

WICHITA-SEDGWICK COUNTY

DATE

December 7, 1981

METROPOLITAN AREA PLANNING DEPARTMENT

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

FROM Arthur D. Chambers, Senior Planner

SUBJECT DP-122 - Woodlawn Development No. 6 Commercial C.U.P.
Generally located on the south side of 37th Street North,
1/2 mile west of Rock Road.

We have received a proposed commercial C.U.P. at the above referenced location. As can be seen on the attached plan, a 120 foot wide drainage easement is shown that separates a portion of the C.U.P. from direct access to a public street. It would seem that for the isolated area to be utilized for commercial uses, storm water should be piped through this area. We have suggested to the applicant that the area south of the drainage easement be incorporated into the residential C.U.P. to the south.

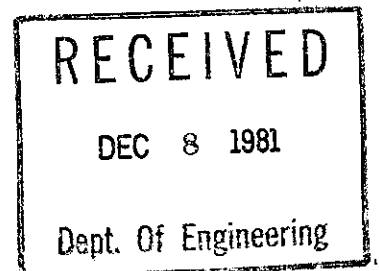
We would appreciate receiving any comments you might have regarding access, drainage, sewers, etc., by Monday, December 14, 1981. If you have any questions, please call.

Arthur D. Chambers
Arthur D. Chambers
Senior Planner

12.11.81

ADC:el
attachment

*The proposed wide drainage easmt
implies an open drainage system.
Would pipeline company approve an
open drainage ditch over their
easmt? Should find out up front.*
ADC



ABKO PARCEL #6
GENERAL PROVISIONS

1. This project is proposed to contain 10.89 gross acres. More or less. Assuming that the K-96 (N.E. Circumferential) is constructed. If K-96 is not constructed the right of way adjacent to the parcel will be added to the parcel and the proposed project would then contain 13.69 acres.
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 from center line of cooperative refinery assoc. esm't.
- 50' Setback on 37th Street North
- 50' Setback on N.E. Circumferential
- 35' Setback on collector street along east property line
- 35' Setback on south property line

If K-96 is not constructed the setback along the west property line shall be reduced to 35'.

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.
The drainage easements as indicated are a general expression of the drainage requirements. Actual drainage configuration, dimensions and location may change during platting.
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 materials 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. If K-96 is not constructed the 10' landscape planting strip shall be extended to the west property line.
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 constructing of a deceleration land adjacent to 37th Street North 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, mortuaries and residential uses.

	W/O K-96 Hwy. Being Const.	With K-96 Being Const.
Gross Acres -	13.69	10.89
Maximum Building Coverage -	75,000	60,000
Maximum Gross Floor Area -	100,000	80,000
Floor Area Ratio -	0.17	0.17
Maximum Number of Buildings -	7	6
Maximum Building Height -	45'	45'
Set Backs -	As shown on plan or in General Provision #3	
Parking Requirements -	As set forth in General Provision #14	