

**LOCATOR MAP**  
NO SCALE  
PER ADMIN ADJUSTMENTS 03/19/07, 03/21/08 AND INTERPRETATION 05-07-08  
DP-154 HANLEY RESIDENTIAL CUP  
AMENDMENT #3  
**APPROVED CUP**  
MAPC 07/27/00 DM  
WPA 08/22/00 DM  
MAPC Copy 1 of 2

24. PROPOSED USES:
- PARCEL 1: ZERO LOT LINE, CLUSTER SINGLE FAMILY, FOUR-PLEXES, TOWN HOUSES, GARDEN APARTMENTS  
GROSS AREA - 8.4 ACRES  
MAXIMUM UNITS PERMITTED - 44/104 See Adm Adj. dated 3/10/08  
MAXIMUM DENSITY - 20.3 DU/ACRE
  - PARCEL 2: SINGLE FAMILY, DUPLEX, CLUSTER SINGLE FAMILY, FOUR-PLEXES  
GROSS AREA - 4.0 ACRES  
MAXIMUM UNITS PERMITTED - 36  
MAXIMUM DENSITY - 8.0 DU/ACRE
  - PARCEL 3: SINGLE FAMILY, DUPLEX, ZERO-LOT-LINE, CLUSTER SINGLE FAMILY, FOUR-PLEXES, TOWN HOUSES  
GROSS AREA - 4.8 ACRES  
MAXIMUM UNITS PERMITTED - 62/54  
MAXIMUM DENSITY - 7.6 DU/ACRE
  - PARCEL 4: CHURCH
  - PARCEL 5: SINGLE FAMILY, PATIO HOMES, DUPLEXES  
MAXIMUM UNITS PERMITTED - 16  
MAXIMUM DENSITY - 6.0 DU/ACRE
  - PARCEL 6: ALL USES PERMITTED IN THE GO, GENERAL OFFICE DISTRICT INCLUDING THE HEREBY PERMITTED CONDITIONAL USE FOR A BANK OF FINANCIAL INSTITUTION.  
OFFICE USE  
GROSS AREA: 9.1 ACRES  
MAXIMUM NUMBER OF BUILDINGS: 10  
MAXIMUM BUILDING COVERAGE: 79,000 SQ. FT. (20%)  
MAXIMUM FLOOR AREA: 79,000 SQ. FT. (20%)  
MAX. BUILDING HT.: 36 FT. 40 FT. CUP 2007-12 Adjustment  
NON-HABITABLE BASEMENT SPACE SHALL NOT COUNT AGAINST THE MAXIMUM FLOOR AREA ALLOWANCE.
  - PARCEL 7: ALL USES PERMITTED IN THE LC, LIMITED COMMERCIAL DISTRICT EXCEPT ADULT ENTERTAINMENT, DRINKING ESTABLISHMENTS (BUSINESSES WHERE 50% OR MORE OF THE GROSS INCOME IS DERIVED FROM THE SALE OF ALCOHOLIC OR CEREAL MALT BEVERAGES) AND GENERAL AUTOMOTIVE USES, INCLUDING AUTO AND AUTO PARTS SALES, SERVICE REPAIR AND FUEL DISPENSING.  
GROSS AREA: 0.98 ACRES  
MAXIMUM NUMBER OF BUILDINGS: 2  
MAXIMUM BUILDING COVERAGE: 10,000 SQ. FT. (25%)  
MAX. FLOOR AREA: 10,000 SQ. FT. (25%)  
MAX. BUILDING HEIGHT: 35 FEET  
NON-HABITABLE BASEMENT SPACE SHALL NOT COUNT AGAINST THE MAXIMUM FLOOR AREA ALLOWANCE.

**SITE PLAN**

**GENERAL PROVISIONS**

- THIS PROJECT CONTAINS APPROXIMATELY 47.38 ACRES.
- IT IS UNDERSTOOD THAT AS OF THIS DATE THE EASTMINSTER PORTION OF THE C.U.P. (PARCELS 4 AND 5) HAS BEEN PLATTED AS EASTMINSTER ADDITION TO THE CITY OF WICHITA, KANSAS. THE PROVISIONS AND COMMITMENTS PLAT, RELATE TO THE HANLEY PORTION (PARCELS 1,2,3,6 AND 7) OF THE C.U.P.
- THE PROPOSED DEVELOPMENT IS TO CONTAIN A MIXTURE OF RESIDENTIAL TYPES, OFFICES, COMMERCIAL AND A CHURCH. THE NUMBER OF DWELLING UNITS, OFFICES AND COMMERCIAL BUILDINGS LISTED FOR EACH TYPE, UNDER GENERAL PROVISION 24, IS THE MAXIMUM NUMBER FOR EACH TYPE. THESE MAXIMUMS DO NOT NECESSARILY REFLECT WHAT IS SHOWN ON THE PLAN VIEW.
- GROSS DENSITY CALCULATION: IF PARCELS 1, 2, 3, 6 AND 7 ARE DEVELOPED WITH THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED, 306, THE OVERALL DENSITY FOR THOSE PARCELS WOULD BE 12.4 DU/ACRE. ON PARCEL 5, THE DENSITY OF 18 CALCULATES TO A DENSITY OF 6.0 DU/ACRE.
- SETBACKS ARE DETERMINED AT THE TIME OF FINAL PLATTING, DEPENDING ON LAND USE AND SPECIFIC CONDITION.
  - FRONT, REAR AND SIDE YARD SETBACKS FROM ARTERIAL STREETS SHALL NOT BE LESS THAN 35 FEET. THE ARTERIAL SETBACK FOR PARCEL 4 SHALL BE 65 FEET.
  - SIDE YARD SETBACKS MAY BE REDUCED TO 10 FEET FOR GARAGES ONLY. THERE SHALL BE A MINIMUM OF 12 FEET SEPARATING THE HABITABLE PORTION OF DETACHED DWELLING UNITS.
  - REAR YARD SETBACKS MAY BE REDUCED TO 10 FEET WHEN ADJACENT TO A PLATTED OPEN SPACE OR RESERVE.
  - THE SIDE YARD SETBACK FOR PARCEL 7, ON THE SIDE ADJACENT TO THE HANLEY COMMERCIAL C.U.P. IS WAIVED.

8. SIGNS DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED AT THE ENTRANCE TO THE PROPOSED PARCELS, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 24.04.191 OF THE CODE OF THE CITY OF WICHITA, AS MODIFIED BELOW, AND PROVIDED THAT THE PARCELS WITH TOWN HOUSES OF GARDEN APARTMENTS MAY HAVE SIGNS AS PERMITTED IN THE MF-29 ZONING DISTRICT.
  - NO PORTABLE FLASHING SIGNS SHALL BE PERMITTED.
  - FREE-STANDING SIGNS SHALL BE MONUMENT TYPE AND SHALL NOT EXCEED 20 FEET IN HEIGHT.
  - THE MAXIMUM SQUARE FOOTAGE OF SIGNAGE OF SIGN AREA PERMITTED FOR POLE OR GROUND SIGNS SHALL BE CALCULATED AT 0.8 SQ. FT. OF LINEAR PER FOOT OF SIGNAGE. PARCEL 7, PARCEL 6 SHALL BE ALLOWED ONE MONUMENT SIGN UP TO 96 SQ. FT. ALONG WEBB ROAD. AN ADDITIONAL MONUMENT SIGN UP TO 128 SQ. FT. IN SIZE SHALL BE PERMITTED ON PARCEL 6 PROVIDED THE SIGN IS LOCATED 112 FT. AWAY FROM WEBB ROAD.
  - IDENTIFICATION SIGNS NO LARGER THAN 20 SQUARE FEET AND OF MONUMENT TYPE, SHALL BE PERMITTED FOR EACH BUILDING IN PARCEL 6.
9. EITHER INDIVIDUAL PARCEL OWNERS OR ONE OR MORE OWNERS ASSOCIATIONS SHALL PROVIDE FOR THE MAINTENANCE OF NON-PUBLIC OPEN SPACE, PARKING AREAS, PRIVATE STREETS OR DRIVES, BUFFER AREAS, DRAINAGE CHANNELS, SWALES, ETC., OR OWNERS ASSOCIATION(S) TO PROPERLY MAINTAIN THE PRIVATE STREETS OR OPEN DRAINAGE SYSTEMS. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION, CONSTRUCTION OF THE PROPOSED DEVELOPMENT, AND SHALL GIVE THE CITY THE RIGHT TO PROPERLY MAINTAIN THE AREAS PREVIOUSLY LISTED AND TO ASSESS THE COST OF MAINTENANCE TO THE PROPERTY OWNER(S).
10. THE PROPOSED DRAINAGE FACILITIES, LAKES, DETENTION FACILITIES, DRAINAGE WAYS, SWALES, ETC., THAT ABUT PARCELS 1,2,3,4,5, AND 6 SHALL BE MAINTAINED BY THE OWNER, OWNERS ASSOCIATIONS OR JOINT OWNERS ASSOCIATIONS AND SHALL BE DESIGNED IN ACCORDANCE WITH A HYDROLOGY STUDY AS PREPARED INDEPENDENTLY FROM THIS DOCUMENT. RESULTS OF THE STUDY AND PROPOSED DRAINAGE FACILITIES SHALL BE SUBMITTED FOR APPROVAL AT THE TIME OF PLATTING.
11. MINIMUM LOT SIZES FOR SINGLE FAMILY DETACHED UNITS SHALL BE 5,500 SQ.FT. EXCEPT FOR ZERO LOT LINE, PATIO HOMES, AND CLUSTER SINGLE FAMILY UNITS SHALL BE 4,500 SQ.FT., MINIMUM LOT SIZES FOR DUPLEXES SHALL BE 7,500 SQ.FT., AND MINIMUM LOT SIZES FOR FOUR PLEXES SHALL BE 12,000 SQ.FT.

12. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTH WILL BE RESOLVED AT THE TIME OF PLATTING. THE APPLICANT FOR PARCELS 1,2,3,6 AND 7, BUT NOT EASTMINSTER (OWNER OF PARCELS 4 AND 5), ON A PRO-RATA BASIS WITH THE OPPOSING AND ADJOINING LAND OWNERS, AT THE TIME OF PLATTING, SHALL GUARANTEE EXTENSION OF LEFT TURN STORAGE AND ACCEL/DECEL LANES TO THE MAJOR ENTRANCES INTO PARCELS 6 AND 7 FROM WEBB ROAD AND TO PARCEL 1 FROM 21ST STREET NORTH, AS THEY ARE DETERMINED APPROPRIATE, BASED ON THE FINAL DEVELOPMENT USE OF THE SPECIFIC PARCEL OR AREA AND ESTIMATES OF THE TRAFFIC THAT WILL BE GENERATED THEREFROM, PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS. IF THE C.U.P. IS AMENDED TO PROVIDE ACCESS TO PARCEL 6 FROM 19TH STREET, THEN THE DECEL LANE ALONG WEBB ROAD FOR PARCEL 6 AND 7 WOULD NOT BE REQUIRED.
13. SHOULD AN ALTERNATIVE LAND USE, PERMITTED UNDER PARCEL DESCRIPTIONS BELOW (GENERAL PROVISION 24), BE DEVELOPED INSTEAD OF THE PARCEL PLAN AS ILLUSTRATED, A CONCEPTUAL SITE PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE DIRECTOR OF PLANNING.
14. FIRE PROTECTION, INCLUDING FIRE APPARATUS ACCESS AND WATER FOR FIRE PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO OR DURING THE TIME OF CONSTRUCTION. WHEN ALTERNATE METHODS OF PROTECTION AS APPROVED BY THE CHIEF ARE PROVIDED, THE ABOVE MAY BE MODIFIED OR WAIVED. FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING OR UNLOADING. THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE SHALL REVIEW AND APPROVE THE LOCATION AND DESIGN OF ALL FIRE LANES PRIOR TO FINAL APPROVAL OF THE PARKING PLAN.
15. OFF-STREET PARKING REQUIREMENTS SHALL BE DETERMINED UNDER CHAPTER 28.04.141 OF THE CODE OF THE CITY OF WICHITA. IF THE STREET IS DESIGNED WITH PARKING RESTRICTIONS FOR SINGLE FAMILY, A RESTRICTIVE COVENANT REQUIRING 4 SPACES PER SINGLE FAMILY DWELLING UNIT WILL BE SUBMITTED AT THE TIME OF PLATTING.
16. WITHIN EACH SUB-PARCEL THERE ARE SEVERAL LAND USE OPTIONS AS INDICATED UNDER SPECIFIC PARCEL INFORMATION (GENERAL PROVISION 24). ADDITIONALLY, THERE IS AN OPTION TO MIX THE TYPES OF LAND USE WITHIN EACH PARCEL TO DETERMINE THE MAXIMUM NUMBER OF DWELLING UNITS PER LAND USE, UTILIZE THE PROCEDURE DESCRIBED AS FOLLOWS:
  - CONVERT GROSS ACREAGE OF A SUB-PARCEL TO SQUARE FEET.
  - DETERMINE PERCENT OF LAND USE WITHIN THE MIX.
  - CONVERT THOSE PERCENTAGE FIGURES INTO SQUARE FEET OF THE TOTAL PARCEL.
  - DIVIDE BY SITE ALLOTMENT PER DWELLING UNIT FROM GENERAL PROVISION 11 TO DETERMINE THE MAXIMUM NUMBER OF UNITS FOR EACH LAND USE.

17. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
18. ALL LIGHTING SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD AND TO DIRECT LIGHT AWAY FROM RESIDENTIAL AREAS.
19. MASONRY WALLS:
  - WHENEVER PARCEL 6 OR 7 IS DEVELOPED WITH RESIDENTIAL USES, A SIX (6) FOOT HIGH MASONRY WALL SHALL BE CONSTRUCTED ON THE NORTH PARCEL LINES. IF PARCEL 6 IS DEVELOPED WITH RESIDENTIAL USES AND PARCEL 7 IS PROVIDED ALONG THE EAST AND SOUTH BOUNDARIES OF PARCEL 7, IF PARCEL 7 DEVELOPS WITH RESIDENTIAL USES AND PARCEL 6 DEVELOPS WITH NON-RESIDENTIAL USES, A SIX-FOOT MASONRY WALL SHALL BE PROVIDED ALONG THE EAST AND SOUTH BOUNDARIES OF PARCEL 7.
  - THE MASONRY WALL SHALL BE CONSTRUCTED OF STONE, BRICK, MASONRY BLOCK, CONCRETE, ARCHITECTURAL TILE OR SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE).
  - THE WALL SHALL BE CONSTRUCTED WITHIN A FIVE (5) FOOT WALL EASEMENT. CONSTRUCTION OF THE WALL WILL REQUIRE A BUILDING PERMIT. NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT.
  - THE OWNER(S) OF PARCELS 6 AND 7 SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ANY REQUIRED MASONRY WALLS.
20. FAILURE TO PROPERLY MAINTAIN THE MASONRY WALL OR LANDSCAPING SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION.
21. TRASH RECEPTACLES SHALL BE SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
22. MECHANICAL EQUIPMENT, SERVICE AND LOADING AREAS SHALL BE SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
23. NON-RESIDENTIAL BUILDING IN PARCEL 6 SHALL SHARE SIMILAR ARCHITECTURAL CHARACTER AND THE SAME PREDOMINANT EXTERIOR BUILDING MATERIALS COLORS, AND FORMS. NON-RESIDENTIAL BUILDINGS IN PARCEL 7 SHALL SHARE SIMILAR ARCHITECTURAL CHARACTER AND THE SAME PREDOMINANT EXTERIOR BUILDING MATERIALS COLORS AND FORMS AS PARCEL 6, OR WITH BUILDINGS LOCATED IN 0P-213 HANLEY COMMERCIAL C.U.P.

See Adm Adj. dated Mar 26, 08 for Parcel 6a Roof Pitch to 51/12 Min.  
See Adm Adj. dated Mar 19, 07 for Parcel 6a to 40' high roof

**SPANGENBERG • PHILLIPS**  
ARCHITECTURE  
224 E. Douglas, Fifth Floor Wichita, KS 67202 T 316.267.4002 F 316.267.3509

**HANLEY RESIDENTIAL COMMUNITY UNIT PLAN**  
OWNER: FRED HANLEY, 438 N BELMONT, WICHITA KS 67208  
**APPROVED CUP**  
AMENDED 13 DEC 00  
MAPC



Wichita-Sedgwick County Metropolitan Area Planning Department

October 7, 2022

Equity Bank
7701 E. Kellogg, Ste. 300
Wichita, KS 67207

JM Civil Engineering
Attn: Andre Sutiono
1101 Central Expressway South, Ste. 215
Allen, TX 75013

file copy

RE: CUP2022-00041: Request in the City to Amend the Hanley Community Unit Plan DP-154 to permit a carwash on Parcel 7, zoned LC Limited Commercial; located on the east side of North Webb Road within one-quarter mile south of East 21st Street North (2110 North Webb Rd.).

Dear Applicant;

At its regular meeting on October 6, 2022, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to DENY the request.

NOTE: District Advisory Board II (DAB) will consider this case at their meeting to be held at 6:30 p.m., Wednesday, October 12, 2022. Additional information regarding the DAB meeting may be obtained by calling the Community Services Representative, Cory Buchta at 352-4886, or cbuchta@wichita.gov (www.wichita.gov/council).

Applicants may appeal the decision of the MAPC to the Wichita City Council by filing a signed, written protest of the MAPC's recommendation. To be effective, the appeal must be submitted to the Wichita-Sedgwick County Metropolitan Area Planning Director by 5:00 p.m. on October 20, 2022.

This is a reminder that the notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

[Handwritten signature of Eryn Ebach Freund]

Eryn Ebach Freund
Associate Planner

Copies to:

MABCD
Becky Tuttle, City Council District II
Cory Butcha, CSR District II

Cambridge Market, Attn: Cathy Erickson
9747 E. 21st St. N.
Wichita, KS 67206

Fred Hanley
439 North Belmont Street
Wichita, KS 67208

Cambridge Office Park LLC  
9210 E. 34<sup>th</sup> St. N.  
Wichita, KS 67226

Legacy Park Master Owners Association  
150 N. Market  
Wichita, KS 67202

Elaine Chavez  
9400 E. Wilson Estates Pky #1902  
Wichita, KS 67206

Cambridge Market, Attn: Kalene Hoffman  
9747 E. 21<sup>st</sup> St. N., Ste.107  
Wichita, KS 67206

Wilson Estates  
8100 E. 22<sup>nd</sup> St. N.  
Wichita, KS 67226

Cambridge Owners Association Inc.  
439 North Belmont Street  
Wichita, KS 67208

Woof Gang Bakery & Grooming, Attn: Kacey Hopper  
9747 E. 21<sup>st</sup> St. N., Ste. 131  
Wichita, KS 67206

Legend Senior Living  
Attn: Tim Buchanan  
2050 N. Webb Road  
Wichita, KS 67206

Julia Falke  
3 Crestview Lake Estates  
Wichita, KS 67220

A&M Management, Attn: John Arnold  
9747 E. 21<sup>st</sup> St. N., Ste.101  
Wichita, KS 67206

Ideal Feet, Attn: Dawn Johnson  
9747 E. 21<sup>st</sup> St. N., Ste. 125  
Wichita, KS 67206

Ann's Fashions, Attn: Lisa Reiter  
9747 E. 21<sup>st</sup> St. N., Ste. 133  
Wichita, KS 67206

Livingston's Diner, Attn: Jeanne Shaft  
9747 E. 21<sup>st</sup> St. N., Ste. 149,150  
Wichita, KS 67206

Paul Babich  
9400 E. Wilson Estates Parkway, Unit 54  
Wichita, KS 67206

Joan Barrier  
9400 E. Wilson Estates Parkway, Apt. 503  
Wichita, KS 67206

Lonnie and LaDonna Snook  
9400 E. Wilson Estates Parkway, Unit 301  
Wichita, KS 67206

Carroll Donaldson  
9400 E. Wilson Estates Parkway, Unit 303  
Wichita, KS 67206

Consolidated Holdings, INC., Attn: Kevin Jantzen  
2121 N. Webb Road  
Wichita, KS 67206



Beaufort Gazette  
 Belleville News-Democrat  
 Bellingham Herald  
 Bradenton Herald  
 Centre Daily Times  
 Charlotte Observer  
 Columbus Ledger-Enquirer  
 Fresno Bee

The Herald - Rock Hill  
 Herald Sun - Durham  
 Idaho Statesman  
 Island Packet  
 Kansas City Star  
 Lexington Herald-Leader  
 Merced Sun-Star  
 Miami Herald

el Nuevo Herald - Miami  
 Modesto Bee  
 Raleigh News & Observer  
 The Olympian  
 Sacramento Bee  
 Fort Worth Star-Telegram  
 The State - Columbia  
 Sun Herald - Biloxi

Sun News - Myrtle Beach  
 The News Tribune Tacoma  
 The Telegraph - Macon  
 San Luis Obispo Tribune  
 Tri-City Herald  
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# AFFIDAVIT OF PUBLICATION

| Account # | Order Number | Identification              | Order PO | Amount   | Cols | Depth |
|-----------|--------------|-----------------------------|----------|----------|------|-------|
| 16399     | 316357       | Print Legal Ad - IPL0089366 |          | \$335.58 | 4    | 100 L |

Attention: MANDY HEBERT  
 CITY OF WICHITA/PLANNING DEPT  
 271 WEST THIRD ST., 2ND FL, SU 203  
 WICHITA, KS 67202

### LEGAL PUBLICATION

Published in The Wichita Eagle on September 15, 2022  
 (One Time Only)  
 MAFC/BZA October 6, 2022  
 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, October 6, 2022, no earlier than 1:30 p.m., the WichitaSedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held virtually; public participation is available in multiple ways, those without technology options can participate by going to the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202 (specified at the bottom of this notice). If you have any questions regarding the meeting or items on this notice, please call the WichitaSedgwick County Metropolitan Area Planning Department at (316)268-4421.

