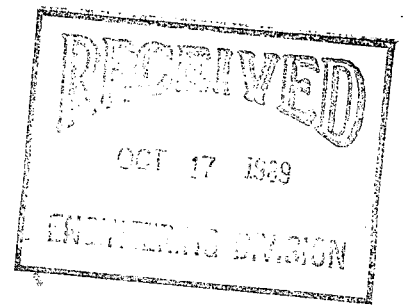


WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT



DATE: October 17, 1989

TO: Marvin Krout, Director of Planning
Walt Campbell, Deputy Chief of Operations
Bill McKinley, Traffic Engineer
✓Mike Lindebak, City Engineer

FROM: Robert L. Young, Principal Planner *RLY*

SUBJECT: Home Design Centre Commercial CUP, generally located
between 29th Street and 32nd Street north on both
sides of Penstemon.

Attached for your review and comments is a copy of the proposed development plan for the above-referenced property. The applicant is proposing to create a new community unit plan for building supply, warehousing, office and retail purposes on property now zoned "LC", "BB" and "R-5" immediately east of the existing North Rock development. The applicant is requesting an associated zone change to "C" general commercial to accommodate the intended uses. The site is approximately 27 acres in size and the applicant is requesting a maximum gross floor area of 411,000 square feet. Approximately one half of the site is currently within the Mediterranean Plaza Commercial CUP (DP-111) that has been approved for general office and retail sales purposes.

I would appreciate your comments regarding this development proposal as soon as possible so it can be scheduled for MAPC review. Thank you.

BRH:ksk
Attachments

HOME DESIGN CENTER

1. THIS DEVELOPMENT IS PROPOSED TO CONTAIN 26.61 GROSS ACRES OR 24.34 NET ACRES, MORE OR LESS. NET ACRES ARE DETERMINED BY SUBTRACTING PUBLIC RIGHT OF WAY (PENSTEMON) FROM GROSS ACRES.
2. THE PROPOSED DEVELOPMENT CONTAINS FIVE (5) PARCELS PERMITTING OFFICE AND COMMERCIAL USES. SEE PARCEL DESCRIPTIONS FOR SPECIFIC USES. (GENERAL PROVISION NO. 19).
3. SETBACKS ARE AS INDICATED ON THE PLAN VIEW OR IN GENERAL ARE AS FOLLOWS:

PARCEL NUMBER 1 - 35' ALONG PENSTEMON AND 32ND STREET NORTH .

PARCEL NUMBER 2 - 35' ALONG PENSTEMON AND THE EAST PROPERTY LINE.

PARCEL NUMBER 3- 35' ALONG PENSTEMON AND EAST PROPERTY LINE AND 50' ALONG 29TH STREET NORTH.

PARCEL NUMBER 4- 35' ALONG PENSTEMON.

PARCEL NUMBER 5- 35'-50' ALONG PENSTEMON (SEE PLAN).

IN THE EVENT THAT CONTIGUOUS PARCELS ARE DEVELOPED UNDER THE SAME OWNERSHIP, OR WHERE BUILDINGS ARE CONNECTED AT PARCEL LINES, SETBACKS BETWEEN THOSE PARCELS WILL NOT BE REQUIRED.

ALL MAIN BUILDINGS OR STRUCTURES SHALL HAVE A REAR YARD, ALLEY, SERVICE DRIVE OR COMBINATION THEREOF OF NOT LESS THAN THIRTY FEET.

4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. SIGNS AS PERMITTED BY ZONING DISTRICT SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA. SIGNS SHALL NOT EXCEED 35' IN HEIGHT, NO OFF SITE OR PORTABLE SIGNS SHALL BE PERMITTED. ALL SIGNS RELATING TO THE SPECIFIC USES CONTAINED WITHIN EACH PARCEL SHALL BE PERMITTED PROVIDING THEY FOLLOW APPROPRIATE CITY CODES. FLASHING SIGNS, (EXCEPT FOR SIGNS SHOWING DATE, TIME, TEMPERATURE AND OTHER PUBLIC SERVICE MESSAGES) ROTATING OR MOVING SIGNS, SIGNS WITH MOVING LIGHTS, OR SIGNS WHICH CREATE THE ILLUSION OF MOVEMENT ARE NOT PERMITTED.
6. ALL DRAINAGE IMPROVEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING. A LOT GRADING PLAN WILL BE PREPARED IN CONFORMANCE WITH THE GENERAL DRAINAGE CONCEPT PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
7. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT SHALL

BE RESOLVED AT THE TIME OF PLATTING.

8. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA, UNLESS SPECIFIED IN THE PARCEL DESCRIPTIONS.
9. FIRE LANES
 - A. FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING.
 - B. DURING THE BUILDING PERMIT REVIEW, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE SHALL APPROVE THE SITE PLAN REGARDING THE DESIGN OF THE FIRE LANE PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 - C. FIRE HYDRANT INSTALLATION AND PAVED ACCESS TO ALL BUILDING SITES SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
10. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED. ANY MAJOR CHANGES IN THIS DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND THE CITY COUNCIL FOR THEIR CONSIDERATION.
11. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
12. ACCESS CONTROL SHALL BE AS FOLLOWS:
 - A. ACCESS TO 29TH STREET NORTH FROM PARCEL 3 SHALL BE LIMITED TO ONE (1) OPENING.
13. SCREENING WALL:
 - A. A SIX (6) TO EIGHT (8) FOOT WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, ARCHITECTURAL TILE, OR OTHER SIMILAR MATERIALS (NOT INCLUDING WOOD OR WOVEN WIRE) ALONG THE EAST PROPERTY LINES OF PARCELS 2 AND 3, ADJACENT TO THE RESIDENTIAL ZONED AREA.
 - B. WALLS AS DESCRIBED ABOVE SHALL BE CONSTRUCTED ALONG THE PROPERTY LINE WHERE ADJACENT TO A RESIDENTIAL DISTRICT AND SEPARATED BY A PUBLIC WAY, STREET OR ALLEY, IF THE STORAGE AREA, SERVICE AREA, OR REAR OF BUILDING FACES THE RESIDENTIAL DISTRICT.
 - C. ALL WALLS SHALL BE CONSTRUCTED WITHIN A PLATTED THREE (3) FOOT WALL EASEMENT AND A BUILDING PERMIT SHALL BE OBTAINED

PRIOR TO CONSTRUCTION.

NOTE: WALLS MAY CROSS UTILITY EASEMENTS WHEN COLUMN FOOTINGS (IN LIEU OF SPREAD FOOTINGS) ARE USED, AND APPROVAL HAS BEEN OBTAINED FROM THE CITY ENGINEER.

14. LANDSCAPE BUFFER:

- A. A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT FOR THE LANDSCAPE BUFFER ALONG 29TH STREET NORTH, INDICATING THE TYPE, LOCATION, AND SPECIFICATIONS OF PLANT MATERIAL, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.**
- B. THE 10' PLANTING BUFFER, ALONG 29TH ST. NO., AS INDICATED ON THE PLAN VIEW, SHALL CONSIST OF LOW EARTH BERMS (3' IN HEIGHT), TREES, GRASS AND LOW SHRUBBERY, AND SHALL BE OF SUCH TYPE AND MAINTAINED IN SUCH A MANNER AS TO NOT CONSTITUTE A TRAFFIC HAZARD.**
- C. FAILURE TO PROPERLY MAINTAIN THE LANDSCAPE BUFFER 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.**
- D. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT FOR PARCEL 3, IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED**
- E. IF THE WALL IS CONSTRUCTED AS PER 13-B ABOVE THE PLANTING BUFFER REQUIREMENT SHALL BE WAIVED.**

