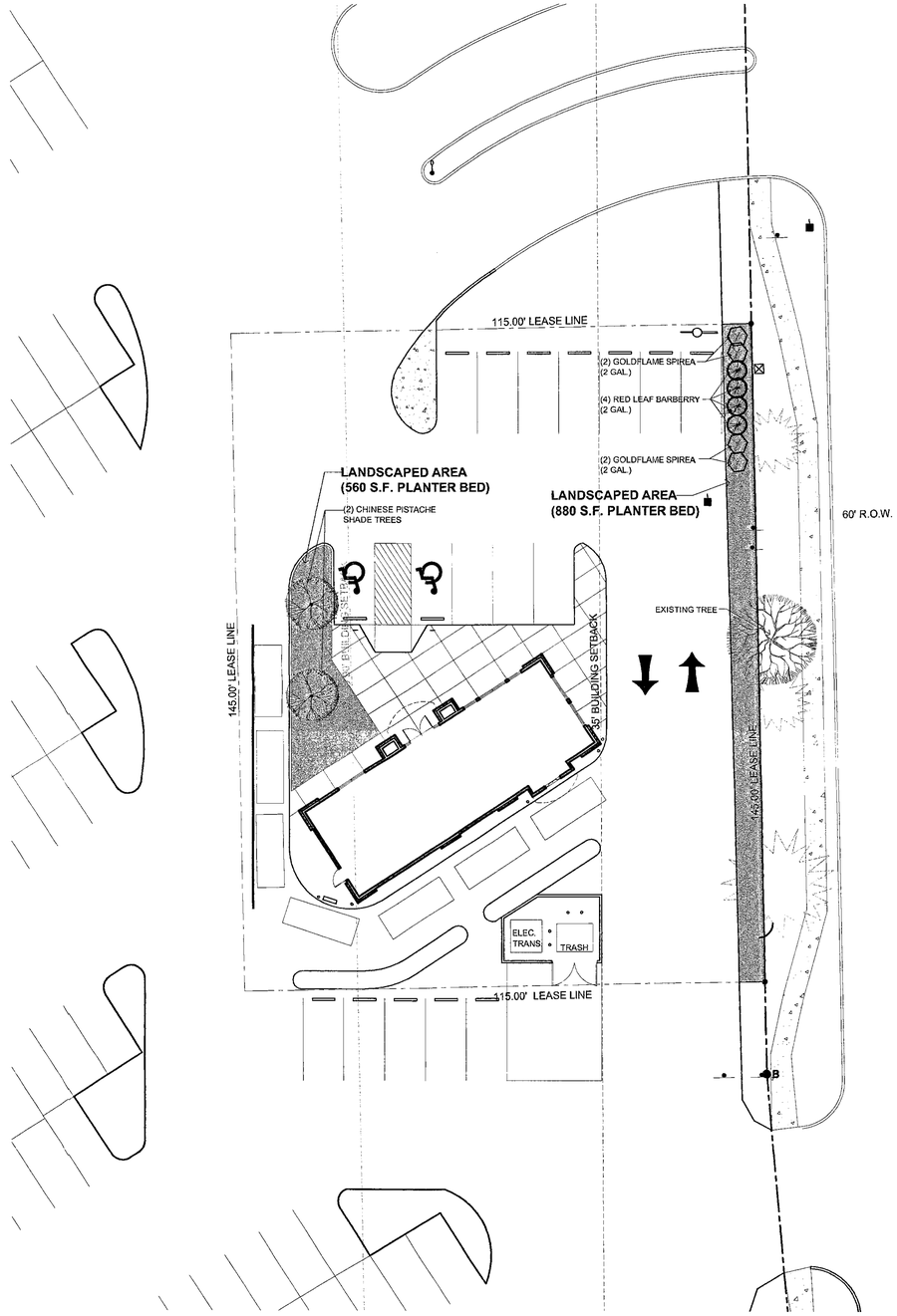
LANDSCAPE NOTES

1. IRRIGATION SYSTEM IS PROVIDED TO ALL PLANTER BEDS W/ MOISTURE SENSING DEVICE.
2. ALL PLANTER BEDS TO BE SEEDED.

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NE 1/4 OF SECTION 6, TOWNSHIP 28 SOUTH, RANGE 1 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS.

PARTIAL REVIEW



LANDSCAPE PLAN
NORTH 0 8' 16' 32'

℄ SENECA

DP-21 Portion of Parcel 1

LANDSCAPE PLAN

APPROVED 01/28/04 BY DS
Partial Review Copy
MAPD
1 of 2

SPANGENBERG PHILLIPS ARCHITECTURE
121 N. Mead, Suite 201, Wichita, KS 67202
TEL: 316.267.4002 FAX: 316.267.1509
www.spangenbergphillips.com

