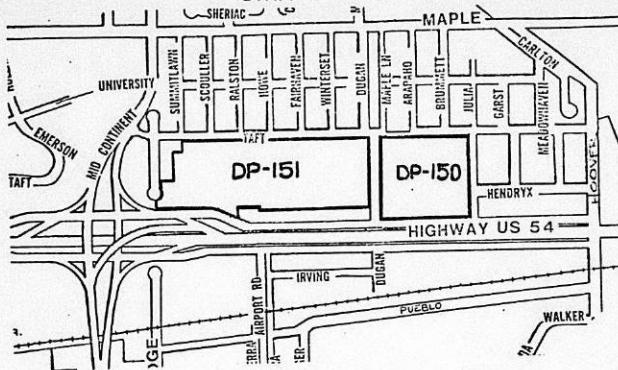


DP-151

Preliminary copies
minutes of meetings,
etc.

STAFF REPORT



DP-150 - REQUEST FOR APPROVAL OF THE LANDING COMMERCIAL C.U.P. LOCATED ON THE EAST SIDE OF DUGAN ROAD BETWEEN KELLOGG AND TAFT; AND

DP-151 - REQUEST FOR APPROVAL OF THE DUGAN CENTRE COMMERCIAL C.U.P. LOCATED ON THE WEST SIDE OF DUGAN ROAD BETWEEN KELLOGG AND TAFT.

Applicant: Kandy-Man Sales, Inc., et. al., 8020 E. Central, Wichita, KS 67206 (DP-150)
Nancy Dugan, et. al., 602 S. Ridge Road, Wichita, KS 67209 (DP-151)

Size: 89.18 acres (32.08 acres -- DP-150 57.10 acres -- DP-151)

	Land Use	Zoning
Application Area	Motel, Restaurant, Discount store, & Undeveloped	"C"
North	Single-family houses	"AA"
South	General businesses	"LC" & "C"
East	Auto agency & single-family houses	"C" & "AA"
West	Single-family houses & Undeveloped	"LC" & "AA"

History:			
Z-0507	"AA" & "LC" to "E"	(for west 73± acres)	
	11/21/63	MAPC	Defer
	1/02/64	MAPC	Approve
	1/21/64	BCC	Refer back to MAPC
	7/02/64	MAPC	Approve "C"
	7/21/64	BCC	Approve "C"
Z-1473	"AA" & "LC" to "C"	(for east 16± acres)	
	1/11/73	MAPC	Approve subject to platting
	2/06/73	BCC	Defer
	2/13/73	BCC	Approve as recommended
DP-2	AIR PARK COMMERCIAL C.U.P.	7/02/64	MAPC Approve
DP-2	AMENDMENT #1		
	1/11/73	MAPC	Approve subject to conditions
	2/06/73	BCC	Defer
	2/13/73	BCC	Approve subject to conditions

Background: DP-150 and DP-151 constitute amendments to DP-2 which was first approved in 1964 and amended in 1973. DP-2 was known as the Air Park Commercial C.U.P. The original plan permitted 3,000,000 square feet of commercial development and the amendment in 1973, which added the east 16 acres to the C.U.P., increased that figure to 3,600,000 square feet. The land east of Dugan Road was platted in the early 1970's but the only portion of this property west of Dugan which was ever platted was the 1 1/3-acre Air Park 1st Addition at the northeast corner of Kellogg and Ridge Road which is now part of the interchange right-of-way. During review of Air Park 4th Addition (the balance of the unplatted C.U.P. area west of Dugan) in 1975, the Subdivision Committee recommended that the applicant conduct a study of the impact on adjacent streets from traffic generated by a commercial development of the size proposed. The applicant appealed this requirement to the MAPC and to the City Commission where the traffic study requirement was upheld. It was recognized that this proposed development was larger than Towne East or Towne West, both of which had been required to do extensive traffic studies and guarantee major road improvements.

No traffic study was ever submitted and therefore, the property remained unplatted and undeveloped. Several years ago the property ownerships changed and once again there was an interest expressed in developing this site. The owners were reminded of the need for a traffic study. This past fall, a traffic consultant was hired to study the impacts on adjacent streets and to determine what street improvements would be needed to handle the traffic.

Because the property west of Dugan is owned separately from the property east of Dugan, two new C.U.P.'s have been submitted for what is essentially an amendment of DP-2.

CPO Council "B" reviewed the new C.U.P.'s at their meeting on February 18, 1986. Approximately sixty neighboring residential and business owners were present to discuss the plans. Concerns were expressed about the adverse effects perceived to result from both the interim and long range road improvement proposals; what properties would be assessed for the various improvements being proposed; increased traffic through the residential area north of Taft; and possible drainage problems to be caused by this development. After a lengthy discussion, the Council voted 7-0 to oppose the development plans as presented and to recommend that further studies be done to address the issues raised at the meeting.

On February 19, 1986, the Traffic Commission reviewed the consultant's proposals for immediate and long range road improvements in the area. Again concerns were voiced about the adverse effects on existing businesses which would result from the proposed road improvements, especially at the Kellogg/Dugan intersection. The Traffic Commission deferred action on the traffic plans for one month, suggesting that the applicant meet with owners in the area to explain the plans in more detail and hopefully to work out some compromises.

The applicant's agent scheduled a meeting for February 27, 1986, and approximately 15 representatives of businesses along Kellogg between Hoover and Mid-Continent Road were present to discuss the plans again. A few slight modifications were proposed by the applicant's agent but there remained a great deal of concern on the part of the existing business owners about the impact these road changes would have on their economic livelihood.

Analysis: The results of the traffic study indicated that for the road systems to function at an acceptable level of service, the square footage of potential development had to be significantly reduced. Even so, the development will require major road improvements on Taft, Dugan, Julia and Kellogg. Maximum gross floor area on The Dugan Centre has been reduced from 2,200,000 square feet to 535,303 square feet. Maximum gross floor area on The Landing has been reduced from 1,400,000 square feet to 764,464 square feet. 504,000 square feet of The Landing's allocation can be attributed to Parcels 4 and 5. Their owners have not agreed to any reduction of the original permitted gross floor area. Since their sites are already developed but with far less than the maximum allowed, the traffic analysis is based on the generation rates of the existing uses in these two parcels. At such future time as either Parcel 4 or Parcel 5 of The Landing desires to

increase its commercial development, replatting would be a necessity (because each parcel is only a portion of a platted lot) and additional traffic analysis may be required.

The new C.U.P.'s are divided into more parcels and provide for more access points to Taft than permitted on DP-2. The uses have been further defined, however, and the drainage of the property is to be taken care of partially with on-site detention.

The applicant's traffic consultant has proposed two phases for road improvements associated with commercial development of these C.U.P.'s. Phase 1 would need to occur immediately and would provide a level of service sufficient to permit 80,000 square feet of development on the west side of Dugan Road and 75,300 square feet of additional development on the east side of Dugan Road. There could also be full development of Parcel 6 of The Dugan Centre which has access only to Kellogg Drive and there could be development within the west 500 feet of Parcels 1 and 2 of The Dugan Centre provided all access is to and from Ridge Circle.

Phase 1 road improvement would include the paving of Dugan to provide two left turn lanes out onto Kellogg, two left turn lanes into Dugan from eastbound Kellogg, and the construction of a medial in Dugan which extends far enough south to prohibit the continuation of east-west traffic across Dugan on the north frontage road. It is this frontage road traffic change which has created the most concern.

Phase 2 of the road improvements includes the Julia overpass, which has been proposed for about ten years, as well as a Dugan overpass. The north frontage road would become one-way westbound; the south frontage road one-way eastbound.

The applicant has proposed to limit development of these two C.U.P. areas to 155,300 square feet of additional floor area until January 1, 1991, believing that by then the Phase 2 road improvements should be underway or completed. This date is less than five years away and does not appear to provide sufficient time considering that these improvements are not even scheduled in the Capital Improvement Program.

The proposed uses, building setbacks and heights, screening and landscaping requirements, and other development proposals listed in the various parcel descriptions are in compliance with the C.U.P. regulations. Guarantees for road, drainage, and other improvements will be obtained at the time of platting and the City Commission will determine the benefit districts.

The main issue in permitting further development in this area is the safe handling of traffic. It has been the position of staff that the movement of traffic on Dugan and Kellogg should not be lessened, that it should be kept at least at the same level of service and hopefully improved. The traffic study and plans, prepared by the applicant's consultant, have been under review for several months and have been shared with the State.

Development of the magnitude which is currently proposed, although significantly reduced from the original plan, is viable only if adequate road improvements exist or can be constructed. It would be premature to make a recommendation on these C.U.P.'s until a plan for traffic improvements has been recommended for approval by the Traffic Commission.

10-14-85
10-18-85

	AIR PARK DP-2 (1973)	THE LANDING DP-150	DUGAN CENTRE DP-151	DP-150 + DP-151
GROSS FLOOR AREA	3,600,000	776,310 826,030 2,901,300 (246,450)	543,470 779,429	1,319,780 1,666,050
NEW PARCELS ONLY				
SAM'S & McDONALDS		(486,180)		(37% (45% of DP-2)
		and 451 McDonalds 47, 499,000		
BUILDING COVERAGE				
	1,220,964	398,335	468,740 478,700	867,075 873,035
NEW PARCELS ONLY		(266,935)		
SAM'S & McDONALDS		(131,400)		71% (72% of DP-2)
ACREAGE	93.43	22.20	60.53	82.73 + 10.06 SAM'S + 0.64 ± McDONALD ROW.

COMPARISONS:

TOWNE EAST	135.78 Acres	2,469,720 [#] G.F.A.
(Parcel 1 only:	84.7 Acres	1,300,000 G.F.A.)
TOWN WEST	83.09 Acres	1,000,000 [#] G.F.A.

