

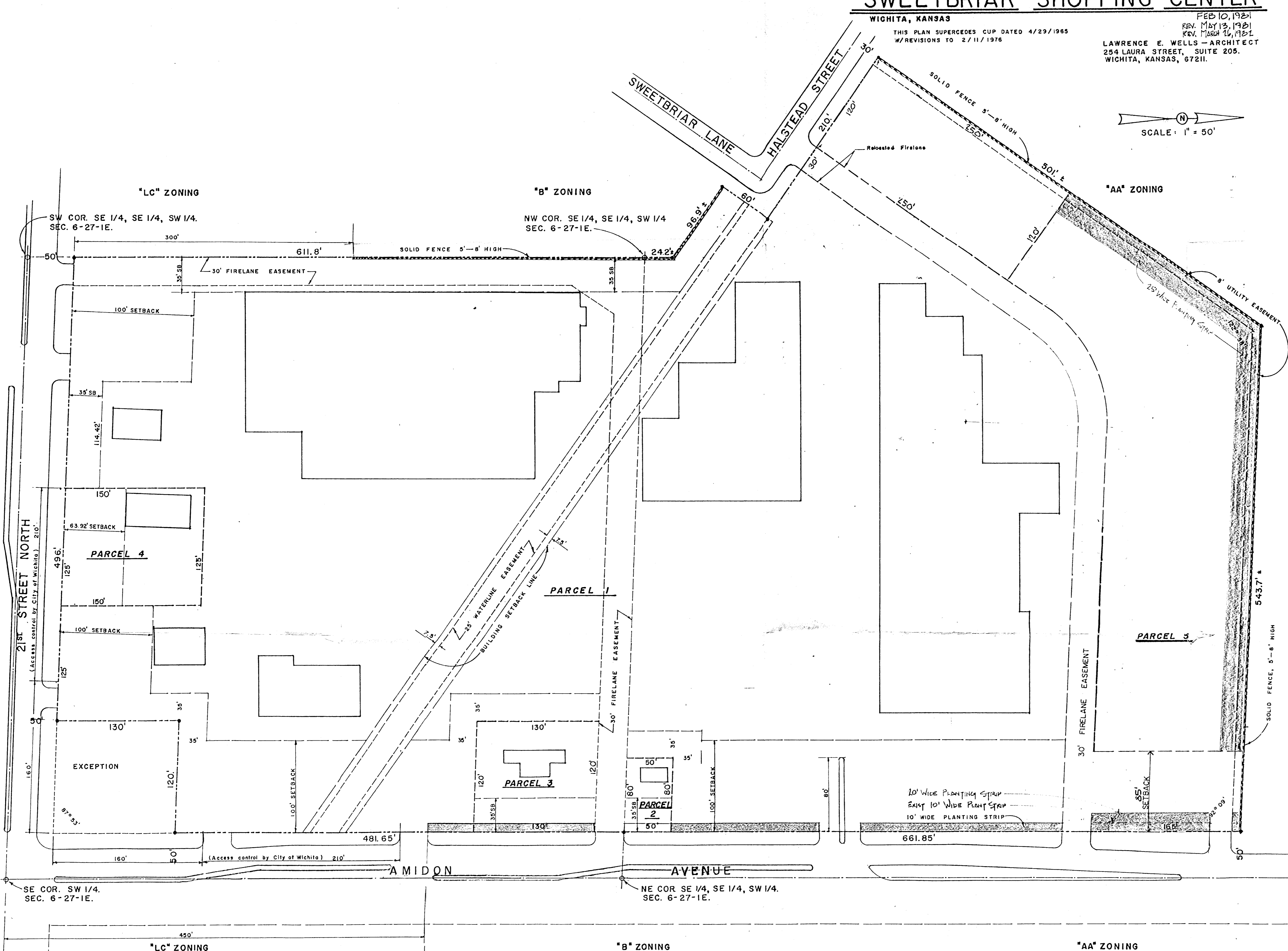
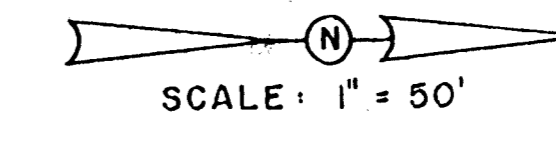
**COMMUNITY UNIT PLAN  
COMMERCIAL DEVELOPMENT PLAN (REVISED)**

**FOR  
SWEETBRIAR SHOPPING CENTER**

WICHITA, KANSAS

THIS PLAN SUPERCEDES CUP DATED 4/29/1965  
W/REVISIONS TO 2/11/1976

FEB 10, 1981  
REV. MAY 13, 1981  
REV. MARCH 16, 1981  
LAWRENCE E. WELLS - ARCHITECT  
254 LAURA STREET, SUITE 205.  
WICHITA, KANSAS, 67211.