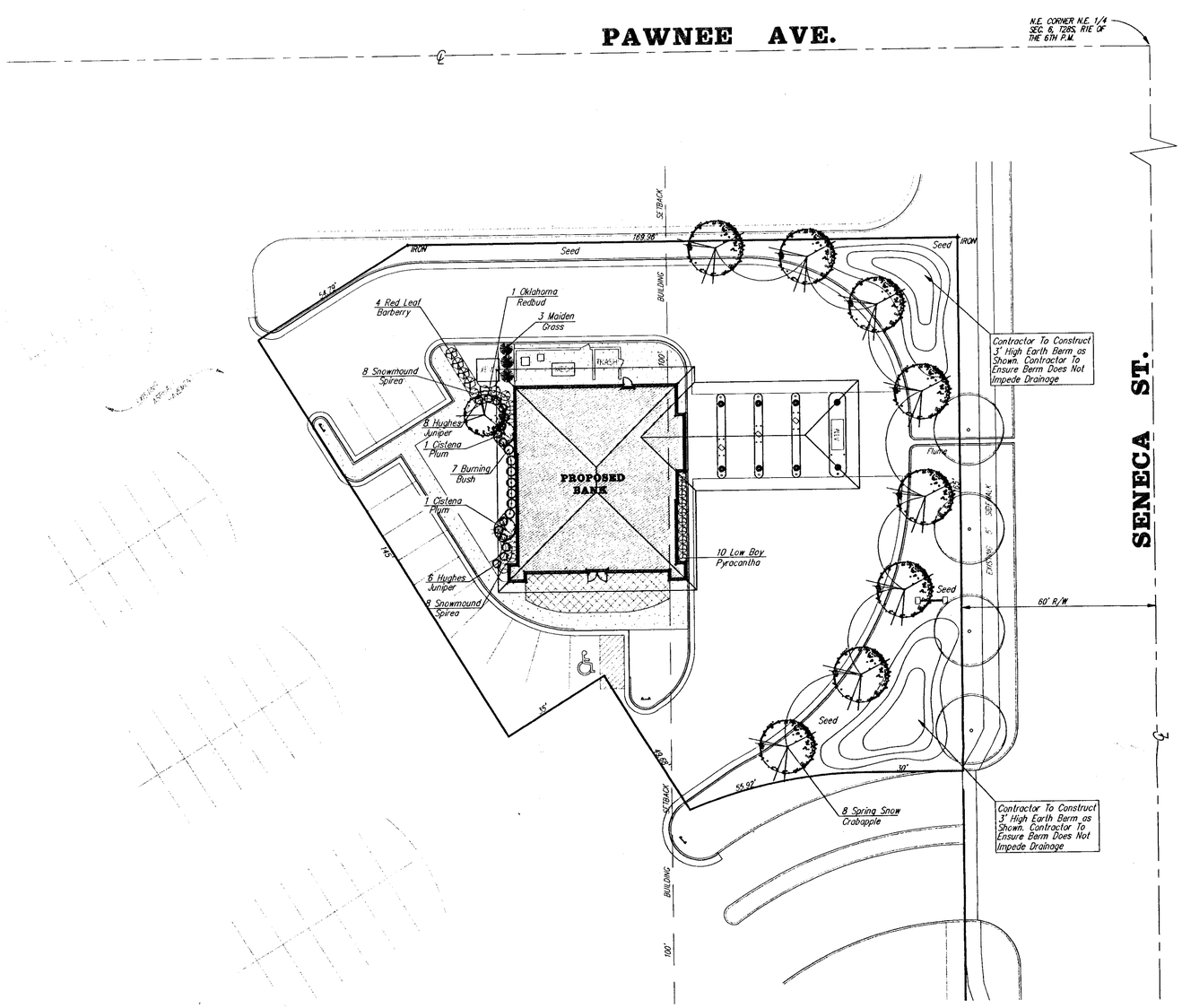
STARBUCKS COFFEE
PAWNEE & SENECA
WICHITA, KANSAS

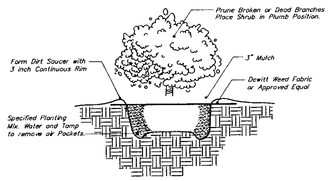
REGISTERED ARCHITECT
STEVEN A. SPANGENBERG
962
STATE OF KANSAS

REVISED
8 JAN 2004
PERMIT
7 JAN 2004

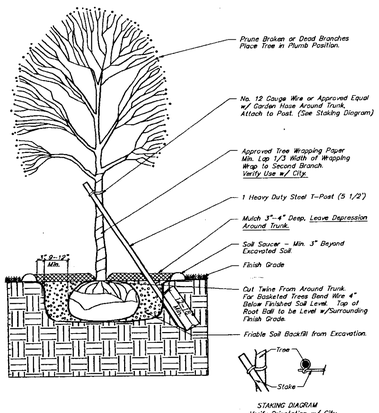
LANDSCAPE PLAN

L1

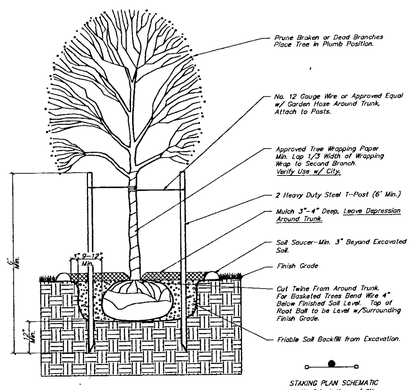




TYPICAL SHRUB PLANTING DETAIL
5 Gallon and Smaller *No Scale*



TREE PLANTING & STAKING DETAIL
Deciduous Trees 3" Cal. and Smaller
Evergreen Trees 8' Height and Smaller *No Scale*



TREE PLANTING & STAKING DETAIL
Deciduous Trees Larger than 2" Cal. *No Scale*

0 20 40

● = ⅝ Baughman Rebar Set
○ = ⅝ Baughman Rebar Found
□ = P.K. Nail Set
△ = 3/4" Iron Pipe Found
X = Chiseled Cross Set

LEGAL DESCRIPTION:

Part of Westway Park an Addition to Wichita, Kansas, lying in the NE1/4 of Section 6, Twp. 28-S, R-1-E, described as follows: Beginning at a point on the west line of Seneca Ave., said point being 660.22 feet south and 60.00 feet west of the N.E. Corner of said NE1/4; thence southerly along said west line, 30.00 feet; thence along a curve to the left with a radius of 140.21 feet, an arc length of 55.92 feet and a long chord of 55.55 feet with a deflection angle to the left of 11°25'30" thence northwesterly with a deflection angle to the right from said long chord of 69°42'30", 49.68 feet; thence south-westerly with a deflection angle to the left of 90°00'00", 35.00 feet; thence northwesterly with a deflection angle to the right of 90°00'00", 145.00 feet; thence northeasterly with a deflection angle to the right of 90°00'00", 54.79 feet; thence easterly with a deflection angle to the right of 31°43'00", 169.96 feet to the point of beginning.

BENCHMARK:

Site Benchmark
Cross located at the southeast corner of subject property.
Elevation: 101.18 City Datum

PLANTING NOTES:

1. *All landscape work shall be done in accordance with industry standards.*
2. *All areas called out on the plan as "Seed" shall be seeded and fertilized as follows:*
   SEED--
   Kansas Premium Fescue Blend 6-8#/1000 sq. ft.
   (equal parts of Olympic II, Bonanza, Apache, and Monarch varieties.)
   FERTILIZER--
   16-20-6 ratio 4#/1000 sq. ft.
3. *Trees with broken leaders will not be accepted.*
4. *All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Treflan (5%) (or equal) shall be applied per label directions. All planting beds to receive 2" orgnic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled in to a depth of 8-12".*
5. *Mulch all planting beds with 2" of mulch. Mulch all tree saucer wells with 4" of mulch. Mulch material to be shredded cypress mulch.*
6. *Plastic edging shall be used to separate all turf areas from planting beds. Edging shall be Cobra Commercial Heavy Duty Grade from Old Dutch Materials Company or approved equal.*
7. *Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free trash, or other matter toxic to plant growth.*
8. *Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.*
9. *Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.*
10. *Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.*

DP-21
PARCEL 11

LANDSCAPE PLAN
APPROVED 7/13/98 BY ___

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

LANDSCAPE CALCULATIONS

CITY OF WICHITA LANDSCAPE ORDINANCE
STREETYARD REQUIREMENT = 165 L.F. Frontage x 10 = 1,650 sq.ft. Required
TREE REQUIREMENT = 1 Shade Tree every 500 sq.ft. of Streetyard (4 Shade Trees Needed)
STREETYARD SHOWN = 5,092 sq.ft. Streetyard w/ 8 Ornamental Trees Shown
PARKING LOT TREES REQUIRED = 1 Shade Tree
PARKING LOT TREES SHOWN = 0 (1/2 Streetyard Requirement Used To Satisfy
LANDSCAPE REQUIREMENT = Parking Lot Buffer

PLANT SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMAIRKS
1	*Cercis species 'Oklahoma'*	Oklahoma Redbud	1 1/2"Cal. Min.	B & B	Single Stem Only
8	*Malus species 'Spring Snow'*	Spring Snow Crabapple	1 1/2"Cal. Min.	B & B	Single Stem Only
4	*Berberis thunbergi atropurpurea*	Red Leaf Barberry	2 gal.	Cont.	
7	*Euonymus alatus 'Compacta'*	Compact Burning Bush	2 gal.	Cont.	
14	*Juniperus horizontalis 'Hughes'*	Hughes Juniper	2 gal.	Cont.	
3	*Miscanthus sinesis 'Gracillimus'*	Maiden Grass	2 gal.	Cont.	
2	*Prunus cistena*	Cistena Plum	5 gal.	Cont.	
10	*Pyracantha coccinea 'Low Boy'*	Low Boy Pyracantha	2 gal.	Cont.	
16	*Spiraea nipponica 'Snowmound'*	Snowmound Spirea	2 gal.	Cont.	

DWAYNE RUMSEY A.I.A.
ARCHITECT
322 LAURA WICHITA, KS 67211 316-265-0911

REGISTERED LANDSCAPE ARCHITECT
Ronald J. Fisher
698
7/13/98
STATE OF KANSAS

A NEW BRANCH BANK
SOUTH SENECA BRANCH
INTRUST BANK
WICHITA, KANSAS

7 / 13 / 98
9625

LANDSCAPE PLAN

LS-1
OF

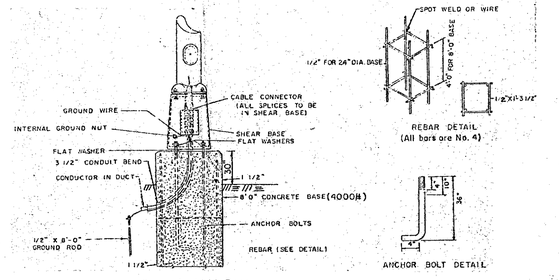
THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY THE FAILURE TO DO SO.

PARKING INFORMATION

12 – HANDICAP PARKING STALLS
516 – PARKING STALLS(9' WIDE)
528 – TOTAL

LEGEND

- Survey Monument Found
- Water Meter
- Water Valve
- Fire Hydrant
- Sanitary Sewer Man Hole
- Light Pole
- Fence
- Platted
- Pro. – Prorated
- M. – Measured
- Property line
- Utility Easement line
- Ridgeline
- Existing Spot Elevation
- Proposed Spot Elevation (100.00 T.C. / 99.50 F.L.)
- Proposed Contour
- Traffic Direction
- Proposed Landscape Tree
- Proposed Masonry Wall



Concrete Light Base

NOTES:
Pavement is to be 5" Asphalt Concrete(2" Surface Course w/ 3" Base Course) w/ 6" Lime Treated Subgrade Alternative pavement thickness and/or types of Subgrade Treatment to be determined upon evaluation of soils used in construction of fill by an approved Soils Engineer. All soil placed in fill shall be approved and compacted as recommended by the Soils Engineer.