DP
151

The Dugan Centre

maximum coverage	172,085# Parcel 1	25%
	37,630# 2	15%
	131,990 3	20%
	<u>24,790</u> 4	<u>25%</u>
	<u>24,750</u>	
	84,500 5	25%
	<u>17,745</u> 6	30%
468,740	<u>473,700#</u>	

gross floor area	<u>25</u> Parcel 1	172,085
	43%	275,335
	<u>20</u> 2	<u>107,400</u>
	<u>30</u> 3	<u>131,990</u>
	<u>30</u> 4	<u>17,745</u>
	<u>25</u> 5	<u>29,750</u>
	<u>30</u> 6	<u>84,500</u>
		<u>17,745</u>
		<u>779,420 #</u>
		543,470 #

The Landing

max coverage	115,975 Parcel 1	25%
	<u>150,960 Parcel 2</u>	30%
	266,935 #	
gross floor area	139,170 Parcel 1	30%
	<u>150,960 Parcel 2</u>	<u>30%</u>
	<u>291,280</u>	
	340,450 #	
	290,130 #	

Towne East

	Area	Coverage	G.F.A.
1	84.7A 3,689,100 \dagger	30%	1,300,000
2	0.9	30%	16,000
3	1.3	30%	22,600
4	2.11	30%	36,800
5	6.57	30%	200,000
6	1.62	30%	15,000
7	6.63	30%	150,000
8	9.27	30%	161,400
9	4.99	30%	124,440
10	8.17	30%	213,480
11	8.19	30%	200,000
12	1.33	30%	30,000
<hr/>			
	135.78 Acres	40.73	2,469,720 \dagger

Towne West

1	78.38	977,000
2	0.90	4,000
3	1.26	4,000
4	0.69	4,000
5	0.83	5,000
6	1.03	6,000
<hr/>		
	83.09 Acres	1,000,000

Air Park (1973)

Maximum coverage 30% in

422,743 #
369,935
215,662
212,618

1,220,964 #

at 15%
Toward
Toward

approx. (?) gross floor area:

1,200,000 #
1,000,000
800,000
600,000

3,600,000 #

OLD TOTALS (G.F.A.)

3,600,000 #

NEW TOTALS (G.F.A.)

826,630

+ 779,420

1,606,050 # (45% of original)

398,335
474,700

873,035 # (72% of original)

Bel. Coverage 1,220,964 #

93.43 acres

22.20 acres
60.53

82.73

the difference
is Sams, McDonald's (10.06 acres)
& street r.o.w.s in SW corner (6.0+)

82.73
10.66 #
92.1
93.43
92.1

11-18-85 version

1,300,000 total gross floor area (DP-150 + 151)

Dugan Centre

<u>Parcel #</u>	<u>Gross Floor Area</u>	<u># Bldgs</u>
1	156,150 s.f.	9 6
2	107,400 s.f.	3 3
3	128,990 s.f.	4 4
4	23,618 s.f.	4 4
5	101,400 s.f.	1 1
6	17,745 s.f.	1 1
	<u>535,303 s.f.</u>	<u>79 bldgs</u>

The Landing

<u>Parcel #</u>	<u>Gross Floor Area</u>	<u># Bldgs</u>
1	114,231 s.f.	8 6
2	117,058 s.f.	2 2
3	29,175 s.f.	2 2
4 } 5 }	? 503,958 s.f.	? ?
	<u>764,404 s.f.</u>	<u>10+</u>

1,299,725 s.f. total

1,300,000

Existing bldg. coverage on The Landing

Parcel 1 16,455 s.f. (metal restaurant) (29,000)

Land
McDonald's 106,874 s.f.

123,321 existing
12,540

135,869

136,000 ± s.f. existing
in The Landing CUP
sect of Dugan

Traffic Commission 3-19-86

2. Dugan Centre / Landing

Met re: TC approve an interim & long range plan with a time certain on the long range

Shenwood:

KDOT has not had time to review the revised medial design

Bertrand:

4 million \$
100 - 200,000 trips per day would require
8 to 10 lanes

Dugan will be major street in this area

Fette: prefers original medial design to the revised design. Thinks shorter medial dangerous. However, likes the north end of the medial reduced as now proposed

McDonalds
wants slip off 50' east of Dugan (!! with 2-way frontage road traffic?)

Prefers stop signs at the intersection rather than any medial.

Les Donovan:

wants slip on west of Julia.
wants no medial but only stop signs at Dugan

~~Keith~~ Melton, McDonald's

Original Dugan proposal may
be best after all with medical south
across all of frontage road.

Wants 2-way traffic on both
segments of frontage road.

Randy Byers with Phillips Petroleum

wants slip on west of home somewhere

Res Jones McDonald's real estate dept

wants slip off 100' east of McDonald's

will bear their internal expenses
for site recirculation if the
Dugan medical attends all the
way south and if there is a
slip off provided from Kellogg

Donis Laccant

who will pay for Taft?

McKusky responded with info on the
normal assessment methods

Dennis ~~Like~~ Huskey Bullens Square

consider what the traffic situation
out there is now and the fact that
anything would be better.

Melton in response said he could re-do his on site circulation to have access at NW corner of his site. Has not discussed with Sam's a possible joint access point due to Sam's home office being in Arkansas

Because this is best for business
(Taft also?) → Centron would to adopt the ^{street range} plan as amended today (shortened median) ^{and one-way frontage road} with developers ^{and Sam} in area paying for these improvements and Subject to KDOT approval (alternate #2)
? recorded

Etter prefers safety as opposed to business access.

McKinley wants the north end of the intersection changes to be flexible. To be worked out with T.E., Developers, owners.

5-2 Slaymaker
Etter

3 Northborough Traffic Plan

Brent Remsburg.

Signal at Rockhill / Woodlawn
across Parcel 5

Parcel 2 was reviewed as being fully developed even though it only has 42% of the allowed development now

Would be LOS B if improvements are made as proposed.

McKinley: agree with the report
and signal
level lanes, should be at developers
expense

Action to approve 7-0

Director's Conference Room
2:30 pm

3-10-86

Roger Sherwood
Brent Wooster
Mike Lindelak
Jack
Leuca
McKinley

Sherwood: does it matter if the extra 75,000 \$ is given to Dugan Centre rather than The Landing?
No.

Tasha doesn't want to pay more than 25% of the interim improvements and has no plans for additional building at this time.

Sherwood: applicants can live with the frontage road barrier either open or closed.

Jack: Bertrand doesn't think traffic can function with frontage road cross traffic left as is

Existing Dugan paving petition can be revised to include the medial and extra turn lanes but someone else has to pick up the extra costs (not the original petitioners).

Sherwood: if Taft has to be paved now, the owners want to be able to sell & build on the lands by a specific time. They do not want to pay specials for years & years with no assurance of development.

Taft / Mid-Corridor improvements need to be guaranteed but do not need to go in until the traffic warrants it. If the area NW develops first, these improvements will be triggered. W and E will share costs.

Roger Sherwood

2-27-86
Board Room 3pm

Interim phase: westbound frontage rd traffic
must go south on Dugan
eastbound frontage rd traffic
must get out onto mainline Kellogg

Partial restriction until 1991 which would permit state
city to proceed with major road improvements

Current Kellogg plans call for closing off Dugan

This traffic study proposes keeping Dugan open
by having Kellogg elevated here

Sherwood hopes ultimate road improvements would
be underway by 1991.

Mentioned a motion ^{at Traffic Comm. (or CPO)} to approve subject to restructuring
the center median in Dugan at about north
line of McDonalds.

John Arnold representing Wendig's et al

rep for Phillips wants slip on back clover to Hoover

McDonald's rep wants another slip-on further
west but this probably can't be because Kellogg
would be elevated

John Arnold - can the frontage road on north
side be signalized?

McKinley: no, not with the amount of
traffic at this location

Brent: most of traffic now comes from the west

This was disputed by several people.

Owner of Branking Iron motel questioned the drainage.
He concerned this development will
aggravate the problem.

Brent said that The Dugan Centre can take care of
current drainage coming thru its area but
~~if many~~^{for} streets north of Taft^{to} get paved.
some drainage system is needed there.

2-19-86
1:30 pm

Traffic Commission
7 present

Johnston approve Alt #1 (left turn westbound
into the site only)
(left turns out are possible but difficult)
raised relief
recorded

carried 5-2

2:50 pm

Roger Sherwood for the Dugan Center

3.6 million on 60 A. (1963)

Builders Square 80,000 s.f.

1991 moratorium except Parcel 5 and is 500'
until permanent solution on
Kellogg/Dugan

interim improvements at Kellogg/Dugan

→ westbound onrampage road will have
to go north on Dugan

→ eastbound onrampage road will have
to go south at Dugan

John overpass freeway City proposed

Paul Bertram of Larkin Assoc.

said current City plans show clearing off Dugan.
Their plans would provide for Dugan overpass.

155,300 s.f. possible and still maintain
level "D" service (with limited
improvement)

interim improvements:

double left into Dugan

" out of Dugan

no cross traffic over Dugan for
frontage roads

Dennis Huskie - Builders Square

some improvement center of K. Mart

Dugan/Kallogg problem should have
been solved along time ago

said the overpass was the City's idea
(meaning Julia) and ~~the~~ developer
is re doing the plan to provide for
Dugan to remain open (requires
a second overpass)

Check T.C. member asked "Who pays" ?
McK developer pay interim plans

Huskie: 10-5-71 Dugan paving petition

the slide for the ultimate improvements
does not show east of Julia (does not show
the slip-off).

Need blow-ups
of the details

Rex Jones Real Estate Div of McDonalds
of Overland Park

said westbound Kellogg traffic cannot
make U-turn into frontage road
easily in interim plan

Keith Melton McDonalds licensee

Jerry Wesley Sheraton

Les Donovan Prestige Pontiac Cadillac

has problem with interim re left turn
from Kellogg Dr. westbound

also with long range proposals

Rudy Aust 514 Julia

McK hinted that in the interim, as now,
you can't turn left onto Kellogg from
Julia (southbound)

Wayne Sanchez

3.6 million reduced %Bids

anyone who has built in this CUP should
have known that major road change
would be coming.

Greg Schuster 5920 Toft (at Julia)

Patty Copenhell 400 Ralston

she goes to McDowell's row by way of Sams

McK

sales tax enables this to be 2nd or 3rd priority
on Kellogg driveway

explained 1973 ± US 54 plans
collateral road system

Johnston moved to

interim plan on Dugan - approve
with exception that median be
mountable from McDowells/Stubbs
bluffs north

long term improvements be
reconsidered in light of today's
comments

T.C. asked Donovan if he could line with
the interim. Donovan said no left turn
from frontage road would hurt. Indicated
he had no access to the east from his site
Wants Maple Lane or Julia opened to Maple.

