


WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

March 9, 1988

TO: Bill McKinley, Traffic Engineer  
Mike Lindebak, City Engineer  
Monty Robson, Superintendent of Central Inspection  
Walt Campbell, Deputy Fire Chief (Operations)

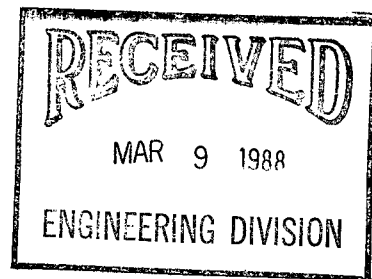
FROM: Robert L. Young, Principal Planner 

SUBJECT: DP-10 Amendment #1 Wichita Mall Shopping Center Commercial C.U.P.

Attached for your review and comment, is a copy of the proposed development plan amendment for the above-referenced community unit plan. The applicant is proposing to amend the original CUP by adding a parcel (Parcel No. 5) that is proposed to be used for restaurants, fast food restaurants, financial institutions, convenience stores, offices, pharmacies, medical and dental offices or clinics, retail shops and tire, battery and accessory stores.

We will discuss this amendment proposal during the development review meeting on Friday, March 11, 1988, beginning at 8:30 a.m. I would appreciate your comments as soon as possible. If you have questions, please call me at 268-4421.

RLY:dlk  
Attachments



**WICHITA MALL SHOPPING CENTER C.U.P.**

11-12-87

11-17-87

3-4-88

1. THIS DEVELOPMENT IS PROPOSED TO CONTAIN A TOTAL OF APPROXIMATELY 27.7 ACRES. THIS DOCUMENT AMENDS THE FORMER WICHITA MALL SHOPPING CENTER COMMUNITY UNIT PLAN, D.P.-10.
  2. THIS DEVELOPMENT CONTAINS FIVE (5) PARCELS, ALL PERMITTING LIGHT COMMERCIAL AND OFFICE USES, SEE PARCEL DESCRIPTIONS.
  3. SETBACKS ARE AS INDICATED ON THE PLAN VIEW. SEE PARCEL DESCRIPTIONS.
  4. ACCESS CONTROL SHALL BE AS FOLLOWS:
    - A. ACCESS TO HARRY SHALL NOT EXCEED FIVE (5) OPENINGS WITH C.A.C. 150' EAST OF THE WEST PROPERTY LINE OF THE C.U.P. AREA, AND C.A.C. ALONG THE NORTH LINE FOR PARCEL 5.
    - B. ACCESS TO ROOSEVELT AVENUE SHALL NOT EXCEED THREE (3) OPENINGS WITH C.A.C. 40' TO THE SOUTH FROM THE NORTH PROPERTY LINE OF THE C.U.P. AREA.
    - C. COMPLETE ACCESS CONTROL FOR THE NORTH 140 FEET OF THE EAST LINE OF PARCEL 5.
  5. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
  6. SIGN CONTROL - SIGNS ALONG HARRY SHALL NOT EXCEED 30' IN HEIGHT AND SHALL BE PLACED SO AS NOT TO PROJECT OVER ANY PUBLIC RIGHT-OF-WAY. NO SIGNS SHALL BE PERMITTED ADJACENT TO THE EAST AND SOUTH PROPERTY LINES, AND NO PORTABLE OR OFF-SITE SIGNS ARE PERMITTED
- NOTE: REFERENCE BZA 40-75 FOR EXISTING SIGN ON PARCEL NUMBER 5 TO BE RELOCATED, SEE PLAN. BZA WILL BE REQUIRED FOR NEW SIGN ON PARCEL 5, SEE PLAN.
7. DRAINAGE FOR PARCELS 1 THROUGH 4 WILL BE HANDLED IN THE MANNER AS APPROVED ON THE FINAL PLAT OF WOOD PLAZA ADDITION. FOR PARCEL 5, ALL DRAINAGE WAYS AND IMPROVEMENTS SHALL BE DETERMINED BY A LOT GRADING PLAN PREPARED IN CONFORMANCE WITH THE GENERAL DRAINAGE CONCEPT PLAN PRIOR TO ISSUANCE OF A BUILDING PERMIT.
  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 PARCEL DESCRIPTIONS.

NOTE: TOTAL NUMBER OF PARKING SPACES REQUIRED IN C.U.P. AREA EQUALS 1859. NUMBER OF PARKING SPACES ILLUSTRATED EQUALS 1868, SEE PLAN.

9. AN EIGHT FOOT HIGH SOLID FENCE SHALL BE CONSTRUCTED ALONG THE SOUTH PROPERTY LINE, PROVIDING THAT PROVISIONS SHALL BE MADE TO ALLOW WATER FROM LOTS 2, 3 AND 4, OF CONSOLVERS FIRST ADDITION, TO PASS THROUGH.
10. A. A FIRE LANE, 20 FEET IN WIDTH (WITH SUFFICIENT TURNING RADII AT CORNERS FOR STANDARD FIRE APARATUS) SHALL BE PROVIDED AROUND ALL MAIN STRUCTURES CONSTRUCTED WITHIN PARCEL NUMBER 1. SAID FIRE LANE SHALL HAVE A 4-INCH CRUSHED ROCK BASE AND A 2-INCH ASPHALT SURFACE, OR A 3 1/2-INCH ASPHALT BASE WITH 1 1/2-INCH ASPHALT SURFACE. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANE ALTHOUGH IT MAY BE USED FOR PASSENGER LOADING AND UNLOADING. WHEEL BLOCKS OR OTHER SUCH DEVICES SHALL BE USED WHERE NEEDED TO SEPARATE PARKING AREAS FROM THE FIRE LANE. PRIOR TO FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE PLAN AS TO THE LOCATION AND DESIGN OF THE FIRE LANE.  
  