- EAZ022-00038: Variance request in the City to permit a sign area increase from 32 sq. ft. to 42 sq. ft. to increase visibility of sign and to permit an LED sign on property zoned GO General Office, located on the west side of South Hillside Ave and within one-half mile south of East Douglas Ave (311 S Hillside).
- EAZ022-00041: Variance request in the City to increase the height of an off-site sign to 60 feet on property zoned LU Limited Industrial, generally located on the west side of Hydraulic Avenue, within one-quarter mile north of East 37th Street North (4035 North Hydraulic Avenue).
- EAZ022-00042: Variance request in the City to increase the permitted height of a screening wall from 9 to 10 feet on property zoned SF-5 Single-Family Residential, generally located a quarter-mile east of the intersection of North Ridge Road and West 13th Street North.
- CON2022-00032: Conditional Use request in the City for Day Care, General, located in SF-5 Single Family zoning district, approximately one-quarter mile east of the intersection of East Central Avenue and North Woodlawn Blvd (7011 East Central Avenue).
- CON2022-00033: Conditional Use request in the City to amend CON2012-21 to allow outside music and dancing and amend CU-523 to modify hours of operation on property zoned LC Limited Commercial; generally located on the north side of West 21st Street North and within one block east of North Tyler Road (8550 & 8558 W 21st Street).
- CON2022-00034: Conditional Use Request in the City to permit an off-site sign within 300 feet of residential property; on property zoned GI General Industrial; located between North Hydraulic and I-135 Highway and within one-quarter mile north of East 37th Street North (4035 N Hydraulic).
- CON2022-00035: Conditional Use request in the City for Vehicle and Equipment Sales, Outdoor (associated with ZON2022-00046) for a used car dealership on property zoned LC Limited Commercial; located on the east side of North Hillside Avenue and within one-block north of East 13th Street North (1414 N Hillside Ave).
- CUP2022-00041: Request in the City to Amend the Hanley Community Unit Plan DP-154 to permit a carwash on Parcel 7, zoned LC Limited Commercial; located on the east side of North Webb Road within one-quarter mile south of East 21st Street North (2110 North Webb Rd).
- CUP2022-00042: Community Unit Plan Amendment request in the City to DP-126 to increase the height of an existing call tower from 120 feet to 137 feet on property zoned GC General Commercial; located within one-quarter mile north of East Central Avenue and within one-quarter mile east of North Edgemoor.
- CUP2022-00043: Request in the City to Amend Parcel 5 of the Tallgrass East Business Park CUP DP-192 to convert a medical office into a general office use (with ZON2022-00048), located within one-block east of North Webb Road and one-half mile south of K-96 Highway (6727 E Shannon Woods Cir).
- CUP2022-00044: Request in the City to amend the LC Limited Commercial zoned Community Unit Plan DP-279 to align all Parcels and Reserves with the replat of Cross Pointe 2nd Addition, and revise provisions for signage, lot and site, access, drives, landscaping, height of buildings and architectural control on certain parcels; generally located on the southeast side of East 21st Street North and North Greenwood Road.
- WCZ022-00028: Request in the City to Vacate a portion of a platted setback on LU Limited Industrial zoned property; generally located on the southwest corner of East 38th Street North and North Webb Road.
- WCZ022-00029: Request in the City to Vacate platted sanitary sewer easements on property zoned LU Limited Industrial; generally located 1200 feet south of the K-96 Highway and North Hoover Road, on the east side of North Hoover Road.
- WCZ022-00030: Request in the City to Vacate utility easements in Limited Commercial (LC) zoning in CUP DP-250 for site development; generally located on the west side of North Ridge Road and on the north side of West 37th Street North.
- ZON2022-00040: Zone change request in the City from SF-5 Single-Family Residential and MH Manufactured Housing to MF-18 Multi-Family Residential on property located on the west side of South 167th Street West and within one-quarter mile north of West Maple Street.
- ZON2022-00045: Zone Change request in the City from LC Limited Commercial District with PO #175 to GC General Commercial District with PO #397 to allow development of vacant parcels; generally located east of South Seneca Street within one-half mile of West Harry Street.
- ZON2022-00046: Zone Change request in the City from MF-29 Multi-Family Residential to LC Limited Commercial (with CON2022-00035) for Vehicle and Equipment Sales, Outdoor, located on the east side of North Hillside Avenue and within one-block north of East 13th Street North (1414 N Hillside).
- ZON2022-00047: Zone Change request in the City from LC Limited Commercial to CBD Central Business District to redevelop the site in a consistent manner with surrounding properties; generally located on the south side of West Douglas Avenue, within two-block east of South Seneca Street (901 W Douglas).
- ZON2022-00048: Zone change request in the City from B Multi-Family Residential to GO General Office associated with CUP2022-00043 a minor amendment to Community Unit Plan DP-192 to allow general office uses on Parcel 5, generally located within one-block east of North Webb Road and one-half mile south of K-96 Highway (6727 E Shannon Woods Cir).
- ZON2022-00050: Zoning change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District to build duplexes; generally located on the east side of South Greenwood Road, within one-quarter mile south of East Harry Street.
- ZON2022-00051: Zone change request in the City from TF-3 Two-Family Residential District to MF-18 Multi-Family Residential District; generally located on the southwest corner of West Burton Avenue and South Meridian Avenue (201 South Meridian).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the WichitaSedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning the news and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

PLEASE NOTE THIS MEETING IS CONSIDERED AN EMERGENCY MEETING OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION DUE TO COVID-19, WHICH WILL IMPOSE SPECIAL PROCEDURES TO PARTICIPATE IN THE PUBLIC HEARING. THESE ARE AS FOLLOWS:  
 The meeting will be conducted "virtually" using Go-To-Meeting. You have multiple options to participate: 1) submit comments ahead of time, 2) participate remotely, or 3) attend in-person at the Ronald Reagan Building (see below).  
 Submit Comments Ahead of Time

You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email; letter; video; and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.

Email - [Planning@wichita.gov](mailto:Planning@wichita.gov)  
 Mailing Address - Wichita-Sedgwick County Metropolitan Area Planning Department  
 Attn: Scott Wadle  
 271 W. 3rd Street - Suite 201  
 Wichita, KS 67202  
 Phone - 316.268.4421  
 Fax - 316.858.7784

Participate Remotely  
 Please join my meeting from your computer, tablet or smartphone.  
<https://global.gotomeeting.com/join/651544141>  
 You can also dial in using your phone.  
 United States: +1 (671) 317-3112  
 Access Code: 651-544-141  
 Join from a video-conferencing room or system.  
 Dial in or type: 67.217.95.2 or [inroomlink.golo.com](mailto:inroomlink.golo.com)  
 Meeting ID: 651 544 141  
 Or dial directly: 651544141@67.217.95.2 or 67.217.95.2#651544141  
 New to GoToMeeting? Get the app now and be ready when your first meeting starts: <https://global.gotomeeting.com/install/651544141>

Attend In-Person  
 You may also participate in the hearing in-person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202. The in-person option is primarily intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-2684464) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on September 15, 2022  
 Scott Wadle, Secretary  
 WichitaSedgwick County  
 Metropolitan Area Planning Commission  
 IPL0089366  
 Sep 15 2022

In The STATE OF KANSAS  
 In and for the County of Sedgwick

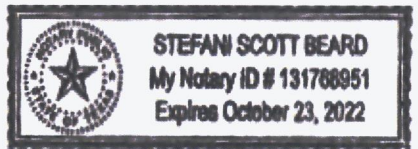
No. of Insertions: 1  
 Beginning Issue of: 09/15/2022  
 Ending Issue of: 09/15/2022

STATE OF KANSAS)  
 SS  
 County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 09/15/2022 to 09/15/2022.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.  
 DATED: 09/15/2022

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.  
 Legal document please do not destroy!

**STAFF REPORT**  
MAPC: October 6, 2022  
DAB II: October 12, 2022

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CASE NUMBER: CUP2022-00041 (City)

APPLICANT/AGENT: Equity Bank (Applicant), Take 5 Carwash (Contract Purchaser), JM Civil Engineering (Agent)

REQUEST: Amendment to CUP DP-154

CURRENT ZONING: LC Limited Commercial

SITE SIZE: 0.99 acres

LOCATION: Generally located on the east side of North Webb Road within one-quarter mile south of East 21<sup>st</sup> Street North (2110 North Webb Road).

PROPOSED USE: Carwash

RECOMMENDATION: Denial



**BACKGROUND:** The applicant is requesting an Amendment to the Hanley Residential Community Unit Plan, CUP DP-154, to permit a Carwash on Parcel 7. The subject site is zoned LC Limited Commercial District and is located on the east side of North Webb Road within a one-quarter mile south of East 21st Street North (2110 North Webb Road). Parcel 7 is just under one acre in size and is developed with a vacant 4,158 square-foot commercial structure. The proposed amended language would add a Carwash to the list of permitted uses on Parcel 7, subject to Supplementary Use Regulations in Section III.D.6.f (attached) of the U.Z.C and the development guidelines of CUP DP-154.

DP-154 is a 47-acre CUP with seven parcels, including a multi-family residential complex, an assisted living facility, and a church. Parcel 7 is located in the northwest corner of the CUP, abutting CUP DP-213 Hanley Commercial Addition to the north. Haley Commercial Addition is zoned LC Limited Commercial District. It is developed with a service station, convenience store, indoor/outdoor dining establishments, and strip retail. To its south and east, the subject site abuts the property developed with the assisted living facility, which is zoned GO General Office District. The subject site abuts the North Webb Road right-of-way to the west, facing a financial institution and the Legacy Park Wilson Estates Addition across North Webb Road.

Section III-D.6.f of the Unified Zoning Code (U.Z.C) requires a conditional use for a Carwash when it is within 200 feet of a residential zoning district. When these uses are requested on property within a Community Unit Plan, a CUP amendment may act in lieu of a conditional use because the public hearing process is the same. The Legacy Park Wilson Estates Addition, zoned SF-5 Single-Family Residential District, is located on the west side of the North Webb Road right-of-way, approximately 150 feet south of the subject site. Therefore, a Conditional Use would be required even if the property was not located in CUP DP-154.

The CUP DP-154 currently allows all uses permitted by-right in the LC Limited Commercial District with the exception of:

- Adult Entertainment
- Drinking Establishments (businesses where 50% or more of the gross income is derived from the sale of alcoholic or cereal malt beverages) and;
- General Automotive uses (including auto and auto parts sales, service repair, and fuel dispensing).

If approved, the amended language would add Carwash to the list of permitted uses, subject to the development requirements of CUP DP-154. The contract purchaser's anticipated hours of operation for the proposed Carwash are from 7:00 am-7:00 pm on Monday through Friday, 7:00 am-6:00 pm on Saturday, and 10:00 am-4:00 pm on Sundays. The proposed site plan shows the Carwash egress to the west of the site, indicating blowers will be oriented toward North Webb Road. Vacuum stalls are shown to be located south of the Carwash structure, to the west of the proposed entrance drive. Staffing numbers for the business will vary based on shop volume.