Julia's Admin do not
go thru as shown
on map.

check
map

where
map

Johnston withdrew her motion

T.C. wants 1 month deferral and people affected
get with T.E. to discuss these plans

6-0 defer 1 month

(50 plus people)

CPO "B"
2-18-86

Roger Sherwood

from 3.6 to 1.3 million s.f.
ownership has split

Builders Square 80,000 s.f.

no dev. til 1991 except Builders Square or a 500'
75,000 s.f. in The Landing

will resolve drainage. Holding pond in SW

? straighten out Kellogg ?

? plan does away with one way frontage rd on north
tried to explain the turn monument from frontage
road onto Dugan
one pass on Dugan (future)

no mention of the proposed
- even except Builders Square

Brent Nooten

2 way frontage road traffic now

Board questioned what happens to traffic going north
on Dugan which now goes ~~into~~ into US 54.
(No one explained)

McKinley

collateral road system

need Taft & Pueblo improvements along with
frontage road

Jim Stevenson

Big Cheese Pizza

are service roads to be 2-way or 1-way ?

Short range: 2-way } McK
future: 1-way

Larry Jones

is Kellogg elevated in Phase 1 ?

No. In Phase 2. (McK)

Effect on residences to north ?

McK - could cul streets

by

Ken Squires

401 winterst

what does it take to cul the streets ?

McK - request by majority of owners

Rick Sing doesn't look like residents to r are being protected

* Keith Melton McDonald's licensee
(has not seen this proposal!) ^{altho developers have talked with him}
57.2% of business is drive-thru.
This would ruin his business.
Who pays for improvements?

Lee Donovan auto dealer Kellogg/Julie
does not want elevated highway
Thinks Julie should go thru to Maple as commercial street.
Why hasn't Hoover been paved north to Maple?

Ruby Ost lives on Julie
why not improve Hoover. Leave Julie alone.

McKinley explained Hoover r.o.w. as it nears Maple.
Partly on Flood Control r.o.w. Too close to bridge at Maple
Fast paving will be shared by owners to north unless streets are culled.

Someone on Winterset mentioned he had requested a paving petition last year and City told him it couldn't be paved until Dugan/Kellogg drainage was done in '86 or '87

Sing why can't Dugan be put in north to Maple?
(city doesn't have r.o.w.)

Gene Tachline Carey Jones
Metel
Brandysummetel

say roads in the area are closed too, often
and still ~~not~~ the problems are not solved.

Norton Turner Westlee Village
wants 2-way frontage roads

Mrs. Donovan

Why not make Kellogg/Dugan a large
efficient intersection like out east?
Think downtown should become freeway
before doing the same for this area.

Keith Holton

who pays for the interim paving?

Brent

Dugan is in Phase 1.
Taft is in Phase 2

me:

Robert Shewet Fairhaven/Taft
no residence wants to help pay for commercial streets

Nancy Barnett Winterset/Taft
how long to cul Winterset?

Mich: T hammerhead could be in existing r.o.w.
Need Traffic Com + BCC etc.

Josie Ding

454 Winterset

was told several years ago that culing one street
would just put traffic on another street

Jerry Becker

why not cul all streets from north as
part of this development?

Janie Sing gave McK petition from Wintered
owners to cul.

Mrs. Donovan again asked about Dugan/Kellogg intersection
McKinley said City would need r.o.w. at all 4 corners
to make a Rock/Kellogg type

Ken Marcotte Balston
wants N-S streets culled at developers expense
Thinks Taft needs paving NOW, not 1991.

Ray Pauls Summitlewn/Taft

McK

*

will need to pave Dugan + Taft out to
Ridge at same time

Someone asked about drainage ^{of streets north of Taft.} Brent said this
not fully worked out yet but would need to be solved.

Who pays drainage costs?

Sherwood: "250,000" (lakh) at developers cost
Doesn't know about other costs.

Felicia York Sheplers
questions accessibility with overpass

Jerry Brendel 6520 W Kellogg

Has drainage plan not been completed?
Brent - yes that is true.

Charles Conner 5226 S Ridge

Specials will be very high

Shustler
Greg Schubert ? July / ~~First~~

What will be the assessments & benefit districts?

Brent answered.

McK \$50/running foot

Bob Lacant 357 S Arapaho

why should they have to pay for paved streets

Don Gehrens 451 Fairbairn

Dugan Rd was a mess when McDonalds
& Wendy's built. It needs solving.

check
One CPO member asked why Maple Lane could not
be opened at Taft? McK - was closed
at residents request he thought.

* One CPO member said these people and 100s more should
go to MAPC

Chairman & others suggested more info be provided
on drainage and access and cost of road improvements

Mr. Lahan

motion - opposed until further study on
drainage
traffic
assessments

7-0

12-11-85 2pm Director's conf. room

McKinley
Lackey
Mielke
Lindblad
Claring
Stubbeltz

Developer wants to do a traffic plan based on development of these sites being limited to: McDonald's
Sams
motel & restaurant
future fast food restaurant
and
Buller's Square

The rest of the proposed development would wait until the Julia interchange is built.

Frank Terry (of KDOT ?) has been contacted by Mielke. He does not exp. want to re-do Dugan intersection since some funds have already been expended.
Mike thinks there is merit in one-way frontage road and slips.

McKinley does not want the Julia area to be messed up with signals, etc.

Mike: why not admit that these sites can't develop as proposed without the Julia interchange.

McKinley said Kerber said his client would probably donate the land for the Julia interchange and even pay some of the cost.

McKinley: maybe the Julia interchange would not be adequate for this development.

McKinley has suggested Bertrand analyze ^{propose} the Julia interchange as it relates to his development.

Lackey suggests the developer contribute toward the Julia interchange the amount he would have spent on the Dugan interchange.

City now has on file a valid petition for paving Dugan 41' b.t.b., including drainage underneath Kellogg.

(KDOT)
State + City attorneys agreed that if the Dugan intersection is ever closed, the damage suit on the Dugan site could be re-opened.

Mike thinks that if one-way frontage roads are investigated now, in this limited area, the impact will be less in the future when one-way system is expanded.

Mike would put in the South collateral road system and the slips on/off the frontage roads now. Do not signalize the Julia lower-level system now. Straighten out + grade Dugan. (South collateral road system would now be on south side of RR tracks (as built by W&A) rather than north of RR.

Lackey said the BCC would have to go on line as to the timing of this construction. It should take precedence over Oliver/Kellogg.

Mike Lackey: developer could be required to pay
for slips, RR crossings on south to connect
to collateral system

Developer needs to analyze what improvements
will be needed on Julia + Taft to make
these CVPs function.



Mark up a CVP with the r.o.w. shown on
the Julia interchange plan.

date ?

10-21-85 ?

- ① We want to see how 6 lanes can go in Dugan row north of Kellogg and how this aligns with Dugan south of Kellogg. Plus show 2 eastbound left lanes into Dugan.

(4 moving lanes = 49' BB) Original petition for 41' BB

No place says how wide Toft should be.

- ② We want to see the Toft / Mid-Centennial geometrics

Brent: if traffic study supports 3 lanes on Toft, would we agree to look at it? Yes
(1 west, 2 east)

but JHG doesn't think the residences north of Toft have any bearing on the need for lanes.

McKinley: how would 3 lanes work ^{Toft} if Julia interchange goes in?

McK: Also give more info on: ↘

- ③ Julia ? what side will it place
④ frontage road at Dugan ?
⑤ traffic lite phasing ?

JHG: perhaps if the uses can be restricted more, the traffic consultant could do more.

Meeting to discuss the preliminary traffic plan submitted by the Park applicants.

The Kinley 11 AM 10-18-85
Mielke
Lindetok
Lachey
Schwartz
Galbreith
Olvering
Stockwell

Lachey: at least 49' b.b. (4 lanes) on Taft.
 Need 40' row from south.

We need to see the geometrics of the Dugan-
Kellogg intersection (inc. south side
of Kellogg).
Also need Taft - Mid Continent intersection
geometrics

2-27-86
Flushing Reserve 257,773.74
on 5.70 Acres
Drainage Deduction 163,714.14
on 3.76 Acres

Dugan

02-17-86

GENERAL PROVISIONS

does not include
Flushing Reserve
or Drainage Deduction

1. Total Net Land Area	2,460,310	or 57.1
2. Total Gross Floor Area	2,066,375	Sq. Ft. or 47.44 Acres
Total Floor Area Ratio	535,303	Sq. Ft.
	26	per cent

3. Signs as permitted by Chapter 28.04.139 and 28.04.19D except that no Billboards or Portable Signs shall be permitted.

4. A planting strip no less than 20 feet in width is required along the north line of Parcel 1, Parcel 3, and Parcel 4. A landscape plan prepared by a landscape architect for the planting strip, indicating the type, location and specification of plant material and method of providing water to the plant material, shall be submitted to the Planning Department for their review and approval prior to the issuance of building permit(s) for Parcels 1, 3 and 4. A financial guarantee for the plant materials approved in the landscape plan shall be required prior to the issuance of any occupancy permit if the required landscaping has not been planted.

5. A 5 to 8 foot high solid or semi-solid wall of brick, stone, masonry, architectural tile or similar materials shall be constructed along the westerly line of Parcel 1 and the East 157 feet of the West 162 feet of the North line of Parcel 2. *The wall on Parcel 1* said wall shall be completed prior to a final certificate of occupancy for any new building constructed in the west one-half of Parcel 1. *Parcel 2* said wall shall be completed prior to a final certificate of occupancy for any new building constructed in the west half of Parcel 2.

6. If the service area or rear of the buildings face directly towards a residential zoning district, a 5 foot to 8 foot high solid or semi-solid wall of brick, stone, masonry, architectural tile or similar materials shall be constructed in lieu of the 20 foot planting strip as set forth in general provision 4. Such wall shall be reduced to 3 feet in height within 35 feet of Dugan. The rear of the buildings is the side designed for service rather than public access and may encompass such items as loading docks, lack of display windows, and trash receptacle areas, and the architectural facade may be dissimilar to the sides and front of the building. Appropriate street trees (as approved by the

City Forester) shall be planted no further apart than 50 feet on centers in the public parking area between the curb and the wall and shall be maintained by the owners of the adjacent parcels. A financial guarantee for the required wall and trees shall be made prior to the issuance of any occupancy permit if they have not been installed.

