

GENERAL PROVISIONS

- LEGAL DESCRIPTION: LOT 30, BLOCK 3, WOODLAWN EAST ADDITION, WICHITA, KANSAS, EXCEPT THE NORTH 60 FEET THEREOF.
- TOTAL NET LAND AREA = 376,369 OR 8.64 ACRES
- SIGNS SHALL BE PERMITTED BY CHAPTER 24 OF THE CODE OF THE CITY OF WICHITA. PROVIDED HOWEVER THAT NO OFFSITE OR PORTABLE ADVERTISING SIGNS SHALL BE PERMITTED.
- THE MASONRY WALL ALONG THE NORTH LINE OF PARCELS 1 & 3 SHALL REMAIN IN PLACE AS A REQUIREMENT OF THIS PLAN. IF THE WALL SHOULD BE REMOVED FOR ANY REASON, A NEW 6" TO 8" HIGH SOLID OR SEMI-SOLID WALL OF BRICK, STONE, MASONRY, ARCHITECTURAL STONE OF A SIMILAR MATERIAL SHALL BE CONSTRUCTED. THE WALL WILL BE REDUCED TO A 3' HEIGHT WITHIN 35 FEET OF ROCK ROAD.
- THE SITE SHALL MAINTAIN SCREENING ALONG THE WEST PROPERTY LINE WHERE THE CUP ABUTS RESIDENTIAL ZONING. THE SOUTH 200 FEET OF THE WEST PROPERTY LINE SHALL BE DEVELOPED WITH A MASONRY WALL ALONG THE WEST PROPERTY LINE PRIOR TO ISSUING A BUILDING PERMIT FOR A BUILDING WITHIN THE SOUTH 200 FEET OF PARCEL 3. IF NO BUILDING EXISTS WITHIN THE SOUTH 200 FEET OF PARCEL 3, A MASONRY WALL SHALL NOT BE REQUIRED.
- THE EXISTING PLANTING STRIPS ALONG THE NORTH LINE, THE WEST LINE, AND THE WEST 150' OF THE SOUTH LINE OF PARCELS 1 & 3 SHALL REMAIN IN PLACE AS A REQUIREMENT OF THIS PLAN. IF THE PLANTING STRIPS ARE REMOVED FOR ANY REASON, A NEW 10' PLANTING STRIP SHALL BE INSTALLED. A NEW LANDSCAPE PLAN SHALL BE SUBMITTED PRIOR TO PLANTING THE STRIPS.
- ACCESS CONTROL SHALL BE AS FOLLOWS:

