

OCTOBER 22, 1987

STAFF REPORT
(Final Plat; Preliminary Approved 9/10/87)

CASE NUMBER: S/D 87-83 - PARCEL 104

OWNER/APPLICANT: Killarney Devlin Joint Venture

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, P.A.

LOCATION: Southwest corner of 37th Street North and Inwood.

SITE SIZE: 13.65 Acres

NUMBER OF LOTS:

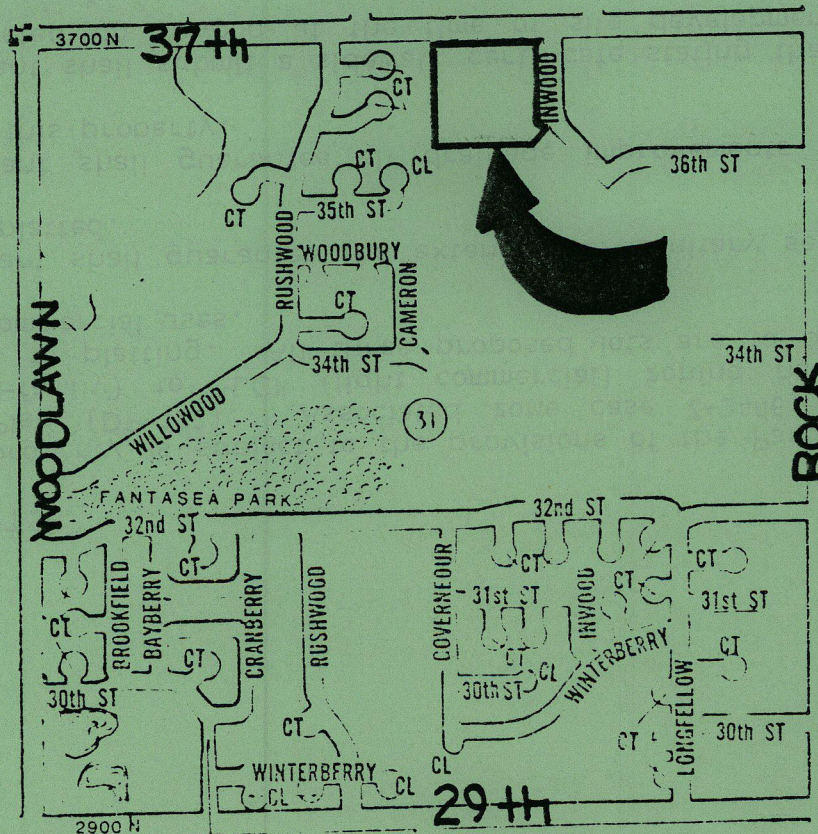
Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	3

MINIMUM LOT AREA: 38,500 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "LC" with DP-122

VICINITY MAP:



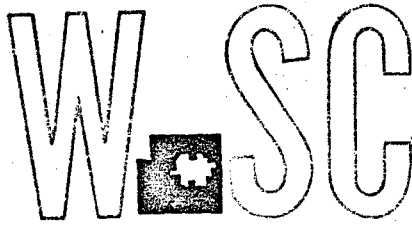
STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Parcel 104 Community Unit Plan (DP-122). Associated zone case Z-2406, requesting "AA" (single-family) to "LC" (light commercial) zoning has been approved subject to platting. All three proposed lots are to be developed with light commercial uses.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee all drainage improvements required by the platting of this property.
- C. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Inwood at the time of site development. (Commercial Zoning) *Existing*
- D. The applicant shall guarantee a decel lane on 37th Street to serve this plat. This guarantee shall provide for the construction of that portion of the required major entrance to serve Lot 3 that is within street right-of-way.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- G. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- H. The applicant shall obtain, by separate instrument, the 130-foot wide drainage easement proposed to the south of this plat.
- I. The drainage easement being vacated by this plat shall be retained as a temporary easement until such time as the drainage channel has been relocated. The plat's text correctly references the platting of the temporary drainage easement and specifies that the temporary easement will automatically be vacated after construction of the drainage channel to the south.
- J. On the final plat tracing, the plat's text shall be amended to reference the platting of the drainage easement in the southwest corner of this plat.
- K. On the final plat tracing, the location of the pipeline easement on Lot 1 shall be dimensioned from the southwest corner of that lot.