7. All lights shall be directed so as not to shine directly towards the residentially zoned properties to the north and west.
8. Utilities shall be installed underground on all parcels.
9. A Drainage Plan and guarantees for drainage improvements shall be provided at the time of platting. Provisions for maintenance of the Floodway Reserve shall also be made at the time of platting.
10. Access Controls shall be as shown on the plan with the total number of access points being as follows:

Taft	8 points of Access
Ridge Circle	2 points of Access
Kellogg Drive to Kellogg (US 54)	Complete Access Control
Dugan	4 points of Access
11. The transfer of title of all or any portion of land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
12. The intent of the 30-foot north/south and east/west access easements labeled on the plans is to provide cross parcel access for the mutual use and benefit of Parcels 1,2,3 and 5. No structures or parking lots shall be situated so as to interfere with this access. *Any overall site circulation plan shall be submitted to the Director of Planning for review and approval prior to issuance of any building permits on parcels 1, 2 or 3.*
13. Street Right-of-Way and guarantees for road improvements shall be determined at the time of platting.
14. Development on Parcels 1 and 2 shall be limited until January 1, 1991. Development will only be permitted to occur on the portion of either Parcel 1 or 2 which lies within 500 feet of the centerline of Ridge Circle. Access to any Development within either Parcel shall be through Lot 2 to Ridge Circle until January 1, 1991. The development of the remainder of Parcels 1 and 2 will be permitted to occur after January 1, 1991.
15. Development on Parcels 3 and 4 will not be permitted to occur until January 1, 1991.
16. Development on Parcel 5 shall be limited to 80,000 square feet of

Dugan

02-17-86

enclosed floor area until January 1, 1991. The remainder of the allowable gross floor area may be enclosed for use after January 1, 1991.

17. Development on Parcel 6 shall be permitted at any time *after this*
~~building permit is obtained:~~

Parcel is platted.

18. *Each parcel shall be platted prior to its development.*

Dugan .

02-17-86

Parcel 1

- A. Net Area 678,950 Sq. Ft. or 15.59 Acres
- B. Maximum Building Coverage 156,150 Sq. Ft. or 23 per cent
- C. Maximum Gross Floor Area 156,150 Sq. Ft.
- D. Floor Area Ratio 23 per cent
- E. Maximum Number of Buildings 6
- F. Maximum Building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet within the north and west 300 feet and no greater than 60 feet in the balance of the Parcel.
- G. Setbacks:
- | | |
|---------------|----------|
| Taft | 100 feet |
| Westerly Line | 35 feet |
| East Line | 60 feet |
| South Line | 60 feet |
- H. Parking Ratio as per Zoning Ordinance.
- I. Access Points:
- 4 to Taft
- J. Proposed Uses:
- Retail Business
 - Offices
 - Financial Institutions
 - Motel/Hotel
 - Office Warehousing
 - Recreational Center
 - Automotive Agencies
 - Private Clubs (but not within the north or west 300 feet)
 - Restaurants
(Except that no restaurants with drive up windows or drive in

Dugan

02-17-86

car service shall be permitted within the north or west 300 feet.)

Dupan

02-17-86

Parcel 2

- A. Net Area 250,855 Sq. Ft. or 5.76 Acres
- B. Maximum Building Coverage 37,630 Sq. Ft. or 15 per cent
- C. Maximum Gross Floor Area 107,400 Sq. Ft.
- D. Floor Area Ratio 43 per cent
- E. Maximum Number of Buildings 3
- F. Maximum Building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet within the west 162 feet and no greater than 60 feet in the balance of the Parcel.
- G. Setbacks:
 - Ridge Circle 50 feet
 - North Line 30 feet
- H. Parking Ratio as per Zoning Ordinance
- I. Access Points:
 - 2 openings to Ridge Circle
- J. Proposed Uses:
 - Offices
 - Hotel
 - Motel

Dugan

02-17-86

Parcel 3

- A. Net Area 644,950 Sq. Ft. or 14.81 Acres
- B. Maximum Building Coverage 128,990 Sq. Ft. or 20 per cent
- C. Maximum Gross Floor Area 128,990 Sq. Ft.
- D. Floor Area Ratio 20 per cent
- E. Maximum Number of Buildings 4
- F. Maximum Building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet within the north 300 feet and no greater than 60 feet in the balance of the Parcel.
- G. Setbacks:
- | | |
|------------|----------|
| Taft | 100 feet |
| West Line | 60 feet |
| South Line | 60 feet |
- H. Parking Ratio as per Zoning Ordinance
- I. Access Points:
- 2 to Taft
- J. Proposed Uses:
- | | |
|---|---------------------------|
| Recreational Center | Retail/Wholesale Business |
| Financial Institution | Miniature Golf Facility |
| Motel/Hotel | Automotive Agencies |
| Offices | |
| Office Warehousing | |
| Private Clubs (but not within the north 300 feet) | |
| Restaurants | |
- (Except that no restaurants with drive-up windows or drive in car service shall be permitted within the north 300 feet)

Dugan

02-17-86

Parcel 4

- A. Net Area 94,470 Sq. Ft. or 2.17 Acres
- B. Maximum Building Coverage 23,618 Sq. Ft. or 25 per cent
- C. Maximum Gross Floor Area 23,618 Sq. Ft.
- D. Floor Area Ratio 25 per cent
- E. Maximum Number of Buildings 4
- F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet.
- G. Setbacks:
- | | |
|-----------|---------|
| Taft | 35 feet |
| Dugan | 35 feet |
| West Line | 30 feet |
- H. Parking Ratio as per Zoning Ordinance
- I. Access Points:
- | |
|------------|
| 2 to Taft |
| 1 to Dugan |
- J. Proposed Uses:
- Offices
 - Office Warehousing
 - Financial Institutions

Dugan

02-17-86

Parcel 5

- A. Net Area 338,000 Sq. Ft or 7.76 Acres
- B. Maximum Building Coverage 80,000 Sq. Ft. or 24 per cent
- C. Maximum Gross Floor Area 101,400 Sq. Ft.
- D. Floor Area Ratio 30 per cent
- E. Maximum Number of Buildings 1
- F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 50 feet.
- G. Setbacks:
 - Dugan 35 feet
 - North Line 30 feet
 - West Line 30 feet
 - South Line 60 feet
- H. Parking Ratio as per Zoning Ordinance
- I. Access Points:
 - 3 to Dugan
- J. Proposed Uses:
 - Retail/Wholesale Business
 - Garden Center
 - Office Warehousing

Dugan

02-17-86

Parcel 6

- A. Net Area 59,150 Sq. Ft. or 1.36 Acres
- B. Maximum Building Coverage 17,745 Sq. Ft. or 30 per cent
- C. Maximum Gross Floor Area 17,745 Sq.Ft.
- D. Floor Area Ratio 30 per cent
- E. Maximum number of Buildings 1
- F. Maximum Building Height to conform to Chapter 28.80 Code of the City of Wichita, but shall be no greater than 50 feet.
- G. Setbacks:
 - Kellogg Drive 35 feet
- H. Parking Ratio as per Zoning Ordinance
- I. Complete Access Control to Kellogg (US-54) from Kellogg Drive
- J. Proposed Uses:
 - Retail/Wholesale Business
 - Financial Institutions
 - Offices
 - Restaurants
 - Recreational Center
 - Private Clubs
 - Automotive Agencies

GENERAL PROVISIONS

*OK except need
G.P. regarding
limits to development
prior to certain
road improvements*

- ✓ 1. Total Net Land Area 2,066,375 Sq. Ft. or 47.44 Acres
- ✓ 2. Total Gross Floor Area 535,303 Sq. Ft.
- Total Floor Area Ratio 26 per cent

- ✓ 3. Signs as permitted by Chapter 28.04.139 and 28.04.19D except that no Billboards or Portable Signs shall be permitted.

- ✓ 4. A planting strip no less than 20 feet in width is required along the north line of Parcel 1, Parcel 3, and Parcel 4. A landscape plan prepared by a landscape architect for the planting strip, indicating the type, location and specification of plant material and method of providing water to the plant material, shall be submitted to the planning department for their review and approval prior to the issuance of building permit(s) for Parcels 1, 3 and 4. A financial guarantee for the plant materials approved in the landscape plan shall be required prior to the issuance of any occupancy permit if the required landscaping has not been planted.

5. A 5 to 8 foot high solid or semi-solid wall of brick, stone, masonry, architectural tile or similar materials shall be constructed along the westerly line of Parcel 1 and the East 157 feet of the West 162 feet of the North line of Parcel 2. *The wall on Parcel 1 shall be completed prior to a final certificate of occupancy for any new building constructed in the west one-half of Parcel 1. The wall on Parcel 2 should be completed prior to the construction of any buildings on the west half of Parcel 2.*

6. If the service area or rear of the buildings face directly towards a residential zoning district, a 5 foot to 8 foot high solid or semi-solid wall of brick, stone, masonry, architectural tile or similar materials shall be constructed in lieu of the 20 foot planting strip as set forth in general provision 4. Such wall shall be reduced to 3 feet in height within 35 feet of Dugan. The rear of the buildings is the side designed for service rather than public access and may encompass such items as loading docks, lack of display windows, and trash receptacle areas, and the architectural facade may be dissimilar to the sides and front of the building. Appropriate street trees (as approved by the

City For/ester) shall be planted no further apart than 50 feet on centers in the public "parking" area between the curb and the wall and shall be maintained by the owners of the adjacent parcels. A financial guarantee for the required wall and trees shall be made prior to the issuance of any occupancy permit if they have not been installed.

- ✓ 7. All lights shall be directed so as not to shine directly towards the ~~residentially~~ zoned properties to the north and west.
- ✓ 8. Utilities shall be installed underground on all parcels.
- ✓ 9. A Drainage Plan and guarantees for drainage improvements shall be provided at the time of platting. Provisions for maintenance of the Floodway Reserve shall also be made at the time of platting.
- ✓ 10. Access Controls shall be as shown on the plan with the total number of access points being as follows:

Taft	8 points of Access
Ridge Circle	2 points of Access
Kellogg Drive to Kellogg (US 54)	Complete Access Control
Dugan	4 points of Access
- ✓ 11. The transfer of title of all or any portion of land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
- ✓ 12. The intent of the 30-foot north/south and/east west access easements labeled on the plan is to provide cross parcel access for the mutual use and benefit of Parcels 1,2,3 and 5. No structures or parking lots shall be situated so as to interfere with this access.