4 POINTS OF ACCESS TO CENTRAL AVE. SHALL BE ALLOWED OF WHICH ONE SHALL BE A MAJOR ENTRANCE.

3 POINTS OF ACCESS TO ROCK ROAD SHALL BE ALLOWED OF WHICH ONE SHALL BE A MAJOR ENTRANCE.

- MINIMUM BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN.
- FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN THE SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING. THE FIRE CHIEF OR HIS REPRESENTATIVE SHALL REVIEW AND APPROVE THE LOCATION AND DESIGN OF ALL FIRE LANES PRIOR TO FINAL APPROVAL OF THE PARKING PLAN.
- A SITE CIRCULATION PLAN SHALL BE SUBMITTED TO THE M.A.P.C. DIRECTOR FOR APPROVAL PRIOR TO REQUESTING A BUILDING PERMIT FOR A NEW BUILDING.
- UTILITIES SHALL BE INSTALLED UNDERGROUND ON ALL PARCELS.
- PARKING AS PER ZONING ORDINANCE SECTION NO. 28.04.140
- THE TRANSFER OF TITLE OF ALL OR ANY PORTION OF THE LAND INCLUDED WITHIN THE COMMUNITY ANY AMENDMENT THERETO DOES NOT CONSTITUTE A TERMINATION OF THE PLAN, BUT THE PLAN SHALL RUN WITH THE LAND AND BE BINDING UPON THE PRESENT OWNER, THEIR SUCCESSORS AND ASSIGNS.
- ONE RESTAURANT WITH A DRIVE-THROUGH WINDOW SHALL BE PERMITTED ON PARCEL 2.
- THE PARCEL BOUNDARIES SHALL BE REVISED AS SHOWN ON THE ATTACHED CUP DRAWING.
- THE SITE SHALL BE DEVELOPED IN CONFORMANCE TO THE SITE PLAN. THE SETBACK REDUCTIONS SHALL NOT BE EXPANDED BEYOND THE AREA PROTECTED ON THE SITE PLAN, WITH THE MINIMUM SETBACK BEING NO LESS THAN 20 FEET.
- A BARRIER SHALL BE PROVIDED ALONG THE OUTSIDE EDGE OF THE QUEUING LANE TO PROTECT THE RETAINING WALL AND SIDEWALK FROM ENCROACHMENT BY VEHICLES.
- THE APPLICANT SHALL DEDICATE BY SEPARATE INSTRUMENT COMPLETE ACCESS CONTROL FROM THE MAIN ENTRANCES ON ROCK ROAD AND CENTRAL AVENUE TO THE CORNER OF THE PARCEL.
- THE DEVELOPMENT OF PARCEL 2 SHALL BE REQUIRED TO COMPLY WITH OTHER BUILDING CODE REQUIREMENTS, INCLUDING PARKING REQUIREMENTS, AND SHALL NOT NEGATIVELY IMPACT THE PROVISION OF REQUIRED PARKING FOR OTHER USES ON THE CUP.

PARCEL DESCRIPTIONS

- PARCEL 1
- A. NET AREA = 128,457 SQUARE FEET, OR 2.95 ACRES
- B. MAXIMUM BUILDING COVERAGE SHALL NOT EXCEED 16.7 PERCENT OF THE NET LAND AREA (21,452 SQUARE FEET)
- C. MAXIMUM GROSS FLOOR AREA = 24,189 S.F.
- D. FLOOR AREA RATIO = 19%
- E. MAXIMUM BUILDING HEIGHT = 35 FEET
- F. MAXIMUM NUMBER OF BUILDINGS = 3 (DOES NOT INCLUDE A MAINTENANCE STORAGE SHED)
- G. BUILDING SETBACKS: ROCK ROAD = 80 FEET
CENTRAL AVE. = 50 & 175 FEET
WEST LINE = 35 & 50 FEET
NORTH LINE = 35 FEET
- H. ACCESS POINTS: ONE TO CENTRAL AVE. - ONE OF WHICH IS TO BE A MAJOR ENTRANCE
TWO TO ROCK ROAD - ONE OF WHICH IS TO BE A MAJOR ENTRANCE, ONE OF WHICH IS SHARED
- I. PROPOSED GENERAL USES: INCLUDE RETAIL USES, LIQUOR STORES, FINANCIAL INSTITUTIONS, RESTAURANTS (EXCEPT DRIVE UP OR DRIVE THROUGH RESTAURANTS), OFFICES, AND SHOPPING CENTER FACILITIES, EXCEPT SERVICE STATION AND CONVENIENCE STORES AND EXCEPT DRINKING ESTABLISHMENTS AND TAVERNS AND WIRELESS COMMUNICATION FACILITY PER ADMINISTRATIVE ADJUSTMENT DATED 11-20-00 & 05-17-02 & 06-19-02 & 12-05-05 & 01-03-06.
- J. PARKING SPACES
EXISTING: 165 SPACES
PROPOSED: 167 SPACES
NET CHANGE: +2 SPACES
- K. LINEAR FRONTAGE: 103.44 L.F.