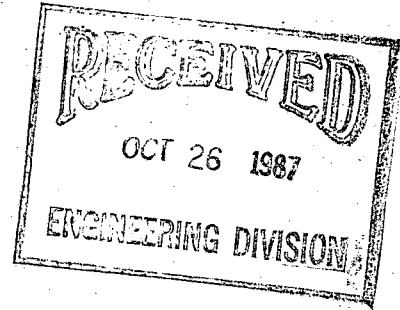
- L. The applicant shall submit, for recording with the plat, the cross lot drainage agreement required by the drainage plan for this property.
- M. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- N. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- P. Recording of the plat within 30 days after approval by the City Council.
- Q. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Specifically, what drainage guarantees are needed?

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561



October 22, 1987

Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road #800
Wichita, KS 67226

Re: Final Plat S/D 87-83 - PARCEL 104

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 22, 1987, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee all drainage improvements required by the platting of this property.
- C. The applicant shall guarantee a decel lane on 37th Street to serve this plat. This guarantee shall provide for the construction of that portion of the required major entrance to serve Lot 3 that is within street right-of-way.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- F. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- G. The applicant shall obtain, by separate instrument, the 130-foot wide drainage easement proposed to the south of this plat.
- H. The drainage easement being vacated by this plat shall be retained as a temporary easement until such time as the drainage channel has been relocated. The plat's text correctly references the platting of the temporary drainage easement and specifies that the temporary easement will automatically be vacated after construction of the drainage channel to the south.

WICHITA — SEDGWICK COUNTY

Final Plat S/D 87-83 - PARCEL 104

October 23, 1987

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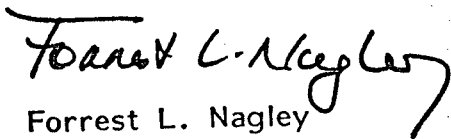
- I. On the final plat tracing, the platlor's text shall be amended to reference the platting of the drainage easement in the southwest corner of this plat.
- J. On the final plat tracing, the location of the pipeline easement on Lot 1 shall be dimensioned from the southwest corner of that lot.
- K. The applicant shall submit, for recording with the plat, the cross lot drainage agreement required by the drainage plan for this property.
- L. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- M. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- O. Recording of the plat within 30 days after approval by the City Council.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, October 29, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

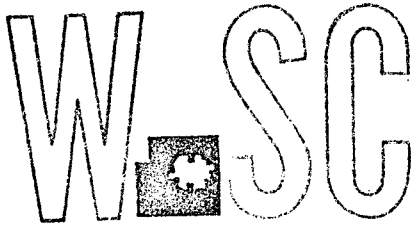


Forrest L. Nagley
Senior Planner

FLN:dlk
Enclosure

cc: Killarney/Devlin Joint Venture, 575 Fourth Financial Center,
Wichita, KS 67202
Bill Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220
X Mike Lindebak, City Engineer

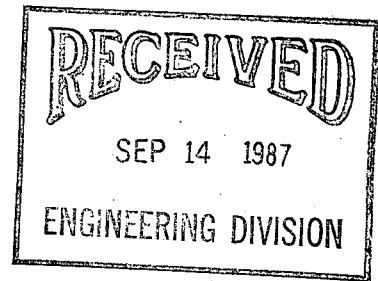
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

September 11, 1987



Bill G. Yung Design
4912 E. 29th N., Suite 1
Wichita, KS 67220

Re: Preliminary Plat S/D 87-83 - PARCEL 104

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 10, 1987, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee all drainage improvements required by the platting of this property.
- C. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Inwood at the time of site development. (Commercial Zoning)
- D. The applicant shall guarantee a decel lane on 37th Street to serve this plat. This guarantee shall provide for the construction of that portion of the required major entrance to serve Lot 3 that is within street right-of-way.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The final plat shall indicate the recording information for the 50-foot Cooperative Refinery easement on this property.
- G. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.