Dugan

02-03-86

Parcel 1

- ✓ A. Net Area 678,950 Sq. Ft. or 15.59 Acres
- ✓ B. Maximum Building Coverage 156,150 Sq. Ft. or 23 per cent
- ✓ C. Maximum Gross Floor Area 156,150 Sq. Ft.
- ✓ D. Floor Area Ratio 23 per cent
- ✓ E. Maximum Number of Buildings 6
- ✓ F. Maximum Building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet within the north and west 300 feet and no greater than 60 feet in the balance of the Parcel.
- ✓ G. Setbacks:
 - Taft 100 feet
 - Westerly Line 35 feet
 - East Line 60 feet
 - South Line 60 feet
- ✓ H. Parking Ratio as per Zoning Ordinance.
- ✓ I. Access Points:
 - 4 to Taft
- OK J. Proposed Uses:
 - Retail Business
 - Offices
 - Financial Institutions
 - Motel/Hotel
 - Office Warehousing
 - Recreational Center
 - Automotive Agencies
 - Private Clubs (but not within the north or west 300 feet)
 - Restaurants
 - (Except that no restaurants with drive up windows or drive in

Dugan

02-03-86

car service shall be permitted within the north or west 300 feet.)

Dugan

02-03-86

Parcel 2

- ✓ A. Net Area 250,855 Sq. Ft. or 5.76 Acres
- ✓ B. Maximum Building Coverage 37,630 Sq. Ft. or 15 per cent
- ✓ C. Maximum Gross Floor Area 107,400 Sq. Ft.
- ✓ D. Floor Area Ratio 43 per cent
- ✓ E. Maximum Number of Buildings 3
- ✓ F. Maximum Building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet within the west 162 feet and no greater than 60 feet in the balance of the Parcel.
- ✓ G. Setbacks:
 - Ridge Circle 50 feet
 - North Line 30 feet
- ✓ H. Parking Ratio as per Zoning Ordinance
- ✓ I. Access Points:
 - 2 openings to Ridge Circle
- ✓ J. Proposed Uses:
 - Offices
 - Hotel
 - Motel

Dugan

02-03-86

Parcel 3

- ✓ A. Net Area 644,950 Sq. Ft. or 14.81 Acres
- ✓ B. Maximum Building Coverage 128,990 Sq. Ft. or 20 per cent
- ✓ C. Maximum Gross Floor Area 128,990 Sq. Ft.
- ✓ D. Floor Area Ratio 20 per cent
- ✓ E. Maximum Number of Buildings 4
- ✓ F. Maximum Building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet within the north 300 feet and no greater than 60 feet in the balance of the Parcel.
- ✓ G. Setbacks:
 - Taft 100 feet
 - West Line 60 feet
 - South Line 60 feet
- ✓ H. Parking Ratio as per Zoning Ordinance
- ✓ I. Access Points:
 - 2 to Taft
- ✓ J. Proposed Uses:
 - Recreational Center
 - Financial Institution
 - Motel/Hotel
 - Offices
 - Office Warehousing
 - Private Clubs (but not within the north 300 feet)
 - Restaurants
 - (Except that no restaurants with drive-up windows or drive in car service shall be permitted within the north 300 feet)
 - Retail/Wholesale Business
 - Miniature Golf Facility
 - Automotive Agencies

Dugan

02-03-86

Parcel 4

- ✓ A. Net Area 94,470 Sq. Ft. or 2.17 Acres
- ✓ B. Maximum Building Coverage 23,618 Sq. Ft. or 25 per cent
- ✓ C. Maximum Gross Floor Area 23,618 Sq. Ft.
- ✓ D. Floor Area Ratio 25 per cent
- ✓ E. Maximum Number of Buildings 4
- ✓ F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet.
- ✓ G. Setbacks:
 - Taft 35 feet
 - Dugan 35 feet
 - West Line 30 feet
- ✓ H. Parking Ratio as per Zoning Ordinance
- ✓ I. Access Points:
 - 2 to Taft
 - 1 to Dugan
- ✓ J. Proposed Uses:
 - Offices
 - Office Warehousing
 - Financial Institutions

Dugan

02-03-86

Parcel 5

- ✓ A. Net Area 338,000 Sq. Ft or 7.76 Acres
- ✓ B. Maximum Building Coverage 80,000 Sq. Ft. or 24 per cent
- ✓ C. Maximum Gross Floor Area 101,400 Sq. Ft.
- ✓ D. Floor Area Ratio 30 per cent
- ✓ E. Maximum Number of Buildings 1
- ✓ F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 50 feet.
- ✓ G. Setbacks:
 - Dugan 35 feet
 - North Line 30 feet
 - West Line 30 feet
 - South Line 60 feet
- ✓ H. Parking Ratio as per Zoning Ordinance
- ✓ I. Access Points:
 - 3 to Dugan
- ✓ J. Proposed Uses:
 - Retail/Wholesale Business
 - Garden Center
 - Office Warehousing

Dugan

02-03-86

Parcel 6

- ✓ A. Net Area 59,150 Sq. Ft. or 1.36 Acres
- ✓ B. Maximum Building Coverage 17,745 Sq. Ft. or 30 per cent
- ✓ C. Maximum Gross Floor Area 17,745 Sq.Ft.
- ✓ D. Floor Area Ratio 30 per cent
- ✓ E. Maximum number of Buildings 1
- ✓ F. Maximum Building Height to conform to Chapter 28.80 Code of the City of Wichita, but shall be no greater than 50 feet.
- ✓ G. Setbacks:
 - Kellogg Drive 35 feet
- ✓ H. Parking Ratio as per Zoning Ordinance
- ✓ I. Complete Access Control to Kellogg (US-54) from Kellogg Drive
- ✓ J. Proposed Uses:
 - Retail/Wholesale Business
 - Financial Institutions
 - Offices
 - Restaurants
 - Recreational Center
 - Private Clubs
 - Automotive Agencies

M.A.P. COMMENTS PROVIDED 1-17-86

1-6-86

* *We need a General Provision about limiting development prior to major road improvements.*

GENERAL PROVISIONS

1. Total Net Land Area 2,066,375 Sq. Ft. or 47.44 Acres
2. Total Gross Floor Area 535,303 Sq. Ft.
Total Floor Area Ratio 26 per cent
3. Signs as permitted by Chapter 28.04.139, ^{and 28.04.140} of City Code, ^{with the} exception of Billboards and Portable Signs ^{shall be permitted.}
4. A planting strip no less than 20 feet in width, ^{is required} along the north line of Parcel 1, Parcel 3, and Parcel 4. A landscape plan prepared by a landscape architect for the planting screen, indicating the type, location and specification of plant material and method of providing water to the plant material, shall be submitted to the planning department for their review and approval prior to the issuance of building permit(s) for Parcels 1, 3 and 4. A financial guarantee for the plant materials approved in the landscape plan shall be required prior to the issuance of any occupancy permit if the required landscaping has not been planted.
5. *Well on Parcel 1 should be tied to construction of building on Parcel 2.*
A 5 to 8 foot high solid or semi-solid wall of brick, stone, masonry, architectural stone or similar materials shall be constructed along the westerly line of Parcel 1 and the East 157 feet of the West 162 feet of the North line of Parcel 2. Said wall shall be completed prior to a final certificate of occupancy for any new building constructed in the west one-half of Parcel 1.
6. If the service area or rear of the buildings face directly towards a residential zoning district, a 5 foot to 8 foot high solid or semi-solid wall of brick, stone, masonry, architectural stone or similar materials shall be constructed in lieu of the 20 foot planting strip as set forth in general provision 4. Such wall shall be reduced to 3 feet in height within 35 feet of Dugan. The rear of the buildings is the side designed for service rather than public access and may encompass such items as loading docks, lack of display windows, and trash receptacle areas, and the architectural facade may be dissimilar to the sides and front of the building. Appropriate street trees (as approved by the City Forester) shall be planted no further apart than 50 feet on centers in the public "parking" area between the curb and the wall

and shall be maintained by the owners of the adjacent parcels. A financial guarantee for the required wall and trees shall be made prior to the issuance of any occupancy permit if they have not been installed.

7. All lights shall be directed so as not to shine directly towards the "residential" zoned properties to the north and west.

8. Utilities shall be installed underground on all parcels.

9. ^{When such guarantee for drainage improvements shall be provided} Drainage shall be handled at the time of platting. Provisions for maintenance of the stormwater shall be shown on the plan with the total number

10. Access Controls shall be as follows:
or access points, being as follows:

Taft	810 points of Access
Ridge Circle	2 points of Access
Kellogg Drive to Kellogg (US 54)	Complete Access Control
Dugan	4 points of Access

11. The transfer of title of all or any portion of land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.

12. ^{north/south and east/west} The intent of the 30-foot access easements labeled on the plan is to provide cross-parcel access for the mutual use and benefit of parcels 1, 2, 3 and 5. No structures or parking lots shall be situated so as to interfere with this access.

Parcel 1

Net Area 678,950 Sq. Ft. or 15.58 Acres

- B. Maximum Building Coverage shall not exceed 23 per cent of the net land area or 156,150 Sq. Ft. 156,150 Sq. Ft. or 23%
- C. Maximum Gross Floor Area 156,150 Sq. Ft.
- D. Floor Area Ratio 23 per cent
- E. Maximum Number of Buildings X 6
- F. Maximum Building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet within the northern west 300 feet and no greater than 60 feet in the balance of the Parcel.
- G. Setbacks:

Taft	100 feet
Westerly Line	35 feet
East Line	60 feet
South Line	60 feet

H. Parking Ratio as per Zoning Ordinance.

I. Access Points:

4 to Taft

J. Proposed General Uses:

Retail Business ✓
 Offices ✓
 Financial Institutions ✓
 Motel/Hotel ✓
 Restaurants ✓
 Private Clubs ✓
 Warehousing ✓
 Recreational Center ✓
 Automotive Agencies ✓

except that no restaurants with drive-up windows or drive-in car service shall be permitted within 400 feet north and 300 feet west.

