

WICHITA-SEDGWICK COUNTY

DATE  
December 6, 1983

**METROPOLITAN AREA PLANNING DEPARTMENT**

TO Robert B. Feldner, Superintendent of Central Inspection  
✓ Mike Lindebak, City Engineer  
Bill McKinley, Traffic Engineer

FROM Arthur D. Chambers, Senior Planner

SUBJECT DP-135 - Lambsdale Commercial C.U.P. Generally located  
at the southeast corner of Oliver and 13th Street.

A copy of a proposed amendment to DP-0, Lambsdale Commercial C.U.P. is attached for your review. Associated zone case Z-2563 is requesting a change from the existing "LC" zoning to "R-6" for that portion of DP-0 not contained in the proposed C.U.P. It is our understanding that a preliminary plat will be filed on the new C.U.P. area but only Parcel 2 will be final platted at this time. The balance of the "Lambe" property will probably be platted and developed at a later date.

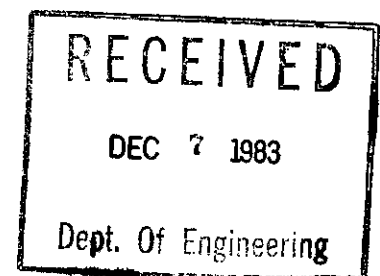
We would appreciate receiving any comments you might have regarding access, drainage, etc., by Wednesday, December 14, 1983. If you have any questions please call.

COPY

  
Arthur D. Chambers, AICP  
Senior Planner

ADC:el

Attachment



*ZB*

*Land Cell 4*

1. THIS DEVELOPMENT IS PROPOSED TO CONTAIN 9.98 GROSS ACRES. MORE OR LESS.
2. THE PROPOSED DEVELOPMENT CONTAINS 3 PARCELS WITH USES RANGING FROM LIGHT COMMERCIAL TO OFFICE. SEE SPECIFIC USES BY PARCEL DESCRIPTIONS.
3. SETBACKS ARE AS INDICATED ON PLAN VIEW OR AS DESCRIBED IN PARCEL DESCRIPTIONS OR IN GENERAL AS FOLLOWS:

35' SETBACK ON 12TH STREET NORTH, OLIVER STREET AND 13TH STREET NORTH.

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 OR FLASHING LIGHTS ARE PERMITTED.

ALL SIGNS RELATING TO THE SPECIFIC USES CONTAINED WITHIN EACH PARCEL SHALL BE PERMITTED PROVIDING THEY FOLLOW APPROPRIATE CITY CODES.

6. AN OWNERS ASSOCIATION(S) AGREEMENT FOR ALL PARCELS PROVIDING FOR THE MAINTENANCE OF NON-PUBLIC OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC. SHALL BE FILED WITH THE PLAT OF THE 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(S).
8. ALL DRIVES AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION(S).
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, PROVIDING THE PROPOSED STRUCTURE IS DESIGNED WITH ALL FOUR EXTERIOR SURFACES HAVING EQUAL DESIGN CONSIDERATION AND THAT THERE IS NO APPARENT BACK OF BUILDING.  
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 AS PER 11A ABOVE.  
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.
12. 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 SUPERINTENDENT OF CENTRAL INSPECTION THAT THE PLANTS ARE NOT 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.
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 PARCELS 1 THROUGH 3:
- FOR COMMERCIAL USE - 5.5 SPACES/1000 SQ. FT. OF FLOOR AREA  
FOR OFFICE AND BANK 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 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 DIRECTOR OF PLANNING 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.

THE FINAL CONFIGURATION OF BUILDING SHAPE AND PLACEMENT AND THE EXACT LAYOUT OF PRIVATE DRIVES AND PARKING AREAS MAY VARY FROM THAT INDICATED ON THE PLAN VIEW PROVIDING THE STRUCTURES STAY WITHIN ESTABLISHED LINES.

#### PARCEL DESCRIPTIONS

##### PARCEL 1:

PROPOSED USES: GENERAL OFFICE AND RETAIL SALES INCLUDING THE FOLLOWING: RESTAURANTS, BANKS, BARBER SHOPS, BUSINESS OR COMMERCIAL SCHOOLS, STUDIOS, CLOTHING SALES, PRIVATE CLUBS, HEALTH STUDIOS, BOUTIQUE SHOPS, HARDWARE, GIFT SHOPS, ANTIQUE SHOPS, BEAUTY PARLORS, SMALL PRINTING SHOPS, BAKERY SHOPS, FILLING STATIONS, CATERING ESTABLISHMENTS, LAUNDRY, DRY CLEANING SHOE SHOPS, TAILORS, THEATERS, DRUG STORES, GROCERY STORES OR FLOWER SHOPS.

GROSS AREA - 2.6 + ACRES  
MAXIMUM BUILDING COVERAGE - 34,200 S.F.  
MAXIMUM GROSS FLOOR AREA - 45,600 S.F.  
FLOOR AREA RATIO - 0.40  
MAXIMUM BUILDING HEIGHT - 45'  
MAXIMUM NUMBER OF BUILDINGS - 4  
PARKING - AS SET FORTH UNDER GENERAL PROVISION #14.  
SETBACKS - AS SHOWN ON PLAN VIEW OR AS SET FORTH IN GENERAL PROVISION #3.

PARCEL 2:

PROPOSED USES: SAME AS PARCEL #1, ALSO INCLUDES POST OFFICE SUB-STATION.

GROSS AREA - 2.5+ ACRES

MAXIMUM BUILDING COVERAGE - 33,000 S.F.

MAXIMUM GROSS FLOOR AREA - 44,000 S.F.

FLOOR AREA RATIO - 0.40

MAXIMUM BUILDING HEIGHT - 45'

MAXIMUM NUMBER OF BUILDINGS - 3

PARKING - AS SET FORTH UNDER GENERAL PROVISION #14.

SETBACKS - AS SHOWN ON PLAN VIEW OR AS SET FORTH IN GENERAL PROVISION #3.

PARCEL 3:

PROPOSED USES: SAME AS PARCEL 1.

GROSS AREA - 4.8+ ACRES

MAXIMUM BUILDING COVERAGE - 62,000 S.F.

MAXIMUM GROSS FLOOR AREA - 83,000 S.F.

FLOOR AREA RATIO - 0.39

MAXIMUM BUILDING HEIGHT - 45'

MAXIMUM NUMBER OF BUILDINGS - 5

PARKING - AS SET FORTH UNDER GENERAL PROVISION #14.

SETBACKS - AS SHOWN ON PLAN VIEW OR AS SET FORTH UNDER GENERAL PROVISION #3.