



COMMUNITY UNIT PLAN "DP-17"
1" = 50'-0"

PARCEL NO. 4, 4A, 4B, 4C, & 4D SELF STORAGE BUILDING AREA		
(A) 20'-0" x 170'-0"	3,400 S.F.	ALL BUILDINGS SHALL BE PRE-ENGINEERED METAL STRUCTURES WITH STANDING SEAM METAL ROOF WITH A GALVALUM STANDARD FINISH.
(B) 40'-0" x 170'-0"	6,800 S.F.	ENDWALLS & SIDEWALLS SHALL HAVE MFR. STANDING METAL PANELS WITH SYNTHETIC FLUCCO WITH LIGHT COLOR OF WHITE AND EARTH TONES.
(C) 30'-0" x 90'-0"	2,700 S.F.	COVERED WALK SHALL HAVE A MANSARD OF SIMILAR MATERIAL.
(D) 30'-0" x 110'-0"	3,300 S.F.	LOWSIDE WALL EAVE HEIGHT SHALL BE 14'-0" ROOF PITCH SHALL BE 1/12" MAX. MAXIMUM HEIGHT OF BUILDING ON EAST SHALL NOT EXCEED 22'-0".
(E) 30'-0" x 140'-0"	4,200 S.F.	ALL BUILDINGS SHALL BE ENCLOSED WITH EITHER SIDEWALLS, ENDWALLS OR ROLL-UP STEEL DOORS
(F) 30'-0" x 110'-0"	3,300 S.F.	
(G) 40'-0" x 80'-0"	3,800 S.F.	
(H) 30'-0" x 130'-0"	3,900 S.F.	
(I) 40'-0" x 130'-0"	5,200 S.F.	
TOTAL	40,800 S.F.	

PARCEL NO. 4, 4A, 4B, 4C, & 4D COMMERCIAL BUILDING AREA		
(A) BLDG. 70'-0" x 135'-0"	9,450 S.F.	BUILDING SHALL BE PRE-ENGINEERED METAL STRUCTURE WITH STANDING SEAM METAL ROOF WITH A GALVALUM STANDARD FINISH.
(B) C. WALK 7'-0" x 130'-0"	945 S.F.	ENDWALLS & SIDEWALLS SHALL HAVE MFR. STANDING METAL PANELS WITH SYNTHETIC FLUCCO WITH LIGHT COLOR OF WHITE AND EARTH TONES.
TOTAL	10,395 S.F.	

PREPARED BY REIS AND GOODNESS ENGINEERS
2100 W. 21ST STREET
WICHITA, KANSAS 67203
(316) 532-0215

ALTA/ACSM SURVEY OF
CENTRAL HEIGHTS SHOPPING CENTER
WICHITA, KANSAS

SCALE: 1" = 50'
DATE: DEC. 08, 1997
BY: P.J. AAN
CHECKED: R.P.

J.N. BOB/CENTRAL/CENTR.DWG

GENERAL PROVISIONS: (#4) = 4, 4A, 4B, 4C, & 4D

- Total Net Land Area 538,221 Sq. Ft. or 12.36 Acres.
- Signage on Ridge Rd. and Central Ave. as permitted by zoning ordinance. Signage on Country Acres and Newell as permitted by zoning ordinance where across the street from non-residentially zoned property. No signage will be permitted on Country Acres or Newell where across the street from property zoned residential. Portable signage will be permitted for up to thirty (30) days for opening a new business or remodeling an existing business or tenant space.
- A solid or semi-solid wall at least five (5) feet, but no more than eight (8) feet high, constructed of brick, stone, masonry, architectural tile or other similar material shall be installed along the property lines as indicated on the plan when the service area, storage area, or rear of commercial structure faces a residential district. Appropriate street trees (as approved by the City Forester) shall be planted no further apart than fifty (50) feet centers in the public "parking" area between curb and wall, and shall be maintained by the owner of the adjacent parcel.

A planting strip consisting of trees, grass, and low shrubbery not less than ten (10) feet in width shall be installed as indicated on the plan when the wall, as specified above, is not required. A landscape plan prepared by a landscape architect for the planting strips, indicating the type, location and specification of plant materials and method of providing water to the plant materials, shall be submitted to the Planning Department for their review and approval.

