

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

July 27, 2001

TO: Marvin Krout, Director of Planning  
Kurt Schroeder, Superintendent of Central Inspection  
Paul Gunzelman, Traffic Engineer  
Vicky Huang, Subdivision Design, Public Works  
Jamsheed Mehta, Chief Planner, Transportation  
Mark Jenkins, Fire Prevention Plans Examiner

RECEIVED

JUL 27 2001

CITY - ENGINEERING

FROM: Donna Goltry, Principal Planner, MAPD, Current Plans

SUBJECT: CUP2001-00031 Amendment #4 Pearson Farms CUP

SCANNED

Attached for your review and comment is a copy of the old CUP proposed for amendment, generally located on the southwest corner of 21<sup>st</sup> Street N and Maize Rd.

The applicant proposes (1) to amend Parcel 1 to allow "LC" Limited Commercial uses on the western 203 feet of the parcel, consistent with the requested zoning amendment to rezone the parcel from "NR" Neighborhood Retail to "LC" Limited Commercial; (2) to allow signage on Parcel 1 to increase from 75 square feet to 150 square feet; and (3) to permit metal exterior on a portion of the east and west elevations.

The applicant did not submit a drawing with the proposed amendments, but since the requested changes are for use, type of structure, and signage, I think you can review it with the old CUP.

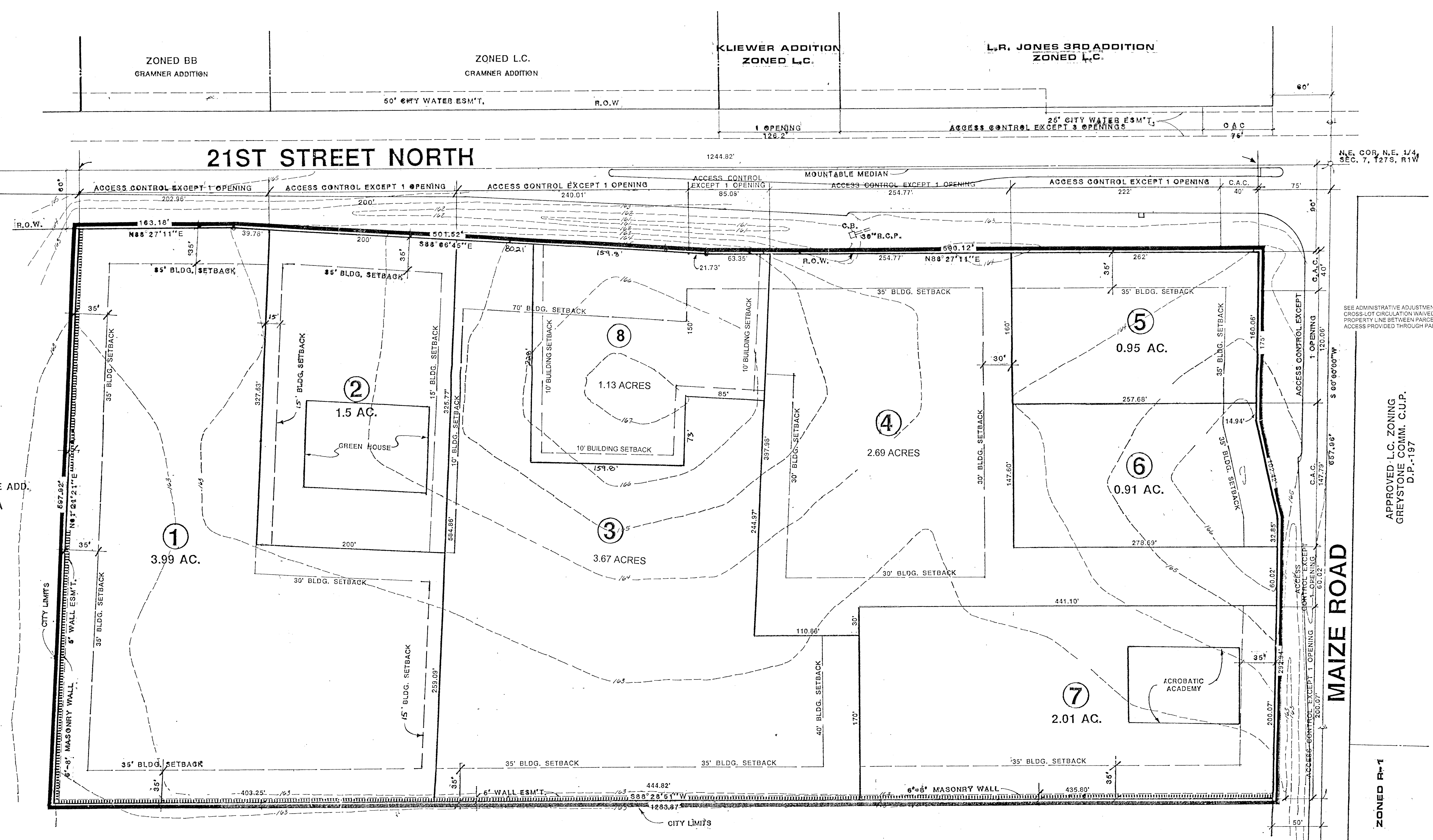
Please review the proposed amendment and forward any comments to MAPD by Friday, August 3, 2001, in order to prepare staff's recommendations for the Metropolitan Area Planning Commission. Please call me if you have any questions at 4277.

