

File

WAL-MART GENERAL PROVISIONS
OCTOBER 21, 1987

1. THIS DEVELOPMENT CONTAINS 14.29 GROSS ACRES OR 12.00 NET ACRES. NET ACRES ARE DETERMINED BY SUBTRACTING PUBLIC STREET R.O.W. FROM GROSS ACRES.
2. THE PROPOSED DEVELOPMENT CONTAINS THREE (3) PARCELS CONTAINING LIGHT COMMERCIAL USES. FOR SPECIFIC USES SEE PARCEL DESCRIPTIONS.
3. SETBACKS ARE AS INDICATED ON PLAN VIEW. 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 ASPAHLT 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.

W

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 ROCK ROAD SHALL BE LIMITED TO THREE (3) OPENINGS. ONE OPENING TO PARCEL 1 AND TWO OPENINGS TO PARCEL 3 WITH ONE BEING CONSTRUCTED TO MAJOR ENTRANCE STANDARDS. ACCESS CONTROL TO 21ST STREET NORTH SHALL BE LIMITED TO FOUR (4) OPENINGS. ONE OPENING EACH TO PARCELS 1 AND 2 AND TWO OPENINGS TO PARCEL 3 WITH ONE BEING CONSTRUCTED TO MAJOR ENTRANCE STANDARDS.
 - A. THOSE PORTIONS OF THE MAJOR ENTRANCES TO ROCK ROAD AND 21ST STREET NORTH ON PUBLIC STREET 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.
14. AT THE TIME OF PLATTING THE APPLICANT SHALL GUARANTEE THE CONSTRUCTION OF 10' CONTINUOUS DECEL LANES ALONG ROCK ROAD AND 21ST STREET NORTH.
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) ALONG THE SOUTH PROPERTY LINE AND THE SOUTH 320' OF THE EAST PROPERTY WHERE THE STORAGE AREA, REAR OF THE BUILDING AND SERVICE AREA FACE THE ADJOINING RESIDENTIAL DISTRICT.
 - B. THE WALL REQUIREMENT ALONG THE REMAINDER OF THE EAST PROPERTY LINE (520'), SHALL BE WAIVED UNTIL SUCH A TIME AS THE PROPERTY TO THE EAST IS DEVELOPED WITH A RESIDENTIAL USE. A FINANCIAL GUARANTEE FOR THAT PORTION OF THE WALL SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT(S).
 - C. 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.
16. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
17. APPROPRIATE STREET TREES (AS APPROVED BY THE CITY FORESTER) SHALL BE PLANTED NO FARTHER THAN FIFTY (50) FEET ON CENTERS IN THE PUBLIC "PARKING" AREA BETWEEN THE CURB AND PROPERTY LINE ALONG THE WEST AND NORTH PROPERTY LINES, AND SHALL BE MAINTAINED BY THE OWNER OF THE ADJACENT PARCEL. A FINANCIAL GUARANTEE FOR THE TREES SHALL BE MADE PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THEY HAVE NOT BEEN INSTALLED.

18. PARCEL DESCRIPTIONS:

PARCEL NUMBER 1:

PROPOSED USES: FINANCIAL INSTITUTIONS, SERVICE STATIONS WITH AN ACCESSORY, SINGLE LANE, ENCLOSED CAR WASH (SUBJECT TO B.Z.A. APPROVAL) PHARMACIES, RETAIL SHOPS, RETAIL LIQUOR STORE, DRY CLEANERS, RESTAURANTS, MEDICAL OR DENTAL OFFICES OR CLINICS, OFFICES AND TIRE, BATTERY AND ACCESSORY STORES.

**GROSS AREA - 0.62 (27,000 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 7500SQ. FT. (27.8% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 7500 SQ. FT.
FLOOR AREA RATIO - 0.278
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - 35' ALONG ROCK ROAD AND 21ST STREET NORTH (SEE PLAN)**

PARCEL NUMBER 2:

PROPOSED USES: SAME AS PARCEL NUMBER 1 WITH THE EXCEPTION OF SERVICE STATIONS.

**GROSS AREA - 0.62 ACRE (27,000 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 7500 SQ. FT. (27.8% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 7500 SQ. FT.
FLOOR AREA RATIO - 0.278
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - 35' ALONG 21ST STREET NORTH AND EAST PROPERTY LINE AND 10' ALONG THE WEST PROPERTY LINE.**

PARCEL NUMBER 3:

PROPOSED USES: NEIGHBORHOOD SHOPPING CENTER USES INCLUDING GROCERY, RETAIL SHOPS, PHARMACY, GARDEN CENTER, TIRE, BATTERY AND ACCESSORIES, AND CONCESSIONS AREA WITHIN MAJOR DEPARTMENT STORE.

GROSS AREA - 10.76 ACRE (468,720 SQ. FT.)

MAXIMUM BUILDING COVERAGE - 130,000SQ. FT. (27.7% MAXIMUM)

MAXIMUM GROSS FLOOR AREA -130,000 SQ. FT.

FLOOR AREA RATIO - 0.277

MAXIMUM BUILDING HEIGHT - 35'

MAXIMUM NUMBER OF BUILDINGS - 3

PARKING - SEE GENERAL PROVISION NUMBER 8

SETBACKS - 35' ALONG SOUTH AND EAST PROPERTY LINES.

30' SETBACK WHERE ADJACENT TO PARCEL 1 AND 2.

45'-100' SETBACK ALONG ROCK ROAD (SEE PLAN).

210' SETBACK FROM 21ST STREET NORTH.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: March 10, 1989

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

FROM: Robert L. Young, Principal Planner *R.L.Y.*

SUBJECT: WILSON PROPERTY COMMERCIAL C.U.P. and associated zone
change request. Generally located on the southeast
corner of 21st Street and Rock Road.

Attached for your review and comments is a copy of the proposed development plan for the above-referenced property.

This C.U.P. has been submitted in association with the zone change request (Z-2886) which was previously denied in association with the Wal-Mart Commercial C.U.P. (DP-180). Those requests are being submitted for reconsideration by the City Council and the Metropolitan Area Planning Commission as a result of the actions taken by the District Court.

The major difference between this development plan proposal and the previous Wal-Mart C.U.P. are as follows:

1. Four parcels are proposed for commercial development, as compared to one parcel in the Wal-Mart C.U.P.
2. Major retail tenants are limited to 50,000 square feet, as compared to no limitation on the Wal-Mart C.U.P.
3. A cumulative maximum gross floor area of 148,500 square feet is proposed, as compared to 122,840 square feet for discount store purposes on the Wal-Mart C.U.P.
4. A total maximum number of 6 buildings is proposed, as compared to 1 building on the Wal-Mart C.U.P.
5. "Major department store" will be dropped and "hotel" will be added to the use list for the largest parcel.
6. All street and traffic improvements are the same as proposed on the last version of the Wal-Mart C.U.P., except that an additional access point is proposed on 21st Street to jointly serve the additional parcels being created.

WILSON PROPERTY COMMERCIAL C.U.P.

Page 2

I would appreciate your comments regarding this development proposal as soon as possible, as it is scheduled for MAPC review during their March 30, 1989, meeting. Thank you.

RLY:jcm
Attachments