Parcel 2

- A. Net Area 250,855 Sq. Ft. or 5.76 Acres
- B. Maximum Building Coverage shall not exceed 15 per cent of the net land area or 37,630 Sq. Ft. 37,630 Sq. Ft. or 15%
- C. Maximum Gross Floor Area 107,400 Sq. Ft.
- D. Floor Area Ratio 43 per cent (42.8%)
- E. Maximum Number of Buildings 3
- F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita but shall be no greater than 35 feet within the west 102 feet and no greater than 60 feet in the balance of the Parcel.
- G. Setbacks:
- | | |
|--------------|---------|
| Ridge Circle | 50 feet |
| North Line | 30 feet |
- H. Parking Ratio as per Zoning Ordinance
- I. Access
- 2 openings to Ridge Circle
- J. Proposed General Uses:
- Offices
Hotel
Motel

Parcel 3

- A. Net Area 644,950 Sq. Ft. or 14.81 Acres
- B. Maximum Building Coverage shall not exceed 20 per cent of the net-land area or 128,990 Sq.-Ft. 128,990 Sq. Ft. or 20%
- Maximum Gross Floor Area 128,990 Sq. Ft.
- D. Floor Area Ratio 20 per cent
- E. Maximum Number of Buildings 4
- F. Maximum Building Height to conform with Chapter 28.08 Code of the City of Wichita but shall be no greater than 35 feet within the north 300 feet and no greater than 60 feet in the balance of the Parcel.
- G. Setbacks:
- | | |
|------------|----------|
| Taft | 100 feet |
| West Line | 60 feet |
| South Line | 60 feet |
- H. Parking Ratio as per Zoning Ordinance
- I. Access Points:
- 2 to Taft
- J. Proposed General Uses:
- | | |
|-----------------|--|
| Shopping Center | Recreational Center |
| Retail Business | Financial Institution |
| Service Station | Miniature Golf Facility |
| Motel/Hotel | Automotive Agencies |
| Restaurants | Private Clubs but not within the north 300 ft. |
| Warehousing | Offices |
- not specific enough*

Parcel 4

- A. Net Area 94,470 Sq. Ft. or 2.17 Acres
- B. Maximum Building Coverage shall not exceed 25 per cent of the net land area or 23,618 Sq. Ft. *23,618 Sq. Ft. or 25%*
- C. Maximum Gross Floor Area 23,618 Sq. Ft.
- D. Floor Area Ratio 25 per cent
- E. Maximum Number of Buildings 4
- F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita *but shall be no greater than 35'.*
- G. Setbacks:
- | | |
|-----------|---------|
| Taft | 35 feet |
| Dugan | 35 feet |
| West Line | 30 feet |
- H. Parking Ratio as per Zoning Ordinance
- I. Access Points:
- 2 # to Taft*
1 to Dugan
- J. Proposed General Uses:
- | |
|--|
| Offices |
| Financial Institutions |
| Warehousing <i>associated with offices</i> |

Parcel 5

- A. Net Area 338,000 Sq. Ft or 7.76 Acres .
- B. Maximum Building Coverage shall not exceed ~~30~~ per cent of the net-land area or 80,000 Sq.-Ft. *80,000 Sq. Ft. or 24% (23.7%)*
- C. Maximum Gross Floor Area 101,400 Sq. Ft.
- D. Floor Area Ratio 30 per cent
- E. Maximum Number of Buildings 1
- F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita *but shall be no greater than 30 feet*
- G. Setbacks:
- | | |
|------------|---------|
| Dugan | 35 feet |
| North Line | 30 feet |
| West Line | 30 feet |
| South Line | 60 feet |
- H. Parking Ratio as per Zoning Ordinance
- I. Access Points: *3 to Dugan*
- J. Proposed General Uses:
- Retail/Wholesale Business
 - Garden Center
 - Warehousing

Parcel 6

- A. Net Area 59,150 Sq. Ft. or 1.36 Acres
- B. Maximum Building Coverage not to exceed 30 per cent of the net land area or 17,745 Sq. Ft.
- C. Maximum Gross Floor Area 17,745 Sq.Ft.
- D. Floor Area Ratio 30 per cent
- E. Maximum number of Buildings 1
- F. Maximum Building Height to conform to Chapter 28.80 Code of the City of Wichita but shall be no greater than 50 feet.
- G. Setbacks:
Kellogg Drive 35 feet
- H. Parking Ratio as per Zoning Ordinance
- I. Complete Access Control to Kellogg (US-54) from Kellogg Drive
- J. Proposed General Uses:
Retail/Wholesale Business
Financial Institutions
Offices
Restaurants
Recreational Center
Private Clubs
Why not Automotive agencies ?

1-6-86

no change since 11-18-85

*G.P. on Parcel development prior to road improvements
site plan approval for parcel
G.P. pending cross parcel access*

GENERAL PROVISIONS

- 1. Total Net Land Area 2,066,375 Sq. Ft. or 47.44 Acres
- 2. Total Gross Floor Area 535,313 Sq. Ft.
- Total Floor Area Ratio 26 per cent

Current City Code

3. Signs as permitted by Chapter 28.04.139 of City Code with the exception of Billboards and Portable Signs

4. A planting strip no less than 20 feet in width along the north line of Parcel 1, Parcel 3, and Parcel 4. A landscape plan prepared by a landscape architect for the planting screen, indicating the type, location and specification of plant material and method of providing water to the plant material, shall be submitted to the planning department for their review and approval prior to the issuance of building permit(s) for Parcels 1, 3 and 4. A financial guarantee for the plant materials approved in the landscape plan shall be required prior to the issuance of any occupancy permit if the required landscaping has not been planted.

5. A 5 to 8 foot high solid or semi-solid wall of brick, stone, masonry, architectural stone or similar materials shall be constructed along the westerly line of Parcel 1 and the East 157 feet of the West 162 feet of the North line of Parcel 2. Said wall shall be completed prior to a final certificate of occupancy for any new building constructed in the west one-half of Parcel 1.

6. If the service area or rear of the buildings face directly towards a residential zoning district, a 5 foot to 8 foot high solid or semi-solid wall of brick, stone, masonry, architectural stone or similar materials shall be constructed in lieu of the 20 foot planting strip as set forth in general provision 4. Such wall shall be reduced to 3 feet in height within 35 feet of Dugan. The rear of the buildings is the side designed for service rather than public access and may encompass such items as loading docks, lack of display windows, and trash receptacle areas, and the architectural facade may be dissimilar to the sides and front of the building. Appropriate street trees (as approved by the City Forester) shall be planted no further apart than 50 feet on centers in the public "parking" area between the curb and the wall

and shall be maintained by the owners of the adjacent parcels. A financial guarantee for the required wall and trees shall be made prior to the issuance of any occupancy permit if they have not been installed.

7. All lights shall be directed so as not to shine directly towards the "residential" zoned properties to the north and west.
8. Utilities shall be installed underground on all parcels.
9. Drainage shall be handled at the time of platting.
10. Access Controls shall be as follows:

Taft	10 points of Access
Ridge Circle	2 points of Access
Kellogg Drive to Kellogg (US 54)	Complete Access Control
11. The transfer of title of all or any portion of land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.

Parcel 1

- Net Area 678,950 Sq. Ft. or 15.58 Acres
- B. Maximum Building Coverage shall not exceed 23 per cent of the net land area or 156,150 Sq. Ft.
- C. Maximum Gross Floor Area 156,150 Sq. Ft.
- D. Floor Area Ratio 23 per cent
- E. Maximum Number of Buildings 9
- F. Maximum Building height to conform to Chapter 28.08 Code of the City of Wichita.
- G. Setbacks:
- | | |
|---------------|----------|
| Taft | 100 feet |
| Westerly Line | 30 feet |
| East Line | 60 feet |
| South Line | 60 feet |
- H. Parking Ratio as per Zoning Ordinance.
- I. Access Points:
- 4 to Taft
- J. Proposed General Uses:
- Retail Business
 - Offices
 - Financial Institutions
 - Motel/Hotel
 - Restaurants *in S 1/2*
 - Private Clubs *in S 1/2*
 - Warehousing
 - Recreational Center
 - Automotive Agencies
- Still under
open*

Parcel 2

- A. Net Area 250,855 Sq. Ft. or 5.76 Acres
- B. Maximum Building Coverage shall not exceed 15 per cent of the net land area or 37,630 Sq. Ft.
- C. Maximum Gross Floor Area 107,400 Sq. Ft.
- D. Floor Area Ratio 43 per cent
- E. Maximum Number of Buildings 3
- F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita.
- G. Setbacks:
 - Ridge Circle 50 feet
 - North Line 30 feet
- H. Parking Ratio as per Zoning Ordinance
- I. Access
 - 2 openings to Ridge Circle
- J. Proposed General Uses:
 - Offices
 - Hotel
 - Motel

Dugan

11-27-85

Parcel 3

- A. Net Area 644,950 Sq. Ft. or 14.81 Acres
- B. Maximum Building Coverage shall not exceed 20 per cent of the net land area or 128,990 Sq. Ft.
- Maximum Gross Floor Area 128,990 Sq. Ft.
- D. Floor Area Ratio 20 per cent
- E. Maximum Number of Buildings 4
- F. Maximum Building Height to conform with Chapter 28.08 Code of the City of Wichita
- G. Setbacks:
- | | |
|------------|----------|
| Taft | 100 feet |
| West Line | 60 feet |
| South Line | 60 feet |
- H. Parking Ratio as per Zoning Ordinance
- I. Access Points:
- 2 to Taft
- J. Proposed General Uses:
- | | |
|-------------------------------|-------------------------|
| Shopping Center | Recreational Center |
| Retail Business | Financial Institution |
| Service Station <i>in 5/2</i> | Miniature Golf Facility |
| Motel/Hotel | Automotive Agencies |
| Restaurants | Private Clubs |
| Warehousing | Offices |

Parcel 4

- A. Net Area 94,470 Sq. Ft. or 2.17 Acres
- B. Maximum Building Coverage shall not exceed 25 per cent of the net land area or 23,618 Sq. Ft.
- C. Maximum Gross Floor Area 23,618 Sq. Ft.
- D. Floor Area Ratio 25 per cent
- E. Maximum Number of Buildings 4
- F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita
- G. Setbacks:
- | | |
|-----------|---------|
| Taft | 35 feet |
| Dugan | 35 feet |
| West Line | 30 feet |
- H. Parking Ratio as per Zoning Ordinance
- I. Access Points:
- ? - 4 to Taft
- J. Proposed General Uses:
- Offices
Financial Institutions
? - Warehousing

