

DEVELOPMENT GUIDELINES

General Provisions

- Net Area: 13.74 Acres or 598,513 Sq. Ft., more or less.
- Parcel Descriptions:
- | Parcel | Gross Area | Maximum Building Coverage | Maximum Building Height | Maximum Floor Area | Floor Area Ratio |
|----------|-------------------------------|---------------------------|-------------------------|--------------------|------------------|
| Parcel 1 | 0.69 Acres or 30,133 Sq. Ft. | 30% or 9,040 Sq. Ft. | 45 feet | 9,040 Sq. Ft. | 0.3 |
| Parcel 2 | 0.88 Acres or 38,162 Sq. Ft. | 30% or 11,449 Sq. Ft. | 45 feet | 11,449 Sq. Ft. | 0.3 |
| Parcel 3 | 5.42 Acres or 236,160 Sq. Ft. | 30% or 70,848 Sq. Ft. | 45 feet | 70,848 Sq. Ft. | 0.3 |
| Parcel 4 | 1.12 Acres or 48,765 Sq. Ft. | 30% or 14,630 Sq. Ft. | 45 feet | 14,630 Sq. Ft. | 0.3 |
| Parcel 5 | 4.03 Acres or 175,575 Sq. Ft. | 30% or 52,673 Sq. Ft. | 45 feet | 52,673 Sq. Ft. | 0.3 |
| Parcel 6 | 0.27 Acres or 11,779 Sq. Ft. | 100% | 45 feet | 11,779 Sq. Ft. | 1.0 |
| Parcel 7 | 1.33 Acres or 58,063 Sq. Ft. | 30% or 17,419 Sq. Ft. | 45 feet | 17,419 Sq. Ft. | 0.3 |
- Allowed Uses: All allowed used permitted by right within the "LC" - Limited Commercial Zoning District with the following EXCEPTIONS:
No Parcels within this C.U.P. shall allow:
Group Residence, Limited and General; Cemetery; Correctional Placement Residence, Limited and General; Recycling Collection Station, Private and Public; Reverse Vending Machine; Animal Care, General; Funeral Home, Marine Facility, Recreational; Monument Sales; Parking Area, Commercial; Riding Academy or Stable; Rodeo in the City; Sexually Oriented Business in the City; Asphalt or Concrete Plant, Limited and General; Manufacturing, Limited and General; Mining or Quarrying; Rock Crushing; Solid Waste Incinerator; Welding or Machine Shop; Agricultural Sales and Services.
 - Minimum building setbacks shall be as indicated on the plan or as follows:
30 feet along the East lines of Parcels 3 and 7
25 feet along the South lines of Parcels 5 and 7
15 feet along the frontage of Broadway Avenue
10 feet along a Northerly line of Parcel 3, abutting and adjoining the South line of Nolan's Garden Addition
25 feet along Westerly lines of Parcel 2 and 3, abutting and adjoining the East line of Nolan's Garden Addition
20 feet along the frontage of 47th Street South

If not shown the minimum setbacks shall be as specified in the Wichita-Sedgwick County Unified Zoning Code for the corresponding base zoning district property development standards or as specified as follows. If contiguous Parcels are developed under the same ownership, setbacks between such Parcels will not be required. If not contiguously owned the minimum side/rear setback shall be 10 feet.
 - Curb cuts shall not exceed two (2) along 47th Street South frontage road and two (2) along Broadway. The exact location of curb cuts will be determined at the time of platting.
 - Parking ratio as required by ordinance.
 - Advertising signs shall be permitted by the zoning district.
 - Screening:
a 5 to 8 foot high solid or semi-solid wall of brick, stone, masonry, architectural tile or similar material (not including woven wire or wood) shall be constructed and maintained along the South and East property lines; such wall to be reduced to 3 feet in height within 35 feet adjacent to Broadway and 47th Street South frontage road. This wall to be constructed only as the center develops and buildings are constructed and only if abutting property is utilized for residential purposes. No wall shall be constructed in any utility easement.
 - Approval of the request for waiver of planting screen adjacent to 47th Street South.
 - Outdoor storage of merchandise for the designated garden shop area is permitted in accordance with Section 28.04.090.1.2.28 of the Zoning Ordinance, subject to the approval of screening plans by the director of Planning and the Director of the Metropolitan Area Building and Construction Department (MABCD).
 - a fire lane, hard surfaced and 20 feet in width, shall be provided around all main structures. Said fire line shall have a 3/4 inch asphalt base with 1 1/2 inch asphalt surface or equivalent strength pavement. No parking shall be allowed in said fire lane, although it may be used for passenger loading and unloading. Prior to 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.
 - All utilities shall be installed underground.
 - Site to be drained east to the Big Slough by open channel or stormwater sewer line.
 - All outdoor lighting facilities shall be so arranged as to reflect or direct light away from properties to the East and South so as to avoid being a nuisance.

