

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

June 27, 1988

*Hick*  
*File*

TO: Marvin S. Krout, Director of Planning  
Walt Campbell, Deputy Chief, Fire Department  
Bill McKinley, Traffic Engineer  
Mike Lindebak, City Engineer

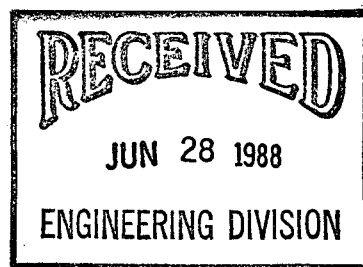
FROM: Robert L. Young, Principal Planner, Current Plans Division *R.L.Y.*

SUBJECT: Proposed development plan for Wichita Family Entertainment Commercial Community Unit Plan. Generally located one-quarter mile east of Hydraulic on the south side of 53rd Street North.

Attached for your review and comment is a copy of a proposed commercial development plan for the above-referenced property. This parcel is in the process of being annexed into the City of Wichita. Once annexation occurs, the applicant intends to file for the approval of this development plan proposal and an associated zone change request for the "LC" Light Commercial and the "C" Commercial Districts on Parcels 1 and 2 respectively. The site is adjacent to Heights High School on the east and is otherwise generally surrounded by undeveloped property in agricultural use. Principal uses proposed for the larger of the two parcels on the development plan are oriented to outdoor entertainment and recreation.

I would appreciate your comments regarding this development proposal as soon as possible so we can schedule it for MAPC consideration. I plan to review this proposal during our next development review committee meeting on Friday morning, July 1, 1988. You may wish to relay your comments on the proposal at that time.

RLY:blw  
Attachment



*Car 1*

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

July 13, 1987

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

FROM: Barbara R. Harris, Senior Planner

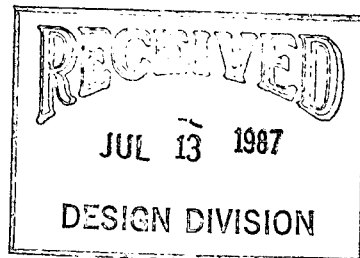
*B. Harris*

RE: Summerfield III - Preliminary Commercial C.U.P. - Generally located at the southwest corner of Maple and Maize.

Attached for your review and comments is a copy of the proposed development plan for the above-referenced property. The total net area is 14.4 acres. Light commercial uses are proposed on 8.71 acres, and "BB" office zoning uses are proposed on the remaining 5.68 acres. The General Provisions do not address street improvements, and, therefore, we will discuss suggested wording at the Development Review Meeting on Friday, July 17, 1987.

I would appreciate your comments regarding this development proposal by July 17, 1987, so it can be scheduled for MAPC review. Thank you.

BRH:blw  
Attachments



SUMMERFIELD III  
COMMERCIAL AND OFFICE COMMUNITY UNIT PLAN

GENERAL:

TOTAL GROSS AREA = 16.81 ACRES +  
TOTAL NET AREA = 14.39 ACRES + (EXCLUSIVE OF PUBLIC STREET R/W)

THIS DEVELOPMENT IS PROPOSED TO CONTAIN 8.71 NET ACRES + OF "LC" ZONING, AND  
5.68 ACRES + OF "BB" ZONING.

GENERAL PROVISIONS:

- 1.) ACCESS CONTROL: ACCESS TO MAPLE SHALL BE LIMITED TO SIX OPENINGS; ONE OPENING TO PARCEL 1, TWO OPENINGS TO PARCEL 2, ONE OPENING TO PARCEL 3. AND TWO OPENINGS TO PARCEL 4. ACCESS TO MAIZE ROAD SHALL BE LIMITED TO THREE OPENINGS; ONE OPENING TO PARCEL 1, AND TWO OPENINGS TO PARCEL 2.
- 2.) ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 3.) DRAINAGE WILL BE HANDLED AT THE TIME OF PLATTING. ANY REQUIRED DRAINAGE IMPROVEMENTS WILL BE GUARANTEED WITH THE FINAL PLAT.
- 4.) BUILDING SETBACKS: MINIMUM BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN. IN THE EVENT MORE THAN ONE PARCEL IS DEVELOPED UNDER THE SAME OWNERSHIP, THE SETBACK BETWEEN PARCELS WILL NOT BE REQUIRED.
- 5.) PARKING RATIO SHALL BE IN ACCORDANCE WITH THE APPROPRIATE CODE OF THE CITY OF WICHITA, OR AS NOTED IN THE PARCEL DESCRIPTIONS.
- 6.) SIGNS: ADVERTISING SIGNS SHALL BE IN ACCORDANCE WITH SECTION 28.04.139, OF THE CODE OF THE CITY OF WICHITA. NO OFF-SITE OR PORTABLE SIGNS SHALL BE ALLOWED.

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7.) *FIRE LANES: FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA.*

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NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY 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(S).

- 8.) SCREENING AND LANDSCAPING: THE PLANTING STRIP, AS INDICATED IN PARCEL 4, SHALL CONSIST OF TREES, GRASS, AND LOW SHRUBBERY NOT LESS THAN TEN FEET IN WIDTH AND SHALL BE OF SUCH TYPE AND MAINTAINED IN SUCH A MANNER AS TO NOT CONSTITUTE A TRAFFIC HAZARD. FAILURE TO PROPERLY MAINTAIN THE 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.

