

Vickrey

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

November 24, 1987

TO: Marvin Krout, Director of Planning  
Walt Campbell, Deputy Chief of Operations  
Bill McKinley, Traffic Engineer  
x Mike Lindebak, City Engineer

FROM: Barbara R. Harris, Senior Planner

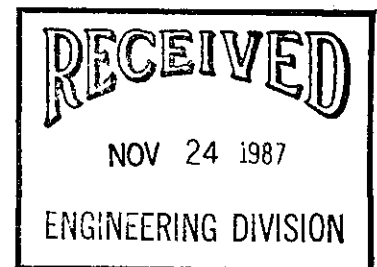
*Barbara Harris*

RE: Pearson Farms Commercial Community Unit Plan Proposal.  
Generally located at the southwest corner of 21st Street  
North and Maize Road.

Attached for your review and comments is a copy of the proposed development plan for the above-referenced property. The proposed development contains four (4) parcels containing light commercial uses; an associated zone case requesting "LC" zoning on the entire property (16.9 acres) has been filed.

I would appreciate your comments regarding this development proposal by December 1, 1987, so that it can be scheduled for MAPC review. Thank you.

BRH:blw  
Attachments



PL/5056/4

**PEARSON FARMS GENERAL PROVISIONS**

10-26-87 11-20-87

1. THIS DEVELOPMENT CONTAINS 16.85 GROSS ACRES.
2. THE PROPOSED DEVELOPMENT CONTAINS FOUR (4) PARCELS CONTAINING LIGHT COMMERCIAL USES. FOR SPECIFIC USES SEE PARCEL DESCRIPTIONS.
3. SETBACKS ARE AS INDICATED ON PLAN VIEW AND OR AS NOTED IN PARCEL DESCRIPTIONS. IN THE EVENT THAT CONTIGUOUS PARCELS ARE DEVELOPED UNDER THE SAME OWNERSHIP, SETBACKS BETWEEN THOSE PARCELS WILL NOT BE REQUIRED.
4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. A DRAINAGE PLAN AND GUARANTEES FOR DRAINAGE IMPROVEMENTS SHALL BE PROVIDED AT THE TIME OF PLATTING.
6. SIGNS AS PERMITTED BY SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA EXCEPT THAT NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED.
7. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS SHALL BE RESOLVED AT THE TIME OF PLATTING.
8. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA UNLESS SPECIFIED IN THE PARCEL DESCRIPTIONS.
9. 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.
10. ALL LIGHTS SHALL BE SHIELDED TO REFLECT OR DIRECT LIGHT AWAY FROM THE RESIDENTIAL PROPERTIES ADJACENT TO THE SUBJECT PROPERTY.
11. 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 3 1/2-INCH ASPHALT BASE WITH 1 1/2-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.

12. A SITE TRAFFIC CIRCULATION PLAN SHALL BE SUBMITTED TO THE M.A.P.D. DIRECTOR FOR APPROVAL PRIOR TO ANY BUILDING PLAN BEING APPROVED.
13. ACCESS CONTROL: ACCESS TO MAIZE ROAD SHALL BE LIMITED TO THREE (3) OPENINGS. ONE OPENING TO PARCELS 2 AND 3 AND ONE MAJOR OPENING TO PARCEL 4. ACCESS CONTROL TO 21ST STREET NORTH SHALL BE LIMITED TO SIX (6) OPENINGS. ONE OPENING TO PARCEL 2 AND TWO OPENING TO PARCEL 1 AND THREE OPENINGS TO PARCEL 4 WITH ONE BEING CONSTRUCTED TO MAJOR ENTRANCE STANDARDS.
14. THOSE PORTIONS OF THE MAJOR ENTRANCES TO MAIZE ROAD AND 21ST STREET NORTH ON PUBLIC R.O.W. SHALL BE GUARANTEED AT THE TIME OF PLATTING. THOSE PORTIONS OF THE MAJOR ENTRANCES ON PRIVATE PROPERTY WILL BE A REQUIREMENT AT THE TIME ANY MAJOR BUILDING PERMIT(S) ARE REQUESTED FOR PARCEL 3.
15. 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) ADJACENT TO OR ACROSS FROM A RESIDENTIAL DISTRICT IF THE STORAGE AREA, SERVICE AREA, OR REAR OF THE BUILDING FACES THE RESIDENTIAL DISTRICT.  
  
B. THE REQUIRED MASONRY WALL SHALL BE CONSTRUCTED WITHIN A FIVE (5) FOOT WALL EASEMENT PLATTED SEPARATELY FROM ALL OTHER EASEMENTS. CONSTRUCTION OF THIS WALL WILL REQUIRE A BUILDING PERMIT.  
  
C. THE CONSTRUCTION OF THE WALL ALONG THE SOUTH AND WEST PROPERTY LINES SHALL BE DEFERRED UNTIL SUCH A TIME AS THE ADJACENT PROPERTY IS DEVELOPED WITH A RESIDENTIAL USE. HOWEVER, STORAGE AREAS, SERVICES AREAS, AND TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW. A FINANCIAL GUARANTEE FOR THAT PORTION OF THE WALL NOT BUILT SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT(S).
16. 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 WHERE THE WALL IS NOT CONSTRUCTED AS PER 15A ABOVE (SEE PLAN VIEW). THE LANDSCAPE BUFFER SHALL NOT BE LESS THAN TEN (10) FEET IN WIDTH AND SHALL BE OF SUCH TYPE AND MAINTAINED IN SUCH A MANNER AS TO NOT INSTITUTE A TRAFFIC HAZARD. FAILURE TO PROPERLY MAINTAIN THE PLANNING BUFFER 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.

17. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, FOR THE LANDSCAPE BUFFERS ALONG MAIZE ROAD AND 21ST STREET NORTH 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 PARCELS 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.
18. THE APPLICANT SHALL GUARANTEE THE CONSTRUCTION OF A CONTINUOUS ACCEL/DECEL LANE ALONG 21ST STREET NORTH AND MAIZE ROAD OR AS DETERMINED AT THE TIME OF PLATTING. IN ADDITION, LEFT TURN LANES SHALL BE GUARANTEED TO SERVE THE MAJOR OPENINGS TO PARCEL NUMBER FOUR ALONG 21ST STREET NORTH AND MAIZE ROAD.

19. PARCEL DESCRIPTIONS:

PARCEL NUMBER 1:

PROPOSED USES: DANCE STUDIOS, FITNESS CENTERS, RETAIL SHOPS, PHARMACIES, DRY CLEANING, LAUNDRY, BARBER AND BEAUTY SHOPS, SMALL ANIMAL CLINICS, MEDICAL AND DENTAL CLINICS AND TIRE, BATTERY AND ACCESSORY STORES.

GROSS AREA - 1.0 ACRES (43,970 SQ. FT.)  
MAXIMUM BUILDING COVERAGE - 13,191 SQ. FT. (30% MAXIMUM)  
MAXIMUM GROSS FLOOR AREA - 15,000 SQ. FT.  
FLOOR AREA RATIO - 0.341  
MAXIMUM BUILDING HEIGHT - 35'  
MAXIMUM NUMBER OF BUILDINGS - 1  
PARKING - SEE GENERAL PROVISION NUMBER 8  
SETBACKS - 35' ALONG NORTH AND WEST PROPERTY LINES

PARCEL NUMBER 2:

PROPOSED USES: FINANCIAL INSTITUTIONS, SERVICE STATIONS WITH CAR WASH AS ACCESSORY USE WITH B.Z.A. APPROVAL, CONVENIENCE STORES, RESTAURANTS, RETAIL SHOPS, PHARMACIES, MEDICAL AND DENTAL CLINICS AND TIRE, BATTERY AND ACCESSORY STORES.

GROSS AREA - 0.73 ACRES (32,000 SQ. FT.)  
MAXIMUM BUILDING COVERAGE - 9,600 SQ. FT. (30% MAXIMUM)  
MAXIMUM GROSS FLOOR AREA - 11,000 SQ. FT.  
FLOOR AREA RATIO - 0.344  
MAXIMUM BUILDING HEIGHT - 35'  
MAXIMUM NUMBER OF BUILDINGS - 1  
PARKING - SEE GENERAL PROVISION NUMBER 8  
SETBACKS - 35' ALONG MAIZE ROAD AND 21ST STREET NORTH

**PARCEL NUMBER 3:**

**PROPOSED USES: CONVENIENCE STORES, RESTAURANTS, RETAIL SHOPS, PHARMACIES, MEDICAL AND DENTAL CLINICS, TIRE, BATTERY AND ACCESSORY STORES, LAUNDRY, DRY CLEANING, SMALL ANIMAL CLINICS, BARBER AND BEAUTY SHOPS, AND DANCE AND FITNESS CENTERS.**

**GROSS AREA - .73 ACRES (31,588 SQ. FT.)  
MAXIMUM BUILDING COVERAGE - 9,476 SQ. FT. (30% MAXIMUM)  
MAXIMUM GROSS FLOOR AREA - 11,000 SQ. FT.  
FLOOR AREA RATIO - 0.348  
MAXIMUM BUILDING HEIGHT - 35'  
MAXIMUM NUMBER OF BUILDINGS - 1  
PARKING - SEE GENERAL PROVISION NUMBER 8  
SETBACKS - 35' ALONG MAIZE ROAD AND SOUTH PROPERTY LINE**

**PARCEL NUMBER 4:**

**PROPOSED USES: NEIGHBORHOOD SHOPPING CENTER INCLUDING, GROCERY STORES, FURNITURE STORES, RESTAURANTS, RETAIL SHOPS, OFFICES, MEDICAL AND DENTAL CLINICS, PHARMACIES, DRY CLEANING, LAUNDRY, BARBER AND BEAUTY SHOPS, TAILORS, HARDWARE, SMALL ANIMAL CLINICS AND FITNESS CENTERS.**

**GROSS AREA - 14.39 ACRES (626,828 SQ. FT.)  
MAXIMUM BUILDING COVERAGE - 188,048 SQ. FT. (30% MAXIMUM)  
MAXIMUM GROSS FLOOR AREA - 200,000 SQ. FT.  
FLOOR AREA RATIO - 0.319  
MAXIMUM BUILDING HEIGHT - 35'  
MAXIMUM NUMBER OF BUILDINGS - 5  
PARKING - AS SET FORTH IN GENERAL PROVISION NUMBER 8  
SETBACKS - 35' ALONG SOUTH AND WEST PROPERTY LINES. 70' ALONG 21ST STREET NORTH AND MAIZE ROAD. 30' SETBACK WHERE PARCEL ABUTS PARCELS 1, 2 AND 3.**