The required screening on Parcel #1A and (#4) shall be installed prior to the issuance of any occupancy permits within Parcel #1A and (#4) when required by parcel data, provided however "see Parcel 4, 4A, 4B, 4C, & 4D (Alternate Residential Use) item (N) Failure to properly maintain the street trees or the planting strips 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.

- An 8 foot high solid wall of brick, stone, masonry, architectural tile or other similar materials shall be constructed along the southerly line of Parcel (#4). If developed with commercial uses. If Parcel #1A and (#4) are developed as Warehouse (self-service storage) an 8 foot high solid concrete wall (having a brick or stone appearance shall be constructed along Parcel lines adjacent to Country Acres Avenue, the southerly line and Newell. If Parcel (#4) is developed residential use a 5 to 8 foot high wall of material as noted for Parcel (#4) shall be constructed on the north, east, south, southerly, and west in conjunction with carpet walls. Said walls to be reduced to 3 foot in building setback areas. See AA letter dated 01/12/01 for adjustment.
- Access Controls shall be as follows:
3 points of access to Central Ave.
The eastern opening to Central Ave. from Parcel #1 shall be constructed to major entrance standards.
2 points of access to Ridge Rd.
The northern opening to Ridge Rd. from Parcel #1 shall be constructed major entrance standards.
4 points of access to Country Acres. (If site is developed for commercial use, a 30 foot wide approach would be permitted within the northern 30 feet of Parcel (#4).
4 points of access to Newell. If site is developed for commercial use, a 30 foot wide approach may be located approximately 110 feet west of the existing westernmost approach, so as to align with the existing approach on the South side of the street.
4 points of access to Newell if Parcel (#4) is developed residential (without restriction on location).
- Utilities shall be installed underground.
- A fire lane, a minimum of twenty-five (25) feet in width (w/ sufficient turning radius at corners to accommodate standard fire apparatus) shall be provided around all commercial structures within Parcel #1. A fire lane of twenty (20) feet in width (w/ sufficient turning radius for standard fire apparatus shall be provided around all commercial structures within all other Parcels. Said fire lanes shall have a minimum of 2" asphalt thickness. No parking shall be allowed in such fire lane, although it may be used for general traffic circulation and passenger loading and unloading. Prior to the final approval of the parking plan the fire chief or his designated representative shall approve the plan as to the location of the fire lane or lanes.
- The transfer of title of all or any portion of the land included within the Community Unit Plan (or any amendments thereto) does not constitute operation of the plan or any portion thereof. Said plan shall run with the land and be binding upon present owners, their successors and assigns.
- The major entrances to Parcel No. 1 from Central Ave. and Ridge Rd. shall be maintained to meet June 1, 1996 City Traffic Engineering Standards.
- All outdoor lights for uses in all Parcels shall be directed into the uses established and away from adjacent property. Any audio equipment used shall not project beyond this C.U.P.
- Cross parking and access shall be assumed between all Parcels, except where controlled by security fences or enclosures.

Parcel #2

- Net area 11,600 Sq. Ft. or 0.26 Acres.
- Maximum Building Coverage shall not exceed 30 percent of net land area or 3,480 Sq. Ft.
- Maximum gross floor area 4,800 Sq. Ft.
- Floor Area Ratio 40 percent.
- Maximum Building Height 35 feet.
- Existing Building Coverage 2,870 Sq. Ft.
- Setbacks Central Ave 35' (canopy allowed in setback, see letter dated 5/14/82)
- Country Acres 35'

(H) Parking ratio as per zoning ordinance.
(I) Access Points: 1 to Central Ave.
(J) Proposed General Uses: Shopping Center Facilities, Retail Uses, Theatre, Liquor Store, Financial Institutions, Restaurants, Offices, Animal Care Center, Recreational Center.
(K) Maximum number of buildings: One (1)

