

WICHITA-SEDGWICK COUNTY

RECEIVED

DEC 26 1975

DATE

December 24, 1975

METROPOLITAN AREA PLANNING DEPARTMENT

Engineering Division

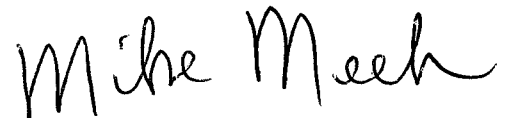
TO ✓ Dick Linn, City Engineer
M.S. Mitchell, Assistant Superintendent Public Works Maintenance
Paul Graves, Traffic Engineer

FROM Mike Meek, Senior Planner

SUBJECT DP-75 - Ridge Road Property Residential and Commercial Community Unit Plan on the north side of 21st Street North, west of Hoover.

Attached for your information and review is a revised copy of plans for the Ritchey property which was recently annexed. On December 3, 1975, we sent a bulky set of plans on the same property to you and those five sheets have been reduced to one and your previous comments have been incorporated in the revised copy.

Would appreciate your reviewing the revised plans and make any additional comments which you may have. Please note that the true alignment of 21st is now shown. We have scheduled the CUP to be considered by the MAPC on January 22, 1976, so I would like your comments by December 31, 1975, if possible.



Michael Meek
Senior Planner

MM:el

Attachment

WICHITA-SEDGWICK COUNTY

DATE

February 6, 1980

METROPOLITAN AREA PLANNING DEPARTMENT

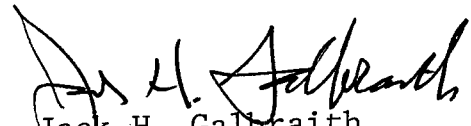
TO ✓ Dean Sellers, Acting City Engineer
Robert B. Feldner, Superintendent of Central Inspection
Paul B. Graves, Traffic Engineer
Max Greene, Flood Control and Landfill Director

FROM Jack H. Galbraith, Chief Planner

SUBJECT DP-37 - RIDGE PLAZA RESIDENTIAL & COMMERCIAL C.U.P. -
Amended File #1 - generally located on the north side
of U.S. 54 Highway, in an area between Ridge Road and
Woodchuck Lane.

Attached are the proposed amendments to the above captioned CUP. Specifically, this is an update of the CUP which reflects the right-of-way for the Ridge Road Interchange at Kellogg. There are some adjustments to each parcel, but for the most part, this is the office, commercial, motel complex type CUP.

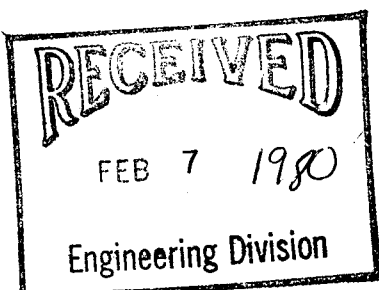
We would appreciate receiving any comments you might have regarding access, drainage, streets, etc., by the 15th of February. If you have any questions concerning the CUP amendments, please contact me or Art Chambers.


Jack H. Galbraith
Chief Planner

JHG:el
Attachment

2-8-80

Phone conversation with Art.
Need lot grading plan at time
of platting. Mike L.