WICHITA - SEDGWICK COUNTY

Preliminary Plat S/D 87-83 - PARCEL 104
Page 2

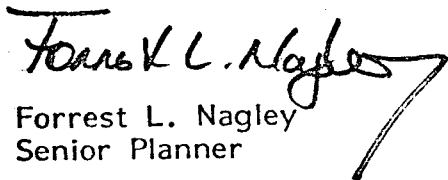
- H. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- I. On the final plat, the pipeline easement on this property shall be dimensioned from lot corners.
- J. As required by the CUP, a 35-foot building setback shall be shown from the drainage easement in the southwest corner of Lot 3.
- K. The final plat tracing shall indicate the existing half-street rights-of-way for Inwood adjacent to this property.
- L. The applicant shall obtain, by separate instrument, the 130-foot wide drainage easement proposed to the south of this plat.
- M. The drainage easement being vacated by this plat shall be retained as a temporary easement until such time as the drainage channel has been relocated. The plat's text shall reference the platting of the temporary drainage easement and shall specify that the temporary easement is automatically vacated after construction of the drainage channel to the south.
- N. The applicant shall submit, for recording with the plat, the cross lot drainage agreement required by the drainage plan for this property.
- O. On the final plat, the 10-foot landscape buffer shall be deleted from the face of the plat.
- P. Since existing public easements are being vacated by virtue of this plat, the plat's text shall make proper reference to K.S.A. 12-512(b).
- Q. On the final plat, the plat's text shall reference the platting of the 5-foot wall easement proposed adjacent to the west line of the plat.
- R. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- S. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- T. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.

WICHITA - SEDGWICK COUNTY

Preliminary Plat S/D 87-83 - PARCEL 104
Page 3

U. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Killarney/Devlin Joint Venture, 575 Fourth Financial Center,
Wichita, KS 67202
Mid-Kansas Engineering Consultants, P.A., 3500 N. Rock Road #800,
Wichita, KS 67226
✓ Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