15. STREET TREES:

- A. STREET TREES AS APPROVED BY THE CITY FORESTER SHALL BE PLANTED NO FURTHER APART THAN 50' O.C. IN PUBLIC PARKING AREAS, BETWEEN CURB AND PROPERTY LINES, ALONG PENSTEMON AND 32ND STREET NORTH. TREES SHALL BE MAINTAINED BY OWNERS OF ADJACENT PARCEL.**
- 16. ANY OPEN SPACE, SIGNS, DRAINAGE FACILITIES, DRIVES OR PARKING AREAS CONTAINED WITHIN THE DESCRIBED PARCELS SHALL BE PRIVATELY OWNED AND MAINTAINED.**
- 17. IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE FILED WITH THE PLAT OF THE AREA.**
- 18. ALL LIGHTS SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD OR**

DIRECT LIGHT AWAY FROM RESIDENTIAL AREAS.

19. PARCEL DESCRIPTIONS:

PARCEL NUMBER 1

PROPOSED USES: GENERAL OFFICE; OFFICE / WAREHOUSE; OFFICE / SHOWROOM; LIGHT MANUFACTURING ; PROFESSIONAL OFFICE; FURNITURE, CARPET, LUMBER, PLUMBING AND SIMILAR FURNISHING OUTLETS; APPLIANCES, EQUIPMENT AND FIXTURE SUPPLIER OUTLETS; LIGHT COMMERCIAL USES LIMITED TO HOME/OFFICE SUPPLY, DECORATING, CONSTRUCTION MATERIAL AND DESIGN STORES.

NET AREA - 197,225 SQ. FT. (4.53 AC.)
MAXIMUM BUILDING COVERAGE - 59,168 SQ. FT. (30% MAX.)
MAX. GROSS FLOOR AREA - 78,000 SQ. FT.
FLOOR AREA RATIO - 0.395
MAXIMUM BUILDING HEIGHT - 65 FT.
PARKING - SEE GENERAL PROVISION NUMBER 8.
SETBACKS - SEE GENERAL PROVISION NUMBER 3

PARCEL NUMBER 2

PROPOSED USES: SAME AS PARCEL 1 .

NET AREA - 351,472 SQ. FT. (8.07 AC.)
MAXIMUM BUILDING COVERAGE - 105,442 SQ. FT. (30% MAX.)
MAX. GROSS FLOOR AREA - 140,000 SQ. FT.
FLOOR AREA RATIO - 0.398
MAXIMUM BUILDING HEIGHT - 65 FT.
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE GENERAL PROVISION NUMBER 3

PARCEL NUMBER 3

PROPOSED USES: OFFICE

NET AREA - 63,008 SQ. FT. (1.45 AC.)
MAXIMUM BUILDING COVERAGE - 18,902 SQ. FT. (30% MAX.)
MAX. GROSS FLOOR AREA - 23,000 SQ. FT.
FLOOR AREA RATIO - 0.365
MAXIMUM BUILDING HEIGHT - 65 FT.
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE GENERAL PROVISION NUMBER 3

PARCEL NUMBER 4

PROPOSED USES: SAME AS PARCEL 1 WITH THE ADDITION OF RETAIL, SERVICE ORIENTED RETAIL, RESTAURANTS, FINANCIAL INSTITUTIONS, AND OTHER SIMILAR USES.

NET AREA - 111,673 SQ. FT. (2.56 AC.)
MAXIMUM BUILDING COVERAGE - 33,502 SQ. FT. (30% MAX.)
MAXIMUM GROSS FLOOR AREA - 40,000 SQ. FT.
FLOOR AREA RATIO - 0.358
MAXIMUM BUILDING HEIGHT - 65 FT.
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE GENERAL PROVISION NUMBER 3

PARCEL NUMBER 5

PROPOSED USES: SAME AS PARCEL NO. 4
NET AREA - 337,207 SQ. FT. (7.74 AC.)
MAXIMUM BUILDING COVERAGE - 101,162 SQ. FT. (30% MAX.)
MAXIMUM GROSS FLOOR AREA - 130,000 SQ. FT.
FLOOR AREA RATIO - 0.386
MAXIMUM BUILDING HEIGHT - 65 FT.
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE GENERAL PROVISION NUMBER 3