AMENDED

RIDGE PLAZA
COMMUNITY UNIT PLAN

Wichita, Kansas

Jeff Krehbiel Assoc.
1021-1 East Waterman
Wichita, Kansas

GENERAL PROVISIONS

1. THIS PROPOSED DEVELOPMENT CONTAINS 86.20± GROSS ACRES: or, 74.91± NET ACRES EXCLUSIVE OF PUBLIC STREETS AND DRAINAGE RIGHT-OF-WAY.
2. ACCESS - ACCESS TO AND FROM RIDGE ROAD SHALL BE LIMITED TO ONE (1) CURB CUT OR ACCESS OPENING TO PARCEL 5 AND ONE (1) CURB CUT OR ACCESS OPENING TO PARCEL 6 AS IN THE LOCATION SHOWN ON THE PLAN. ACCESS FROM MAPLE STREET SHALL INCLUDE TWO (2) CURB CUTS OR ACCESS OPENINGS TO PARCEL 6, ONE (1) CURB CUT OR ACCESS OPENING TO PARCEL 7 AND TWO (2) CURB CUTS OR ACCESS OPENINGS TO PARCEL 24. ACCESS TO PARCELS SHALL ALSO BE PERMITTED FROM THE ADJACENT STREETS OF HOLLAND STREET, HOLLAND LANE, UNIVERSITY AVENUE, TAFT STREET AND THE OLD RIDGE ROAD THAT EXTENDS TO CUL-DE-SAC NORTH AND SOUTH FROM TAFT STREET.
3. MINIMUM FRONT YARD SETBACKS ARE AS SHOWN ON THE PLAN. IF SIDE AND REAR YARD SETBACK LINES ARE NOT SHOWN ON THE PLAN, THEY SHALL BE AS PROVIDED FOR IN THE ZONING ORDINANCE. NO SETBACK SHALL BE REQUIRED BETWEEN LOTS WHERE TWO (2) OR MORE CONTINUOUS LOTS ARE DEVELOPED AS ONE (1) PROJECT.
4.
 - a. SCREENING AND LANDSCAPING - A PLANTING STRIP AS INDICATED ON THE PLAN, EXCEPT FOR POINTS OF INGRESS AND EGRESS, SHALL BE PROVIDED AND MAINTAINED OF TREES AND SHRUBBERY NOT LESS THAN TEN (10) FEET IN WIDTH, AND SHALL BE OF SUCH A TYPE, AND MAINTAINED IN SUCH A MANNER, THAT IT MINIMIZES ANY NUISANCE OF THE COMMERCIAL AREA TO THE ADJACENT RESIDENTIAL AREAS. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, FOR THE PLANTING STRIP, INDICATING THE LOCATION, TYPE AND SPECIFICATIONS OF PLANT MATERIALS, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S) ON THE PARCEL(S) INVOLVED.
 - b. A SOLID OR SEMI-SOLID WALL TO PREVENT THE PASSAGE OF DEBRIS OR LIGHT CONSTRUCTED OF BRICK, STONE, MASONRY, OR OTHER SIMILAR MATERIAL (NOT INCLUDING WOOD, WOVEN WIRE) AT LEAST FIVE (5) FEET BUT NOT MORE THAN EIGHT (8) FEET HIGH SHALL BE CONSTRUCTED ALONG THE PROPERTY LINE BETWEEN PARCEL 23 AND 24 AS SHOWN ON THE PLAN IF PARCEL 24 IS DEVELOPED UNDER THE RESIDENTIAL ALTERNATE. THIS WALL SHALL BE CONSTRUCTED ON PARCEL 24 AND BE AT THE COST OF PARCEL 24.
5. SIGNS SHALL BE PERMITTED IN ACCORDANCE WITH LIMITATIONS AND REQUIREMENTS OF THE ZONING ORDINANCE.
6. OFF-STREET PARKING FOR ALL PARCELS SHALL BE IN ACCORDANCE WITH SECTION 28.04.141 OF THE CODE OF THE CITY OF WICHITA.

7. FINAL DRAINAGE RIGHT-OF-WAY SHALL BE DETERMINED AT THE TIME OF PLATTING, AND A DRAINAGE PLAN SHALL BE SUBMITTED FOR APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS AT THAT TIME. DRAINAGE COSTS SHALL BE GUARANTEED BY THE DEVELOPER AT THE TIME OF PLATTING.

PARCEL 1

Proposed Uses - Retail and service commercial, offices, medical offices and clinics, restaurant, private club, theater.

Net Area - 1.09± acres, or 47,475± sq. ft.

Maximum Building Coverage - .30, or 14,242± sq. ft.

Maximum Gross Floor Area - .50, or 23,738± sq. ft.

Maximum Building Height - 50 feet

PARCEL 2

Proposed Uses - Retail and service commercial, offices, medical offices and clinics, restaurants, private club, theater, financial institutions.

Net Area - 2.34± acres, or 102,121± sq. ft.

