

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

July 23, 1984

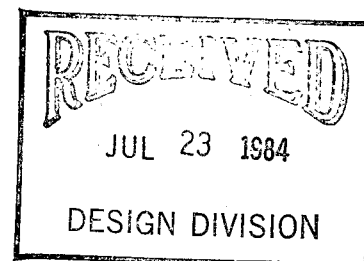
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Mike Lindebak, City Engineer
Bill McKinley, City Traffic Engineer
TO Robert Feldner, Superintendent of Central Inspection
FROM Louise Olivarez, Senior Planner
SUBJECT Amendment to DP-18 - River Bend Shopping Center

Attached for your review is a proposed amendment to the River Bend Shopping Center C.U.P. The setback along the west side of Parcel 1 is being reduced to allow expansion of the building. Maximum building coverage for Parcel 1 will be about 35%. Parcel 2 is being increased in size and the uses made more diverse. Parcel 3 is being expanded slightly. Parcel 4 is being added in order to provide parking for Parcel 1.

Please review this proposed C.U.P. amendment and provide me with any comments you may have by Monday, July 30, 1984.

Louise Olivarez
Louise Olivarez
Senior Planner

LO:jps
Attachment



GENERAL PROVISIONS

1. Total Net Land Area 344,002 Sq. Ft. or 7.9 Acres
2. Maximum Building Coverage shall not exceed 30% of total site or 103,200 Sq. Ft.
3. Signs as permitted by zoning ordinance.
4. Utilities shall be installed underground on all parcels. Signs shall not be permitted adjacent to Hood Avenue, North of where 22nd St. North intersects from the east; Somerset north of Parcel 2; and 22nd St. North.
5. Curb Cuts - as indicated on the development plan.
6. Drainage - shall be into the surrounding streets.
7. Service Area - A 30 foot service drive shall be provided at the north side of the building on Parcel No. 1.
8. A 5' - 8' solid or semi-solid wall of brick, stone, masonry, architectural tile or similar material shall be constructed within one foot of the interior side of the indicated 10-foot planting strip adjacent to Somerset and Hood Avenue, if the service area, storage area or rear of the commercial development faces an "AA", "A", "RB" or "B" District, even if separated by an alley, publicway or street. A planting strip no less than 10 feet in width of low shrubbery shall be provided adjacent to the property line when the commercial development fronts toward any "AA", "A", "RB" or "B" District and is separated by an alley, publicway of street. The above provisions shall be complied with prior to the occupancy of any structure on the site.
9. A 5'-8' solid or semi-solid wall of brick, stone, masonry, architectural tile, or similar material shall be constructed along the north property line as indicated on the Plat. The above condition shall be complied with prior to the occupancy of any structure on Parcel #1.

PARCEL 1

- A. Total Area 228,254 Sq. Ft.
- B. Maximum Building Coverage 80,000 Sq. Ft.
- C. Maximum Gross Floor Area 45% 102,714 Sq. Ft.
- D. Maximum Building Height 35 Feet
- E. Parking Ratio Per Zoning Requirements
- F. Building Setbacks (as shown on plan)
- G. Proposed Uses: Shopping Center, Department Store, Offices and other similar uses permitted in "LC" Zoning.

PARCEL 2

- A. Total Area 22,486 Sq. Ft.
- B. Maximum Building Coverage 5,000 Sq. Ft.
- C. Maximum Gross Floor Area 7,000 Sq. Ft.
- D. Maximum Building Height 35 Feet
- E. Parking Ratio Per Zoning Requirements
- F. Building Setbacks (as shown on plan)
- G. Proposed Uses: Service Station, Financial Institution, Restaurant and Retail Sales Permitted in the "LC" Zoning District.

PARCEL 3

- A. Total Area 25,810 Sq. Ft.
- B. Maximum Building Coverage 6,750 Sq. Ft.
- C. Maximum Gross Floor Area 30% 7,740 Sq. Ft.
- D. Maximum Building Height 35 Feet
- E. Parking Ratio Per Zoning Requirements
- F. Building Setbacks (as shown on plan)
- G. Proposed Uses: Restaurant

PARCEL 4

- A. Total Area 67,450 Sq. Ft.
- B. Proposes Use: Parking for Parcel No. 1.