Parcel 5

- A. Net Area 338,000 Sq. Ft or 7.76 Acres
- B. Maximum Building Coverage shall not exceed 30 per cent of the net land area or 80,000 Sq. Ft.
- C. Maximum Gross Floor Area 101,400 Sq. Ft.
- D. Floor Area Ratio 30 per cent
- E. Maximum Number of Buildings 1
- F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita
- G. Setbacks:
- | | |
|------------|---------|
| Dugan | 35 feet |
| North Line | 30 feet |
| West Line | 30 feet |
| South Line | 60 feet |
- H. Parking Ratio as per Zoning Ordinance
- I. Proposed General Uses:
- Retail/Wholesale Business
 - Garden Center
 - Warehousing

Dugan

11-27-85

Parcel 6

- A. Net Area 59,150 Sq. Ft. or 1.36 Acres
- B. Maximum Building Coverage not to exceed 30 per cent of the net land area or 17,745 Sq. Ft.
- C. Maximum Gross Floor Area 17,745 Sq.Ft.
- D. Floor Area Ratio 30 per cent
- E. Maximum number of Buildings 1
- F. Maximum Building Height to conform to Chapter 28.80 Code of the City of Wichita
- G. Setbacks:
 - Kellogg Drive 35 feet
- H. Parking Ratio as per Zoning Ordinance
- I. Complete Access Control to Kellogg (US-54)
- J. Proposed General Uses:
 - Retail/Wholesale Business
 - Financial Institutions
 - Offices
 - Restaurants
 - Recreational Center
 - Private Clubs

1-6-86

GENERAL PROVISIONS

1. Total Net Land Area 2,066,375 Sq. Ft. or 47.44 Acres
2. Total Gross Floor Area 535,313 Sq. Ft.
- Total Floor Area Ratio 26 per cent
3. Signs as permitted by Chapter 28.04.139 of City Code with the exception of Billboards and Portable Signs
4. A planting strip no less than 20 feet in width along the north line of Parcel 1, Parcel 3, and Parcel 4. A landscape plan prepared by a landscape architect for the planting screen, indicating the type, location and specification of plant material and method of providing water to the plant material, shall be submitted to the planning department for their review and approval prior to the issuance of building permit(s) for Parcels 1, 3 and 4. A financial guarantee for the plant materials approved in the landscape plan shall be required prior to the issuance of any occupancy permit if the required landscaping has not been planted.
5. A 5 to 8 foot high solid or semi-solid wall of brick, stone, masonry, architectural stone or similar materials shall be constructed along the westerly line of Parcel 1 and the East 157 feet of the West 162 feet of the North line of Parcel 2. Said wall shall be completed prior to a final certificate of occupancy for any new building constructed in the west one-half of Parcel 1.
6. If the service area or rear of the buildings face directly towards a residential zoning district, a 5 foot to 8 foot high solid or semi-solid wall of brick, stone, masonry, architectural stone or similar materials shall be constructed in lieu of the 20 foot planting strip as set forth in general provision 4. Such wall shall be reduced to 3 feet in height within 35 feet of Dugan. The rear of the buildings is the side designed for service rather than public access and may encompass such items as loading docks, lack of display windows, and trash receptacle areas, and the architectural facade may be dissimilar to the sides and front of the building. Appropriate street trees (as approved by the City Forester) shall be planted no further apart than 50 feet on centers in the public "parking" area between the curb and the wall

and shall be maintained by the owners of the adjacent parcels. A financial guarantee for the required wall and trees shall be made prior to the issuance of any occupancy permit if they have not been installed.

7. All lights shall be directed so as not to shine directly towards the "residential" zoned properties to the north and west.
8. Utilities shall be installed underground on all parcels.
9. Drainage shall be handled at the time of platting.
10. Access Controls shall be as follows:

Taft	10 points of Access
Ridge Circle	2 points of Access
Kellogg Drive to Kellogg (US 54)	Complete Access Control
11. The transfer of title of all or any portion of land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.

Parcel 1

Net Area 678,950 Sq. Ft. or 15.58 Acres

B. Maximum Building Coverage shall not exceed 23 per cent of the net land area or 156,150 Sq. Ft.

C. Maximum Gross Floor Area 156,150 Sq. Ft.

D. Floor Area Ratio 23 per cent

E. Maximum Number of Buildings 9

F. Maximum Building height to conform to Chapter 28.08 Code of the City of Wichita.

G. Setbacks:

Taft	100 feet
Westerly Line	30 feet
East Line	60 feet
South Line	60 feet

H. Parking Ratio as per Zoning Ordinance.

I. Access Points:

4 to Taft

J. Proposed General Uses:

- Retail Business
- Offices
- Financial Institutions
- Motel/Hotel
- Restaurants
- Private Clubs
- Warehousing
- Recreational Center
- Automotive Agencies

Parcel 2

- A. Net Area 250,855 Sq. Ft. or 5.76 Acres
- B. Maximum Building Coverage shall not exceed 15 per cent of the net land area or 37,630 Sq. Ft.
- C. Maximum Gross Floor Area 107,400 Sq. Ft.
- D. Floor Area Ratio 43 per cent
- E. Maximum Number of Buildings 3
- F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita.
- G. Setbacks:
 - Ridge Circle 50 feet
 - North Line 30 feet
- H. Parking Ratio as per Zoning Ordinance
- I. Access
 - 2 openings to Ridge Circle
- J. Proposed General Uses:
 - Offices
 - Hotel
 - Motel

Dugan

11-27-85

Parcel 3

- A. Net Area 644,950 Sq. Ft. or 14.81 Acres
- B. Maximum Building Coverage shall not exceed 20 per cent of the net land area or 128,990 Sq. Ft.
- Maximum Gross Floor Area 128,990 Sq. Ft.
- D. Floor Area Ratio 20 per cent
- E. Maximum Number of Buildings 4
- F. Maximum Building Height to conform with Chapter 28.08 Code of the City of Wichita
- G. Setbacks:
- | | |
|------------|----------|
| Taft | 100 feet |
| West Line | 60 feet |
| South Line | 60 feet |
- H. Parking Ratio as per Zoning Ordinance
- I. Access Points:
- 2 to Taft
- J. Proposed General Uses:
- | | |
|-----------------|-------------------------|
| Shopping Center | Recreational Center |
| Retail Business | Financial Institution |
| Service Station | Miniature Golf Facility |
| Motel/Hotel | Automotive Agencies |
| Restaurants | Private Clubs |
| Warehousing | Offices |

Parcel 4

- A. Net Area 94,470 Sq. Ft. or 2.17 Acres
- B. Maximum Building Coverage shall not exceed 25 per cent of the net land area or 23,618 Sq. Ft.
- C. Maximum Gross Floor Area 23,618 Sq. Ft.
- D. Floor Area Ratio 25 per cent
- E. Maximum Number of Buildings 4
- F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita
- G. Setbacks:
- | | |
|-----------|---------|
| Taft | 35 feet |
| Dugan | 35 feet |
| West Line | 30 feet |
- H. Parking Ratio as per Zoning Ordinance
- I. Access Points:
- 4 to Taft
- J. Proposed General Uses:
- Offices
Financial Institutions
Warehousing

Dugan

11-27-85

Parcel 5

- A. Net Area 338,000 Sq. Ft or 7.76 Acres
- B. Maximum Building Coverage shall not exceed 30 per cent of the net land area or 80,000 Sq. Ft.
- C. Maximum Gross Floor Area 101,400 Sq. Ft.
- D. Floor Area Ratio 30 per cent
- E. Maximum Number of Buildings 1
- F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita
- G. Setbacks:
- | | |
|------------|---------|
| Dugan | 35 feet |
| North Line | 30 feet |
| West Line | 30 feet |
| South Line | 60 feet |
- H. Parking Ratio as per Zoning Ordinance
- I. Proposed General Uses:
- Retail/Wholesale Business
 - Garden Center
 - Warehousing

Dugan

11-27-85

Parcel 6

- A. Net Area 59,150 Sq. Ft. or 1.36 Acres
- B. Maximum Building Coverage not to exceed 30 per cent of the net land area or 17,745 Sq. Ft.
- C. Maximum Gross Floor Area 17,745 Sq.Ft.
- D. Floor Area Ratio 30 per cent
- E. Maximum number of Buildings 1
- F. Maximum Building Height to conform to Chapter 28.80 Code of the City of Wichita
- G. Setbacks:
 - Kellogg Drive 35 feet
- H. Parking Ratio as per Zoning Ordinance
- I. Complete Access Control to Kellogg (US-54)
- J. Proposed General Uses:
 - Retail/Wholesale Business
 - Financial Institutions
 - Offices
 - Restaurants
 - Recreational Center
 - Private Clubs

11-18-85

Dugan

11-14-85

GENERAL PROVISIONS

- 1. *give total gross bank area also*
Total Net Land Area 2,066,375 Sq. Ft. or 47.44 Acres
 - error* 2. Total Gross Floor Area \rightarrow 535,313 Sq. Ft. *(area 543,470)*
Total Floor Area Ratio 26 per cent
 - clarify* 3. Signs as permitted by Chapter 28.04.139 of City Code with the exception of Billboards and Portable Signs
 - 4. A planting strip no less than 20 feet in width along the north line of Parcel 1, Parcel 3, and Parcel 4. A landscape plan prepared by a landscape architect for the planting screen, indicating the type, location and specification of plant material and method of providing water to the plant material, shall be submitted to the planning department for their review and approval prior to the issuance of building permit(s) for Parcels 1, 3 and 4. A financial guarantee for the plant materials approved in the landscape plan shall be required prior to the issuance of any occupancy permit if the required landscaping has not been planted.
 - 5. A 5 to 8 foot high solid or semi-solid wall of brick, stone, masonry, architectural stone or similar materials shall be constructed along the westerly line of Parcel 1 and the East 157 feet of the West 162 feet of the North line of Parcel 2. Said wall shall be completed prior to a final certificate of occupancy for any new building constructed in the west one-half of Parcel 1. *how can you require wall on Parcel 2 for bldgs on Parcel 1?*
- re-word to the requirement to each parcel. Also required only as long as vacant.*
6. If the service area or rear of the buildings face directly towards a residential zoning district, a 5 foot to 8 foot high solid or semi-solid wall of brick, stone, masonry, architectural stone or similar materials shall be constructed in lieu of the 20 foot planting strip as set forth in general provision 4. Such wall shall be reduced to 3 feet in height within 35 feet of Dugan. The rear of the buildings is the side designed for service rather than public access and may encompass such items as loading docks, lack of display windows, and trash receptacle areas, and the architectural facade may be dissimilar to the sides and front of the building. Appropriate street trees (as approved by the City Forester) shall be planted no further apart than 50 feet on centers in the public "parking" area between the curb and the wall

and shall be maintained by the owners of the adjacent parcels. A financial guarantee for the required wall and trees shall be made prior to the issuance of any occupancy permit if they have not been installed.