Maximum Building Coverage - .30, or 30,636± sq. ft.

Maximum Gross Floor Area - .50, or 51,060± sq. ft.

Maximum Building Height - 80 feet

PARCEL 3

Proposed Uses - Retail and service commercial, hotel and motel, offices, restaurant, private club, medical offices and clinics, financial institutions.

Net Area - 2.42± acres, or 105,353± sq. ft.

Maximum Building Coverage - .30 or 31,606± sq. ft.

Maximum Gross Floor Area - .50, or 52,676± sq. ft.

Maximum Building Height - 80 feet

PARCEL 4

Proposed Uses - Retail and service commercial, offices, restaurant, private club, financial institutions, laboratories and medical clinics, service stations.

Net Area - 0.67± acres, or 28,990± sq. ft.

Maximum Building Coverage - .30, or 8,697± sq. ft.

Maximum Gross Floor Area - .50, or 14,495± sq. ft.

Maximum Building Height - 40 feet

PARCEL 5

Proposed Uses - Motel or hotel, service and retail commercial, offices, medical clinic and offices, service stations, restaurant, private club, financial institutions.

Net Area - 3.78± acres, or 164,545± sq. ft.

Maximum Building Coverage - .30, or 49,364± sq. ft.

Maximum Gross Floor Area - .50, or 82,272± sq. ft.

Maximum Building Height - 80 feet

PARCEL 6

Proposed Uses - Service and retail commercial, offices, restaurant, motor hotel, service stations, financial institutions, medical offices and clinics.
Net Area - 7.0± acres, or 304,920± sq. ft.
Maximum Building Coverage - .30, or 91,476± sq. ft.
Maximum Gross Floor Area - .50, or 152,460± sq. ft.
Maximum Building Height - 80 feet

PARCEL 7

Proposed Uses - Offices, medical laboratories and clinics, motor hotel, service and retail commercial, restaurant, private club and financial institutions.
Net Area - 6.87± acres, or 299,416± sq. ft.
Maximum Building Coverage - .30, or 89,825 sq. ft.
Maximum Gross Floor Area - .50, or 149,708± sq. ft.
Maximum Building Height - 80 feet

PARCEL 8

Proposed Uses - Service and retail commercial, offices, service stations, financial institutions, restaurant, hotel and motel, private club, medical clinics and offices.
Net Area - 2.10± acres, or 91,313± sq. ft.
Maximum Building Coverage - .30, or 27,394± sq. ft.
Maximum Gross Floor Area - .50, or 45,656± sq. ft.
Maximum Building Height - 80 feet

PARCEL 9

Proposed Uses - Institutional, service and retail commercial, laboratories and clinics, offices, restaurants, private clubs, hotel and motel
Net Area - 1.56± acres, or 68,081± sq. ft.
Maximum Building Coverage - .30, or 20,424± sq. ft.
Maximum Gross Floor Area - .50, or 34,040± sq. ft.
Maximum Building Height - 80 feet

PARCEL 10

Proposed Uses - Service and retail commercial, hotel and motel, restaurant, private club, offices, service stations, medical offices and clinics
Net Area - 7.36± acres, or 320,505± sq. ft.
Maximum Building Coverage - .30, or 96,152± sq. ft.
Maximum Gross Floor Area - .50, or 160,252± sq. ft.
Maximum Building Height - 80 feet

PARCEL 11

Proposed Uses - hotel and motel, service and retail commercial, restaurant, private club, offices, medical offices and clinics, theater
Net Area - 4.41± acres, or 192,121± sq. ft.
Maximum Building Coverage - .30, or 57,636± sq. ft.
Maximum Gross Floor Area - .50, or 96,060± sq. ft.
Maximum Building Height - 80 feet

PARCEL 12

Proposed Uses - Retail and service commercial, financial institutions, motor hotel, offices, private club, restaurant, theaters, racquetball, tennis and health club facilities.

Net Area - 2.68± acres, or 116,667± sq. ft.

Maximum Building Coverage - .30, or 35,000± sq. ft.

Maximum Gross Floor Area - .50, or 58,334± sq. ft.