Parcel #3

- Net area 17,600 Sq. Ft. or 0.40 Acres.
- Maximum Building Coverage shall not exceed 30 percent of net land area or 5,280 Sq. Ft.
- Maximum gross floor area 7,000 Sq. Ft.
- Floor Area Ratio 40 percent.
- Maximum Building Height 35 feet.
- Existing Building Coverage 1,500 Sq. Ft.
- Setbacks Central Ave as shown on plan
- East Line 35'
- West Line 35'

(H) Parking ratio as per zoning ordinance.
(I) Access Points: Thru Parcel #1
(J) Proposed General Uses: Offices, Restaurant, Liquor Store, Financial Institutions, Retail Uses.
(K) Maximum number of buildings: One (1)

Parcel #4, 4A, 4B, 4C, & 4D

See CON2008-00004 for Communication Tower Administrative Permit

- Net area 140,808 Sq. Ft. or 3.23 Acres (collectively).
- Maximum Building Coverage shall not exceed 30 percent of net land area or 42,242 Sq. Ft. (if developed for commercial use).
- Maximum Building Coverage shall not exceed 40 percent of net land area or 56,323 Sq. Ft. (if developed Warehouse (self-service storage)). Maximum Building Coverage if developed as combination Commercial and Warehouse (self-service storage). Maximum area for Commercial shall be 11,000 Sq. Ft. with a maximum Warehouse (self-service storage) of 42,000 Sq. Ft. (Total building area of 53,000 Sq. Ft. when used in combination.) The property shall be developed in accordance with the attached site plan (AA 07-26-99).
- Floor Area Ratio 40 percent.
- Maximum Building Height 35 feet.
- Existing Building Coverage 0,000 Sq. Ft.
- Setbacks Country Acres 35'
- Southwest Side 10'
- Newell 35'

(H) Parking ratio as per zoning ordinance (developed for Commercial use). Parking ratio (developed for Warehouse (self-service storage)) 1 standard space for each 8,000 Sq. Ft. of floor area, plus 1 standard space for each employee. But in no case shall the number be less than 5.
(I) Access Points: Cross access thru Parcel #1
Newell one (1) if developed self storage.
(J) Proposed General Uses: Personal improvement services, personal care services, office (general), restaurant (limited to a capacity of 300 persons), banks and financial institutions and retail, general. (See AA 01-12-01 Warehouse (self-service storage) including outdoor storage of motor vehicles boats, and trailers as a part of that use within the portion of the site zoned "C". All outside storage shall be in buildings being open on not more than 2 sides and/or 2 ends.
(K) Number of Buildings: Three (3) if developed commercial
Number of Buildings twelve (12) if developed Warehouse (self-service storage). No building shall exceed more than 5,000 Sq. Ft.
Number of Buildings if developed both Commercial and Warehouse (self-service storage) Commercial 1 building (11,000 Sq. Ft. max.), Warehouse (self-service storage), 10 buildings. No building Warehouse (self-service storage), shall exceed 5,000 Sq. Ft.
(L) No individual or business shall lease more than 3,000 Sq. Ft. as Warehouse (self-service storage) or more than 5,000 Sq. Ft. as Commercial.
(M) When developed Warehouse (self-service storage).
The area shall be properly policed by the owner or operator for removal of refuse and debris.
All areas not paved or covered with buildings shall be landscaped.
The operation of this facility shall in no way be deemed to include a transfer and storage business, where the use of vehicles are part of the business.
The development of this site shall be in general accordance with the site plan and architectural designs submitted with the application and approved by the Planning Commission, including color scheme as indicated.

The site shall be limited to one sign to be located within 25 feet of the access along the Newell frontage. The sign shall not exceed 50 feet in height nor exceed 50 feet in gross surface area per face. Any side of a building located within 25 feet of the property line shall not have any openings into storage units when adjacent to residential zoning district.
No servicing or repair of motor vehicles, boats, trailers, lawn mowers or equipment shall be conducted on the site.
No activities such as misc. or garage sales shall be conducted on site.