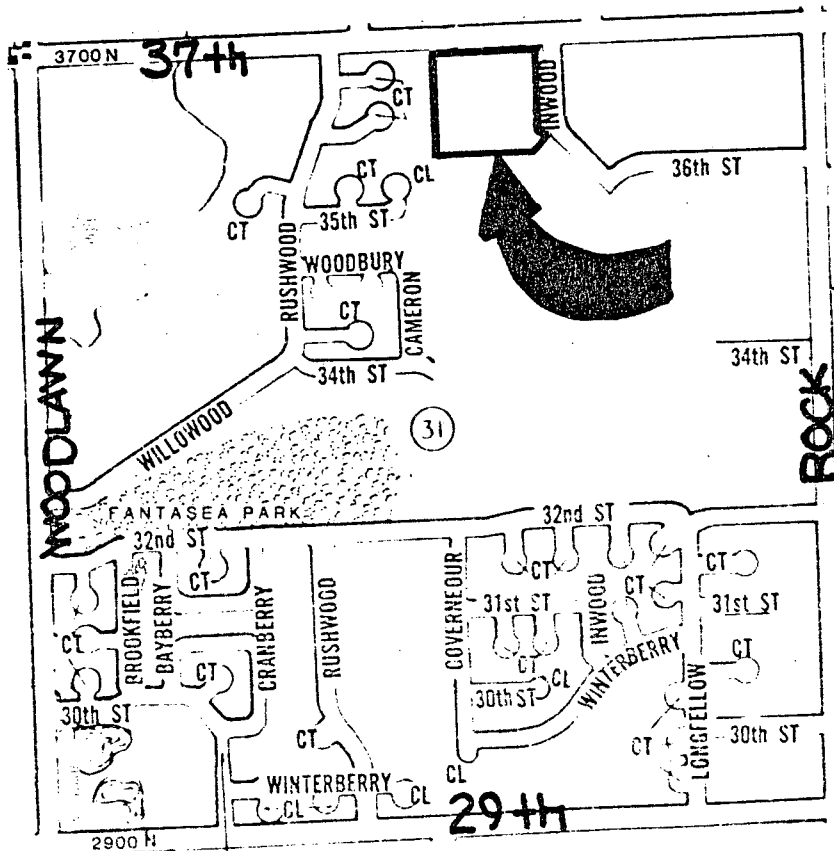
AGENDA ITEM # _____

SEPTEMBER 10, 1987

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 87-83 - PARCEL 104
OWNER/APPLICANT: Killarney Devlin Joint Venture
SURVEYOR/ENGINEER: Bill G. Yung Design
LOCATION: Southwest corner of 37th Street North and Inwood.
SITE SIZE: 13.65 Acres
NUMBER OF LOTS:
Residential:
Office:
Commercial: 3
Industrial:
Total: 3
MINIMUM LOT AREA: 38,500 Sq. Ft.
CURRENT ZONING: "AA"
PROPOSED ZONING: "LC" with DP-122

VICINITY MAP:



STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Parcel 104 Community Unit Plan (DP-122). Associated zone case Z-2406, requesting "AA" (single-family) to "LC" (light commercial) zoning has been approved subject to platting. All three proposed lots are to be developed with light commercial uses.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee all drainage improvements required by the platting of this property.
- C. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Inwood at the time of site development. (Commercial Zoning)
- D. In accordance with the Community Unit Plan provision #23, the applicant shall guarantee the construction of that portion of the required major entrance to serve Lot 3 that is within street right-of-way.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The final plat shall indicate the recording information for the 50-foot Cooperative Refinery easement on this property.
- G. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- H. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- I. On the final plat, the pipeline easement on this property shall be dimensioned from lot corners.
- J. As required by the CUP, a 35-foot building setback shall be shown from the drainage easement in the southwest corner of Lot 3.
- K. The final plat tracing shall indicate the existing half-street rights-of-way for Inwood adjacent to this property.
- L. The applicant shall obtain, by separate instrument, the 130-foot wide drainage easement proposed to the south of this plat.
- M. On the final plat, the 10-foot landscape buffer shall be deleted from the face of the plat.
- N. Since existing public easements are being vacated by virtue of this plat, the plat's text shall make proper reference to K.S.A. 12-512(b).