The subject property is in relatively close proximity to the residential structures southeast and southwest of the site. At its closest point, the assisted living facility to the southeast is approximately 140 feet from the site's east property line. To the southwest, the northeast most dwelling in the Legacy Park Wilson Estates Addition is approximately 215 feet from the site's west property line. Should the requested amendment be approved, the surrounding residential properties may experience a substantial level of noise due to their proximity to the site.

As proposed, the architectural style of the Carwash does not comply with the architectural controls stated for Parcel 7 in CUP DP-154. DP-154 includes architectural controls stating non-residential buildings on Parcel 7 shall share a similar architectural character and the same predominate exterior building materials, colors, and forms as parcel 6 or with buildings located in DP-213 Hanley Commercial CUP. The assisted living facility located on Parcel 6 is residential in character with stone, brick, and siding on its façade. Likewise, buildings located in DP-213 Hanley Commercial CUP have a pitched roofs with projections and recesses, and have brick and siding facades.

The provided elevations show the Carwash structure to be rectangular with a flat roof and projections at the Carwash ingress and egress. The proposed façade will be painted CMU in shades of dark brown and light grey and the tower at the ingress point will be covered with light grey aluminum composite panels, matching the painted CMU. Plans also show royal blue metal canopies affixed to the east and west facades and a painted Take 5 Carwash sign. The applicant shall submit a second request to amend the architectural controls for Parcel 7 in CUP DP-154, or provide updated architectural elevations which comply with the requirements for this CUP.

As indicated by the proposed site plan, six off-street parking stalls, including one handicapped stall are to be provided. Additionally, 15 queuing spaces, located between the entrance and the “order box”, are shown on the site plan. The provided parking and queuing spaces appear to be in conformance with the Off-Street Parking and Loading Standards, outlined in Section IV.A of the U.Z.C.

**CASE HISTORY:** In 1998, the subject site was platted as Lot 1, Block 1 of Hanley Second Addition to the City of Wichita (a replat of a portion of Hanley Addition). In 1986 DP-154, Hanley Residential Community Unit Plan was established. In 1995, the CUP was amended to allow multi-family development on Parcels 1-3. In 2000, an amendment was approved to rezone Parcel 7 to LC Limited Commercial and Parcel 6 to GO General Office. Adjustments have been made to architectural controls on Parcel 6. However, all architectural controls shall apply to Parcel 7.

**ADJACENT ZONING AND LAND USE:**

|        |                    |                        |
|--------|--------------------|------------------------|
| North: | LC with CUP DP-154 | Retail and Restaurants |
| South: | GO with CUP DP-154 | Assisted Living        |
| East:  | GO with CUP DP-154 | Assisted Living        |
| West:  | LC with CUP DP-200 | Financial Services     |

**PUBLIC SERVICES:** North Webb Road and East 21<sup>st</sup> Street North are paved, four-lane arterials with left-turn lanes at their intersection and sidewalks on all sides. This subject site has two points of access from the abutting parking lot to the north, and one from the private drive off of North Webb Road to the south. Wichita Transit has a bus stop located at the North Webb Road and East 21<sup>st</sup> Street North intersection, at the Cambridge Market retail center. All municipal services are in place and can accommodate the required services to the site.

**CONFORMANCE TO PLANS/POLICIES:** The requested amendment does not conform to the *Community Investments Plan* (The Wichita-Sedgwick County Comprehensive Plan) as the intensity of use and associated impacts of the proposed Carwash are not suitable for the subject area.

The 2035 *Wichita Future Growth Concept Map*, which outlines the preferred land uses within the *Plan* area, identifies this subject site as appropriate for “Residential and Employment Mix” development. “Residential and Employment Mix” areas are described as those that “likely will be developed or redeveloped by 2035 with uses predominately of a mixed nature.” The requested amendment to permit a Carwash on the subject site is in conformance with this element of the *Plan*.

However, the *Community Investments Plan* provides Locational Guidelines to serve as a framework for land use decisions in the *Plan* area, and general guidelines suggest that higher-density residential uses and neighborhood-serving commercial uses should buffer lower-density residential uses from higher-intensity commercial or industrial uses.

The abutting properties in the Handley Residential CUP and the Handley Commercial Addition CUP are comprised of lower-intensity commercial and residential uses, while a Carwash is considered a higher-intensity use. In this instance there would be no buffering land use between the proposed Carwash use and the existing residential uses adjacent to the east. In addition, the exit (with dryers) would point towards the west, with residences located approximately 140 feet to 250 feet away. Therefore, the approval of this request would be inconsistent with the locational guidelines provided by the *Plan*.

Further, design guidelines suggest that “non-residential uses should provide appropriate screening and buffering from residential uses” when necessary. These uses “should have site design features that limit traffic, noise, lighting, and adverse impacts on surrounding residential land uses. Currently a masonry wall runs along the site’s west property line, providing some separation between the site and the abutting assisted living facility. However, additional design features may be necessary to limit all potential adverse impacts of the proposed use.

**RECOMMENDATION:** Based upon the information available at the time the report was prepared, staff recommends that the amendment to CUP DP-154 be **DENIED**.

This recommendation is based on the following findings:

1. The zoning, uses, and character of the neighborhood: DP-154 is a 47-acre CUP with seven parcels, including a multi-family residential complex, an assisted living facility, and a church. Parcel 7 is located in the northwest corner of the CUP, abutting CUP DP-213 Hanley Commercial Addition to the north. Hanley Commercial Addition is zoned LC Limited Commercial District. It is developed with a service station, convenience store, indoor/outdoor dining establishments, and strip retail. To its south and east, the subject site abuts the property developed with the assisted living facility, which is zoned GO General Office District. The subject site abuts the North Webb Road right-of-way to the west, facing a financial institution and the Wilson Estates Addition across North Webb Road.
2. The suitability of the subject property for the uses to which it has been restricted: The property is zoned LC Limited Commercial District with CUP DP-154, which permits all uses permitted by-right in the LC District, with the exception of the following: adult entertainment, drinking establishment (businesses where 50% or more of the gross income is derived from the sale of alcoholic or cereal malt beverages) and general automotive uses, including auto and auto parts sales, service repair and fuel dispensing.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: The proposed CUP amendment may lead to an increase in noise pollution and traffic volume which may negatively impact the nearby residential properties and the indoor/outdoor dining establishments to the north of the site. Negative visual impacts may also occur due to the intensity and nature of the proposed use and the location of outdoor vacuum equipment.
4. Relative gain to the public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant: Approval of the request represents a gain to the public in that

it contributes to supporting economic opportunity in the area. However, any gain must be considered in light of the possible negative impacts on public welfare, including the adverse effects on neighboring properties due to noise pollution or visual blight. Denial of the request could represent a loss in the use and enjoyment of the applicant's property.

5. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The requested amendment is not in conformance with the *Community Investments Plan*, as noted in the staff report.
6. Impact of the proposed development on community facilities: Adding a Carwash as an approved use for this property could increase the traffic volume in the area in addition to negative impacts associated with noise and visual blight.

Should the Metropolitan Area Planning Commission determine that this application be approved, staff recommends that it shall be subject to the following conditions and the Commission should adopt additional findings to support the recommendation.

1. The amended language regarding additional uses shall apply only to Parcel 7.
2. All other requirements of the CUP remain in effect unless or until a separate zoning action is approved.
3. Any self-serve vacuums operated at the site shall be required to have the blower and motor enclosed within a room designed to mitigate noise produced by the system. Such enclosure shall be designed with adequate soundproofing as certified by a design professional.
4. Any car wash structures with blower units at or within 10 feet of the exit shall be constructed and arranged so that the exit shall not face any property in residential use.
5. The applicant shall submit a revised site plan and architectural elevations for review and approval by the Planning Department, prior to issuance of a building permit.
6. The applicant shall submit four revised copies of the CUP and one electronic copy of the revised CUP to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied and closed.
7. Any violation of the conditions approved, as a part of this request, shall render the Conditional Use null and void.

Attachments:

- 1) Proposed Amended Language for CUP DP-154
- 2) Applicant's Correspondence
- 3) DP-154, Haney Residential Community Unit Plan
- 4) Proposed Site Plan
- 5) Proposed Elevations
- 6) Aerial Map
- 7) Zoning Map
- 8) Land Use Map
- 9) Site Photos

Attachment 1, Proposed Amended Language for CUP DP-154

Parcel 7

All uses permitted in the LC Limited Commercial District, **including Carwash subject to Section III.D.6.f of the U.Z.C**, except adult entertainment, drinking establishment (businesses where 50% or more of the gross income is derived from the sale of alcoholic or cereal malt beverages) and general automotive uses, including auto and auto parts sales, service repair and fuel dispensing.

Gross Area: ~~0.98~~ **0.991 acres**

Maximum Number of Buildings: 2

Maximum Building Coverage: 10,000 Square Feet (25%)

Maximum Floor Area: 10,000 Square Feet (25%)

Maximum Building Height: 35 Feet

Non-habitable basement space shall not count against the maximum floor area allowance.

**The site sill include (6) regular parking spaces as well as (1) accessible handicapped space and a loading area. Additional items that will be located on-site include dumpster enclosure and crosswalks. The hours of operation are 7:00 a.m. to 7:00 p.m. Monday through Friday, 7:00 a.m. to 6:00 p.m. on Saturday, and 10:00 a.m. to 4:00 p.m. on Sunday.**

## **Hanley Residential Community Unit Plan**

This document shall serve as the Letter of Intent to the City of Wichita for the Community Unit Plan Application submitted by JM Civil Engineer acting as applicant on behalf of the current owner Take Five, Inc. The existing site is a bank. The proposed Express Car Wash facility will include a 4260 square foot building, this property is part of the CUP DP-154.

### **Parcel 7:**

**Proposed Uses:** All uses permitted in the LC, Limited Commercial District except adult entertainment, drinking establishments (businesses where 50% or more of the gross income is derived from the sale of alcoholic or cereal mal beverages) and general automotive uses, including auto and auto parts sales, service repair and fuel dispensing.

Gross area: 0.98 acres  
Maximum number of buildings: 2  
Maximum Building Coverage: 10,000 Sq. Ft. (25%)  
Maximum Floor Area: 10,000 Sq. Ft. (25%)  
Maximum Building Height: 35 Feet  
Non-habitable basement space shall not count against the maximum floor area allowance.

### **Minor Amendments:**

The proposed use of this parcel, is that of a Take 5 Express Car Wash, which is permitted in the LC, Limited Commercial District subject to Sec. III-D 6 f.

