

WICHITA-SEDGWICK COUNTY

DATE
June 23, 1980

METROPOLITAN AREA PLANNING DEPARTMENT

Robert B. Feldner, Superintendent of Central Inspection
✓ Dean Sellers, Acting City Engineer
Paul B. Graves, Traffic Engineer
Paul Johnston, Acting Director Flood Control and Landfill

TO
FROM Jack H. Galbraith, Chief Planner

SUBJECT DP-8 - UNIVERSITY GARDENS C.U.P. - Generally located
at the northeast corner of 21st Street North and Oliver.

Attached is a copy of a proposed amendment to the above captioned Community Unit Plan. The amendment proposes to change only Parcel 8 by increasing the amount of gross floor area to allow the Dillon's store to expand. Existing easements and building have been reflected on the plan.

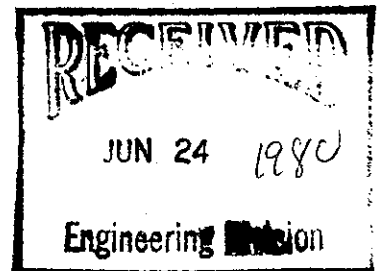
We have tentatively scheduled this for the July 31, 1980 Metropolitan Area Planning Commission meeting and would appreciate receiving any comments you might have by July 2, 1980.

No Comments



Jack H. Galbraith
Chief Planner

JHG:ADC:el
Attachment



THE CITY OF WICHITA

OFFICE OF PUBLIC WORKS ENGINEERING DATE July 1, 1980

TO Jack H. Galbraith, Chief Planner

FROM Mike Lindebak, Program Development Engineer

SUBJECT DP-8 - UNIVERSITY GARDENS C.U.P.
Proposed Amendment

We have no comment regarding the subject amendment.

Mike Lindebak
Mike Lindebak *M.L.*
Program Development Engineer

ML:md

GENERAL PROVISIONS

1. Total Net Land Area 1,561,323 sq. ft. or 35.8 acres.
2. Signs as permitted by zoning ordinance.
3. A planting strip no less than 35 feet in width as indicated adjacent to Oliver and 21st Street and approved Oct 2, 1975, (BZA Case N. 2-70 to meet condition #5). Failure to properly maintain the planting strips shall be considered a violation of the C.U.P. after a joint determination by the Director of Planning and the Superintendent on Central Inspection, that the planting strips are not properly maintained.
4. A 5 to 8 foot high solid or semi-solid wall of brick stone, masonry, arch. stone or simular materials, shall be constructed along the north line of Parcel #2 #8 #10 #11, which may serve as a support for the carport to the north. Such wall to be reduced to 3 feet in height within 20 feet adjacent to Pinecrest. Fence to run from west 190 feet of Parcel #8 to east 20 feet of Parcel #2.
5. Access Controls shall be as follows:

21st Street

- 1 access point to Parcel 1
- 1 access point to Parcel 2
- 2 access points to Parcel II
- 1 access point to Parcels 8 and 9

Oliver

- 1 access point to Parcel 8 to be constructed to be utilized with the required accel-decel lane.
- 1 access point to Parcel 3
- 1 access point to each of Parcel 4, 5, 6, 7

6. The transfer of title of all or any portion of the land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
7. A fire lane, a minimum of 20 feet in width (with sufficient turning radii at corners to accomodate standard fire apparatus), shall be provided around all main structures constructed on parcels 2-8-10-11. Said fire lane or lanes shall have a minimum of five inches of asphalt thickness. No parking shall be allowed in such fire lane, although it may be used for general traffic circulation and passenger loading and unloading. Prior to the final approval of the parking plan, the fire chief or his designated representative shall approve the plan as to the location of the fire lane or lanes.

