

THE CITY OF WICHITA

OFFICE OF

DATE March 29, 1985

TO ✓ Mike Lindebak, City Engineer
Bill McKinley, Traffic Engineer
Monty Robson, Superintendent of Central Inspection

FROM Louise Olivarez, Senior Planner

SUBJECT DP-21 - Westway Shopping Center
C.U.P. Amendment

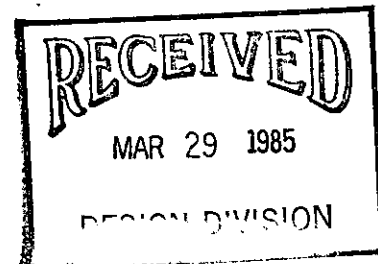
Attached is a print of the Westway Shopping Center C.U.P. as proposed for amendment. A separate parcel is being created for each existing building. The amendment is accompanied by a zone change request for more LC zoning to allow for expansion of Blier's I.G.A. There is currently a buffer of "BB" adjacent to Crawford and Elizabeth to a depth of approximately 127 feet. The undeveloped area in the southwest corner is to become a separate parcel and its uses expanded to include indoor recreation and indoor home improvement centers as well as offices and all other retail sales permitted in the "LC" district.

I would appreciate your review of this C.U.P. Amendment, and any comments you may have, returned to me by April 8, 1985. If you need additional information, please call me at extension 4421.

Louise Olivarez
Louise Olivarez

LO:mlh

Attachment



GENERAL

TOTAL NET AREA = 1,616,297 SQUARE FEET ± OR 37.1 ACRES ±

GENERAL PROVISIONS

- 1.) ACCESS CONTROL: ACCESS TO PAWNEE SHALL BE LIMITED TO THREE (3) OPENINGS, ONE (1) CONSTRUCTED TO MAJOR ENTRANCE STANDARDS. ACCESS TO SENECA SHALL BE LIMITED TO FOUR (4) OPENINGS, TWO (2) CONSTRUCTED TO MAJOR ENTRANCE STANDARDS. ACCESS TO CRAWFORD SHALL BE LIMITED TO THREE (3) OPENINGS. ACCESS TO ELIZABETH SHALL BE LIMITED TO THREE (3) OPENINGS.

ADDITIONAL ACCESS CONTROLS ARE AS INDICATED ON THE PLAN.

- 2.) ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 3.) DRAINAGE: PARCELS 1, AND 3 THROUGH 11 ARE DEVELOPED WITH DRAINAGE SYSTEMS PREVIOUSLY APPROVED. AT THE TIME OF REPLATTING, A DRAINAGE PLAN WILL BE SUBMITTED FOR PARCEL 2.
- 4.) MINIMUM BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN.
- 5.) PARKING SHALL BE IN ACCORDANCE WITH SECTION 28.04.140 OF THE CODE OF THE CITY OF WICHITA.
- 6.) ADVERTISING SIGNS SHALL BE IN ACCORDANCE WITH SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA. NO BILLBOARD ADVERTISEMENT SHALL BE ALLOWED. NO SIGNS SHALL BE ERECTED ADJACENT TO CRAWFORD, ELIZABETH, OR THE WEST 400 FEET ADJACENT TO PAWNEE.
- 7.) FIRE LANES: APPROPRIATE FIRE LANES FOR PARCELS 1, AND 3 THROUGH 11 HAVE BEEN PREVIOUSLY APPROVED. FIRE LANES FOR PARCEL 2 SHALL BE DEFINED PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S). SAID FIRE LANES SHALL BE HARD SURFACED, AND TWENTY-FOUR (24) FEET MINIMUM IN WIDTH AND CONSTRUCTED WITH A 3-1/2-INCH ASPHALT BASE WITH 1-1/2-INCH ASPHALT SURFACE, OR THE EQUIVALENT THEREOF. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH, THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING.
- 8.) SCREENING AND LANDSCAPING: THE PLANTING STRIPS, AS INDICATED ON THE PLAN, SHALL CONSIST OF TREES, GRASS AND LOW SHRUBBERY NOT LESS THAN TEN (10) FEET IN WIDTH AND SHALL BE OF SUCH TYPE AND MAINTAINED IN SUCH A MANNER AS TO NOT CONSTITUTE A TRAFFIC HAZARD. FAILURE TO PROPERLY MAINTAIN THE PLANTING STRIP SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CONTROL INSPECTION.