Maximum Building Height - 80 feet

PARCEL 13

Proposed Uses - Retail and service commercial, motor hotel, offices, medical laboratory and clinics, restaurants, private club, financial institutions, racquetball, tennis and health club facility

Net Area - 2.56± acres, or 111,414± sq. ft.

Maximum Building Coverage - .30, or 33,424± sq. ft.

Maximum Gross Floor Area - .50, or 55,707± sq. ft.

Maximum Building Height - 80 feet

PARCEL 14

Proposed Uses - Service and retail commercial, offices, financial institutions, medical offices and clinics, restaurants, private clubs, theaters, racquetball, tennis and health club facility.

Net Area - 1.57± acres, or 68,485± sq. ft.

Maximum Building Coverage - .30, or 20,546± sq. ft.

Maximum Gross Floor Area - .50, 34,242± sq. ft.

Maximum Building Height - 80 feet

PARCEL 15

Proposed Uses - Service and retail commercial, offices, restaurant, private club, medical offices and clinics, financial institutions, racquetball, tennis and health club facility.

Net Area - 0.71± acres, or 31,010± sq. ft.

Maximum Building Coverage - .30, or 9,303± sq. ft.

Maximum Gross Floor Area - .50, or 15,505± sq. ft.

Maximum Building Height - 50 feet

PARCEL 16

Proposed Uses - Service and retail commercial, offices, medical laboratories and clinics, restaurant, private club, service stations, financial institutions, tennis, racquetball and health club facility

Net Area - 0.70± acres, or 30,606± sq. ft.

Maximum Building Coverage - .30, or 9,182± sq. ft.

Maximum Gross Floor Area - .50, or 15,303± sq. ft.

Maximum Building Height - 50 feet

PARCEL 17

Proposed Uses - Offices, motor hotel, service and retail commercial, restaurant, private club, financial institutions, medical offices and clinics, racquetball, tennis and health club facility.

Net Area - 1.37± acres, or 59,798± sq. ft.

Maximum Building Coverage - .30, or 17,939± sq. ft.

Maximum Gross Floor Area - .50, or 29,899± sq. ft.

Maximum Building Height - 80 feet

PARCEL 18

Proposed Uses - Offices, medical offices, service and retail commercial, financial institutions, motor hotel, restaurant, private club, racquetball, tennis and health club facility

Net Area - 1.82± acres, or 79,697± sq. ft.

Maximum Building Coverage - .30, or 23,909± sq. ft.

Maximum Gross Floor Area - .50, or 39,848± sq. ft.

Maximum Building Height - 80 feet

PARCEL 19

Proposed Uses - Medical offices, offices, service and retail commercial, financial institutions, restaurant, private club, motor hotel, racquetball, tennis and health club facility.

Net Area - 1.38± acres, or 60,010± sq. ft.

Maximum Building Coverage - .30, or 18,030± sq. ft.

Maximum Gross Floor Area - .50, or 30,050± sq. ft.

Maximum Building Height - 80 feet

PARCEL 20

Proposed Uses - Offices, medical offices and clinics, service and retail commercial, financial institutions, motor hotel, restaurant, private club, racquetball, tennis and health club facility

Net Area - 1.27± acres, or 55,253± sq. ft.

Maximum Building Coverage - .30, or 16,576± sq. ft.

Maximum Gross Floor Area - .50, or 27,626± sq. ft.

Maximum Building Height - 80 feet

PARCEL 21

Proposed Uses - Offices, medical offices and clinics, service and retail commercial, financial institutions, restaurant, private club

Net Area - 2.43± acres, or 105,859± sq. ft.

Maximum Building Coverage - .30, or 31,758± sq. ft.

Maximum Gross Floor Area - .50, or 52,930± sq. ft.

Maximum Building Height - 80 feet

PARCEL 22

Proposed Uses - Offices, medical offices, service and retail commercial, financial institutions, restaurant, private club, racquetball, tennis and health club facility.