Parcel #1

- Net area 311,509 Sq. Ft. or 7.15 Acres.
- Maximum Building Coverage shall not exceed 30 percent of net land area or 93,452 Sq. Ft.
- Maximum gross floor area 124,804 Sq. Ft.
- Floor Area Ratio 40 percent.
- Maximum Building Height 35 feet.
- Existing Building Coverage 92,271 Sq. Ft.
- Setbacks Central Ave as shown on plan
- Ridge Rd. as shown on plan
- Country Acres as shown on plan
- Newell as shown on plan

(H) Parking ratio as per zoning ordinance.
(I) Access Points: 1 to Central Ave. (major entrance)
2 to Ridge Rd. (one is to be a major entrance)
2 to Country Acres
1 to Newell
(J) Proposed General Uses: Shopping Center Facilities, Retail Uses, Theatre, Liquor Store, Financial Institutions, Restaurants, Offices, Animal Care Center, Recreational Center.
(K) Maximum number of buildings: Three (3)

Parcel #1A

- Net area 22,243 Sq. Ft. or 0.51 Acres.
- Maximum Building Coverage shall not exceed 30 percent of net land area or 6,673 Sq. Ft.
- Maximum gross floor area 8,997 Sq. Ft.
- Floor Area Ratio 40 percent.
- Maximum Building Height 35 feet.
- Existing Building Coverage 1,702 Sq. Ft.
- Setbacks Newell North side 30'
- East side 20'
- West side 20'

(H) Parking ratio as per zoning ordinance (if developed commercial). Parking ratio one standard space per 8,000 sq. ft. (if developed self storage).
(I) Access Points: 1 to Newell (if developed commercial)
Cross access thru Parcel #4 (if developed as self storage)
(J) Proposed General Uses: Shopping Center Facilities, Retail Uses, Theatre, Liquor Store, Financial Institutions, Restaurants, Offices, Animal Care Center, Recreational Center.
(K) Maximum number of buildings: One (1) if developed self storage.
If developed as self-service storage a apartment for the managers office and dwelling with garage shall be an allowed use.

Parcel #5

- Net area 17,600 Sq. Ft. or 0.40 Acres.
- Maximum Building Coverage shall not exceed 30 percent of net land area or 5,280 Sq. Ft.
- Maximum gross floor area 4,800 Sq. Ft.
- Floor Area Ratio 40 percent.
- Maximum Building Height 35 feet.
- Existing Building Coverage 6,130 Sq. Ft.
- Setbacks Ridge Rd 35'
- North Line 35'
- South Line 35'
- West Line 5'

(H) Parking ratio as per zoning ordinance.
(I) Access Points: Thru Parcel #1
(J) Proposed General Uses: Liquor Store, Retail Uses, Offices, Restaurant, Financial Institution, Personal Services.
(K) Maximum number of buildings: One (1)

Parcel #6

- Net area 17,600 Sq. Ft. or 0.40 Acres.
- Maximum Building Coverage shall not exceed 30 percent of net land area or 5,280 Sq. Ft.
- Maximum gross floor area 4,800 Sq. Ft.
- Floor Area Ratio 40 percent.
- Maximum Building Height 35 feet.
- Existing Building Coverage 2,800 Sq. Ft.
- Setbacks Central Ave 35'
- East Line 35'
- West Line 5'
- South Line 5'

(H) Parking ratio as per zoning ordinance.
(I) Access Points: 1 to Central Ave.
(J) Proposed General Uses: Liquor Store, Retail Uses, Offices, Restaurant, Financial Institution, Personal Services.
(K) Maximum number of buildings: Two (2)

APPROVED CUP
5-25-2021
5-11-1999
APPROVED CUP
5-25-2021
APPROVED CUP
5-25-2021

PROPOSED ATTACHMENTS TO
COMMUNITY UNIT PLAN NO. DP-17
CENTRAL HEIGHTS SHOPPING CENTER

Architecture
Planning
Interior Design
Code Consulting
Barrier Free Design

800 South Longford Court
Wichita, KS 67207
316-686-4308

DP-17 Amend #6
MPC 02-26-98
WCC 04-07-98
Per Admin. Adjust of
July 26, 1999
Per Admin. Adjust. 01-12-01;
01-06-01
Per Admin. 2008-00004
Admin. Adjust. CUP2017-03
02-21-17

Project No: 99035

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AUG. 17, 1999
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CORRECTIONS PER REVIEW

Sheet
DP-17