Curb in front of building shall be 6" Monolithic Curb. All other curb shall be Combined Curb & Gutter.

Contractor shall paint parking Lot stripes with flourescent yellow parking lot striping paint.

Refer to Landscape plan for planting requirements within Planting strip.

U.S. Post Office Facility

PARKING LOT LAYOUT PLAN

Lot 2, Block 1, Westway Addition, Wichita, Kansas

PROJ. NO.: 94002

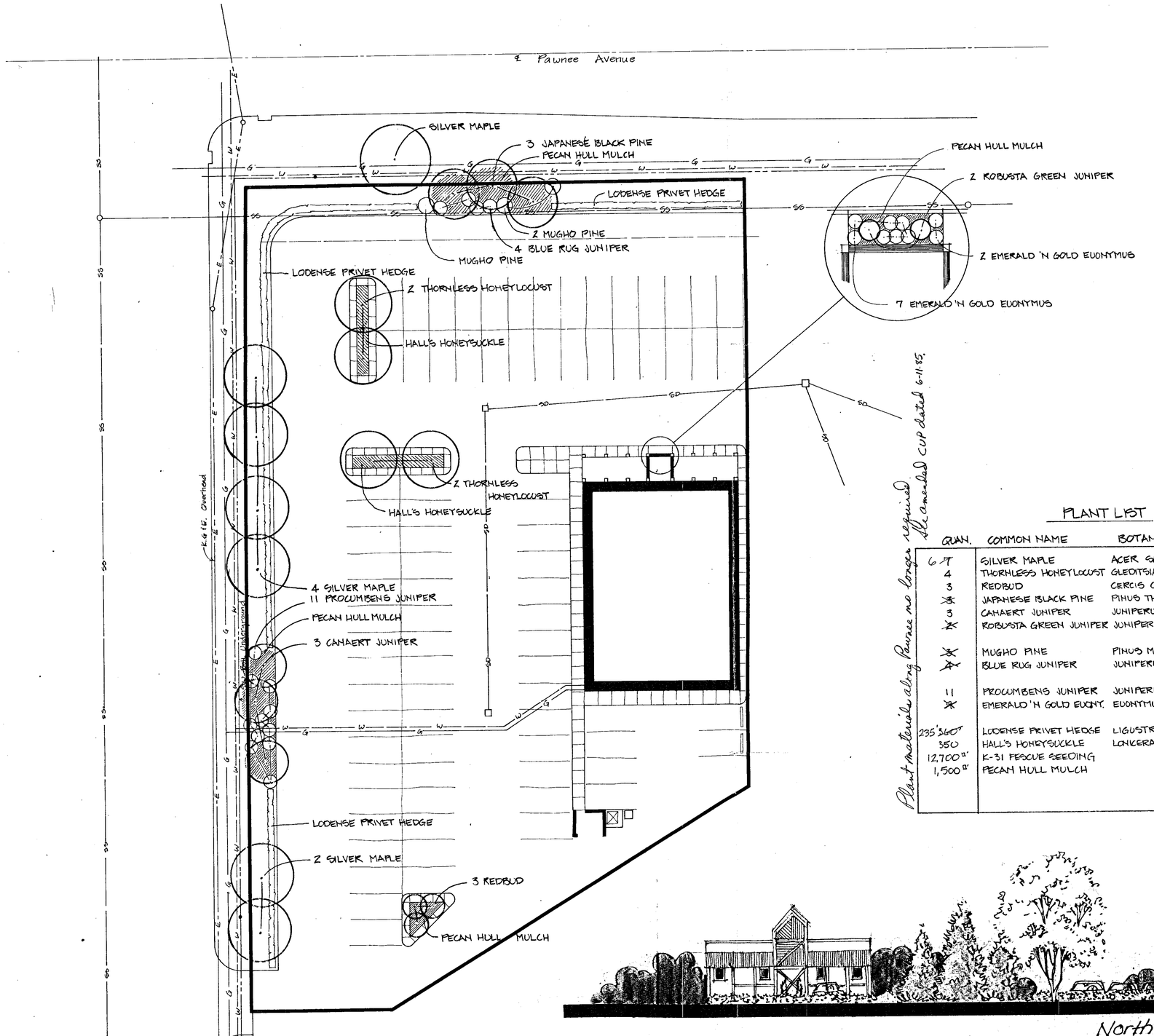
CERTIFIED ENGINEERING DESIGN

CED
1330 E. FIRST, # 113
WICHITA, KANSAS 67214
(316) 262-8808

DESIGNED: HDF	SCALE: 1" = 40'	SHEET 1
DRAWN: HDF	DATE: 7-94	
CHECKED: HDF	CED FILE: CED-94002	TOTAL 3

HAROLD DALE FORNEY LICENSED 10891 KANSAS PROFESSIONAL ENGINEER
7-19-94

(SEE PLAN FOR PARCEL 1 DATED 10/31/96 FOR PLANTINGS OUTSIDE WALL)



Plant materials along Pawnee no longer required per amended CUP dated 6-14-85.

PLANT LIST

QUAN.	COMMON NAME	BOTANICAL NAME	SIZE & COND.	COST	COST EXTENSION
6 T	SILVER MAPLE	ACER SACCHARINUM	2-2½" CAL. B&B		
4	THORNLESS HONEYLOCUST	GLEDITSIA TRIACANTHOS	2-2½" CAL. B&B		
3	REDBUD	CERCIS CANADENSIS	1½-2" CAL. B&B		
X	JAPANESE BLACK PINE	PINUS THUNBERGIANA	6-8' B&B		
3	CANAERT JUNIPER	JUNIPERUS VIRGINIANA 'CANAERTI'	6-8' B&B		
X	ROBUSTA GREEN JUNIPER	JUNIPERUS CHINENSIS 'ROBUSTA GREEN'	5 GAL. CONT.		
X	MUGHO PINE	PINUS MUGO 'MUGHUS'	5 GAL. CONT.		
X	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONI'	2 GAL. CONT.		
11	PROCUMBENS JUNIPER	JUNIPERUS PROCUMBENS	2 GAL. CONT.		
X	EMERALD 'N GOLD EUONT.	EUONYMUS FORTUNEI 'EMERALD 'N GOLD'	2 GAL. CONT.		
235'360 T	LODENSE PRIVET HEDGE	LIGUSTRUM 'LODENSE'	12-18" BR		
350	HALL'S HONEYSUCKLE	LONICERA JAPONICA HALLIANA	3" POTS @ 12" O.C.		
12,700 □'	K-31 FESCUE SEEDING				
1,500 □'	PECAN HULL MULCH				

North Elevation

SCALE 1"=20'

PARCEL 4

APPROVED IN ACCORDANCE WITH THE LANDSCAPE REQUIREMENTS OF WESTWAY SHOPPING CENTER CUP (DP-21)