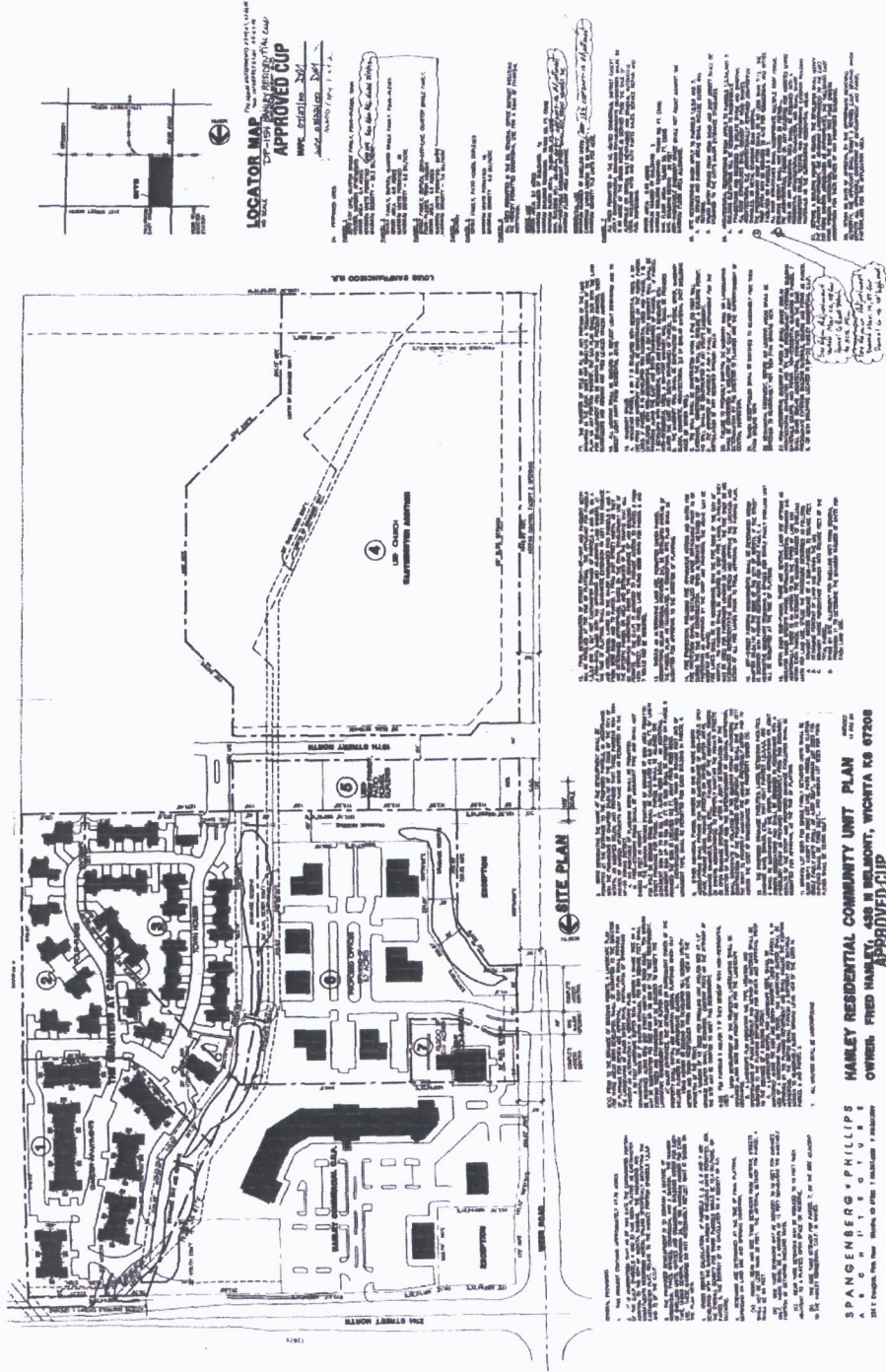
Gross area: 0.991 acres  
Number of buildings: 1  
Building Coverage: 4,260 Sq Ft (10.33%)  
Floor Area: 4,260 Sq Ft (9.68%)  
Building Height: 30'-11" (1 story)  
No basement spaces

This site will include six (6) regular parking spaces as well as one (1) accessible handicap space and a loading area. Additional items that will be located on-site include dumpster enclosure, and crosswalks. The hours of operation is 7am-7pm on weekdays, 7am-6pm on Saturdays and 10am – 4pm on Sundays. Typically, the business will have 7-10 employees on payroll depending on shop volume.

### **CONCLUSION**

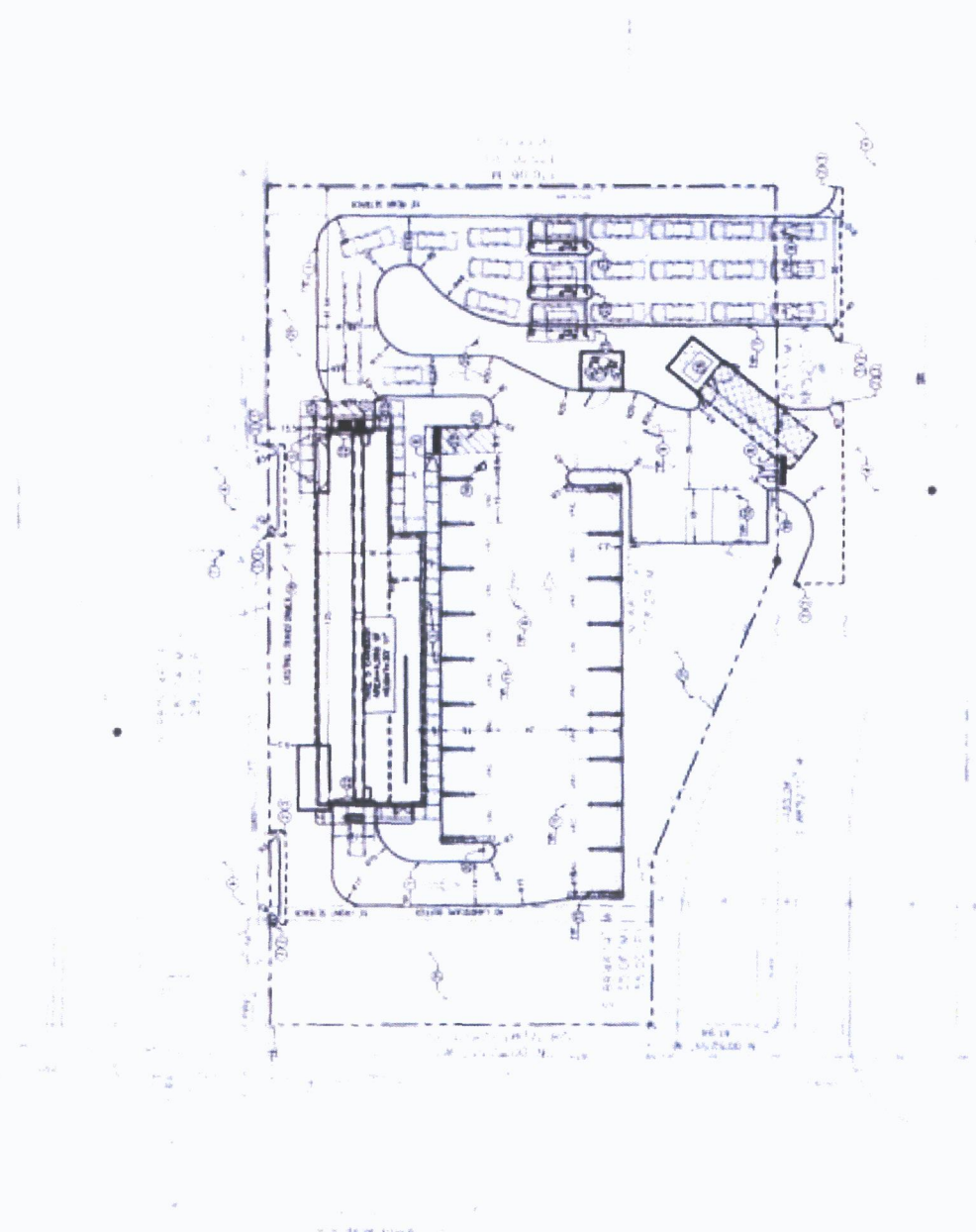
As described above, the proposed Take Five Express Car Wash appears to be consistent and in compliance with the City of Wichita land use plan and should not adversely affect the adjacent properties. The proposed new building and additional landscaping should greatly improve the image of the site while continuing to offer the residents of Wichita easy access to the goods and services provided by Take Five Express Car Wash.