8. There is a right of access to and across each of Parcels 1, 2, 8, 9, 10, and 11 in favor of each of said parcels. Internal vehicular circulation shall be arranged and made available to each parcel in such a manner as to facilitate ease of circulation on site and shall not be removed, altered or changed without the agreement and consent of all owners of all the parcels cited above and the Board of City Commissioners. Such access rights and circulation privileges shall be binding on all owners, heirs, successors or assigns.
9. A planting screen as indicated adjacent to Pinecrest on Parcel #2 shall be provided of low shrubbery not less than 10 feet in width shall be of such type and maintained in such a manner, as to not constitute a traffic hazard or if applicable, a solid or semi-solid wall at least 5 feet but not more than 8 feet high to prevent the passage of debris or light, constructed of brick, stone, masonry, architectural tile or other similar material (not including wood, woven wire) shall be constructed if the storage area, service area, or rear of the building face directly onto Pinecrest. A landscape plan shall be prepared by a landscape architect for planting screen adjacent to the east side of Parcel #2, and shall be submitted to the planning department for their review and approval prior to issuance of any building permits on Parcel #2.
10. Any application for a "Lot Split" shall require the approval of the Board of City Commissioners.

PARCEL # 1

- (A) Area 38,000 Sq. Ft. or 0.872 acres
 - (B) Setbacks Pinecrest 35 feet 21st Street 35 feet
 - (C) Maximum Height One Story 35 feet
 - (D) Maximum Gross Floor Area 8,000 Sq. Ft.
 - (E) Maximum Building Coverage shall not exceed 21% of Net Land Area or 8,000 Sq. Ft.
 - (F) Parking Ratio as per zoning ordinance.
 - (G) Access Points 1 to 21st Street
 - (H) Drainage shall be handled in the manner as approved at the time of Replatting. See General Provision #7.
 - (I) Proposed General Use:
Two buildings for restaurant or other retail uses.
 - (J) Floor Area Ratio 21%
 - (K) Maximum number of buildings two
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PARCEL # 2

- (A) Area 120,278 Sq. Ft. or 2.761 acres
- (B) Setbacks Pinecrest 35 feet 21st Street 150 feet
North Property line 35 feet
- (C) Maximum Heights 30 feet
- (D) Maximum Building Coverage shall not exceed 30% of Net
Land Area or 33,361 Sq. Ft.
- (E) Maximum Gross Floor Area 33,361 Sq. Ft.
- (F) Floor Area Ratio 30%
- (G) Parking Ratio as per zoning ordinance.
- (H) Access Points 1 to 21st Street
- (I) Drainage shall be handled in the manner as approved at
the time of Replatting.
- (J) Proposed General Use: Offices, Shopping Center Facilities
Retail uses, no drive-in or carry-out type services or new
or used auto sales, mobile home sales, recreational vehicles
sales.
- (K) Maximum Number of Buildings One
- (L) Note General Provision #10.

PARCEL # 3

This will include a private drive which will also serve
as dedicated 30' wide fire lane.

- (A) Area 650,786.4 Sq. Ft. or 14.94 acres
- (B) Setbacks north property line 10 feet
east property line 20 feet
west and south property line none
(See General Notes)
- (C) Minimum distances between structures shall not be less
than 20 feet.
- (D) Maximum building heights
Buildings "A" "B" "C" 3 stories
Building "D" 7 stories
- (E) Density
Building unit type "A" 120 units
Building unit type "B" 72 units
Building unit type "C" 72 units
Building unit type "D" 36 units
Total 300 units
20.08 Units/Acre
- (F) Floor area ratio shall not exceed 0.40.
- (G) Signs and monuments designating name of the development
shall be in accordance with section 28,04,070 A-11 of
the Code of City of Wichita.
- (H) Buildings and structures shall not cover in excess of 20%
of total area.
- (I) Improvements
one and two bedroom garden apartments
one and two bedroom high rise apartments
clubhouse in conjunction with high rise apartments.
- (J) Off Street Parking Total 576 cars
Ratio 2 spaces per living unit

PARCELS #4 #5 #6 #7

- (A) Areas . Total Parcels #4-#5 62,726.4 Sq. Ft. 1.44 acres
Total Parcels #6-#7 62,290.8 Sq. Ft. 1.43 acres
- (B) Setbacks Oliver Street 40 ft.
North property line 40 ft.
All others 25 ft.
- (C) Maximum height\ 3 stories
- (D) Improvements Parcel #4-#5 single family dwellings
Parcel #6-#7 single family dwellings
- (E) Floor area ratio shall not exceed 0.20
- (F) Maximum buildings and structures shall not cover in excess
of 30% of net area of each lot.
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PARCEL # 8