7. All lights shall be directed so as not to shine directly towards the "residential" zoned properties to the north and west.
8. Utilities shall be installed underground on all parcels.
9. Drainage shall be handled at the time of platting.
- ? 10. Access Controls shall be as follows: *specify per parcel? or say as shown on plan.*

Taft	10 points of Access
Ridge Circle	2 points of Access
? Kellogg Drive to Kellogg (US 54)	Complete Access Control
11. The transfer of title of all or any portion of land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.

Dugan

11-14-85

Parcel 1

- less due to Taft row, has been reduced*
- has been reduced*
- A. Net Area 678,950 Sq. Ft. or 15.58^{9/16} Acres
- B. Maximum Building Coverage shall not exceed 23 per cent of the net land area or 156,150 Sq. Ft.
- C. Maximum Gross Floor Area 156,150 Sq. Ft.
- D. Floor Area Ratio 23 per cent
- E. Maximum Number of Buildings 9 ¹/₀
- F. Maximum Building height to conform to Chapter 28.08 Code of the City of Wichita. *gone max ht.*
- G. Setbacks:
- | | |
|---------------|----------|
| Taft | 100 feet |
| Westerly Line | 30 feet |
| East Line | 60 feet |
| South Line | 60 feet |
- H. Parking Ratio as per Zoning Ordinance.
- I. Access Points:
- 4 to Taft
- J. Proposed General Uses:
- Retail Business
Offices
Financial Institutions
Motel/Hotel
Restaurants (*all kinds?*)
Private Clubs
Warehousing
Recreational Center
Automotive Agencies
- still wide open*

Dugan

11-14-85

Parcel 2

- A. Net Area 250,855 Sq. Ft. or 5.76 Acres
- B. Maximum Building Coverage shall not exceed 15 per cent of the net land area or 37,630 Sq. Ft.
- C. Maximum Gross Floor Area 107,400 Sq. Ft.
- D. Floor Area Ratio 43 per cent (42.8%) 43% = 107,268
- E. Maximum Number of Buildings 3
- F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita. *five max. ft.*
- G. Setbacks:
- | | |
|--------------|---------|
| Ridge Circle | 50 feet |
| North Line | 30 feet |
- H. Parking Ratio as per Zoning Ordinance
- I. Access
- 2 openings to Ridge Circle
- J. Proposed General Uses:
- Offices
Hotel
Motel *Added since 10-18-85*

Dugan

11-14-85

Parcel 3

- A. Net Area 644,950 Sq. Ft. or 14.81 Acres
- B. Maximum Building Coverage shall not exceed 20 per cent of the net land area or 128,990 Sq. Ft.
- C. Maximum Gross Floor Area 128,990 Sq. Ft.
- D. Floor Area Ratio 20 per cent
- E. Maximum Number of Buildings 4
- F. Maximum Building Height to conform with Chapter 28.08 Code of the City of Wichita *give max ht.*
- G. Setbacks:
- | | |
|------------|----------|
| Taft | 100 feet |
| West Line | 60 feet |
| South Line | 60 feet |
- H. Parking Ratio as per Zoning Ordinance
- I. Access Points:
2 to Taft
- J. Proposed General Uses: *What does this permit?*
- | | |
|---------------------------------|-------------------------|
| <u>Shopping Center</u> | Recreational Center |
| Retail Business | Financial Institution |
| Service Station | Miniature Golf Facility |
| Motel/Hotel | Automotive Agencies |
| Restaurants <i>(all kinds?)</i> | Private Clubs |
| Warehousing | Offices |

*still wide open?
range of uses?*

*isn't 20% fully covered
small for warehousing?*

*to type some terms
several, some
singular?*

Dugan

11-14-85

Parcel 4

- A. Net Area 94,470 Sq. Ft. or 2.17 Acres
- B. Maximum Building Coverage shall not exceed 25 per cent of the net land area or 23,618 Sq. Ft.
- C. Maximum Gross Floor Area 23,618 Sq. Ft.
- D. Floor Area Ratio 25 per cent
- E. Maximum Number of Buildings 4
- F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita
- G. Setbacks:
- | | |
|-----------|---------|
| Taft | 35 feet |
| Dugan | 35 feet |
| West Line | 30 feet |
- H. Parking Ratio as per Zoning Ordinance
- I. Access Points:
- ? — 4 to Taft
- J. Proposed General Uses:
- | |
|------------------------|
| Offices |
| Financial Institutions |
| ? — Warehousing |

Dugan

11-14-85

Parcel 5

- A. Net Area 338,000 Sq. Ft or 7.76 Acres
- B. Maximum Building Coverage shall not exceed 30 per cent of the net land area or 80,000 Sq. Ft.
- C. Maximum Gross Floor Area 101,400 Sq. Ft.
- D. Floor Area Ratio 30 per cent
- E. Maximum Number of Buildings 1
- F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita
- G. Setbacks:
- | | |
|------------|---------|
| Dugan | 35 feet |
| North Line | 30 feet |
| West Line | 30 feet |
| South Line | 60 feet |
- H. Parking Ratio as per Zoning Ordinance
- I. Proposed General Uses:
- Retail/Wholesale Business
 - Garden Center
 - Warehousing

Dugan

11-14-85

Parcel 6

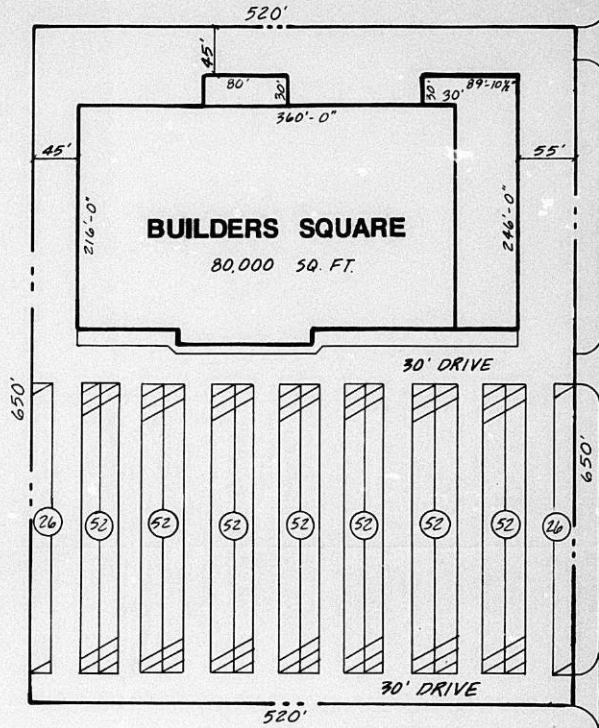
- A. Net Area 59,150 Sq. Ft. or 1.36 Acres
- B. Maximum Building Coverage not to exceed 30 per cent of the net land area or 17,745 Sq. Ft.
- C. Maximum Gross Floor Area 17,745 Sq.Ft.
- D. Floor Area Ratio 30 per cent
- E. Maximum number of Buildings 1
- F. Maximum Building Height to conform to Chapter 28.80 Code of the City of Wichita *give max ht.*
- G. Setbacks:
- Kellogg Drive 35 feet
- H. Parking Ratio as per Zoning Ordinance
- I. Complete Access Control to Kellogg (US-54)
- J. Proposed General Uses:

Retail/Wholesale Business
Financial Institutions
Offices
Restaurants
Recreational Center
Private Clubs

Autoshow Agencies

TAFT

FUTURE DEVELOPMENT



DUGAN

DRAINAGE EASEMENT

KELLOGG

DRIVE

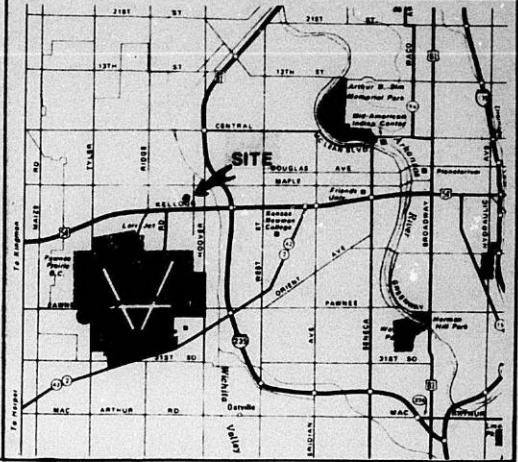
(U.S. 54)

LEGAL DESCRIPTION - BUILDERS SQUARE PARCEL

State of Kansas

County of Sedgwick

All that part of the S 1/2 of the NW 1/4 of Section 27, T2N, R-1-W, of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at a point on the east line of said S 1/2, said point being 443.85 feet north of the S.E. Corner thereof; thence northerly, along said east line, 650 feet; thence westerly, at right angles to said east line, 560 feet; thence southerly, parallel with the east line of said S 1/2, 650 feet; thence easterly, with a deflection angle to the left of 90°, 560 feet to the point of beginning, excepting the east 40 feet thereof for Dugan Road. Containing 338,000 S.F. or 7.759 acres, more or less.



LOCATION MAP

NO SCALE

ANALYSIS

LAND DATA

BUILDERS SQUARE 7.8 ACRES ±

BUILDING DATA

BUILDERS SQUARE 80,000 SQ. FT.

PARKING DATA

PARKING PROVIDED 416 SPACES



LEASE PLAN

SCALE: 1" = 100'

**DUGAN STREET AT U.S. 54
WICHITA, KANSAS**

DRAWING NO. 1A

DATE: 9-19-85

THIS DRAWING PREPARED BY
COLUMBIA

NOT APPROVED FOR CONSTRUCTION

10-11-85

#1065

*

This DP File
Has a Large Drawing
On 35mm Microfilm.
Roll # 1

*