Attachment 3, CUP DP-128 Brush Creek Community Unit Plan

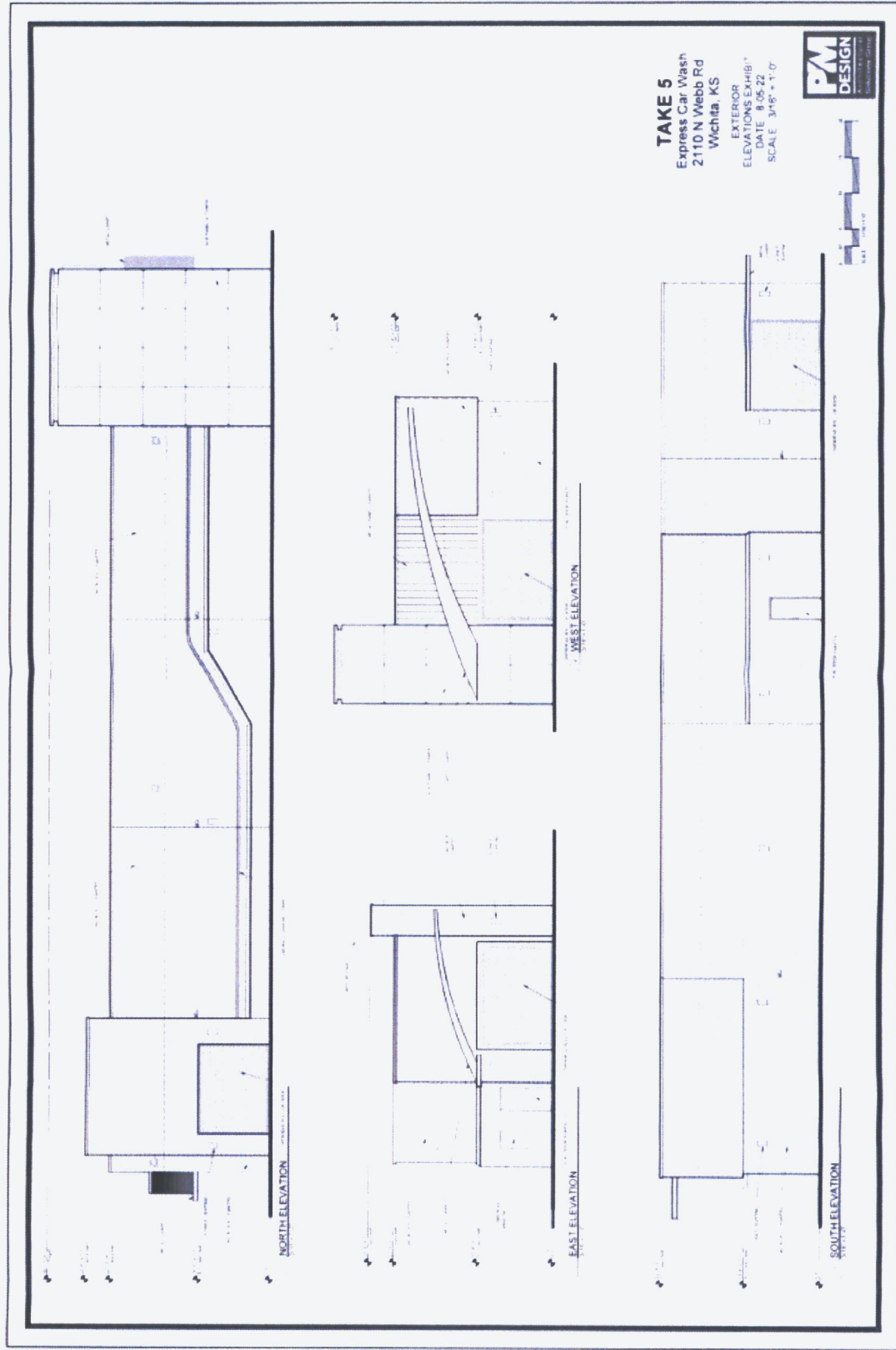


# Attachment 4, Proposed Site Plan

- ① EXISTING BUILDING (SEE ARCH. PLANS)
- ② EXISTING BUILDING (SEE ARCH. PLANS)
- ③ TO BE DEMOLISHED



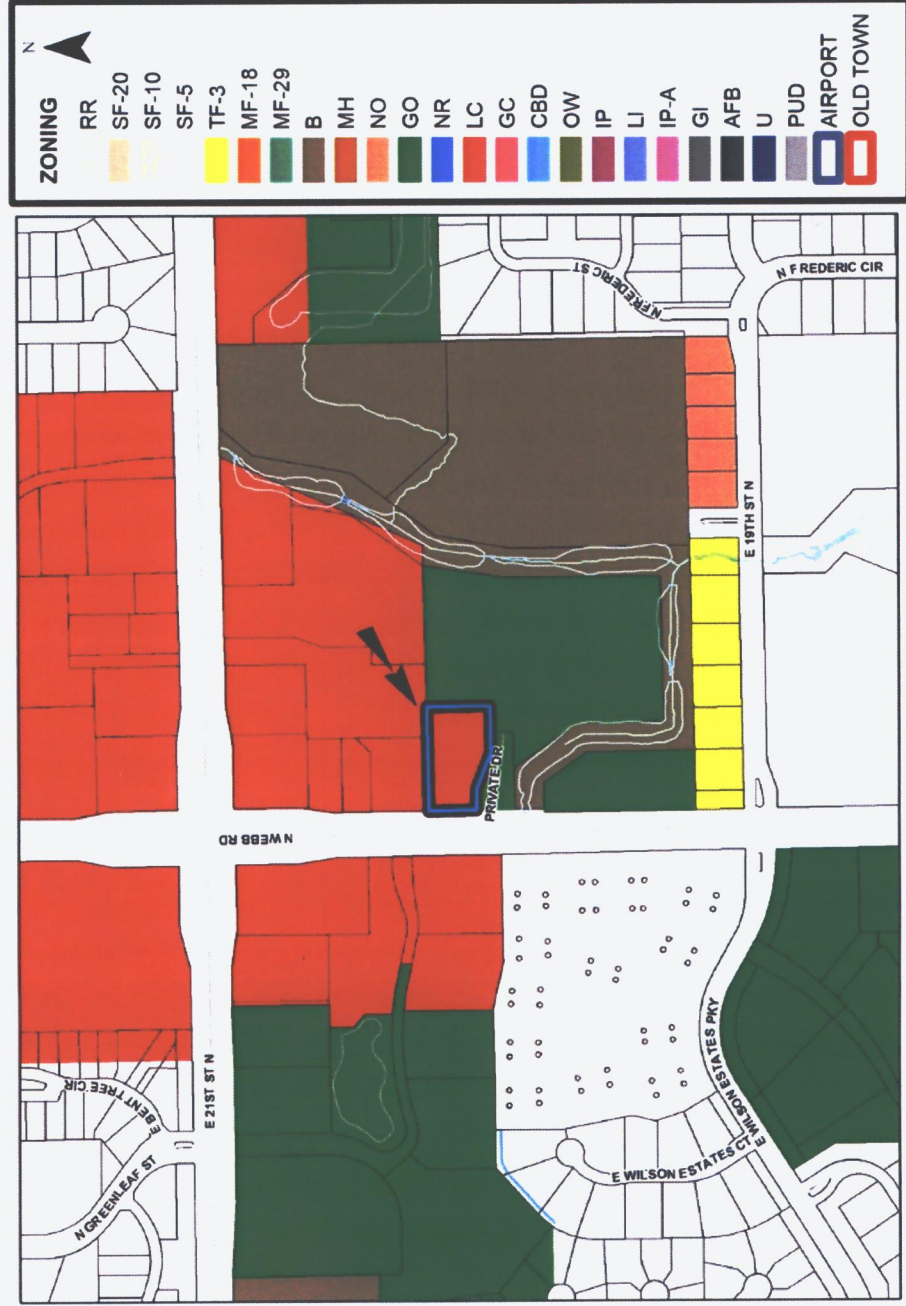
Attachment 5, Proposed Elevations



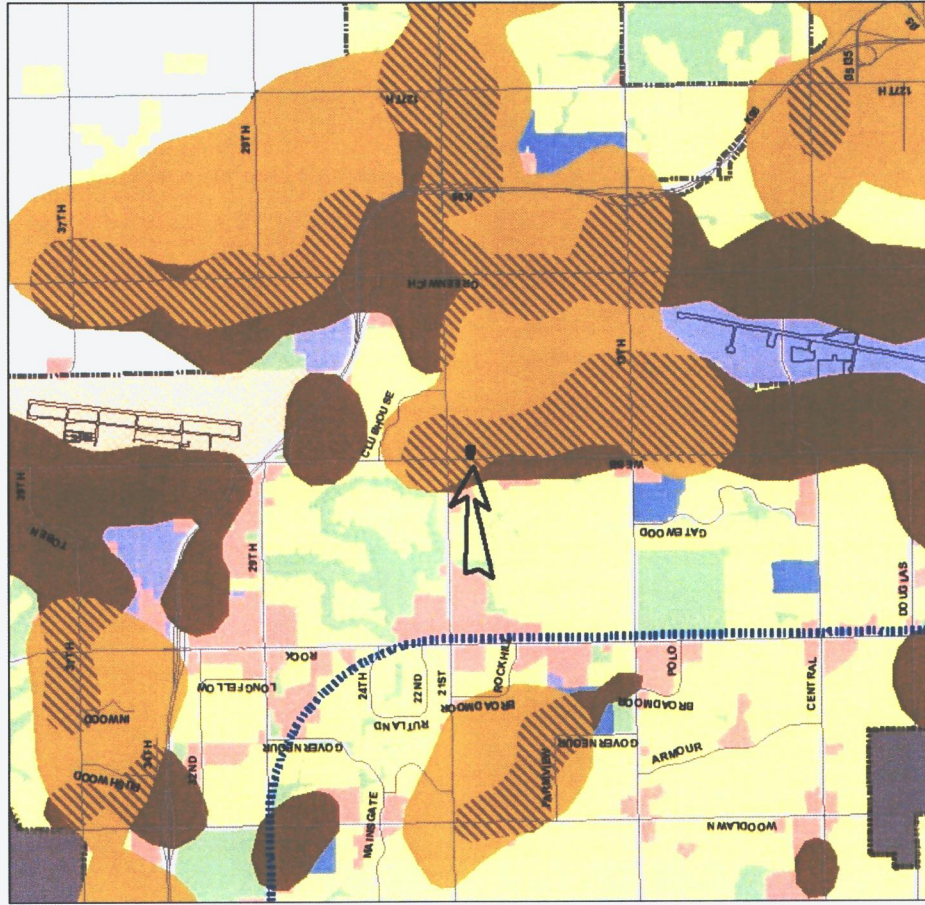
Attachment 5, Aerial Map



Attachment 4, Zoning Map



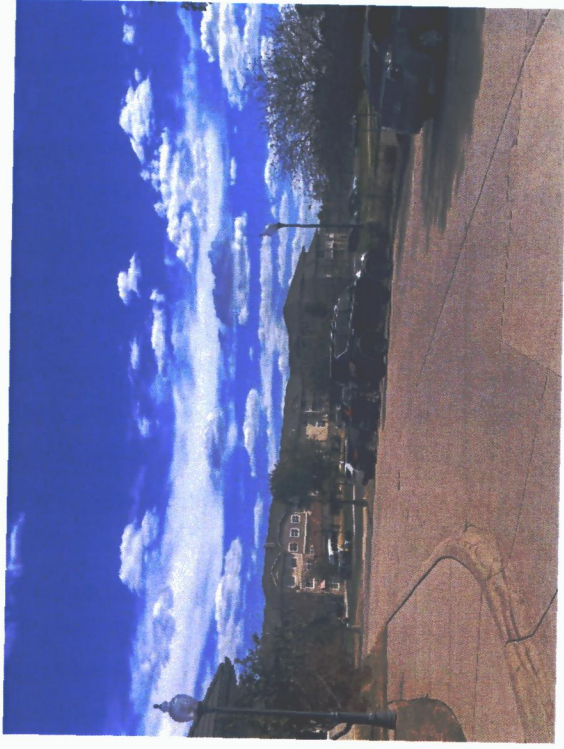
Attachment 5, Land Use Map



2035 Wichita  
Future Growth  
Concept Map

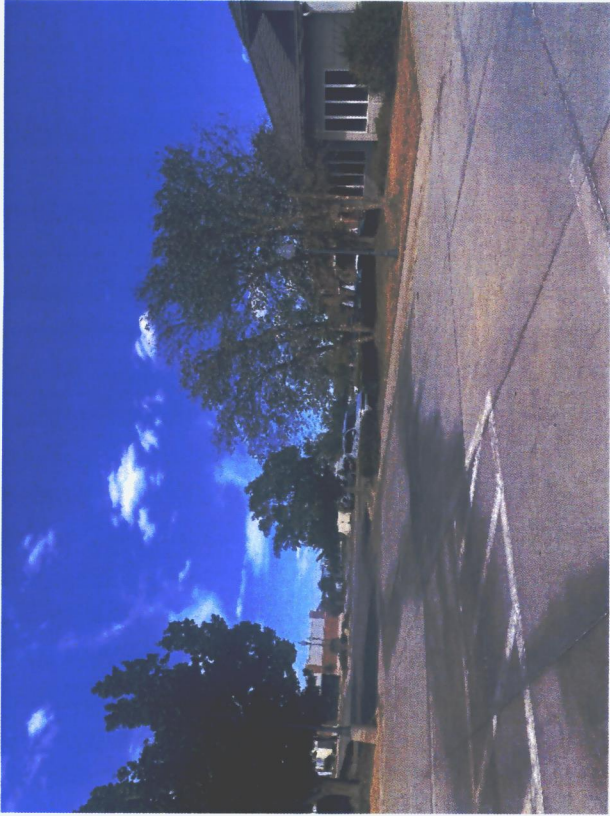
- Legend**
- Established Central Area
  - Residential and Employment Mix
  - New Employment
  - New Residential
  - Wichita City Limits
  - Other Cities
  - Northwest Bypass Right-of-Way
- Statistical Development Areas**
- Other Urban Growth Areas 2014
  - Other Urban Growth Areas 2014
  - Rural Growth Areas 2014
- LAND USE**
- Residential
  - Commercial
  - Industrial
  - Major Air Transportation & Military
  - Parks and Open Space
  - Agricultural or Vacant
  - Major Institutional
  - Nghbd\_Plan\_Areas

