

WICHITA-SEDGWICK COUNTY

DATE  
December 3, 1981

**METROPOLITAN AREA PLANNING DEPARTMENT**

TO Robert B. Feldner, Superintendent of Central Inspection  
Paul Graves, Chief Engineer  
✓ Mike Lindebak, Program Development Engineer

FROM Arthur D. Chambers, Senior Planner

SUBJECT DP-121 - Woodlawn Development No. 8 - Commercial C.U.P.  
Generally located at the southwest corner of 37th Street  
North and Rock Road.

We have received a proposed commercial C.U.P. at the above referenced location. The C.U.P. would allow a general retail commercial area with a maximum floor area of 145,000 square feet in five buildings. We would appreciate receiving any comments you might have regarding drainage, access, need for major openings, etc., by Thursday, December 10, 1981. If you have any questions, please call.

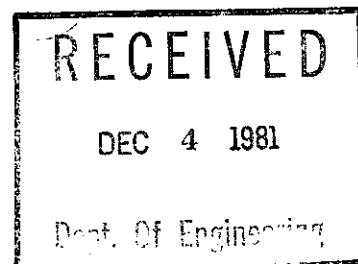
12-7-81

*No Comments*

*MES*

*Arthur D Chambers*  
Arthur D. Chambers  
Senior Planner

ADC:el



## METROPOLITAN AREA PLANNING DEPARTMENT

January 19, 1982

TO Paul Graves, Chief Design Engineer, City Engineering

FROM Arthur D. Chambers, Senior Planner, Current Plans Division

SUBJECT DP-121 Woodlawn Development No 8,9, and 11 Commercial CUP.  
Generally located on the west side of Rock Road  
between 32nd and 37th Streets North.

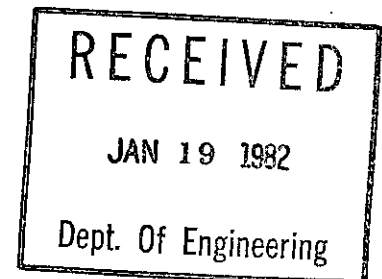
I have attached a copy of a proposed CUP at the above referenced location. Parcels 8 and 11 are proposed for light commercial uses with the balance for office uses. All residential uses are prohibited. A large portion of Parcel 9 is shown as a drainage area. We would appreciate receiving any comments you might have regarding the North East Circumferential, access, need for a decel lane along Rock Road, etc., by Monday, January 25, 1982. I did not receive enough copies to send one to Mike Lindebak so you might want to show him this copy. If you have any questions, please call.

Arthur D. Chambers  
Arthur D. Chambers, Senior Planner

ADC:vn  
Attachment

If development occurs prior to  
improving Rock Rd, a temp lane  
on Rock Rd should be constructed.  
Add perm decel / accel lane  
on Rock Rd. No access to Parcels  
11A & 9A from Rock Rd.

MCF  
2-2-82



ABKO PARCEL #8  
GENERAL PROVISIONS

1. This development is proposed to contain 10.72 gross acres. More or less.
2. This parcel is to be zoned light commercial.
3. Setbacks are as indicated on plan view or as described in parcel description or in general as follows:
  - 50' Setback on 37th Street North
  - 50' Setback on Rock Road
  - 35' Setback on collector street along south property line
4. All utilities shall be installed underground.
5. Signs as permitted by zoning district designating the name of the development shall be permitted in accordance with the provisions of Section 28.04.139 of the Code of the City of Wichita. No billboards, flashing lights or rotating signs shall be permitted. All signs relating to the specific uses contained within each parcel shall be permitted providing they follow appropriate city codes.
6. The maintenance of non-public open space, internal drives, parking areas, signs, logos, drainage improvements, etc. shall be the sole responsibility of the owner.
7. All drives and parking areas shall be privately owned and maintained.
8. All drainage ways and drainage easements 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.
9. Final determination of street right-of-way and pavement widths on public streets shall be resolved at the time of platting.
10. A. A five (5) to eight (8) foot solid or semi-solid wall shall be constructed of stone, masonry, architectural tile or other similar material (not including wood or woven wire) around all storage or service areas when across from residentially zoned areas and when building is designed with no rear side.  
B. A ten (10) foot planting strip consisting of a combination of grass, low shrubs, and trees, shall be required along those property lines where across from residentially zoned areas where the wall is not constructed.  
C. If the proposed structures are designed with a rear side then the 5 to 8 foot wall mentioned above shall be constructed accordingly and the 10 foot planting strip shall be waived.
11. A. A landscape plan, prepared by a landscape architect, for the planting strip(s) indicating the location, type and specifications of plant material shall be submitted to the Planning Department for their review and approval prior to the issuance of any building permit(s). The landscape plan shall also depict proposed methods of providing water to the required plant materials.