B. FIRE HYDRANT ACCESS TO PROPOSED STRUCTURES SHALL BE REVIEWED BY FIRE MARSHAL OR HIS REPRESENTATIVE PRIOR TO OBTAINING A BUILDING PERMIT.
11. 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 AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED. ANY MAJOR CHANGES IN THIS DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND THE CITY COUNCIL FOR THEIR CONSIDERATION.
12. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
13. THE MAINTENANCE OF ALL INTERNAL DRIVES, PARKING AREAS, AND DRAINAGE IMPROVEMENTS FOR PARCEL 5, SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNER'S REPRESENTATIVE.

**14. PARCEL DESCRIPTIONS**

**PARCEL NUMBER 1:**

**PROPOSED USES: SHOPPING CENTER INCLUDING DEPARTMENT STORES, DRUG STORES, CLOTHING STORES, VARIETY STORES, JEWELRY SHOPS AND RESTAURANTS.**

**GROSS AREA - (TOTAL C.U.P. AREA LESS PARCELS 2, 3, 4 AND 5)  
23.75 ACRES (1,034,595 SQ. FT.)**

**MAXIMUM BUILDING COVERAGE - 310,379 SQ. FT. (30% MAXIMUM)**

**MAXIMUM GROSS FLOOR AREA - 310,379 SQ. FT.**

**FLOOR AREA RATIO - .300**

**MAXIMUM BUILDING HEIGHT - 40'**

**PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 8.**

**SETBACKS - AS ILLUSTRATED ON PLAN VIEW.**

**PARCEL NUMBER 2:**

**PROPOSED USES - DRIVE-IN TYPE SERVICE STORE (SUPERMARKET).  
EXPAND USES.**

**GROSS AREA - 1.40 ACRES (60,984 SQ. FT.)**

**MAXIMUM BUILDING COVERAGE - 13,295 SQ. FT. (30% MAXIMUM)**

**MAXIMUM GROSS FLOOR AREA - 18,000 SQ. FT.**

**FLOOR AREA RATIO - 0.295**

**MAXIMUM BUILDING HEIGHT - 30'**

**MAXIMUM NUMBER OF BUILDINGS - 1**

**PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 8.**

**SETBACKS - 25' ALONG THE NORTH PARCEL LINE, AND 35' ALONG THE EAST  
PARCEL LINE.**

**PARCEL NUMBER 3:**

**PROPOSED USES - DRIVE-IN TYPE BANK.**

**GROSS AREA - .51 ACRE (22,275 SQ. FT.)**

**MAXIMUM BUILDING COVERAGE - 6,683 SQ. FT. (30 % MAXIMUM)**

**MAXIMUM GROSS FLOOR AREA - 6,683 SQ. FT.**

**FLOOR AREA RATIO - 0.300**

**MAXIMUM BUILDING HEIGHT - 30'**

**MAXIMUM NUMBER OF BUILDINGS - 1**

**PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 8.**

**SETBACKS - 25' ALONG THE NORTH PARCEL LINE.**

**PARCEL NUMBER 4:**

**PROPOSED USES - DRIVE-IN TYPE SERVICE STORE (TIRES, BATTERIES & AUTO ACCESSORIES). EXPAND USES.**

**GROSS AREA - 1.14 ACRES (49,500 SQ. FT.)  
MAXIMUM BUILDING COVERAGE - 14,850 SQ. FT. (30% MAXIMUM)  
MAXIMUM GROSS FLOOR AREA - 14,850 SQ. FT.  
FLOOR AREA RATIO - 0.300  
MAXIMUM BUILDING HEIGHT - 35'  
MAXIMUM NUMBER OF BUILDINGS - 1  
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 8.  
SETBACKS - 25' ALONG THE NORTH PARCEL LINE, AND 35' ALONG THE WEST PARCEL LINE.**

**PARCEL NUMBER 5:**

**PROPOSED USES: RESTAURANTS, FAST FOOD RESTAURANTS, FINANCIAL INSTITUTIONS, CONVENIENCE STORES, OFFICE, PHARMACIES, MEDICAL AND DENTAL OFFICES OR CLINICS, RETAIL SHOPS, AND TIRE, BATTERY AND ACCESSORY STORES.**

**GROSS AREA - 39,975 SQ. FT. (.918 ACRE)  
MAXIMUM BUILDING COVERAGE - 10,000 SQ. FT. (25% MAXIMUM)  
MAXIMUM GROSS FLOOR AREA - 10,000 SQ. FT.  
FLOOR AREA RATIO - 0.250  
MAXIMUM BUILDING HEIGHT - 30'  
MAXIMUM NUMBER OF BUILDINGS - 1  
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 8.  
SETBACKS - 35' ALONG THE NORTH PARCEL LINE.**