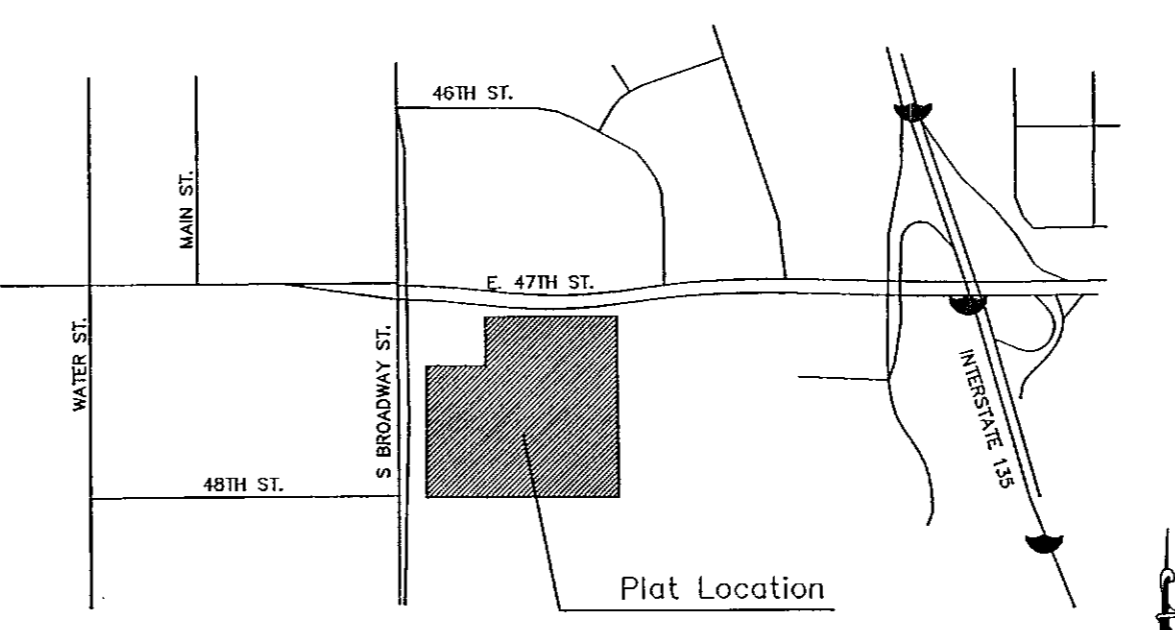
LEGAL DESCRIPTION

Lots 1-7 (inclusive), Block 1, Saddle Creek Addition, and addition to Wichita, Sedgwick County, Kansas
CONTAINS: 598,513 square feet or 13.74 acres of land, more or less

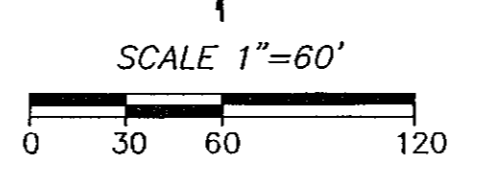
As per AA CUP2020-28 flm 9-26-2020
APPROVED CUP
MAPS 11-22-25 flm
BoCC 12-11-25 flm
MAPS Copy 1 of 4

CASE HISTORY

- Administrative Adjustment CUP2020-00028 - 8/26/20
- Administrative Adjustment CUP2019-00016 - 4/03/19
- Administrative Adjustment CUP2018-00049 - 12/04/18
- Revised (Amended CUP) - 8/1/75
- Revised - 12/17/74
- Revised - 11/7/74



VICINITY MAP



COMMUNITY UNIT PLAN DP-68

SADDLE CREEK CENTER