SUBDIVISION REPORT

Preliminary Plat S/D 87-83 - PARCEL 104

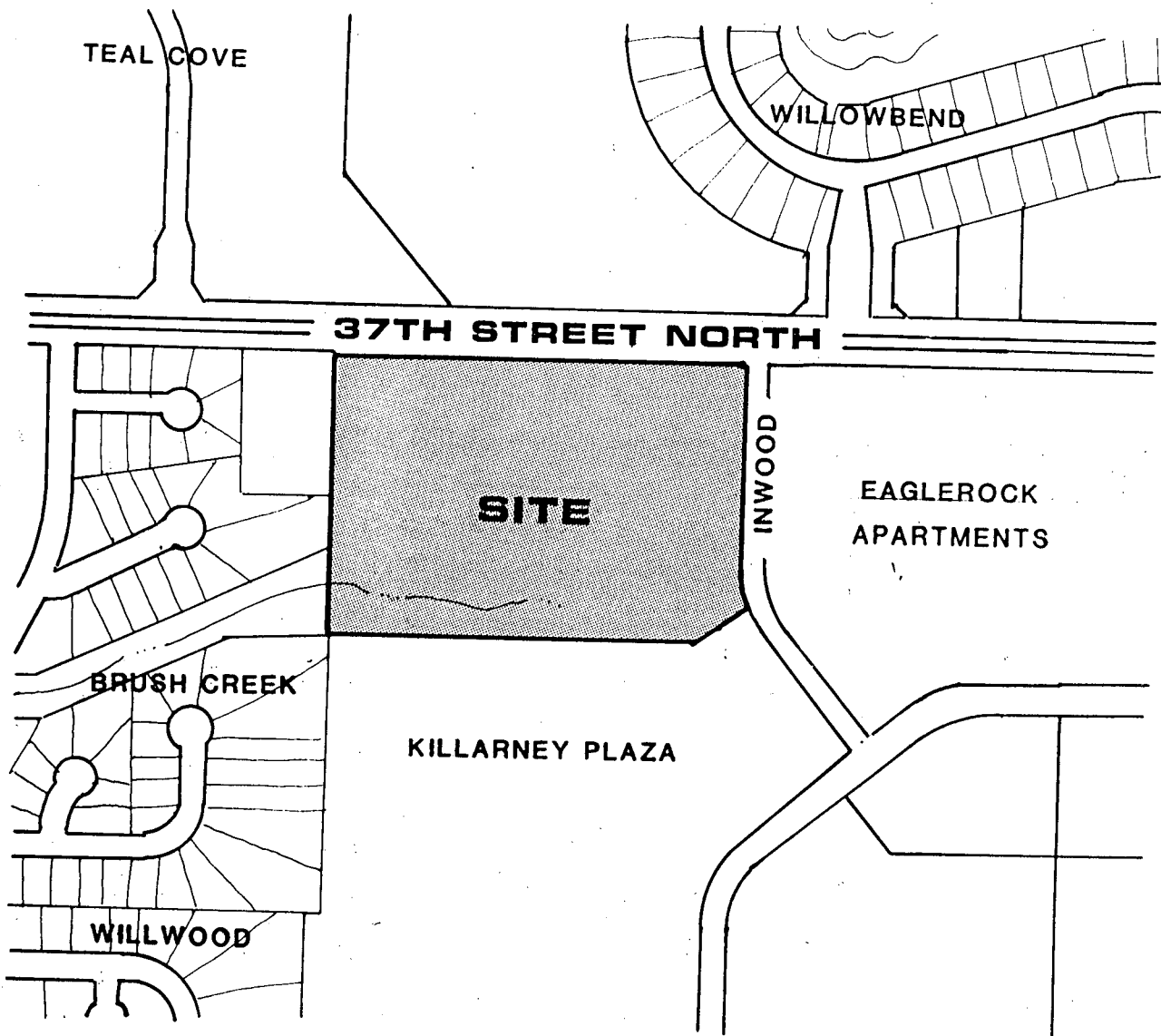
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- O. On the final plat, the plattor's text shall reference the platting of the 5-foot wall easement proposed adjacent to the west line of the plat.
- P. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- Q. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- R. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- S. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- T. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- U. The provisions of the associated Community Unit Plan state, that at the time of platting, a determination shall be made regarding the need for the applicant to guarantee construction of a decel lane on 37th Street North to serve this commercially zoned property. The following amounts of development are proposed on the lots within this subdivision.

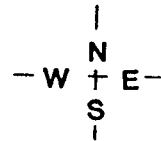
<u>Lot #</u>	<u># of Buildings</u>	<u>Maximum Amount of Floor Area</u>
1	1	15,400 Sq. Ft.
2	1	15,400 Sq. Ft.
3	5	207,171 Sq. Ft.

The representative from the City Engineer's office should be prepared to state if this amount and type of commercial development requires a decel lane to serve the property. Also, if a decel lane is determined to be needed, is 10 feet of additional street right-of-way needed to construct the decel lane improvement?