- (A) Area 170,304 sq. ft. or 3.91 acres
- (B) Setbacks Oliver Street 194 feet
north property line 35 feet
- (C) Maximum building height 35 feet
- (D) Maximum land coverage by building shall not exceed 39,000 sq. ft.
- (E) Maximum gross floor area 39,000 sq. ft.
- (F) Floor area ratio 23%
- (G) Parking ratio as per zoning ordinance
- (H) Access points 1 to Oliver to be constructed to be utilized with the required accel-decel lane. One joint opening to 21st with Parcel #9.
- (I) Drainage shall be handled in the manner as approved at the time of Replatting.
- (J) Proposed general use: One building of shopping center facilities, retail uses.
- (K) The buildings on Parcels 8, 10, and 11, shall be designed and constructed as an integrated shopping center structure. Each building shall be attached to the other by means of a common wall or walls resulting in a single contiguous structure with the exception of the second building permitted on Parcel #10 within the north 70 feet of the south 145 feet thereof.
- (L) Maximum number of buildings one

PARCEL # 9

- (A) Area 78,708.6 sq. ft. or 1.807 acres
- (B) Setbacks 21st Street No. 75 feet
Oliver Street 210 feet
- (C) Maximum building height 30 feet
- (D) Maximum land coverage by building shall not exceed 3,000 sq. ft.
- (E) Maximum gross floor area 6,000 sq. ft.
- (F) Floor area ratio 7.6%
- (G) Parking ratio as per zoning ordinance.
- (H) Access points 1 joint opening to 21st Street No. with Parcel #8.
- (I) Drainage shall be handled in the manner as approved at the time of Replatting.
- (J) Proposed general use: One buildings of office, financial institutions, general retail, no new or used auto agencies recreational vehicles and mobile homes sales agencies, service stations, those businesses normally referred to as fast food carry out restaurants.
- (K) Maximum number of buildings one

PARCEL # 10

- (A) Area 96,000 sq. ft. or 2.204 acres
- (B) Setbacks 21st Street 75 feet
north property line 35 feet
- (C) Maximum building height 35 feet
- (D) Maximum land coverage by building shall not exceed 30%
or 28,800 sq. ft.
- (E) Maximum gross floor area 42,609 sq. ft.
- (F) Floor area ratio 44%
- (G) Parking ratio as per zoning ordinance.
- (H) Access points joint access to 21st Street with Parcel #9.
- (I) Drainage shall be handled in the manner as approved at the time of Replatting.
- (J) Proposed general use: One building of shopping center facilities, retail uses. The second building to be no larger than 3,000 sq. ft. (ground floor) and constructed near 21st Street for light commercial uses, except new and used auto agencies, recreational vehicles and mobile home sales agencies, service stations, those businesses normally referred to as fast food carry out restaurant.
- (K) The buildings on Parcels 8, 10, and 11 shall be designed and constructed as an integrated shopping center structures. Each building shall be attached to the other by means of a common wall or walls resulting in a single contiguous structure with the exception of the second building permitted on Parcel 10 within the north 70 feet of the south 145 feet thereof.
- (L) Maximum number of buildings two

PARCEL # 11

- (A) Area 282,240 sq. ft. or 6.479 acres
- (B) Setbacks 21st street 300 feet
north property line 35 feet
- (C) Maximum building height 35 feet
- (D) Maximum land coverage by buildings shall not exceed 30%
or 84,672 sq. ft.
- (E) Maximum gross floor area 84,672 sq. ft.
- (F) Floor area ratio 30%
- (G) Parking ratio as per zoning ordinance.
- (H) Access points 2 to 21st Street, one of which shall be constructed to major entrance standards.
- (I) Drainage shall be handled in the manner as approved at the time of Replatting.
- (J) Proposed general uses: One building to be constructed adjacent to west parcel line for shopping center facilities, retail uses.
- (K) The buildings on Parcels 8, 10, and 11 shall be designed and constructed as an integrated shopping center structure. Each building shall be attached to the other by means of a common wall or walls resulting in a single contiguous structure with the exception of the second building permitted on Parcel 10 within the north 70 feet of the south 145 feet thereof.
- (L) Maximum number of buildings one