cc: Dale Miller

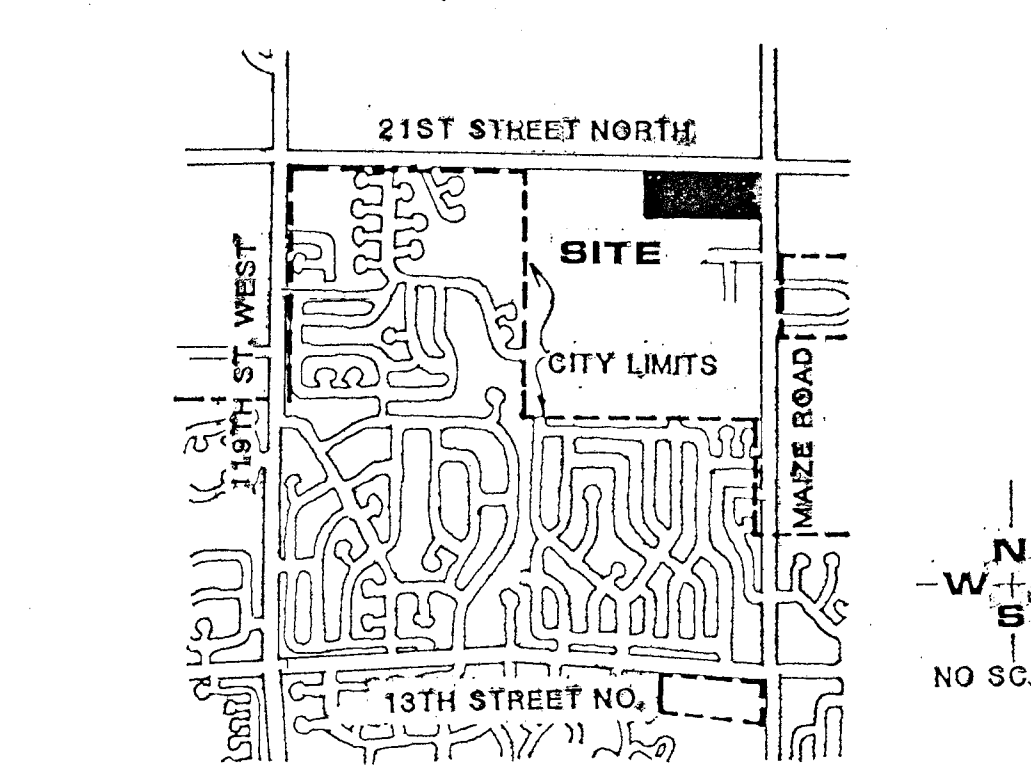
SCANNED

17. LANDSCAPE
  - A. LANDSCAPE SHALL BE REQUIRED ALONG 21ST STREET NORTH AND MAIZE ROAD FRONTAGE AS PER CHAPTER 10.32 OF THE CITY CODE.
  - B. A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT FOR THE LANDSCAPE MENTIONED ABOVE INDICATING THE LOCATION AND SPECIFICATIONS OF PLANT MATERIALS AND METHOD OF PROVIDING WATER TO THE PLANT MATERIALS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
  - C. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPLIED ON THE LANDSCAPE PLAN FOR THAT PORTION OF THE C.U.P. BEING DEVELOPED SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
  - D. LANDSCAPING FOR PARCEL NO. 3 SHALL BE IN CONFORMANCE WITH THE LANDSCAPE PLAN FOR THIS PARCEL SUBMITTED WITH THIS C.U.P. AMENDMENT.
18. FAILURE TO PROPERLY MAINTAIN THE SCREENING WALLS OR LANDSCAPING MENTIONED ABOVE SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION.
19. AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE THE CONSTRUCTION OF TEMPORARY ACCESS LANE ALONG THE PROPERTY FRONTAGE ON 21ST STREET AND MAIZE ROAD. THE GUARANTEE FOR THE TEMPORARY LANES SHALL BE HELD BY THE CITY OF WICHITA UNTIL THE TEMPORARY LANES OCCUR. PARTIAL CONSTRUCTION OF THE TEMPORARY LANES SHALL ALSO GUARANTEE THE CONSTRUCTION OF PERMANENT ACCESS LANE ALONG 21ST STREET AND MAIZE ROAD AND PERMANENT LEFT TURN CENTER LANES IN 21ST STREET AND MAIZE ROAD IN CONFORMANCE WITH THE REGULATIONS OF THE TRAFFIC IMPACT STUDY PREPARED FOR THIS PROPERTY BY DESHAZO, STAREK, AND TANG, 1 MEMORIAL PLACE, SUITE 375, 7633 E. 63RD PLACE, TULSA, OKLA.