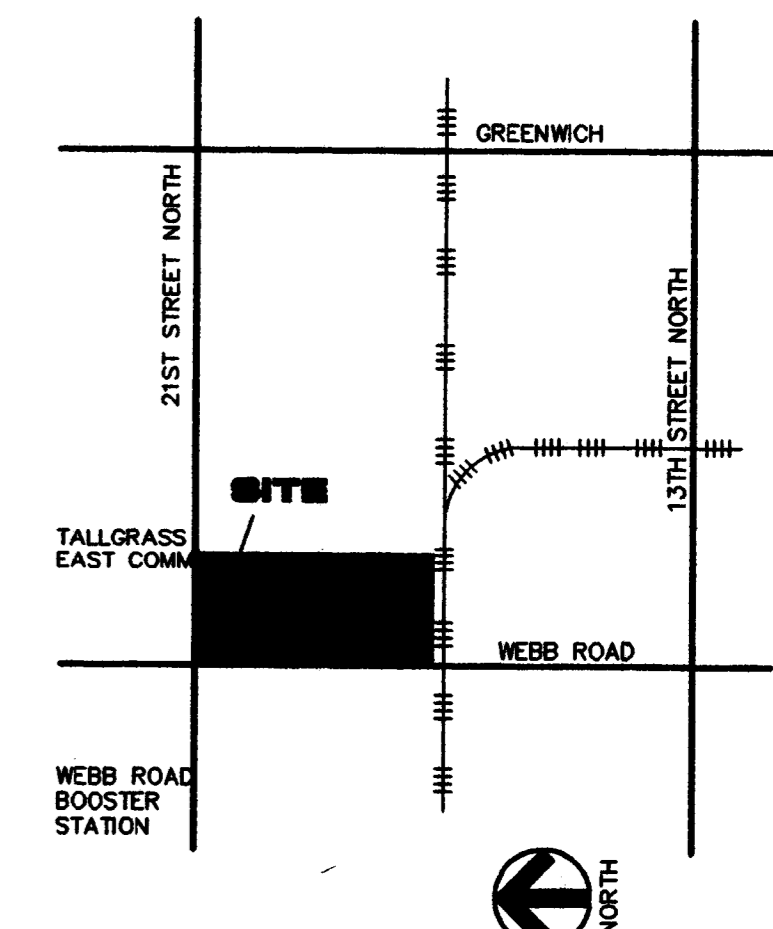
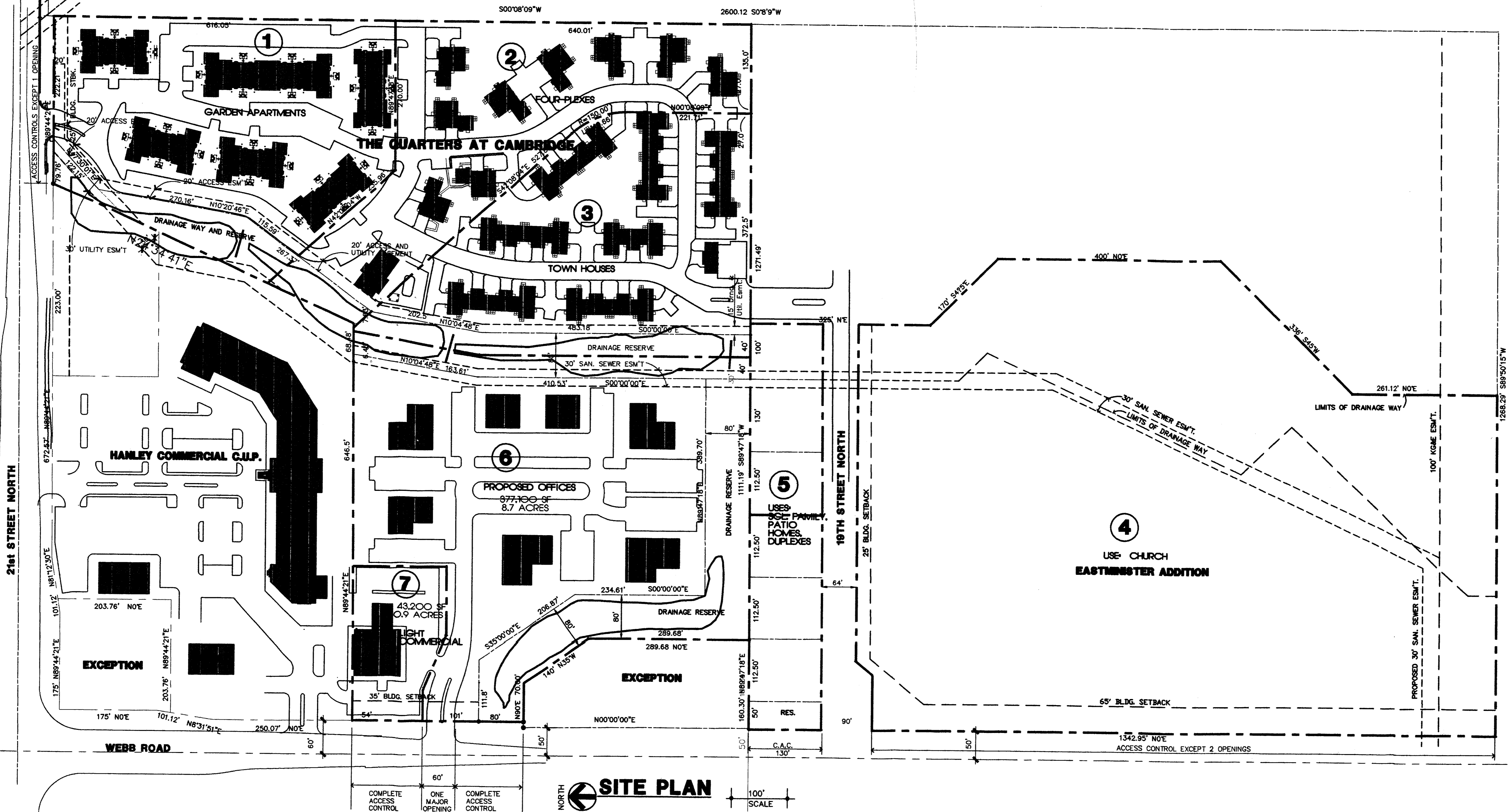




CUP2022-00041

Metropolitan Area Planning Commission

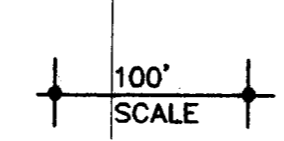




**LOCATOR MAP**  
NO SCALE  
DP-154 HANLEY RESIDENTIAL CUP  
**APPROVED CUP**  
MAPC 01/27/00 DM  
WPA 08/22/00 DM  
MAPD Copy 1 of 2

24. PROPOSED USES:
- PARCEL 1**  
ZERO LOT LINE, CLUSTER SINGLE FAMILY, FOUR-PLEXES, TOWN HOUSES, GARDEN APARTMENTS  
GROSS AREA: 5.4 ACRES  
MAXIMUM UNITS PERMITTED: 440 units See Adm. Adj. dated 3/10/98  
MAXIMUM DENSITY: 20.3 DU/ACRE
  - PARCEL 2**  
SINGLE FAMILY, DUPLEX, CLUSTER SINGLE FAMILY, FOUR-PLEXES  
GROSS AREA: 4.0 ACRES  
MAXIMUM UNITS PERMITTED: 38  
MAXIMUM DENSITY: 8.0 DU/ACRE
  - PARCEL 3**  
SINGLE FAMILY, DUPLEX, ZERO-LOT-LINE, CLUSTER SINGLE FAMILY, FOUR-PLEXES, TOWN HOUSES  
GROSS AREA: 4.6 ACRES  
MAXIMUM UNITS PERMITTED: 62-54  
MAXIMUM DENSITY: 7.6 DU/ACRE
  - PARCEL 4**  
CHURCH
  - PARCEL 5**  
SINGLE FAMILY, PATIO HOMES, DUPLEXES  
MAXIMUM UNITS PERMITTED: 16  
MAXIMUM DENSITY: 6.0 DU/ACRE
  - PARCEL 6**  
ALL USES PERMITTED IN THE G.O. GENERAL OFFICE DISTRICT INCLUDING THE HEREBY PERMITTED CONDITIONAL USE FOR A BANK OF FINANCIAL INSTITUTION
  - OFFICE USE**  
GROSS AREA: 91 ACRES  
MAXIMUM NUMBER OF BUILDINGS: 10  
MAXIMUM BUILDING COVERAGE: 79,000 SQ. FT. (20%)  
MAXIMUM FLOOR AREA: 79,000 SQ. FT. (20%)  
MAX. BUILDING HT.: 35 FEET  
NON-HABITABLE BASEMENT SPACE SHALL NOT COUNT AGAINST THE MAXIMUM FLOOR AREA ALLOWANCE.
  - RESIDENTIAL USE**  
MAXIMUM NUMBER OF DWELLING UNITS: 100  
(ASSISTED LIVING LIMITED TO 80 UNITS)  
MAXIMUM DENSITY: 11.5 UNITS PER ACRE.
  - PARCEL 7**  
ALL USES PERMITTED IN THE LC, LIMITED COMMERCIAL DISTRICT EXCEPT ADULT ENTERTAINMENT, DRINKING ESTABLISHMENTS (BUSINESSES WHERE 50% OR MORE OF THE GROSS INCOME IS DERIVED FROM THE SALE OF ALCOHOLIC OR CEREAL MALT BEVERAGES) AND GENERAL AUTOMOTIVE USES, INCLUDING AUTO AND AUTO PARTS SALES, SERVICE REPAIR AND FUEL DISPENSING.  
GROSS AREA: 0.98 ACRES  
MAXIMUM NUMBER OF BUILDINGS: 2  
MAXIMUM BUILDING COVERAGE: 10,000 SQ. FT. (25%)  
MAX. FLOOR AREA: 10,000 SQ. FT. (25%)  
MAX. BUILDING HEIGHT: 35 FEET  
NON-HABITABLE BASEMENT SPACE SHALL NOT COUNT AGAINST THE MAXIMUM FLOOR AREA ALLOWANCE.