A SOLID OR SEMI-SOLID WALL AT LEAST FIVE (5) FEET, BUT NOT MORE THAN EIGHT (8) FEET HIGH, CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL SHALL BE INSTALLED ALONG THE PROPERTY LINE OF PARCEL 2, WHERE THE SERVICE AREA, STORAGE AREA, OR REAR OF THE COMMERCIAL STRUCTURES FACE DIRECTLY THE RESIDENTIAL DISTRICT TO THE SOUTH OR WEST.

- 9.) A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT FOR THE PLANTING STRIPS IN PARCEL 2, INDICATING THE TYPE, LOCATION, SPECIFICATIONS OF PLANT MATERIAL, AND METHOD OF PROVIDING WATER TO TH PLANT MATERIAL SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S).

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 FOR PARCEL 2 HAS NOT BEEN PLANTED.

PARCEL DESCRIPTIONS

PARCEL ONE

PROPOSED USE - SHOPPING CENTER AND ASSOCIATED T.B.A. STORES, SUPERMARKETS, FINANCIAL, OFFICE, PERSONAL SERVICES, AND RETAIL SALES AS PERMITTED BY THE ZONING DISTRICT.

NET AREA - 820,155 SQUARE FEET ± OR 18.8 ACRES ±
MAXIMUM BUILDING COVERAGE - 30 % OR 246,046 SQUARE FEET ±
MAXIMUM GROSS FLOOR AREA - 30 % OR 246,046 SQUARE FEET ±
MAXIMUM BUILDING HEIGHT - 40 FEET
MAXIMUM NUMBER OF BUILDINGS - FOUR

PARCEL TWO

PROPOSED USE - SHOPPING CENTER AND ASSOCIATED T.B.A. STORES, INDOOR RECREATION, INDOOR HOME IMPROVEMENT CENTERS, FINANCIAL, OFFICE, PERSONAL SERVICES, AND RETAIL SALES AS PERMITTED BY THE ZONING DISTRICT.

NET AREA - 429,882 SQUARE FEET ± OR 9.9 ACRES ±
MAXIMUM BUILDING COVERAGE - 30% OR 128,964 SQUARE FEET ±
MAXIMUM GROSS FLOOR AREA - 40% OR 171,953 SQUARE FEET ±
MAXIMUM BUILDING HEIGHT - 40 FEET
MAXIMUM NUMBER OF BUILDINGS - FOUR

PARCEL THREE

PROPOSED USE - POST OFFICE

NET AREA - 105,346 SQUARE FEET ± OR 2.4 ACRES ±
MAXIMUM BUILDING COVERAGE - 30% OR 31,604 SQUARE FEET ±
MAXIMUM GROSS FLOOR AREA - 30% OR 31,604 SQUARE FEET ±
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - ONE

PARCEL FOUR

PROPOSED USE - OFFICE, PERSONAL SERVICES, RESTAURANTS, AND RETAIL SALES AS PERMITTED BY THE ZONING DISTRICT

NET AREA - 53,845 SQUARE FEET ± OR 1.2 ACRES ±
MAXIMUM BUILDING COVERAGE - 15% OR 8,076 SQUARE FEET ±
MAXIMUM GROSS FLOOR AREA - 30% OR 16,153 SQUARE FEET ±
MAXIMUM BUILDING HEIGHT - 30 FEET
MAXIMUM NUMBER OF BUILDINGS - ONE

PARCEL FIVE

PROPOSED USE - FINANCIAL, OFFICE, PERSONAL SERVICES, RESTAURANTS, AND RETAIL SALES AS PERMITTED BY ZONING DISTRICT.