20. A. IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN OWNERS AGREEMENT AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, NON-PUBLIC OPEN SPACE, INTERIOR FINISHES, EXTERIOR FINISHES, DRAINAGE IMPROVEMENTS, ETC. SHALL BE FILED WITH THE PLAT OF THE AREA.
  - B. ALL DRIVES AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS AND/OR ASSOCIATIONS.
21. ALL BUILDINGS ON PARCEL 1 WITHIN THE C.U.P. SHALL SHARE SIMILAR ARCHITECTURAL CHARACTER AND THE SAME PREDOMINANT EXTERIOR BUILDING MATERIALS. BUILDINGS ON PARCELS 4 AND 5 SHALL SHARE SIMILAR ARCHITECTURAL CHARACTER AND THE SAME PREDOMINANT EXTERIOR BUILDING MATERIAL. METAL SHALL NOT BE PERMITTED AS A PREDOMINANT EXTERIOR BUILDING MATERIAL FOR ANY BUILDING ON THE SITE. EXCEPT WITHIN THE WEST 200 FEET OF PARCEL 1 WHICH MAY ALLOW A PARTIAL STUCCO-TYPE FINISH. ON PARCEL 1, THE EXTERIOR FINISH WALL BUILDINGS AND WALLS SHALL BE A TEXTURED BEIGE COLORED STUCCO (SEE LETTER DATED 01/08/01).
22. AN OVERALL SITE TRAFFIC CIRCULATION PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR APPROVAL PRIOR TO THE RESUBMISSION OF BUILDING PERMITS. CROSS LOT CIRCULATION AGREEMENTS SHALL BE REQUIRED AT THE TIME OF PLATTING TO ASSURE INTERNAL VEHICULAR MOVEMENT BETWEEN PARCELS WITHIN THE C.U.P.
23. ON PARCEL NO. 3 THERE SHALL BE NO STRING BANNERS OR FLAGS PERMITTED EXCEPT FOR ONE AMERICAN FLAG. HOWEVER, FOUR FLAGS MAY BE PERMITTED FOR SPECIAL EVENTS FOUR TIMES EACH YEAR FOR A DURATION OF ONE MONTH EACH.
24. PARCEL DESCRIPTIONS:
 