LOCATION MAP



NO SCALE



PARCEL 104 PRELIMINARY PLAT

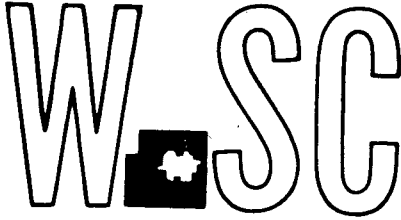
AUG. 21, 1987

UNDER C.U.P. D.P. 122

OWNER: KILLARNEY/DEVLIN JOINT VENTURE 575
FOURTH FINANCIAL CTR. WICHITA, KS. 67202

SUBDIVIDER: BILL YUNG DESIGN 4912 E. 29TH NORTH SUITE ONE
WICHITA, KS. 67220

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561



June 23, 1987

Bill G. Yung
Bill G. Yung Design
4912 East 29th Street North
Suite One
Wichita, Kansas 67220

RE: DP-122, Amendment 1 - Parcel No. 104 Community Unit Plan Proposal.
Generally located at the southwest corner of 37th Street North and
Inwood.

Dear Bill:

We have received the above-referenced C.U.P. amendment proposal, and note that the main changes to the C.U.P. are the relocation of the 100-foot drainage easement in order to provide more buildable area on Parcel 3, and the omission of the Northeast Circumferential Right-of-Way on this property. One item that we discussed with you yesterday is that C.U.P.'s do not need to include the legal description of the property on the drawing.

The following items should be included in the General Provisions:

1) SCREENING

There is some confusion as to the intent of constructing a wall along the west property line. In one place you identify the wall to be waived and yet a wall easement is labeled along the west line. There may be justification to waive the wall next to the substation as there is a hedge row as well as a fence. Would you label those residential lots that back into your west line and suggest some justification as to why the wall should be waived in the area south of the fence.

A wall or landscape buffer is needed along the south line of Parcel 3 in order to serve as a buffer between the commercial and residential properties. Appropriate reference should be made on the C.U.P. text in that regard. Also, the standard wall comment should be added: "No wall shall be permitted in any utility easement, and a building permit shall be obtained prior to construction of any wall".

C
O
P
Y

2) FIRE LANES

The Fire Department has advised us that they would like to see the wording for fire lanes on C.U.P's as it is shown in the Fire Code:

"A fire lane, hard surfaced, constructed to provide all-weather driving capabilities, twenty (20) feet minimum in width shall be provided to within one hundred fifty (150) feet of all buildings hereafter constructed. Said fire lane when constructed of asphalt materials shall be a minimum 3½ inch asphalt base with 1½ inch asphalt surface cap. No parking shall be allowed in said fire lane, although it may be used for passenger loading and unloading.

Prior to final approval of the parking plan, the Fire Chief, or his designated representative shall approve the plan as to location and design of the fire lane".

3) LIGHTS

Since commercial development will abut residential development, please add the following standard comment on lights:

"All lights shall be shielded to reflect or direct light away from the residential properties adjacent to the commercial property".

4) ALTERNATE LAND USE

Please add the following comment since G.P. #17 provides for possible residential development:

"Should an alternate land use, permitted under parcel descriptions below be developed instead of the parcel plan as illustrated, a conceptual site plan shall be submitted for approval to the Director of Planning. The approval of this conceptual plan shall be subject to the conditions of platting".

5) Indicate a 35' setback adjacent to the 100' drainage easement on the west.

6) Indicate a 30' setback between Parcels 1 and 2.

Bill G. Yung
June 23, 1987
Page 3

7) MAJOR ENTRANCE

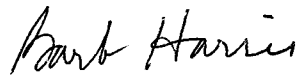
Since your plan includes a major entrance to 37th Street North, please include the standard comment in this regard.

"That portion of the major entrance on public r.o.w. will be guaranteed at the time of platting. That portion of the major entrance on private property will be a requirement at the time of building permit(s) for Parcel 3".

Inasmuch as the drainage ditch is proposed to be relocated and its location determined at the time of platting, we would suggest that these conversations begin with engineering prior to submitting this C.U.P. for public hearing. We are concerned with the 90° angle transitions in the drainage easement in the southwest corner of this property.