**TOTAL LAND AREA**

"LC" ---	667,535 s.f.	(15.32 A)
"B" ---	149,550 s.f.	(3.43 A)
"AA" ---	817,085 s.f.	(18.75 A)

**GENERAL PROVISIONS**

- Signs along Amidon and 21st shall be as permitted by the Zoning Ordinance.
- Curb Cuts - Maximum of 10. All existing.  
Along Amidon 6  
Along 21st 3  
Intersection of Halstead and Sweetbriar Lane 10  
Total 19
- Parking ratio to remain as required under LC Zoning.
- Canopies may extend, and gasoline pumps may be placed in the required 35' setback for Parcel #3 for a distance not to exceed 20'.
- Fire Lanes, hard surfaced and 20 feet in width shall be provided with the firelane easements as shown on the plan. Said firelanes shall be constructed with a minimum of 3 1/2-inch asphalt base with 1 1/2-inch asphalt surface. No parking shall be allowed in said firelanes, although they 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 the location and design of the firelane.
- Utilities installed are underground. New installations shall be underground.
- Drainage - Existing as previously approved.
- Minimum Building Setback lines as indicated. Buildings shown are existing.
- Planting screens (1) 20' - along Amidon, 10' is existing, as indicated, (2) 25' - at north and northwest side of Parcel 5, adjoining "A-A" Zoning, as indicated. Failure to properly maintain these planting screens shall be considered a violation of the C.U.P., after a joint determination is made by the Director of Planning and the Superintendent of Central Inspection that such non-maintenance exists.
- Five to Eight foot masonry and/or brick walls-- Existing, as indicated.
- The applicant shall provide appropriate guarantees for reconstruction of the Halstead/Sweetbriar intersection and relocation of the private drive/ firelane easement prior to issuance of building on Parcel 5.
- A lot grading plan for Parcel 5 shall be approved by the Flood Control-Maintenance Office prior to issuance of building permits on that parcel.

**PARCEL DESCRIPTIONS**

**PARCEL #1**

Land Area	691,535
Max. Land Coverage - 30%	207,460
Max. Gross Fl. Area - 30%	207,460
Drives & Parking (LC)	421,725
(BB)	62,350

Building Use: Retail shops, Restaurants, Offices, Service Stores, Repair Shops, Commercial Schools, and such other uses permitted under LC zoning, except residential uses.  
Maximum 6 buildings.  
Maximum building height - 35 feet.

**PARCEL #2**

Land Area	4,000 s.f.
Max. Land Coverage	800 s.f.
Max. gross fl. area	1,400 s.f.
Parking	3,200 s.f.

Building Use: Retail Liquor Store.  
Maximum 1 building.  
Floor area ratio - 35%  
Maximum building height - 35 feet.

**PARCEL #3**

Land Area	15,600 s.f.
Max. Land Coverage	5,200 s.f.
Max. gross fl. area	5,460 s.f.
Parking	10,400 s.f.

Building Use: Automotive Service Station.  
Maximum 1 building.  
Floor area ratio - 35%  
Maximum building height - 35 feet.

**PARCEL #4**

Land Area	18,750 s.f.
Max. Land Coverage	3,500 s.f.
Max. gross fl. area	6,500 s.f.
Drives & Parking	15,250 s.f.

Building Use: Restaurant, or other retail uses except Service Station.  
Maximum 1 building.  
Floor area ratio - 34.66%  
Maximum building height - 35 feet.

**PARCEL #5**

Land Area	87,200
Max. Land Coverage - 33%	29,000 (33,000)
Max. Gross Fl. Area - 35%	30,520 (33,000)
Drives & Landscaping	58,200 (55,200)

Building Use: Storage Garages with related Office and Living Quarters.  
Maximum 7 buildings.  
Maximum Building height - 35 feet.