Feb 25, 1977 date

LANDSCAPE PLAN

APPLEGATE'S LANDING

BILL G. YUNG
design consultant

rural route two
valley center
kansas 67147
316-744-2546

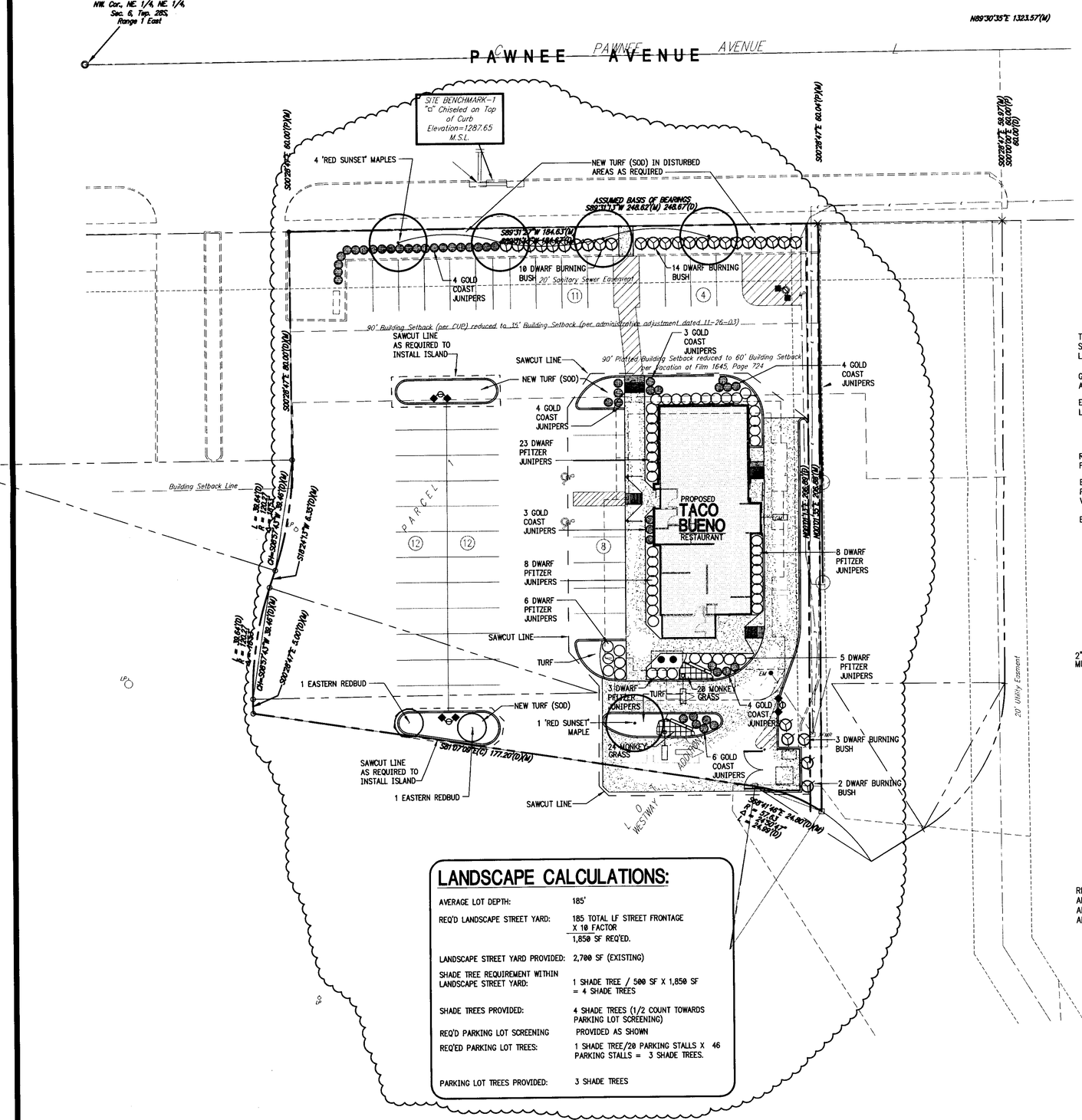
designed by: BGY
checked by:
date: Dec 1976
revisions:
7/26/1977

project
Applegates Landing
Wichita, Kansas

sheet title
Landscape Plan

sheet 1 of: 1

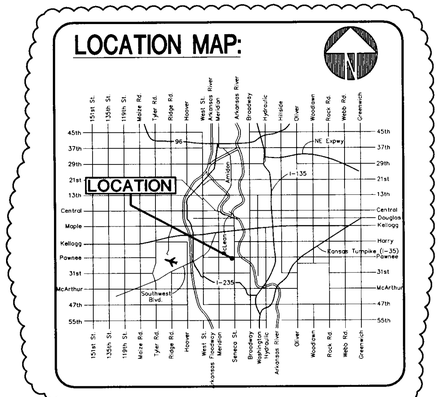
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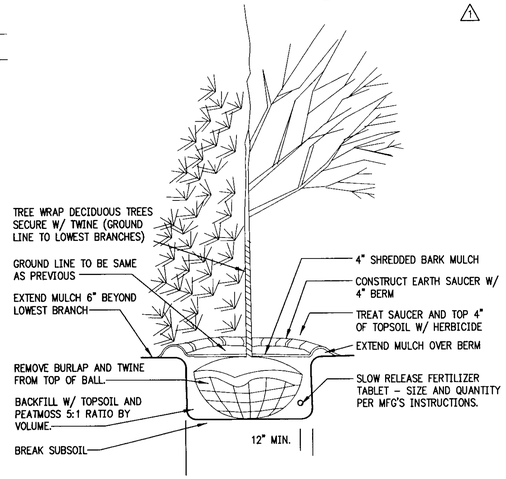


LANDSCAPE CALCULATIONS:

AVERAGE LOT DEPTH:	185'
REQ'D LANDSCAPE STREET YARD:	185 TOTAL LF STREET FRONTAGE X 10 FACTOR = 1,850 SF REQ'ED.
LANDSCAPE STREET YARD PROVIDED:	2,700 SF (EXISTING)
SHADE TREE REQUIREMENT WITHIN LANDSCAPE STREET YARD:	1 SHADE TREE / 500 SF X 1,850 SF = 4 SHADE TREES
SHADE TREES PROVIDED:	4 SHADE TREES (1/2 COUNT TOWARDS PARKING LOT SCREENING)
REQ'D PARKING LOT SCREENING	PROVIDED AS SHOWN
REQ'ED PARKING LOT TREES:	1 SHADE TREE/20 PARKING STALLS X 46 PARKING STALLS = 3 SHADE TREES.
PARKING LOT TREES PROVIDED:	3 SHADE TREES

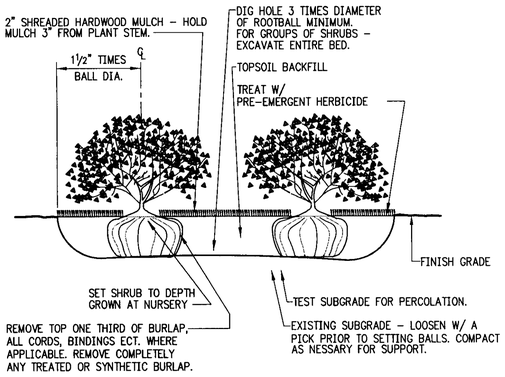
LOCATION MAP:





PLANTING & STAKING DETAIL

SCALE: N.T.S.



SHRUB PLANTING DETAIL

DP-21 PARCEL 5
LANDSCAPE PLAN
APPROVED 02/22/07 BY DG
MAPD Copy 1 of 2

GENERAL NOTES:

1. SEE SHEET C-1 FOR GENERAL NOTES.

GRADING NOTES:

1. ALL FILL TO BE COMPACTED TO 95% A.A.S.H.O. STANDARD COMPACTION.

LANDSCAPE NOTES:

1. REFER TO SPECIFICATION SECTION 2200 AND DRAWINGS C1, C2, C3, C4, C5, AND C6. REFER TO TO GEOTECHNICAL REPORT AVAILABLE FROM THE G.C. FOLLOW RECOMENDATIONS FOUND THEREIN.
2. THE GENERAL CONTRACTOR SHALL LEAVE THE SITE AT FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL REVISE GRADES AT A MINIMUM TO ENSURE SMOOTH TRANSITIONS BETWEEN PLANTING BEDS AND LAWN AREAS.
3. PLANT MATERIAL: ALL PLANTS SHALL BE HEALTHY, VIGOROUS AND REPRESENTATIVE OF SPECIES SPECIFIED. ALL PLANTS SHALL BE WELL BRANCHED AND PROPORTIONED AND FREE OF ALL INSECTS, DISEASES, BARK BRUISES, SCRAPES, CRACKED BRANCHES AND PHYSICAL DAMAGE. SUBSTITUTION OF SPECIES OR SIZE MUST HAVE PRIOR APPROVAL.
4. PLANT GUARANTEE: ALL PLANTS SHALL BE GUARANTEED TO LIVE FOR TWELVE (12) MONTHS. THE GUARANTEE SHALL COMMENCE UPON FINAL ACCEPTANCE OF THE PROJECT. IF ANY PLANTS ARE DEAD OR IN AN UNHEALTHY CONDITION BEFORE FINAL ACCEPTANCE, THE LANDSCAPE CONTRACTOR SHALL REPLACE THEM AT HIS EXPENSE. THIS REPLACEMENT SHALL NOT BE CONSIDERED A "GUARANTEED" REPLACEMENT.
5. TOPSOIL REQUIREMENTS FOR PLANTING OPERATIONS AND GRADING/MOUNDS SHALL BE NATURAL FRIABLE, FERTILE SOIL CHARACTERISTIC OF PRODUCTIVE SOIL IN THE VICINITY. IT SHALL BE FREE OF CLAY LUMPS, STONES, ROOTS AND OTHER FOREIGN MATTER. ALL FILL TO BE COMPACTED TO 85% ASTM D698 STANDARD COMPACTION.
6. MULCH: ALL PLANTING BEDS SHALL BE MULCHED 3" DEEP OVER WEED PREVENTIVE FABRIC.
7. PLANTING PERIOD: EXECUTE ALL LAWNWORK AND PLANTING DATES AS DIRECTED BY THE OWNER.
8. INSTALLATION OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS AND WITH THE GENERAL PLANTING SPECIFICATIONS AS SET FORTH BY THE GOVERNING MUNICIPALITY.
9. THE BRANCHES OF DECIDUOUS TREES AND SHRUBS MAY BE SELECTIVELY THINNED BY UP TO 1/3 IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE, HOWEVER, IN NO CASE SHALL TRIMMING RESULT IN REDUCING THE OVERALL SIZE OF THE PLANT BELOW THAT SPECIFIED. NEVER CUT CENTRAL GROWTH LEADER ON EVERGREEN TREES.
10. CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL UNDERGROUND UTILITIES. CONTRACTOR TO NOTIFY TACO BUENO REPRESENTATIVE OF ANY UNDERGROUND OBSTRUCTIONS AND RECEIVE APPROVAL IF NECESSARY, TO MOVE PLANTS FROM LOCATIONS SHOWN ON PLANS.
11. LANDSCAPE MATERIALS SHALL BE LOCATED SO AS NOT TO OBSTRUCT VISUAL OR PHYSICAL ACCESS TO FIRE HYDRANTS. LOCATE ALL LANDSCAPE MATERIALS IN CONFORMANCE WITH UTILITY COMPANY REQUIREMENTS AT TRANSFORMERS, METERS, OVERHEAD LINES, ETC. SEE SITE UTILITIES PLAN.
12. REMOVE ALL EXCESS ORGANIC MATERIAL FROM SITE AND DISPOSE OF IT IN CONFORMANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS.
13. FERTILIZE ALL PLANT AREAS ACCORDING TO GOOD HORTICULTURAL PRACTICE FOR EACH PLANT TYPE AND SOIL CONDITION.
14. ALL NON-SHRUB AREAS MUST BE FINISHED WITH LOCALLY GROWN SOD OF A VARIETY PRODUCING FINE TURFGRASS SUITABLE OF THIS LOCATION.
15. PLANTING LOCATIONS SHOWN ARE GRAPHICAL REPRESENTATIONS ONLY.

PLANT LIST:

REQUIRED TREES SHALL HAVE A MIN. CALIPER OF 2" @ 1' ABOVE FIN. GRADE.

KEY	PLANT	QTY	REMARKS
	'RED SUNSET' MAPLE Acer rubrum 'Red Sunset'	5	2" CAL. BALLED/BURLAP
	EASTERN REDBUD Cercis canadensis	2	1" CAL./6' HT MIN B/B OR CAN
	DWARF BURNING BUSH Eunonymus alata 'Compacta'	29	24" ht. 3'-6" O.C.
	PFITZER COMPACT JUNIPER Juniperus chinensis pfitzeriana compacta	53	5 GALLON CAN. 5' O.C.
	GOLD COAST JUNIPER Juniperus chinensis 'Gold Coast'	24	5 GALLON CAN. 5' O.C.
	MONEY GRASS Liriope muscari	44	1 GALLON CAN 18" O.C.

TURF = LOCALLY GROWN TURFGRASS (SOD - NO SEEDING, UNLESS NOTED OTHERWISE) TO BE LOCATED IN ALL REMAINING LANDSCAPE AREAS.

G.C. TO VERIFY PLANT QUANITY FOR BIDDING PURPOSES.

MULCH NOTE:
AREAS ADJACENT TO BUILDING:
CRUSHED BRICK, LAVA ROCK OR OTHER DARK COLORED, NON-FLAMMABLE MULCH.

ALL OTHER AREAS:
CLASS "A" SHREDDED CYPRESS MULCH/ PINE STRAW OWNER APPROVED EQUAL.

IRRIGATION NOTE:
LAWN AND PLANT BEDS WILL BE IRRIGATED; SYSTEM TO BE INCLUDED IN ELEC. CONTRACTOR'S BID. THE IRRIGATION SYSTEM WILL INCLUDE ALL PIPING, HEADS, CONTROLLER, BACKFLOW PREVENTOR, WIRING, SLEEVES UNDER HARD SURFACES AND OTHER NORMAL EQUIPMENT TO PROVIDE 100% COVERAGE OF ALL PLANTED AND LAWN AREAS. PROVIDE SHOP DRAWINGS FOR APPROVAL BY OWNER PRIOR TO BEGINNING ANY CONST. ON SITE. THE SYSTEM MUST BE PROVIDED WITH A RAIN SHUT-OFF OR MOISTURE SENSING DEVICE. TURFS AREAS SHALL BE IRRIGATED SEPERATELY FROM PLANTING BEDS, DRIP IRRIGATION IN BEDS IS RECOMMENDED.

LANDSCAPE PLAN

SCALE: 1" = 20'-0"
GRAPHIC SCALE:
0 10 20 40

JOB NO. : 06196

PROJECT:
TACO BUENO
PALLADIUM PROTOTYPE w/VESTIBULE
1215 WEST PAWNEE
WICHITA, KS 67213

OWNER:
TACO BUENO RESTAURANTS, INC.
PARK WEST I
1605 LBJ FREEWAY, SUITE 800
FARMERS BRANCH, TX 75234
(972) 919-4827

ARCHITECT/ENGINEER:
VAUGHN R. HILL, P.E.
239C SOUTHLAND DRIVE
LEXINGTON, KENTUCKY 40503
(859) 276-2066

DATE: 01/18/07

DRAWN BY:

CHECKED BY: V.R.H.

REVISIONS:

1	02/22/07 PER CITY
2	
3	
4	
5	
6	

LANDSCAPE PLAN

SHEET NO. C-4

2307

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 11, 2014

Westway Plaza, LLC
23901 Calabasas Road, Ste 1064
Calabasas, CA 91302

Griffith & Griffith
Jeff Griffith
P.O. Box 184
Derby, KS 67037

RE: **CUP2014-00006** – Amendment to Parcels 1 and 13 of the Westway Shopping Center Community Unit Plan (CUP), DP-21 to permit "recreation and entertainment, outdoor" on property generally located at the southwest corner of West Pawnee Avenue and South Seneca Street.

Dear Gentlemen:

At its regular meeting on April 10, 2014, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to APPROVE the request subject to the following conditions:

1. The amendment permits on Parcels 1 and 13 of DP-21: outdoor entertainment, in the form of carnival rides, games and concessions that shall be allowed for a period of 14 consecutive days between the dates of March 1st and April 30th and for an additional 14 consecutive days between the dates of October 1st and November 30th each year. All required permits and licenses, including but not limited to a Community Event Permit and temporary building permits, shall be obtained prior to the placement or installation of any equipment associated with carnival rides, games or concessions, except the number of days for the use(s) permitted by this amendment shall be controlled by the CUP and not by UZC Sec. III-B.14.e(4). Required inspections shall be obtained prior to opening the carnival rides, games and concessions to the public.
2. The amendment does not permit, without proper approval, the display, sales or storage of vehicles, equipment or other merchandise not typically associated with carnival rides, games and concessions. However, nothing in this condition is to prohibit the outdoor display, sale or storage of merchandise customarily offered for sale by businesses occupying Parcels 1 and 13 of DP-21 provided any such activities are legally conducted and have been properly reviewed and approved as may be required by any applicable codes or regulations.
3. No temporary equipment, trailers, buildings or appurtenances shall be located within any setbacks or easements.
4. Restroom facilities for employees must be provided and may be provided by agreement with a

permanent use in the center upon approval of the Superintendent of Central Inspection. Portable bathroom facilities are permitted only with the approval of the MABCD.