We would be happy to discuss these comments with you and your client and please give us a call if you have any questions or comments. This C.U.P. can be scheduled for Metropolitan Area Planning Commission review with the submission of 14 copies of the plan indicating the above-referenced items.

Sincerely,



Barbara R. Harris
Senior Planner

BRH:blw

cc: Mike Lindebak, City Engineer

PRELIMINARY

GENERAL PROVISIONS PARCEL 104 COMMERCIAL C.U.P.

1. THIS DEVELOPMENT IS PROPOSED TO CONTAIN 13.65 ACRES.
2. THE PROPOSED DEVELOPMENT CONTAINS THREE (3) PARCELS PERMITTING LIGHT COMMERCIAL USES.
3. SETBACKS ARE AS INDICATED ON PLAN VIEW OR IN GENERAL ARE AS FOLLOWS:
 - 35' SETBACK ALONG THE WEST PROPERTY LINE.
 - 35' SETBACK ALONG 37TH STREET NORTH FOR PARCELS 1 and 2
 - 35' SETBACK ALONG THE SOUTH AND EAST PROPERTY LINES'.
 - 70' SETBACK ALONG 37TH STREET NORTH FOR PARCEL 3.
- NOTE: IN THE EVENT THAT CONTIGUOUS PARCELS ARE DEVELOPED UNDER THE SAME OWNERSHIP, SETBACK BETWEEN THOSE PARCELS WILL NOT BE REQUIRED.
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, EXCEPT THAT NO PORTABLE SIGNS SHALL BE PERMITTED.
6. ALL DRAINAGE WAYS AND 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, PAVEMENT WIDTHS AND DECEL LANES ON PUBLIC STREETS SHALL BE RESOLVED AT THE TIME OF PLATTING.
8. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.40.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA.
9. A. A FIVE (5) TO EIGHT (8) FOOT SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, BRICK, ARCHITECTURAL TILE OR SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE) ALONG THE PROPERTY LINE WHEN ADJACENT TO A RESIDENTIAL DISTRICT AND WHEN SEPARATED BY A PUBLIC WAY, STREET OR ALLEY, IF STORAGE AREA, SERVICE AREA OR REAR OF THE BUILDING FACES THE RESIDENTIAL DISTRICT.
B. A TEN (10) FOOT LANDSCAPE BUFFER CONSISTING OF A COMBINATION OF GRASS, LOW SHRUBS AND TREES SHALL BE REQUIRED ALONG THE NORTH AND EAST PROPERTY LINES WHERE ACROSS FROM RESIDENTIALLY ZONED AREAS AND SEPARATED BY A PUBLIC STREET. (SEE PLAN VIEW).
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 FOR COMMERCIAL DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
11. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, FOR THE LANDSCAPE BUFFERS ALONG 37TH STREET NORTH, AND INWOOD INDICATING THE LOCATION, TYPE AND SPECIFICATIONS OF PLANT MATERIAL AND METHOD OF PROVIDING WATER SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) ON PARCEL INVOLVED. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
12. ACCESS CONTROL: ACCESS TO 37TH STREET NORTH SHALL BE LIMITED TO FIVE (5) OPENINGS, ONE OPENING TO PARCELS 1 AND 2, AND THREE (3) OPENINGS TO PARCEL 3 OF WHICH ONE OPENING TO PARCEL 3 SHALL BE CONSTRUCTED TO MAJOR ENTRANCE STANDARDS.
13. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.

14. THE COOPERATIVE PIPELINE EASEMENT MAY, AT THE DEVELOPER'S OPTION, BE RELOCATED TO ~~THE A~~ ALTERNATE LOCATION AS INDICATED ON THE PLAN PROVIDING THAT IT BE AT NO COST TO THE CITY OF WICHITA, AND THAT IT BE RELOCATED WITHIN THE REQUIREMENTS ESTABLISHED BY THE COOPERATIVE REFINERY COMPANY, WITH THEIR APPROVAL.