PARCEL NUMBER 1: (COMMERCIAL)
PROPOSED USES: ALL USES PERMITTED IN THE OFFICE COMMERCIAL ZONING DISTRICT ON THE WEST 200 FEET OF THE PARCEL. ON THE REMAINDER OF THE SITE ALL USES PERMITTED ON PARCEL NUMBER 4 SHALL APPLY.
GROSS AREA - 3.99 ACRES (17315 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 52.04 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 59,898 SQ. FT.
FLOOR AREA RATIO - 0.345
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 3
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE PLAN VIEW
PARCEL NUMBER 2: (LIGHT COMMERCIAL)
PROPOSED USES: FINANCIAL INSTITUTIONS, CONVENIENCE STORES, RESTAURANTS, RETAIL SHOPS, PHARMACIES, MEDICAL AND DENTAL CLINICS AND THE, BATTERY AND ACCESSORY STORES, OFFICES, ANIMAL CLINICS, LANDSCAPE NURSERY AND GREENHOUSES.
GROSS AREA - 1.5 ACRES (65340 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 19,952 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 24,477 SQ. FT.
FLOOR AREA RATIO - 0.344
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - REDUCED TO 50 SPACES PER 10,000 SQ. FT. ADMINISTRATIVE ADJUSTMENT.
SETBACKS - SEE PLAN VIEW
PARCEL NUMBER 3: (COMMERCIAL)
PROPOSED USES: SAME USES AS PARCEL 2 WITH THE ADDITION OF STORAGE BUILDINGS, OUTDOOR STORAGE OF VEHICLES, BOATS, RV'S AND EQUIPMENT SHALL BE PERMITTED ON THE SOUTH 50' OF THE PARCEL ONLY.
GROSS AREA - 3.67 ACRES (159,977 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 49,200 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 60,800 SQ. FT.
FLOOR AREA RATIO - 0.426
MAXIMUM BUILDING HEIGHT - 35 FT.
MAXIMUM NUMBER OF BUILDINGS - 6
PARKING - SEE GENERAL PROVISION #8
SETBACKS - SEE PLAN VIEW
NOTE: ALL OF PARCEL 3 EXCEPT THE NORTH 1/2 SHALL BE ENCLOSED BY A 6" MASONRY WALL EXCEPT IN THE DESIGNATED BUILDING SETBACK AREAS. SAID WALL REQUIREMENT MAY BE SATISFIED BY USING THE REAR WALL OF A STORAGE BUILDING AS LONG AS THE MATERIALS ARE COMPATIBLE WITH THE WALL REQUIREMENTS (SEE GENERAL PROVISION #21)
PARCEL NUMBER 4: (LIGHT COMMERCIAL)
PROPOSED USES: NEIGHBORHOOD SHOPPING CENTER USES INCLUDING, FURNITURE STORES, RESTAURANTS, RETAIL SHOPS, OFFICES, MEDICAL AND DENTAL CLINICS, PHARMACIES, DRY CLEANING, LAUNDRY, BARBER AND BEAUTY SHOPS, TAILORS, HARDWARE, SMALL ANIMAL CLINICS, GROCERY STORES, FITNESS CENTERS, AND OTHER SIMILAR SHOPPING CENTER USES.
GROSS AREA - 2.69 ACRES (117,031 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 35,824 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 38,833 SQ. FT.
FLOOR AREA RATIO - 0.306
MAXIMUM BUILDING HEIGHT - 35 FT.
MAXIMUM NUMBER OF BUILDINGS - 2
PARKING - SEE GENERAL PROVISION #8
SETBACKS - SEE PLAN VIEW
PARCEL NUMBER 5: (LIGHT COMMERCIAL)
PROPOSED USES: SAME AS PARCEL NO. 4 EXCEPT SERVICE STATIONS ARE NOT PERMITTED.
GROSS AREA - 0.95 ACRES (41,588 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 12,475 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 14,246 SQ. FT.
FLOOR AREA RATIO - 0.324
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE PLAN VIEW
PARCEL NUMBER 6: (LIGHT COMMERCIAL)
PROPOSED USES: DANCE STUDIOS, FITNESS CENTERS, GYMNASIUMS, ACADEMIES AND OTHER USES PERMITTED IN THE OFFICE COMMERCIAL DISTRICT.
GROSS AREA - 0.91 ACRES (39,829 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 11,820 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 13,700 SQ. FT.
FLOOR AREA RATIO - 0.296
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 2
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE PLAN VIEW
PARCEL NUMBER 7: (COMMERCIAL)
PROPOSED USES: SAME USES AS PARCEL 2
GROSS AREA - 1.13 ACRES (49,287 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 18,520 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 18,500 SQ. FT.
FLOOR AREA RATIO - 0.344
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 2
PARKING - SEE GENERAL PROVISION #8
SETBACKS - SEE PLAN VIEW
PARCEL NUMBER 8: (COMMERCIAL)
PROPOSED USES: SAME USES AS PARCEL 2
GROSS AREA - 1.13 ACRES (49,287 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 18,520 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 18,500 SQ. FT.
FLOOR AREA RATIO - 0.344
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 2
PARKING - SEE GENERAL PROVISION #8
SETBACKS - SEE PLAN VIEW