Net Area - 1.49± acres, or 65,051± sq. ft.
Maximum Building Coverage - .30, or 19,515± sq. ft.
Maximum Gross Floor Area - .50, or 32,526± sq. ft.
Maximum Building Height - 80 feet

PARCEL 23

Proposed Uses - Service and retail commercial, offices, restaurant, private club, theater, financial institutions, medical laboratories and clinics.

Net Area - 4.14± acres, or 180,303± sq. ft.
Maximum Building Coverage - .30, or 54,091± sq. ft.
Maximum Gross Floor Area - .50, or 90,152± sq. ft.
Maximum Building Height - 80 feet

PARCEL 24

Proposed Uses - Offices, medical offices and clinics, laboratories.

Net Area - 7.17± acres, or 312,121± sq. ft.
Maximum Building Coverage - .30, or 93,636± sq. ft.
Maximum Gross Floor Area - .50, or 156,060± sq. ft.
Maximum Building Height - 55 feet

PARCEL 24 (ALTERNATE)

Proposed Uses - Garden apartments and/or townhouses and accessory community facilities related thereto.

Net Area - 7.17± acres, or 312,121± sq. ft.
Maximum Building Height - 35 feet, or three (3) stories
Density - 20 dwelling units/acre, or 143 units
Parking Ratio - 1.5 spaces/D.U.

Should Parcel 24 be developed under the residential alternate, a 5-8 foot high solid or semi-solid wall shall be required between Parcel 23 and 24 as required in General Provision #4.b.. A ten (10) foot wide planting strip would be required at the south property line of this parcel under this alternate. The planting strip at the north property line would not be required under this alternate.

PARCEL 25

Proposed Uses - Offices, medical offices and clinics, medical laboratories.

Net Area - 1.54± acres, or 67,240± sq. ft.
Maximum Building Coverage - .30, or 20,172± sq. ft.
Maximum Gross Floor Area - .50; or 33,620± sq. ft.
Maximum Building Height - 55 feet

PARCEL 25 (ALTERNATE)

Proposed Uses - Garden apartments and/or townhouses and accessory community facilities related thereto.

Net Area - 1.54± acres, or 67,240± sq. ft.

Maximum Building Height - 35 feet, or three (3) stories

Density - 20 dwelling units/acre, or 30 units

Parking Ratio - 1.5 spaces/D.U.

Should Parcel 25 be developed under the residential alternate - a ten (10) foot wide planting strip would be required on the south ten (10) feet of this parcel where it lies across the street from commercial property.

PARCEL 26

Proposed Uses - Offices, medical offices and clinics, medical laboratories.

Net Area - 0.99± acres, or 43,164± sq. ft.

Maximum Building Coverage - .30, or 12,949± sq. ft.

Maximum Gross Floor Area - .50, or 21,582± sq. ft.

Maximum Building Height - 55 feet

PARCEL 26 (ALTERNATE)

Proposed Uses - Garden apartments and/or townhouses and accessory community facilities related thereto.

Net Area - 0.99± acres, or 43,164± sq. ft.

Maximum Building Height - 35 feet, or three (3) stories

Density - 20 dwelling units/acre, or 20 units

Parking Ratio - 1.5 spaces/D.U.

Should Parcel 26 be developed as residential - the ten (10) foot planting strip as shown on the north side of Parcel 26 would not be required.

PARCEL 27

Proposed Uses - Garden apartments and/or townhouses and accessory community facilities related thereto.

Net Area - 3.73± acres, or 162,454± sq. ft.

Maximum Building Height - 35 feet, or three (3) stories

Density - 20 dwelling units/acre, or 74 units

Parking Ratio - 1.5 spaces/D.U.

The 35 foot building setback along Holland Lane shall allow open parking to within 15 feet of the property line as shown on the plan.

PARCEL 27 (ALTERNATE)

Proposed Uses - Offices, medical offices and clinics, and other uses permitted under the zoning ordinance for "BB" zoning.

Net Area - 3.73± acres, or 162,454± sq. ft.

Maximum Building Coverage - .30, or 48,736± sq. ft.

Maximum Gross Floor Area - .50, or 81,227± sq. ft.

Maximum Building Height - 55 feet