NET AREA - 35,714 SQUARE FEET ± OR 0.8 ACRES ±
MAXIMUM BUILDING COVERAGE - 20% OR 7,143 SQUARE FEET ±
MAXIMUM GROSS FLOOR AREA - 30% OR 10,714 SQUARE FEET ±
MAXIMUM BUILDING HEIGHT - 30 FEET
MAXIMUM NUMBER OF BUILDINGS - ONE

PARCEL SIX

PROPOSED USE - OFFICE, PERSONAL SERVICES, RESTAURANTS, AND RETAIL SALES AS PERMITTED BY ZONING DISTRICT.

NET AREA - 14,285 SQUARE FEET ± OR 0.3 ACRES ±
MAXIMUM BUILDING COVERAGE - 20% OR 2,857 SQUARE FEET ±
MAXIMUM GROSS FLOOR AREA - 30% OR 4,285 SQUARE FEET ±
MAXIMUM BUILDING HEIGHT - 30 FEET
MAXIMUM NUMBER OF BUILDINGS - ONE

PARCEL SEVEN

PROPOSED USE - OFFICE, PERSONAL SERVICES, RESTAURANTS, AND RETAIL SALES AS PERMITTED BY ZONING DISTRICT.

NET AREA - 21,516 SQUARE FEET ± OR 0.5 ACRES ±
MAXIMUM BUILDING COVERAGE - 20% OR 4,303 SQUARE FEET ±
MAXIMUM GROSS FLOOR AREA - 30% OR 6,455 SQUARE FEET ±
MAXIMUM BUILDING HEIGHT - 30 FEET
MAXIMUM NUMBER OF BUILDINGS - ONE

PARCEL EIGHT

PROPOSED USE - OFFICE, PERSONAL SERVICES, RESTAURANTS, AND RETAIL SALES AS PERMITTED BY ZONING DISTRICT.

NET AREA - 35,753 SQUARE FEET ± OR 0.8 ACRES ±
MAXIMUM BUILDING COVERAGE - 20% OR 7,150 SQUARE FEET ±
MAXIMUM GROSS FLOOR AREA - 30% OR 10,725 SQUARE FEET ±
MAXIMUM BUILDING HEIGHT - 30 FEET
MAXIMUM NUMBER OF BUILDINGS - TWO

PARCEL NINE

PROPOSED USE - OFFICE, PERSONAL SERVICES, RESTAURANTS, AND RETAIL SALES AS PERMITTED BY ZONING DISTRICT.

NET AREA - 32,341 SQUARE FEET ± OR 0.8 ACRES ±
MAXIMUM BUILDING COVERAGE - 20% OR 6,468 SQUARE FEET ±
MAXIMUM GROSS FLOOR AREA - 30% OR 9,700 SQUARE FEET ±
MAXIMUM BUILDING HEIGHT - 30 FEET
MAXIMUM NUMBER OF BUILDINGS - ONE

PARCEL TEN

PROPOSED USE - FINANCIAL, OFFICE, PERSONAL SERVICES, AND RETAIL SALES AS PERMITTED BY ZONING DISTRICT.

NET AREA - 38,770 SQUARE FEET ± OR 0.9 ACRES ±
MAXIMUM BUILDING COVERAGE - 20% OR 7,754 SQUARE FEET ±
MAXIMUM GROSS FLOOR AREA - 30% OR 11,631 SQUARE FEET ±
MAXIMUM BUILDING HEIGHT - 30 FEET
MAXIMUM NUMBER OF BUILDINGS - ONE

PARCEL ELEVEN

PROPOSED USE - FINANCIAL, OFFICE, PERSONAL SERVICES, AND RETAIL SALES AS PERMITTED BY ZONING DISTRICT.

NET AREA - 28,690 SQUARE FEET ± OR 0.7 ACRES ±
MAXIMUM BUILDING COVERAGE - 20% OR 5,738 SQUARE FEET ±
MAXIMUM GROSS FLOOR AREA - 30% OR 8,600 SQUARE FEET ±
MAXIMUM BUILDING HEIGHT - 30 FEET
MAXIMUM NUMBER OF BUILDINGS - ONE