B. Failure to properly maintain the ten (10) foot planting strip shall be considered a violation of the C.U.P. after a joint determination by the Directors of Planning and Engineering that the plants aren't properly maintained. A financial guarantee for the plant materials approved for the landscape plan shall be required prior to the issuance of any occupancy permit if the required landscaping has not been planted.

12. A 10' landscape planting strip will be required along the south and east sides of the parcel.
13. 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.

14. Parking shall be provided as follows:

For Commercial Uses: 5.5 spaces/1000 sq. ft. of floor area  
 For Office Uses: 4.0 spaces/1000 sq. ft. of floor area or as required by zoning ordinance

All parking and drives shall be hard surfaced with concrete or asphalt.

15. The applicant shall guarantee at time of platting, the construction of a deceleration land adjacent to 37th Street North and Rock Road if necessary.
16. The C.U.P. document is general in character and will require submission of a detailed site plan and a landscape buffer plan for each parcel or portion thereof. This site plan will require administrative approval at the plan review stage prior to the issuance of a building permit. The plan shall show land use relationships, access points and or control, setbacks, interior circulation, parking, screening and other similar design considerations which may affect adjacent property or the general health and welfare of the public. The plan shall be submitted to the Directors of Planning and Engineering for review and approval.

17. Parcel Description:

Proposed Uses: All uses permitted in the light commercial zoning district except for food locker plants and mortuaries. Residential uses shall also be prohibited.

Gross Area - 10.72 acres

Maximum Building Coverage - 120,000 s.f.

Maximum Gross Floor Area - 145,000 s.f.

Floor Area Ratio - 0.31

Maximum Building Height - 45'

Setbacks - As shown on plan or in General Provision #3

Parking Requirements - As set forth in General Provision #14

Maximum Number of Buildings - 5

1. This project is proposed to contain 47.2 gross acres, assuming that the K-96 Highway will be constructed. If the highway is not constructed, the R.O.W. will be added to parcels 11A and 11B and the proposed project would then contain 50.4 acres. During the review of this material if a double figure is encountered (Example: 72/84) the top figure represents calculations assuming the highway is constructed. The lower figure assumes the highway is not built and that the land is developed in a similar fashion to the adjacent land use.

Net area is determined by subtracting the collector street R.O.W. from the gross acres.

The area is used as follows:	Gross acres	47.2/50.4
	Collector Street	1.8 ac
	Net Acres	45.4/48.6

2. The proposed development contains 5 parcels with uses ranging from light commercial to offices. See specific uses by parcel description below.
3. Setbacks are as indicated on plan view or as described in parcel descriptions or in general as follows:
  - 60' Setback for light commercial parcels bordering Rock Road and 37th Street North
  - 50' Setback from centerline of Cooperative Refinery Assoc. Esm't.
  - 35' Setback on Rock Road for B.B. parcels
  - 35' Setback on 32nd Street North and proposed collectors
  - 35' Setback on proposed N.E. Circumferential
  - 30' Setback on all sides abutting adjacent parcels
4. All utilities shall be installed underground.
5. Signs as permitted by zoning district designating the name of the development 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 rotating signs or flashing lights.

All signs relating to the specific uses contained within each parcel shall be permitted providing they follow appropriate city codes.
6. An Owners Association agreement for parcels 8, 9, 9A, 11A and 11B providing for the maintenance of non-public open space, internal drives, parking areas, signs, logos, drainage improvements, etc. shall be filed with the plat of each area.
7. Open space as referred to in the Community Unit Plan refers to all land commonly held under condominium documents and related facilities located thereon and shall be maintained as described above by an Owners Association.
8. All drives and parking areas contained within the described parcels shall be privately owned by the Owners Association.
9. All drainage ways and drainage easements 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.