- PARCEL 2
- A. NET AREA = 58,134 SQUARE FEET, OR 1.33 ACRES
- B. MAXIMUM BUILDING COVERAGE SHALL NOT EXCEED 30 PERCENT OF THE NET LAND AREA (17,440 SQUARE FEET)
- C. MAXIMUM GROSS FLOOR AREA = 4,664 S.F.
- D. FLOOR AREA RATIO = 8%
- E. MAXIMUM BUILDING HEIGHT = 35 FEET
- F. MAXIMUM NUMBER OF BUILDINGS = 1 (IF THE PARCEL IS DEVELOPED AS A SERVICE STATION, SEPARATE STRUCTURES FOR A CAR WASH AND CANOPY SHALL BE ALLOWED. THE CAR WASH WILL REQUIRE A BZA APPROVAL.)
- G. BUILDING SETBACKS: CENTRAL AVE. = 20 FEET
ROCK ROAD = 20 FEET
- H. ACCESS POINTS: ONE TO CENTRAL AVE. - ONE OF WHICH IS SHARED
TWO TO ROCK ROAD - TWO OF WHICH ARE SHARED
- I. PROPOSED GENERAL USES: SERVICE STATIONS AND ASSOCIATED CAR WASH WITH BZA APPROVAL, RETAIL USES, FINANCIAL INSTITUTIONS, OFFICES AND PRIVATE CLUBS AND ONE RESTAURANT WITH DRIVE-THRU SERVICE.
- J. PARKING SPACES
EXISTING: 47 SPACES
PROPOSED: 46 SPACES
NET CHANGE: -1 SPACES
- K. LINEAR FRONTAGE: 857.79 L.F.

- PARCEL 3
- A. NET AREA = 141,022 SQUARE FEET, OR 3.24 ACRES
- B. MAXIMUM BUILDING COVERAGE SHALL NOT EXCEED 24.8 PERCENT OF THE NET LAND AREA (34,973 SQUARE FEET)
- C. MAXIMUM GROSS FLOOR AREA = 34,290 S.F.
- D. FLOOR AREA RATION = 24%
- E. MAXIMUM BUILDING HEIGHT = 35 FEET
- F. MAXIMUM NUMBER OF BUILDINGS = 1 (IF THE PARCEL IS DEVELOPED AS A SERVICE STATION, SEPARATE STRUCTURES FOR A CAR WASH AND CANOPY SHALL BE ALLOWED. THE CAR WASH WILL REQUIRE A BZA APPROVAL.)
- G. BUILDING SETBACKS: SEE DRAWING
- H. ACCESS POINTS: ONE SHARED DRIVE TO CENTRAL AVE.
- I. PROPERTY GENERAL USES: INCLUDE RETAIL USES, LIQUOR STORES, FINANCIAL INSTITUTIONS, RESTAURANTS (EXCEPT DRIVE UP OR DRIVE THROUGH RESTAURANTS), OFFICES, AND SHOPPING CENTER FACILITIES, EXCEPT SERVICE STATION AND CONVENIENCE STORES AND EXCEPT DRINKING ESTABLISHMENTS AND TAVERNS.
- J. PARKING SPACES
EXISTING: 26 SPACES
PROPOSED: 47 SPACES
NET CHANGE: +21 SPACES
- K. LINEAR FRONTAGE: 0 L.F.