A SOLID OR SEMI-SOLID WALL AT LEAST FIVE FEET, BUT NOT MORE THAN EIGHT FEET HIGH, CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL, SPECIFICALLY EXCLUDING WOOD OR WOVEN WIRE, SHALL BE SUBSTITUTED FOR THE PLANTING STRIP IN PARCEL 4, WHERE THE STORAGE AREA, SERVICE AREA, OR THE REAR OF THE NON-RESIDENTIAL BUILDING(S) FACE DIRECTLY INTO A RESIDENTIAL DISTRICT. SHOULD A WALL BE SUBSTITUTED FOR THE PLANTING STRIP, APPROPRIATE STREET TREES (AS APPROVED BY THE CITY FORESTER) SHALL BE PLANTED NO FARTHER APART THAN FIFTY FEET ON CENTERS IN THE PUBLIC PARKING AREA BETWEEN THE CURB AND THE WALL AND SHALL BE MAINTAINED BY THE OWNER(S) OF PARCEL 4.

A WALL, AS DESCRIBED ABOVE, SHALL BE INSTALLED WHERE PARCELS 2 AND 4 ABUT THE RESIDENTIAL DISTRICT TO THE SOUTH AND WEST AS INDICATED ON THE PLAN. SAID WALL MAY BE REDUCED TO THREE FEET IN HEIGHT AT THE BUILDING SETBACK ALONG MAPLE AND MAIZE ROAD.

NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT, AND A BUILDING PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY WALL.

TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.

- 9.) A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, INDICATING THE TYPE, LOCATION, SPECIFICATION OF PLANT MATERIALS, AND METHOD OF PROVIDING WATER, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) FOR PARCEL 4.

A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT FOR PARCEL 4, IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.

10.) *LIGHTING: ALL LIGHTING WITHIN PARCELS 2 AND 4 SHALL BE SHIELDED TO REFLECT OR DIRECT LIGHT AWAY FROM THE ADJOINING RESIDENTIAL DISTRICTS.*

11. ~~10.~~) THE TRANSFER OF TITLE OF ALL OR ANY PORTION OF THE LAND INCLUDED WITHIN THE COMMUNITY UNIT PLAN DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR THE COMMERCIAL AND OFFICE DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS, UNLESS AMENDED.

PARCEL DESCRIPTIONS:

PARCEL ONE

PROPOSED USE - FINANCIAL INSTITUTIONS, OFFICE, PERSONAL SERVICES, RESTAURANTS, SERVICE STATIONS (INCLUDING CONVENIENCE SALES), CAR WASH (IF FIRST APPROVED BY THE B.Z.A.), AND RETAIL SALES AS PERMITTED BY THE ZONING DISTRICT.

NET AREA - 0.70 ACRES+ (30,625 SQ. FT.)  
MAXIMUM BUILDING COVERAGE - 30% OR 9,187 SQ. FT.  
FLOOR AREA RATIO - 30%  
MAXIMUM GROSS FLOOR AREA - 9,187 SQ. FT.  
MAXIMUM BUILDING HEIGHT - 35 FEET  
MAXIMUM NUMBER OF BUILDINGS - ONE (TWO FOR SERVICE STATIONS WITH ASSOCIATED DETACHED CAR WASH)

PARCEL TWO

PROPOSED USE - SHOPPING CENTER, FINANCIAL INSTITUTIONS, OFFICE, RESTAURANTS, PERSONAL SERVICES, AND RETAIL SALES, AS PERMITTED BY THE ZONING DISTRICT.

NET AREA - 7.3 ACRES+ (318,577 SQ. FT.)  
MAXIMUM BUILDING COVERAGE - 30% OR 95,573 SQ. FT.  
FLOOR AREA RATIO - 40%  
MAXIMUM GROSS FLOOR AREA - 127,430 SQ. FT.  
MAXIMUM BUILDING HEIGHT - 35 FEET  
MAXIMUM NUMBER OF BUILDINGS - THREE

PARCEL THREE

PROPOSED USE - FINANCIAL INSTITUTIONS, OFFICE, PERSONAL SERVICES, RESTAURANTS AND RETAIL SALES AS PERMITTED BY THE ZONING DISTRICT.

NET AREA - 0.70 ACRES+ (30,000 SQ. FT.)  
MAXIMUM BUILDING COVERAGE - 30% OR 9,000 SQ. FT.  
FLOOR AREA RATIO - 30%  
MAXIMUM GROSS FLOOR AREA - 9,000 SQ. FT.  
MAXIMUM BUILDING HEIGHT - 35 FEET  
MAXIMUM NUMBER OF BUILDINGS - ONE

PARCEL FOUR

PROPOSED USE - PROFESSIONAL, MEDICAL, DENTAL OFFICES AND CLINICS, LABORATORIES AND PERSONAL SERVICES AS PERMITTED BY THE ZONING DISTRICT.

NET AREA - 5.68 ACRES+ (247,500 SQ. FT.)  
MAXIMUM BUILDING COVERAGE - 30% OR 74,250 SQ. FT.  
FLOOR AREA RATIO - 40%  
MAXIMUM GROSS FLOOR AREA - 99,000 SQ. FT.  
MAXIMUM BUILDING HEIGHT - 35 FEET  
MAXIMUM NUMBER OF BUILDINGS - SIX

ALTERNATE PARCEL FOUR

PROPOSED USE - NURSING CENTER AND DAY CARE CENTER FOR THE ELDERLY (IF INCORPORATED AS PART OF AND WITHIN THE NURSING CENTER).

NET AREA - 5.68 ACRES+ (247,500 SQ. FT.)  
MAXIMUM NUMBER OF BEDS - 180  
MAXIMUM BUILDING HEIGHT - 35 FEET