5. All uses approved by this CUP shall be located on paved surfaces.
6. The use of outdoor speakers or amplifiers is permitted so long as they are used in conformance the City's noise ordinance.
7. As a condition of obtaining the required permits for the uses permitted by this amendment, the applicant shall demonstrate that enough parking remains to serve permanent uses located on the site once the carnival rides, games and concessions have been located on the site.
8. The transfer of title of all or any portion of the land included within the CUP 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, unless amended.
9. The applicant shall submit four revised copies of the CUP to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied and closed.
10. If the Zoning Administrator finds that there is a violation of any of the conditions of the amendment to the CUP, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the amendment to the CUP is null and void.

Property owners opposed to the application may file with the City Clerk signed written appeals of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal appeals.) Appeals must be filed within 14 days of the MAPC's action or by 5:00 p.m. on **May 1, 2014.** In order to be considered a "valid" appeal the signatures must reflect the correct and entire ownership of the property owners filing the appeal, and must be submitted to the City Clerk within 14 days of the conclusion of the MAPC hearing, by **May 1, 2014, at 5:00 p.m.**

If there are not any appeals filed, the action of the MAPC will be final. If there are appeals, this application will be forwarded to the City Council for consideration at one of its regular meetings. You will be notified of that meeting date should it become necessary.

District Advisory Board (DAB IV) considered this case at their meeting on April 7, 2014, and recommended approval.

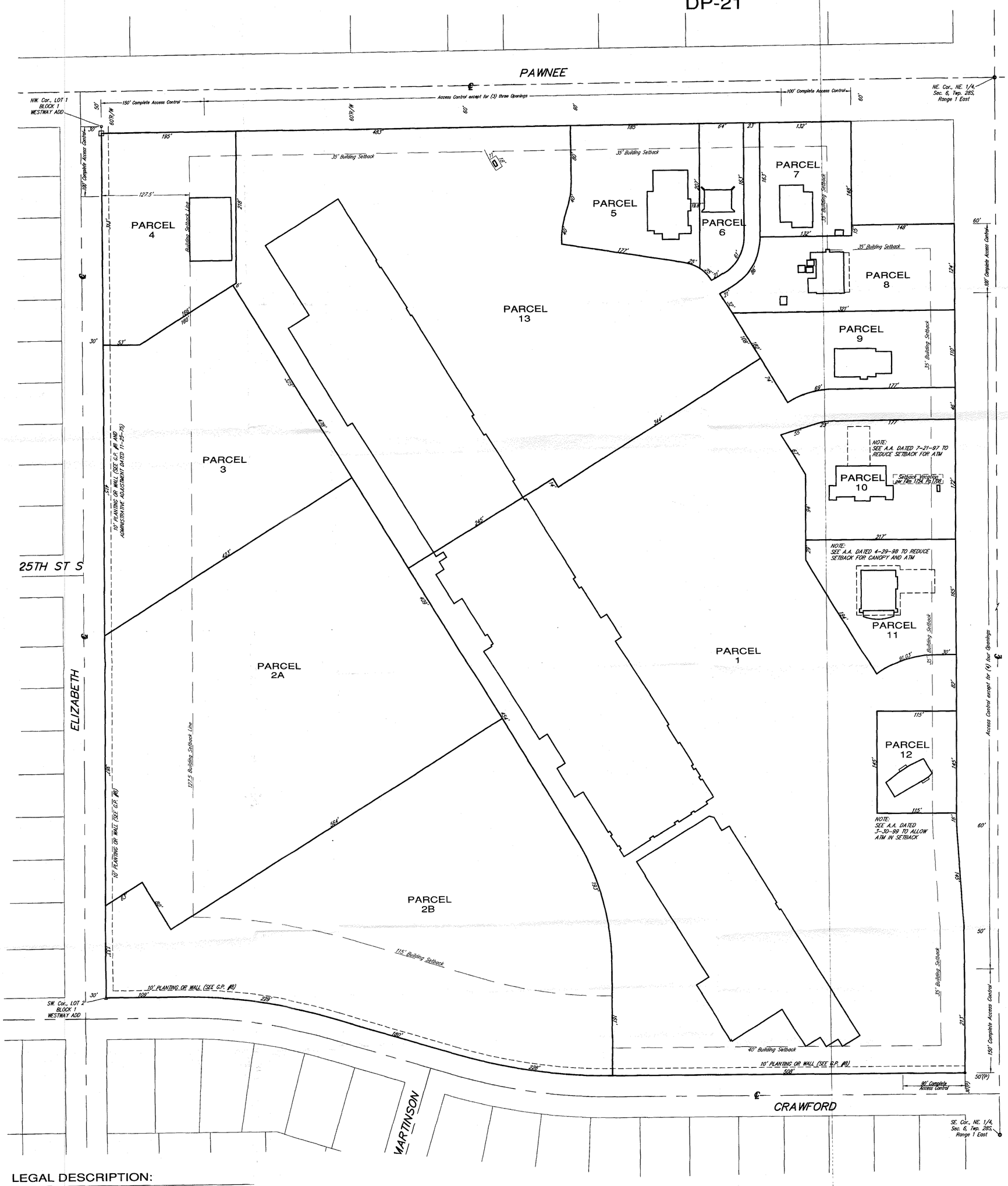
NOTICE: The public hearing on planning items is conducted by the MAPC under provisions of State Law. Adopted policy is that the City Council will not take additional testimony on zoning related applications and other issues for which the MAPC has held a public hearing. However, interested parties may 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.

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,

Dale Miller
Current Plans Manager
Current Plans Division

WESTWAY SHOPPING CENTER
COMMUNITY UNIT PLAN
DP-21



LEGAL DESCRIPTION:

All of Lots 1, 2, and 3, Block 1, Westway Addition, Wichita, Sedgwick County, Kansas.

BENCHMARK:

SQUARE CUT NE CORNER OF SOUTHWESTERN BELL PEDISTAL
NW CORNER CRAWFORD & SENECA
ELEV = 1288.20 (NGVS 29)

REVISIONS:

ADMINISTRATIVE ADJUSTMENT TO MATCH THE LOT CONFIGURATION WITH THE FINAL PLAT OF WESTWAY 2ND ADDITION: FEBRUARY 14, 2014

REVISED PER AMENDMENT REQUEST: MARCH 3, 2014

SCALE: 1" = 100'

General:

Total Area = 1,604,701 square feet ± or 36.84 acres ±

General Provisions:

1.) Access Control: Access to Pawnee shall be limited to three (3) openings, one (1) constructed to major entrance standards. Access to Seneca shall be limited to four (4) openings, two (2) constructed to major entrance standards. Access to Crawford shall be limited to three (3) openings. Access to Elizabeth shall be limited to three (3) openings.

Additional access controls are as indicated on the plan.

2.) All utilities shall be installed underground.

3.) Drainage: A drainage plan has been submitted and approved as part of Westway 2nd Addition.

4.) Minimum building setbacks shall be as indicated on the plan.

5.) Parking shall be in accordance with section 28.04.141 of the code of the City of Wichita.

6.) Advertising signs shall be in accordance with section 28.04.139 of the Code of the City of Wichita, with the following exceptions: No billboard advertisement shall be allowed on any Parcel; no signs shall be erected adjacent to Crawford or Elizabeth, except building signs and directional signs; no portable signs shall be allowed in Parcels 2, 3, or 4.

7.) Fire Lanes: Appropriate fire lanes for Parcels 1, and 3 through 13 have been previously approved. Fire lanes for Parcel 2A shall be defined prior to the issuance of building permit(s). Said fire lanes shall be hard surfaced, and twenty-four (24) feet minimum in width and constructed with a 3½ inch asphalt base with 1½ inch asphalt surface, or the equivalent thereof. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading.

8.) Screening and Landscaping: A solid or semi-solid wall at least five (5) feet, but not more than eight (8) feet high, constructed of brick, stone, masonry, architectural tile or other similar material shall be installed along the property lines as indicated on the plan when the service area, storage area, or rear of a commercial structure faces a residential district. Appropriate street trees (as approved by the City Forester) shall be planted no farther apart than fifty (50) feet on centers in the public "parking" area between the 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, indicating 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 prior to the issuance of building permits.