10. Final determination of street right-of-way and pavement widths on public streets shall be resolved at the time of platting.
11.
  - A. A five (5) to eight (8) foot solid or semi-solid wall shall be constructed of stone, masonry, architectural tile or other similar material (not including wood or woven wire) around all storage or service areas when across from residentially zoned areas.
  - B. A ten (10) foot planting strip consisting of a combination of grass, low shrubs, and trees, shall be required along those property lines where across from residentially zoned areas where the wall is not constructed.
  - C. If the proposed structures are designed with a rear service area adjacent to a residentially zoned area then the 5 to 8 foot wall mentioned above shall be constructed accordingly and the 10 foot planting strip shall be waived.
12. The 10' landscaping buffer and or 5 to 8 foot wall has been eliminated on parcel No. 9 where it is separated from parcel No. 7 by the proposed drainage easement, due to the amount of open space separating the buildable areas.
13.
  - A. A landscape plan, prepared by a landscape architect, for the planting strip(s) 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 parcels involved. The landscape plan shall also depict proposed methods of providing water to the required plant materials.
  - B. Failure to properly maintain the ten (10) foot planting strip 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 that the plants aren't properly maintained. A financial guarantee for the plant materials and watering system approved for the landscape plan shall be required prior to the issuance of any occupancy permit if the required landscaping has not been planted.
14. 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.
15. Parking shall be provided as follows:  

For Commercial Uses - 5.5 spaces/1000 sq. ft. of floor area  
For Office Uses - 4.0 spaces/1000 sq. ft. of floor area or as required  
by zoning ordinance
- All parking and drives shall be hard surfaced with concrete or asphalt.
16. The applicant shall guarantee at time of platting, the construction of deceleration lanes adjacent to 37th Street North and Rock Road and at the proposed Rock Road and K-96 intersection if shown necessary by the Department of Engineering.
17. The C.U.P. document is general in character and will require submission of a detailed site plan and a landscape buffer plan for each parcel or portion thereof. This site plan will require administrative approval at the plan review stage prior to issuance of a building permit. The plan shall show land use relationships, access points and or control, setbacks, interior circulation, parking, screening and other similar

design considerations which may affect adjacent property or the general health and welfare of the public. The plan shall be submitted to the Directors of Planning and Engineering for review and approval and if prepared within the guidelines herein contained shall not be considered an amendment to the C.U.P. nor shall it require another public hearing.

18. Parcel Descriptions:

Parcel No. 8

Proposed Uses: All uses permitted in the light commercial zoning district except for food locker plants and mortuaries, residential uses shall also be prohibited.

Gross Area - 10.7 acres

Maximum Building Coverage - 120,000 s.f.

Maximum Gross Floor Area - 145,000 s.f.

Floor Area Ratio - 0.31

Maximum Building Height - 45'

Setbacks - as shown on plan or in general provision #3

Parking Requirements - as set forth in general provision #15

Maximum Number of Buildings - 5

Parcel No. 9

Proposed Uses: All uses permitted in the B.B. zoning district, except that no residential units shall be constructed. Food service facilities for employees or occupants and their guests are allowed providing that these facilities are to be constructed within the office structure and not as a free standing element.

Gross Area - 20.5 acres

Net Area - 20.5 acres

Maximum Building Coverage - 30% (267,894 s.f.)

Maximum Gross Floor Area - 40% (357,192 s.f.)

Floor Area Ratio - 0.40

Maximum Building Height - 60'

Setbacks - as shown on plan or in general provision #3

Parking Requirements - as set forth in general provision #15

Parcel No. 9A

Proposed Uses: General offices and retail sales as described in parcel No. 9.

Gross Area - 5.6 acres

Net Area - 5.6 acres

Maximum Building Coverage - 30% (73,180 s.f.)

Maximum Gross Floor Area - 40% (97,574 s.f.)

Floor Area Ratio - 0.40

Maximum Building Height - 60'

Setbacks - as shown on plan or in general provision #3

Parking Requirements - as set forth in general provision #15

Parcel Descriptions (continued):

Parcel No. 11A

Proposed Uses: All uses permitted in the light commercial zoning district except for food locker plants and mortuaries. Residential uses shall also be prohibited.

Gross Area - 6.2 acres

Net Area - 4.6 acres

Maximum Building Coverage - 30% (60,112 s.f./81,021 s.f.)

Maximum Gross Floor Area - 40% (80,150 s.f./108,028 s.f.)

Floor Area Ratio - 0.40

Maximum Building Height - 60'

Setbacks - as shown on plan or in general provision #3

Parking Requirements - as set forth in general provision #15

Maximum Number of Buildings -

Parcel No. 11B

Proposed Uses: All general office uses as outlined in parcel No. 9.

Gross Area - 5.6 acres

Net Area - 4.7 acres

Maximum Building Coverage - 30% (61,419 s.f./73,180 s.f.)

Maximum Gross Floor Area - 40% (81,892 s.f./97,574 s.f.)

Floor Area Ratio - 0.40

Maximum Building Height - 60'

Setbacks - as shown on plan or in general provision #3

Parking Requirements - as set forth in general provision #15