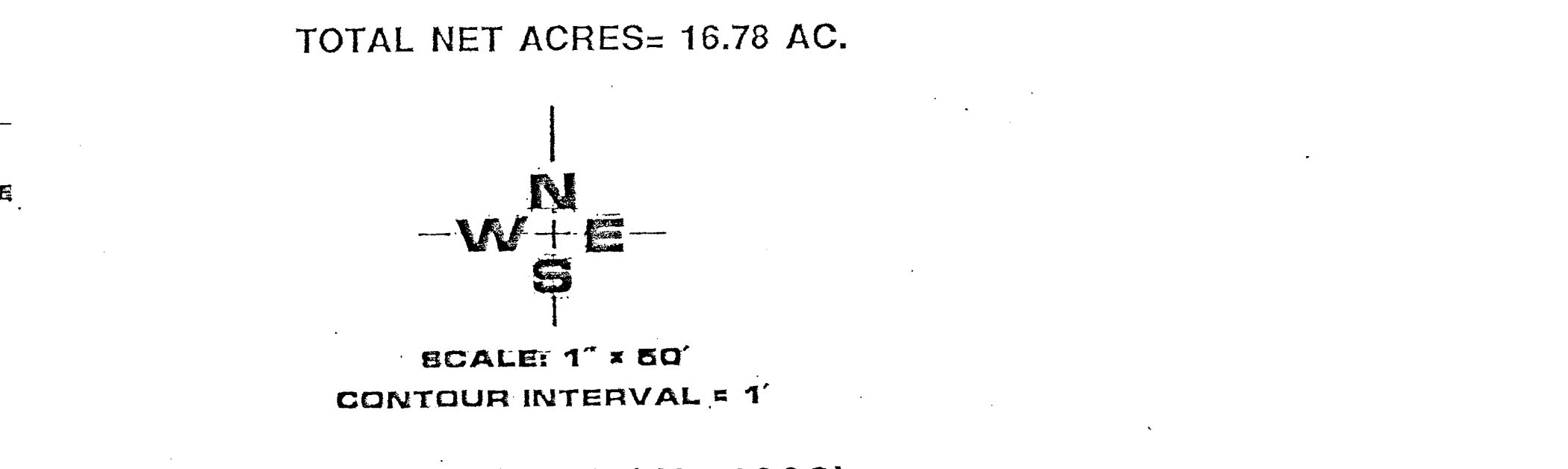


**LOCATION MAP**



UNPLATTED ZONED R-1  
 DONALD HAROLD KIRK    ETHEL MARIE KIRK

NOTE: REFERENCE TRAFFIC STUDY FOR FUTURE DRIVE LANES AND MEDIAN DESIGN PREPARED BY DESHAZO, STAREK, TANG, 1 MEMORIAL PLACE SUITE 375, 7633 E. 63RD PLACE, TULSA, OK, 74133-1204



COMMUNITY UNIT PLAN D.P.-184 (AMENDED OCT. 1992)