A financial guarantee for the street trees of the plant materials approved in the landscape plan shall be required prior to the issuance of any occupancy permit if the trees or plant materials have not been planted.

Failure to properly maintain the wall and 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.

Parcel Descriptions

Parcel 1

Proposed Use – Shopping center and associated tires, batteries, and accessories stores, supermarkets, financial institutions, offices, personal services, and retail sales as permitted by the zoning district. Vocational school (See Admin. Adjustment dated 08/19/03). Restaurant (See Admin Adjustment dated 11/26/03). Outdoor entertainment, in the form of carnival rides, games and concessions, shall be allowed for a period of fourteen (14) consecutive days between the dates of March 1st and April 30th and for an additional fourteen (14) consecutive days between the dates of October 1st and November 30th each year. Owner to obtain all necessary licenses and permits (per Amendment dated ??/??/2014).

Net Area –	494,798 sq. ft. or 11.36 acres
Maximum Building Coverage –	30% or 148,439 sq. ft.
Maximum Gross Floor Area –	30% or 148,439 sq. ft.
Maximum Building Height –	40 feet
Maximum Number of Buildings –	2

Parcel 2A

Proposed Use – Shopping center and associated tires, batteries and accessory stores, indoor recreation, indoor home improvement centers, financial institutions, offices, personal services, and retail sales as permitted by the zoning district.

Net Area –	217,705 sq. ft. or 5.00 acres
Maximum Building Coverage –	65,311 sq. ft.
Maximum Gross Floor Area –	87,082 sq. ft.
Maximum Building Height –	40 feet
Maximum Number of Buildings –	2

Parcel 2B

Proposed Use – Shopping center and associated tires, batteries and accessory stores, indoor recreation, indoor home improvement centers, financial institutions, offices, personal services, and retail sales as permitted by the zoning district.

Net Area –	209,436 sq. ft. or 4.81 acres
Maximum Building Coverage –	62,831 sq. ft.
Maximum Gross Floor Area –	83,774 sq. ft.
Maximum Building Height –	40 feet
Maximum Number of Buildings –	2

Parcel 3

Proposed Use – Post Office

Net Area –	105,793 sq. ft. or 2.43 acres
Maximum Building Coverage –	31,738 sq. ft.
Maximum Gross Floor Area –	31,738 sq. ft.
Maximum Building Height –	35 feet
Maximum Number of Buildings –	1

Parcel 4

Proposed Use – Offices, personal services, restaurants, and retail sales as permitted by the zoning district.

Net Area –	52,991 square feet ± or 1.22 acres ±
Maximum Building Coverage –	15% or 7,949 square feet ±
Maximum Gross Floor Area –	30% or 15,897 square feet ±
Maximum Building Height –	30 feet
Maximum Number of Buildings –	1

Parcel 5

Proposed Use – Financial institutions, offices, personal services, restaurants, and retail sales as permitted by zoning district.

Net Area –	35,041 square feet ± or 0.8 acres ±
Maximum Building Coverage –	20% or 7,008 square feet ±
Maximum Gross Floor Area –	30% or 10,512 square feet ±
Maximum Building Height –	30 feet
Maximum Number of Buildings –	1

Parcel 6

Proposed Use – Offices, personal services, restaurants, and retail sales as permitted by zoning district.

Net Area –	13,342 square feet ± or 0.31 acres ±
Maximum Building Coverage –	20% or 2,668 square feet ±
Maximum Gross Floor Area –	30% or 4,003 square feet ±
Maximum Building Height –	30 feet
Maximum Number of Buildings –	1

Parcel 7

Proposed Use – Offices, personal services, restaurants, and retail sales as permitted by zoning district.

Net Area –	21,543 square feet ± or 0.49 acres ±
Maximum Building Coverage –	20% or 4,309 square feet ±
Maximum Gross Floor Area –	30% or 6,463 square feet ±
Maximum Building Height –	30 feet
Maximum Number of Buildings –	1

Parcel 8

Proposed Use – Offices, personal services, restaurants, and retail sales as permitted by zoning district.

Net Area –	35,554 square feet ± or 0.82 acres ±
Maximum Building Coverage –	20% or 7,111 square feet ±
Maximum Gross Floor Area –	30% or 10,666 square feet ±
Maximum Building Height –	30 feet
Maximum Number of Buildings –	2

Parcel 9

Proposed Use – Offices, personal services, restaurants, and retail sales as permitted by zoning district.

Net Area –	32,056 square feet ± or 0.74 acres ±
Maximum Building Coverage –	20% or 6,411 square feet ±
Maximum Gross Floor Area –	30% or 9,617 square feet ±
Maximum Building Height –	30 feet
Maximum Number of Buildings –	1

Parcel 10

Proposed Use – Financial institutions, offices, personal services, and retail sales as permitted by zoning district & A.T.M. (per 7-21-97 Adm.Ad).

Net Area –	38,110 square feet ± or 0.87 acres ±
Maximum Building Coverage –	20% or 7,622 square feet ±
Maximum Gross Floor Area –	30% or 11,433 square feet ±
Maximum Building Height –	30 feet
Maximum Number of Buildings –	1

Parcel 11

Proposed Use – Financial institutions. offices, personal services, restaurants, and retail sales as permitted by zoning district.

Net Area –	31,024 square feet ± or 0.71 acres ±
Maximum Building Coverage –	20% or 6,205 square feet ±
Maximum Gross Floor Area –	30% or 9,307 square feet ±
Maximum Building Height –	30 feet
Maximum Number of Buildings –	1

Parcel 12

Proposed Use – Shopping center and associated tires, batteries, and accessories stores, supermarkets, financial institutions, offices, personal services, and retail sales as permitted by the zoning district. Vocational school (See Admin. Adjustment dated 08/19/03). Restaurant (See Admin Adjustment dated 11/26/03). Administrative adjustment date 3-30-99 to allow ATM in setbacks.

Net Area –	16,675 sq. ft. or 0.38 acres
Maximum Building Coverage –	30% or 5,003 sq. ft.
Maximum Gross Floor Area –	30% or 5,003 sq. ft.
Maximum Building Height –	30 feet
Maximum Number of Buildings –	1

Parcel 13

Proposed Use – Shopping center and associated tires, batteries, and accessories stores, supermarkets, financial institutions, offices, personal services, and retail sales as permitted by the zoning district. Vocational school (See Admin. Adjustment dated 08/19/03). Restaurant (See Admin Adjustment dated 11/26/03). Outdoor entertainment, in the form of carnival rides, games and concessions, shall be allowed for a period of fourteen (14) consecutive days between the dates of March 1st and April 30th and for an additional fourteen (14) consecutive days between the dates of October 1st and November 30th each year. Owner to obtain all necessary licenses and permits (per Amendment dated ??/??/2014).

Net Area –	300,633 sq. ft. or 6.90 acres
Maximum Building Coverage –	30% or 90,190 sq. ft.
Maximum Gross Floor Area –	30% or 90,190 sq. ft.
Maximum Building Height –	40 feet
Maximum Number of Buildings –	2

~~CUP14-04~~
~~APPROVED CUP~~
~~MAPC 4-[illegible] DM~~
~~WCC 5-13-14 DM~~
MAPD Copy 1 of 2

As per AA CUP2021-00037 DM
6-18-2021
APPROVED CUP
MAPC 4-10-2014 DM ITEM
WCC 5-13-2014 DM
MAPD Copy 1 of 2

DP-21

WESTWAY SHOPPING CENTER
COMMUNITY UNIT PLAN

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316/262-7271 F 316/262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

26 FEB. 2014

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. INSTALL SHREDDED HARDWOOD MULCH IN ALL PLANT BEDS AND TREE SAUCERS. PLACE 3"-4" OF MULCH IN ALL PLANT BEDS AND TREE SAUCERS.

12. 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.

13. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL ACCEPTANCE OF THE PROJECT'S PLANT MATERIALS. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION.

14. RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W.

15. REESTABLISH TURF IN ALL AREAS DISTURBED BY THE CONSTRUCTION PROCESS AND WITHIN THE LIMITS OF DISTURBANCE BY SEED, SOD OR PLANNED PLANTING AREAS, AS NOTED ON PLAN.

16. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE OWNER'S REPRESENTATIVE PRIOR TO STARTING CONSTRUCTION.