- PARCEL 4
- A. NET AREA = 48,738 SQUARE FEET, OR 1.12 ACRES
- B. MAXIMUM BUILDING COVERAGE SHALL NOT EXCEED 24.8 PERCENT OF THE NET LAND AREA (12,087 SQUARE FEET)
- C. MAXIMUM GROSS FLOOR AREA = 4,995 S.F.
- D. FLOOR AREA RATIO = 10%
- E. MAXIMUM BUILDING HEIGHT = 35 FEET
- F. MAXIMUM NUMBER OF BUILDINGS = 1 (IF THE PARCEL IS DEVELOPED AS A SERVICE STATION, SEPARATE STRUCTURES FOR A CAR WASH AND CANOPY SHALL BE ALLOWED. THE CAR WASH WILL REQUIRE A BZA APPROVAL.)
- G. BUILDING SETBACKS: ROCK ROAD = 50 FEET
CENTRAL AVE. = 175 FEET
NORTH LINE = 35 FEET
- H. ACCESS POINTS: ONE TO CENTRAL AVE. - ONE OF WHICH IS SHARED
TWO TO ROCK ROAD - ONE OF WHICH IS SHARED
- I. PROPERTY GENERAL USES: INCLUDE RETAIL USES, LIQUOR STORES, FINANCIAL INSTITUTIONS, RESTAURANTS (EXCEPT DRIVE UP OR DRIVE THROUGH RESTAURANTS), OFFICES, AND SHOPPING CENTER FACILITIES, EXCEPT SERVICE STATION AND CONVENIENCE STORES AND EXCEPT DRINKING ESTABLISHMENTS AND TAVERNS.
- J. PARKING SPACES
EXISTING: 26 SPACES
PROPOSED: 47 SPACES
NET CHANGE: +21 SPACES
- K. LINEAR FRONTAGE: 0 L.F.

ADMINISTRATIVE ADJUSTMENT TO RE-ALLOCATE THE AREAS OF PARCEL 1 AND PARCEL 2

ADDRESSES: 7724 E. CENTRAL AVE., CONTROL #00180722
7732 E. CENTRAL AVE., CONTROL #30004636
7800 E. CENTRAL AVE., CONTROL #00534249
7990 E. CENTRAL AVE., CONTROL #30000613

TOTAL EXISTING PARKING SPACES = 258
TOTAL PROPOSED PARKING SPACES = 255
PARKING DIFFERENCE = -3

APPLICANT:

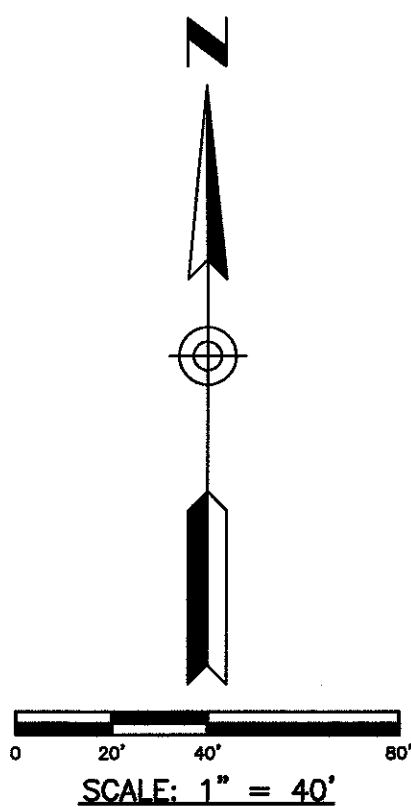
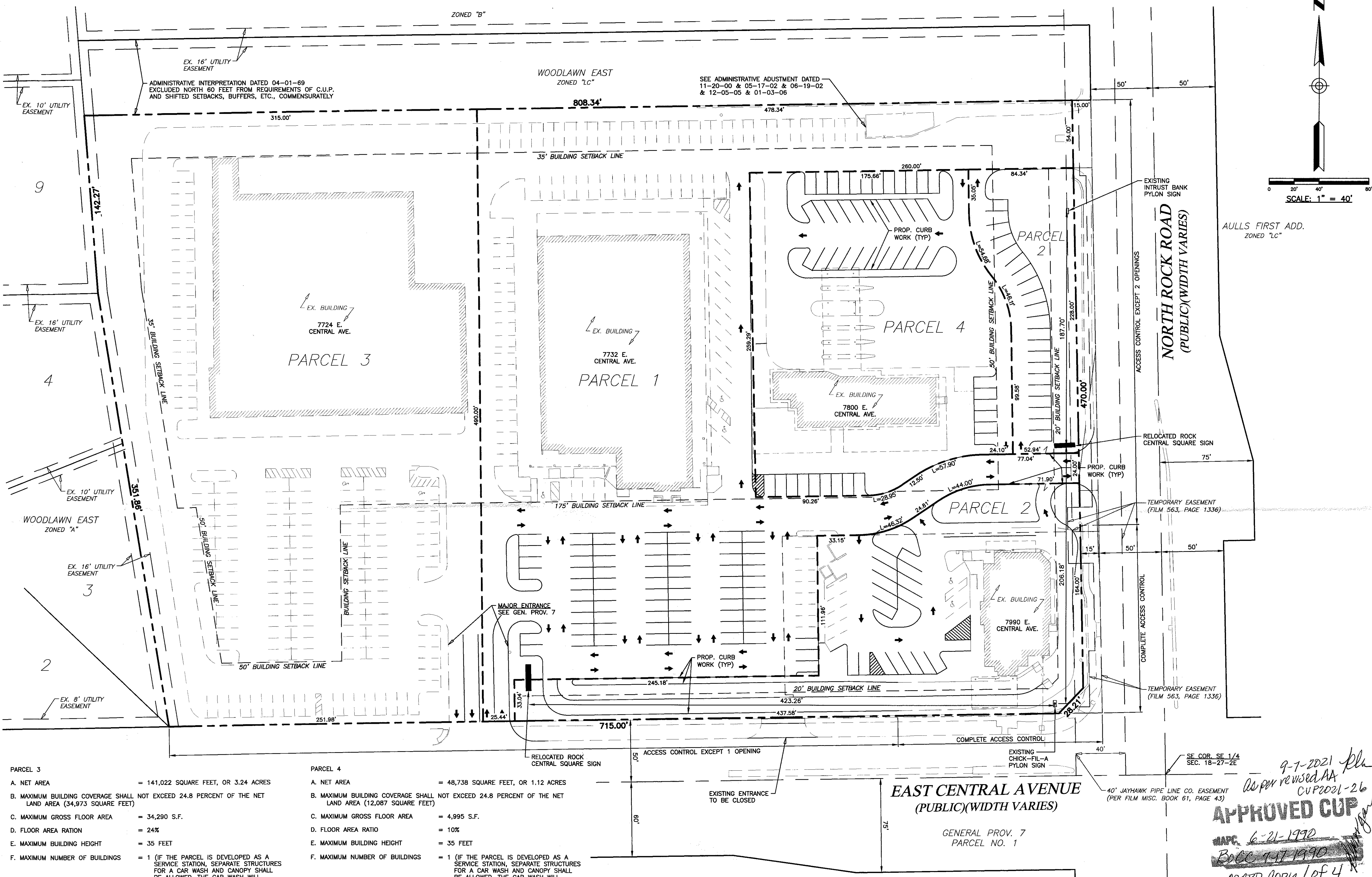
CHICK-FIL-A
5200 BUFFINGTON ROAD
ATLANTA, GA 30349
CONTACT: JAMES SPITZER

AGENT:

GBC DESIGN, INC.
565 WHITE POND DR
AKRON, OH 44320
CONTACT: ALLAN WILEY

PROPERTY OWNER:

WALTER MORRIS COMPANIES
1707 N. WATERFRONT PARKWAY
WICHITA, KS 67206
CONTACT: MICHAEL BOYD



9-7-2021 plan
as per revised AA
CUP2021-26
APPROVED CUP
MPC 6-21-1992
BOCC 1-17-1990
MAYD COPY 1 of 4
DP-5
MORRIS TOWN
COMMERCIAL C.U.P.
DATE: 5/5/2021

ADMINISTRATIVE ADJUSTMENT
PREPARED BY:
GBC DESIGN, INC.
565 White Pond Dr. Akron, OH 44320-1123
Phone 330-836-0228 Fax 330-836-5782