BUILDING SETBACK LINES FROM THE PIPELINE EASEMENT SHALL BE ESTABLISHED AT THE TIME OF PLATTING. ALL PAVING OVER THE EASEMENT SHALL BE WITH THE APPROVAL OF THE AFFECTED PIPELINE COMPANY. ANY CHANGE IN ELEVATION OR RELOCATION OF THE PIPELINE SHALL BE WITHOUT COST TO THE CITY OF WICHITA.

15. THE WALL REQUIREMENT ALONG THE WEST PROPERTY THAT ADJOINS THE COMOTARA SUBSTATION HAS BE WAIVED DUE TO THE EXISTING FENCE THAT SURROUNDS THE PROPERTY AND RELATED LAND USE.
16. THE LANDSCAPE BUFFER REQUIREMENT ALONG 37TH STREET NORTH ADJACENT TO THE 37TH STREET BOOSTER STATION HAS BEEN WAIVED DUE TO THE RELATED NON-RESIDENTIAL LAND USE.
17. IF THE ENTIRE SITE IS TO BE DEVELOPED AS A RESIDENTIAL DEVELOPMENT INSTEAD OF THE LIGHT COMMERCIAL USES LISTED UNDER GENERAL PROVISION NO. 18, THE FOLLOWING CRITERIA SHALL BE MET.

PROPOSED USES – GARDEN APARTMENTS

GROSS AREA – 13.65 ACRES
MAXIMUM NUMBER OF DWELLING UNITS – 273
MAXIMUM DENSITY – 20 DU/AC
PARKING – 1.5 SPACES/DU
SETBACKS – AS PER CITY CODE
HEIGHT – 35' MAXIMUM

18. PARCEL DESCRIPTIONS:

PARCEL NO. 1

PROPOSED USES: ALL USES PERMITTED IN LIGHT COMMERCIAL DISTRICT EXCEPT FOR FOOD LOCKER PLANTS, PUBLIC GARAGES, STORAGE GARAGES, MOTELS, HOTELS AND MORTUARIES. (SEE GENERAL PROVISION NO. 17).

GROSS AREA – 0.88 ACRES
MAXIMUM BUILDING COVERAGE – 11,550 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA – 15,400 SQ. FT.
FLOOR AREA RATIO – 0.40
MAXIMUM BUILDING HEIGHT – 35'
MAXIMUM NUMBER OF BUILDINGS – 1
PARKING – AS SET FORTH UNDER GENERAL PROVISION NUMBER 8
SETBACKS – AS SET FORTH UNDER GENERAL PROVISION NUMBER 3

PARCEL NO. 2

PROPOSED USES: SAME USES AS PARCEL NUMBER 1

GROSS AREA – 0.88 ACRES
MAXIMUM BUILDING COVERAGE – 11,550 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA – 15,400 SQ. FT.
FLOOR AREA RATIO – 0.40
MAXIMUM BUILDING HEIGHT – 35'
MAXIMUM NUMBER OF BUILDINGS – 1
PARKING – AS SET FORTH UNDER GENERAL PROVISION NO. 8
SETBACKS – AS SET FORTH UNDER GENERAL PROVISION NO. 3

PARCEL NO. 3

PROPOSED USES – SAME USES AS PARCEL NO. 1

GROSS AREA – 11.89 ACRES

MAXIMUM BUILDING COVERAGE – 155,379 SQ. FT. (30% MAXIMUM)

MAXIMUM GROSS FLOOR AREA – 207,171 SQ. FT.

FLOOR AREA RATIO – 0.40

MAXIMUM BUILDING HEIGHT – 35'

MAXIMUM NUMBER OF BUILDINGS – 5

PARKING – AS SET FORTH UNDER GENERAL PROVISION NO. 8

SETBACKS – AS SET FORTH UNDER GENERAL PROVISION NO. 3