17. TURF AND PLANTING BEDS ARE TO BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM. SEE SHEET LS2.

UTILITIES SHOWN REPRESENT THE BEST INFORMATION AVAILABLE FOR DESIGN. ADDITIONAL UTILITIES MAY BE PRESENT ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY THE FAILURE TO DO SO.

LEGAL DESCRIPTION

LOT 4, BLOCK A, WESTWAY 2ND ADDITION,
WICHITA, SEDGWICK COUNTY, KANSAS.

PLANTING LEGEND

SIDEWALK

SOD/SEED

LANDSCAPE CODE CALCULATIONS

LANDSCAPED STREET YARD

Landscaped Street Yard Required:
165 LF S. Seneca St.
x 8 square footage factor
1,320 total landscaped street yard required

Landscaped Street Yard Provided:
5,295 Total sq. ft. provided (due to existing conditions

Street Yard Trees Required (1 tree per 50 LF of frontage):
165 ÷ 50 = 3.3 or say 4 trees required

Shade Trees Provided:
3 existing evergreen street trees to remain
+ 10 shrubs = 4 trees provided

PARKING LOT SCREENING AND LANDSCAPING

Parking lot screening provided

Parking Lot Trees Required
23 parking stalls ÷ 20 = 1.1 or say 2 trees required
(One-half of the req'd. street yard trees may be used to fulfill parking lot tree requirement)

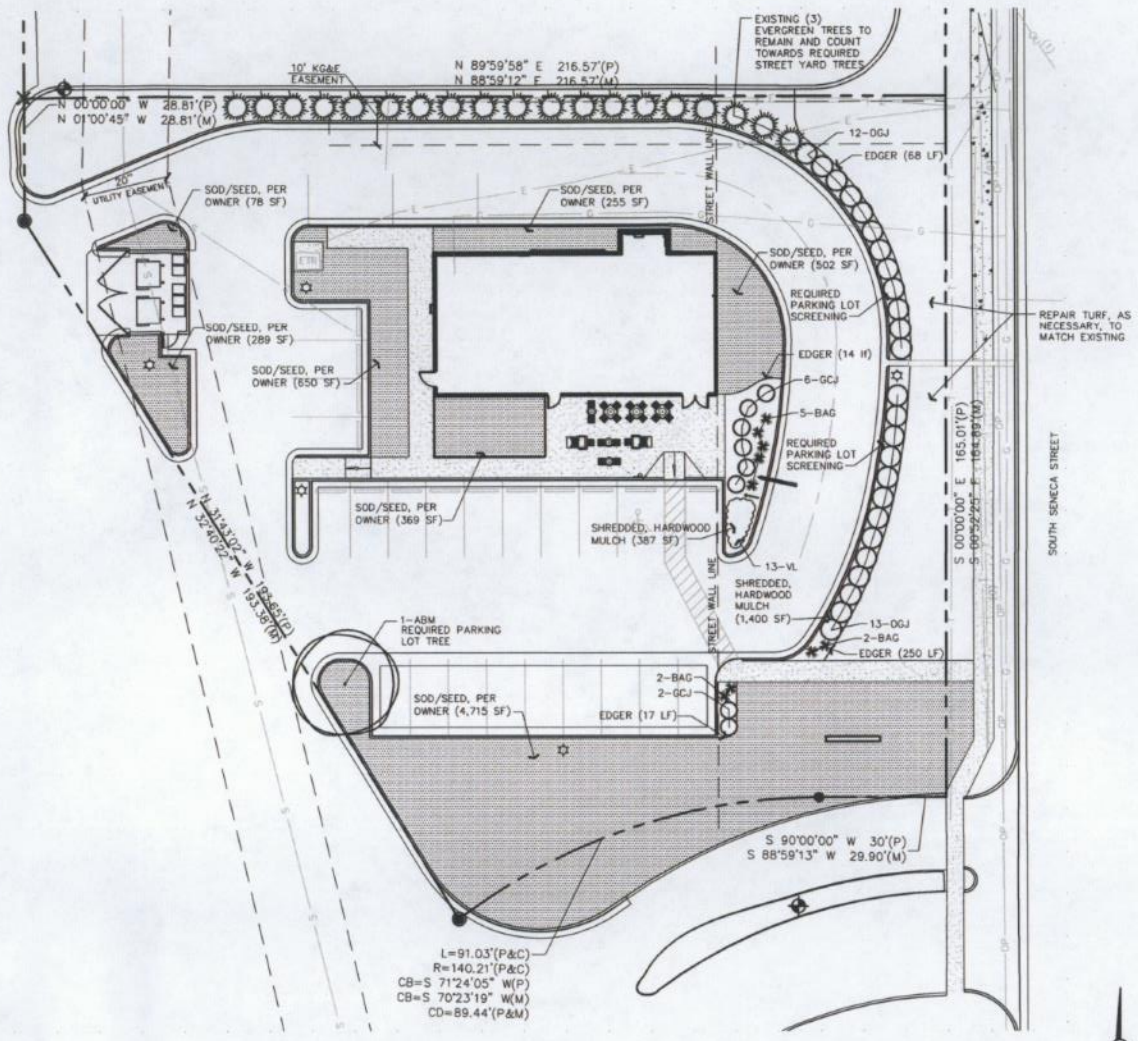
One-half of 3 street yard trees = 1.5

Parking lot trees provided:
2 parking lot trees provided

NO REQUIRED BUFFERS

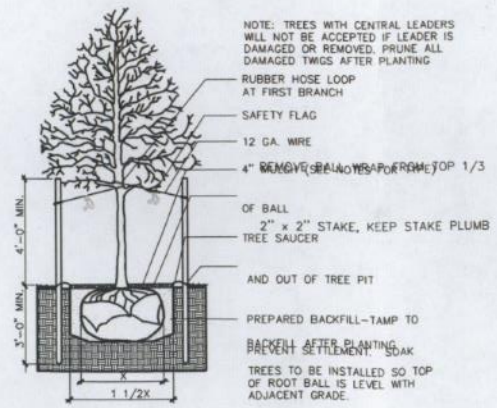
PLANT SCHEDULE

TAG	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
		DECIDUOUS TREE				
OGM	2	October Glory Maple	Acer rubrum 'October Glory'	2" CAL.	B & B	
		EVERGREEN SHRUB				
GCJ	9	Gold Coast Juniper	Juniperus pfitzeriana 'Gold Coast'	3 Gal.	Cont.	
OGJ	25	Old Gold Juniper	Juniperus pfitzeriana 'Gold Coast'	3 Gal.	Cont.	Or shrub 3'x5' wide
		PERENNIALS & GRASSES				
BAG	9	Blonde Ambition Grama Grass	Bouteloua gracilis 'Blonde Ambition'	5" pot	Cont.	
VL	13	Variegated Liriope	Liriope muscari 'Variegata'	4" pot	Cont.	

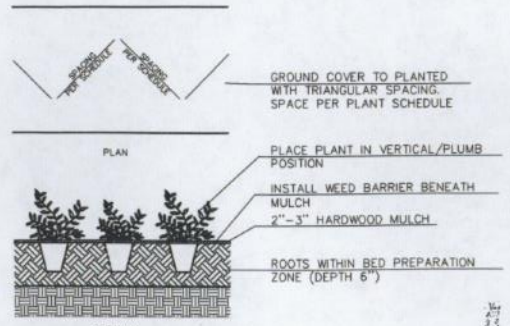


SITE LANDSCAPE PLAN
1" = 20'-0"
0 20' 40'

1 EDGER DETAIL
NO SCALE



2 TREE PLANTING DETAIL
IN TURF AREAS NO SCALE



3 GROUND COVER DETAIL
NO SCALE



4 SHRUB PLANTING DETAIL
NO SCALE

LANDSCAPE PLAN

APPROVED 7/26/21 BY

DP-21

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.

REV	DATE	DESCRIPTION	DSN	DWN	CHK
	5.05.21	OWNER REVIEW			

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WICHITA, KANSAS 67202
PH. (316) 440-4304 | FAX (316) 440-4309
kvlleng.com | www.kvleng.com
KAW VALLEY ENGINEERING

CHIPOTLE
2439 S. SENECA
WICHITA, KANSAS

PLANTING PLAN

PROJ. NO.	
DESIGNER	DRAWN BY
CFN	TFA
SHEET	REV
LS1	