**PEARSON FARMS**

**GENERAL PROVISIONS**

1. THIS DEVELOPMENT CONTAINS 16.78 NET ACRES.
2. THE PROPOSED DEVELOPMENT CONTAINS SEVEN (7) PARCELS FOR LIGHT COMMERCIAL, COMMERCIAL AND OFFICE 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. SEE PLAN FOR THE LOCATION OF DRAINAGE SYSTEMS TO BE DEFINED AT FINAL PLAT.
6. SIGNS AS PERMITTED UNDER CHAPTER 24.04 OF THE CODE OF THE CITY OF WICHITA EXCEPT THAT NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED. ADDITIONALLY, SIGNAGE IN THE WEST 600 FEET AND THE SOUTH 200 FEET ALONG MAIZE ROAD SHALL BE LIMITED AS FOLLOWS:
  - A) NO GROUND OR POLE SIGNS ON PARCELS 1, 2 AND 7 SHALL EXCEED 18 FEET IN HEIGHT OR 75 SQUARE FEET IN AREA FOR PARCEL 7, 100 SQUARE FEET FOR PARCEL 2 AND 100 SQUARE FEET FOR PARCEL 7.
  - B) GROUND OR POLE SIGNAGE ALONG THE WEST 200 FEET OF FRONTAGE ON PARCEL 3 IS LIMITED TO TWO SIGNS THAT DOES NOT EXCEED 18 FEET IN HEIGHT OR 100 SQUARE FEET IN AREA. SEE 110000 ADMINISTRATIVE ADJUSTMENT FOR PARCEL 3 SIGNAGE.
  - C) NO FLASHING, ROTATING OR MOVING SIGNS, SIGNS WITH MOVING LIGHTS OR SIGNS WHICH CREATES THE ILLUSION OF MOVEMENT ARE PERMITTED EXCEPT FOR PARCEL 1, DATE, TIME, TEMPERATURE OR OTHER PUBLIC SERVICE MESSAGES ARE 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 24.04.140 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 LOT PROPERTY. FREESTANDING POLE LIGHTS SHALL NOT BE PERMITTED ON PARCEL 3, EXCEPT IN THE FRONT 150 FEET OF PARCEL 3.
11. FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PARKING LOADING AND UNLOADING. THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE, SHALL REVIEW AND APPROVE THE LOCATION AND DESIGN OF ALL FIRE LANES PRIOR TO FINAL APPROVAL OF THE PARKING PLAN.
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 MAIZE ROAD SHALL BE LIMITED TO THREE (3) OPENINGS. ONE OPENING EACH TO PARCELS 4, 5 & 7, THERE SHALL BE COMPLETE ACCESS CONTROL ON THE NORTH 40' OF PARCEL NUMBER 5. ACCESS CONTROL TO 21ST STREET NORTH SHALL BE LIMITED TO SIX (6) OPENINGS. ONE OPENING EACH TO PARCELS 1, 2, 3, 4, AND TWO OPENINGS TO PARCEL 1, THERE SHALL BE COMPLETE ACCESS CONTROL ON THE EAST 40' OF PARCEL NUMBER 5.
14. A. A SIX (6) TO EIGHT (8) FOOT SOLID OR SEMI WALL SHALL BE CONSTRUCTED OF BRICK, MASONRY, BLOCK, ARCHITECTURAL TILE OR SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE) ALONG THE SOUTH AND WEST PROPERTY LINES AS INDICATED ON THE C.U.P. SAID WALL MAY BE REDUCED IN HEIGHT TO THREE FEET FOR A DISTANCE OF 35 FEET FROM THE RIGHT-OF-WAY OF 21ST STREET AND MAIZE ROAD.
  - B. THE REQUIRED MASONRY WALL SHALL BE CONSTRUCTED WITHIN A FIVE (5) FOOT WALL EXEMPT PLATTED SEPARATELY FROM ALL OTHER EASEMENTS. CONSTRUCTION OF THIS WALL WILL REQUIRE A BUILDING PERMIT. NO PORTION OF THE WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT. A FINANCIAL GUARANTEE FOR ANY PORTION OF THE WALL NOT BUILT SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF THE OCCUPANCY PERMITS. FAILURE TO PROPERLY MAINTAIN THE WALL SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION.
  - C. THE CONSTRUCTION/GUARANTEE OF THE WALL MENTIONED ABOVE SHALL BE REQUIRED ONLY ALONG THE APPLICABLE PARCEL BOUNDARY LINES) AT THE TIME THE PARCEL IS DEVELOPED.
15. STORAGE AREAS, SERVICE AREAS, TRASH RECEPTACLES, HEATING AND AIR CONDITIONING AND MECHANICAL EQUIPMENT AND TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
16. ANY CHANGE TO THE TRAFFIC MEDIAN EXISTING ON 21ST STREET MUST HAVE THE APPROVAL OF THE COUNTY ENGINEER.

OWNER: BRUCE AND ESTHER PEARSON, 10218 W. 21ST STREET NORTH, WICHITA, KS, 67212    DATE: NOV. 20, 1991    FEB. 17, 1992    MARCH 15, 1992    MARCH 24, 1992    JULY 6, 1992    AUG. 16, 1992    AUG. 13, 1992    SEPT. 3, 1992    OCT. 21, 1992    60' 25' 0" 24' 0" 100' 1" CONTOUR INTERVAL



**BILL G. YUNG DESIGN**  
 4912 E. 29TH STREET NORTH WICHITA, KS 67220 316-883-5557