**SITE PLAN**



**GENERAL PROVISIONS**

- THIS PROJECT CONTAINS APPROXIMATELY 47.36 ACRES.
- IT IS UNDERSTOOD THAT AS OF THIS DATE THE EASTMINSTER PORTION OF THE C.U.P. (PARCELS 4 AND 5) HAS BEEN PLATTED AS EASTMINSTER ADDITION TO THE CITY OF WICHITA, KANSAS. THE PROVISIONS AND COMMITMENTS DESCRIBED HEREIN, UNLESS SPECIFICALLY IDENTIFYING THE EASTMINSTER PLAT, RELATE TO THE HANLEY PORTION (PARCELS 1,2,3,6 AND 7) OF THE C.U.P.
- THE PROPOSED DEVELOPMENT IS TO CONTAIN A MIXTURE OF RESIDENTIAL TYPES, OFFICES, COMMERCIAL AND A CHURCH. THE NUMBER OF DWELLING UNITS, OFFICES AND COMMERCIAL BUILDINGS LISTED FOR EACH TYPE, UNDER GENERAL PROVISION 24, IS THE MAXIMUM NUMBER FOR EACH USE. THESE MAXIMUMS DO NOT NECESSARILY REFLECT WHAT IS SHOWN ON THE PLAN VIEW.
- GROSS DENSITY CALCULATION: IF PARCELS 1, 2, 3, 6 AND 7 ARE DEVELOPED WITH THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED, 306, THE OVERALL DENSITY FOR THOSE PARCELS WOULD BE 12.4 DU/ACRE. ON PARCEL 5, THE DENSITY OF 16 CALCULATES TO A DENSITY OF 6.0 DU/ACRE.
- SETBACKS ARE DETERMINED AT THE TIME OF FINAL PLATTING, DEPENDING ON LAND USE AND SPECIFIC CONDITION.
  - (A) FRONT, REAR AND SIDE YARD SETBACKS FROM ARTERIAL STREETS SHALL NOT BE LESS THAN 35 FEET. THE ARTERIAL SETBACK FOR PARCEL 4 SHALL BE 65 FEET.
  - (B) SIDE YARD SETBACKS MAY BE REDUCED TO 10 FEET FOR GARAGES ONLY. THERE SHALL BE A MINIMUM OF 12 FEET SEPARATING THE HABITABLE PORTION OF DETACHED DWELLING UNITS.
  - (C) REAR YARD SETBACKS MAY BE REDUCED TO 10 FEET WHEN ADJACENT TO A PLATTED OPEN SPACE OR RESERVE.
  - (D) THE SIDE YARD SETBACK FOR PARCEL 7, ON THE SIDE ADJACENT TO THE HANLEY COMMERCIAL C.U.P. IS WAIVED.

- PRIOR TO THE ISSUANCE OF BUILDING PERMITS, A LANDSCAPE PLAN FOR THOSE AREAS BEING DEVELOPED, SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR REVIEW AND APPROVAL. SUCH PLAN SHALL PROVIDE FOR THE LANDSCAPING OF MAJOR ENTRY WAYS, INSTALLATION OF SPRINKLING SYSTEMS OR ALTERNATIVELY A XERISCAPE PLAN.
  - A 40 FOOT LANDSCAPE BUFFER WITH A MINIMUM 1 SHADE TREE OR 2 ORNAMENTAL TREES OF 2" CALIPUR MINIMUM, PER 500 SQUARE FEET SHALL BE REQUIRED ALONG BOTH 21ST STREET NORTH AND WEBB ROAD. TEN SHRUBS MAY BE SUBSTITUTED PER TREE FOR UP TO 33% OF THE TREE REQUIREMENT. EXISTING TREES AND EVERGREENS MAY BE INCLUDED TO SATISFY THE LANDSCAPE REQUIREMENT WITHIN THE BUFFER AREA.
  - AT MAJOR ENTRANCES, THE DEVELOPER OR SUBSEQUENT OWNER OF THE PROPERTY SHALL INSTALL AND MAINTAIN MEDIAL PLANTINGS WHICH MAY INCLUDE FLOWERS IN THE APPROPRIATE SEASON.
  - USING HEDGES OR FENCING THE DEVELOPER WILL SCREEN UTILITY METERS AND TRASH RECEPTACLES FROM GROUND LEVEL VIEW AT THE PERIMETER OF THE TRACT.
  - A MINIMUM OF 1.5 TREES PER DWELLING UNIT AND/OR BED AT 1.5" MINIMUM CALIPER SHALL BE REQUIRED. EXISTING TREES ON THE INTERIOR OF THE SITE MAY BE COUNTED TO MEET THIS REQUIREMENT.
- FOR PARCELS 6 AND/OR 7 IF THEY DEVELOP WITH NON-RESIDENTIAL USES:
  - A. UPON DEVELOPMENT OF THE PROPERTY, LANDSCAPING SHALL BE REQUIRED ALONG WEBB ROAD FRONTAGE AS PER THE LANDSCAPE ORDINANCE.
  - B. A LANDSCAPE PLAN INDICATING THE TYPE, LOCATION AND SPECIFICATIONS OF PLANT MATERIALS AND METHOD OF WATERING SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
  - C. A LANDSCAPED BUFFER, PER LANDSCAPE CODE, SHALL BE MAINTAINED ALONG THE EAST AND SOUTH PROPERTY LINES OF PARCEL 6, IN LIEU OF A SCREENING WALL OR FENCE. THE LANDSCAPE BUFFER SHALL BE APPROVED BY THE PLANNING DEPARTMENT AND SHALL INCLUDE THE EXISTING HEDGES. THE BUFFER SHALL FURNISH A SUFFICIENT AND SUITABLE SCREEN TO REASONABLY BLOCK GROUND LEVEL VIEW OF THE USES IN PARCEL 5 AND PARCEL 3.
- ALL UTILITIES SHALL BE UNDERGROUND.

- SIGNS DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED AT THE ENTRANCE TO THE PROPOSED PARCELS, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 24.04.191 OF THE CODE OF THE CITY OF WICHITA, AS MODIFIED BELOW, AND PROVIDED THAT THOSE PARCELS WITH TOWN HOUSES OR GARDEN APARTMENTS MAY HAVE SIGNS AS PERMITTED IN THE MF-29 ZONING DISTRICT.
  - A. NO PORTABLE OR FLASHING SIGNS SHALL BE PERMITTED.
  - B. FREE-STANDING SIGNS SHALL BE MONUMENT TYPE AND SHALL NOT EXCEED 20 FEET IN HEIGHT.
  - C. THE MAXIMUM SQUARE FOOTAGE OF SIGNAGE OF SIGN AREA PERMITTED FOR POLE OR GROUND SIGNS SHALL BE CALCULATED AT 0.8 SQ. FT. OF LINEAR STREET FRONTAGE FOR PARCEL 7. PARCEL 6 SHALL BE ALLOWED ONE MONUMENT SIGN UP TO 96 SQ. FT. ALONG WEBB ROAD. AN ADDITIONAL MONUMENT SIGN UP TO 128 SQ. FT. IN SIZE SHALL BE PERMITTED ON PARCEL 6 PROVIDED THE SIGN IS LOCATED 112 FT. AWAY FROM WEBB ROAD.
  - D. IDENTIFICATION SIGNS NO LARGER THAN 20 SQUARE FEET AND OF MONUMENT TYPE, SHALL BE PERMITTED FOR EACH BUILDING IN PARCEL 6.
- EITHER INDIVIDUAL PARCEL OWNERS OR ONE OR MORE OWNERS ASSOCIATIONS SHALL PROVIDE FOR THE MAINTENANCE OF NON-PUBLIC OPEN SPACE, PARKING AREAS, PRIVATE STREETS OR DRIVES, BUFFER AREAS, DRAINAGE CHANNELS, SWALES, ETC., FAILURE OF THE INDIVIDUAL OWNERS OR OWNERS ASSOCIATION(S) TO PROPERLY MAINTAIN THE PRIVATE STREETS OR OPEN DRAINAGE SYSTEMS, AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT, AND SHALL GIVE THE CITY THE RIGHT TO PROPERLY MAINTAIN THE AREAS PREVIOUSLY LISTED AND TO ASSESS THE COST OF MAINTENANCE TO THE PROPERTY OWNER(S).
- THE PROPOSED DRAINAGE FACILITIES, LAKES, DETENTION FACILITIES, DRAINAGE WAYS, ETC., SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WICHITA, KANSAS, CHAPTER 24.04.141 OF THE CODE OF THE CITY OF WICHITA, IF THE STREET IS DESIGNED WITH PARKING RESTRICTIONS FOR SINGLE FAMILY, A RESTRICTIVE COVENANT REQUIRING 4 SPACES PER SINGLE FAMILY DWELLING UNIT WILL BE SUBMITTED AT THE TIME OF PLATTING.
- WITHIN EACH SUB-PARCEL THERE ARE SEVERAL LAND USE OPTIONS AS INDICATED UNDER SPECIFIC PARCEL INFORMATION (GENERAL PROVISION 24). ADDITIONALLY, THERE IS AN OPTION TO MIX THE TYPES OF LAND USE WITHIN EACH PARCEL TO DETERMINE THE MAXIMUM NUMBER OF DWELLING UNITS PER LAND USE. UTILIZE THE PROCEDURE DESCRIBED AS FOLLOWS:
  - A. CONVERT GROSS ACREAGE OF A SUB-PARCEL TO SQUARE FEET.
  - B. DETERMINE PERCENT OF LAND USE WITHIN THE MIX.
  - C. CONVERT THOSE PERCENTAGE FIGURES INTO SQUARE FEET OF THE TOTAL PARCEL.
  - D. DIVIDE BY SITE ALLOTMENT PER DWELLING UNIT FROM GENERAL PROVISION 11 TO DETERMINE THE MAXIMUM NUMBER OF UNITS FOR EACH LAND USE.

- FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTH WILL BE RESOLVED AT THE TIME OF PLATTING. THE APPLICANT FOR PARCELS 1,2,3,6 AND 7, BUT NOT EASTMINSTER (OWNER OF PARCELS 4 AND 5), ON A PRO-RATA BASIS WITH THE OPPOSING AND ADJOINING LAND OWNERS, AT THE TIME OF PLATTING, SHALL GUARANTEE EXTENSION OF LEFT TURN STORAGE AND ACCEL/DECEL LANES TO THE MAJOR ENTRANCES INTO PARCELS 6 AND 7 FROM WEBB ROAD AND TO PARCEL 1 FROM 21ST STREET NORTH, AS THEY ARE DETERMINED APPROPRIATE, BASED ON THE FINAL DEVELOPMENT USE OF THE SPECIFIC PARCEL OR AREA AND ESTIMATES OF THE TRAFFIC THAT WILL BE GENERATED THEREFROM, PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS. IF THE C.U.P. IS AMENDED TO PROVIDE ACCESS TO PARCEL 6 FROM 19TH STREET, THEN THE DECEL LANE ALONG WEBB ROAD FOR PARCEL 6 AND 7 WOULD NOT BE REQUIRED.
- SHOULD AN ALTERNATIVE LAND USE, PERMITTED UNDER PARCEL DESCRIPTIONS BELOW (GENERAL PROVISION 24), BE DEVELOPED INSTEAD OF THE PARCEL PLAN AS ILLUSTRATED, A CONCEPTUAL SITE PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE DIRECTOR OF PLANNING.
- FIRE PROTECTION, INCLUDING FIRE APPARATUS ACCESS AND WATER FOR FIRE PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO OR DURING THE TIME OF CONSTRUCTION. WHEN ALTERNATE METHODS OF PROTECTION AS APPROVED BY THE CHIEF ARE PROVIDED, THE ABOVE MAY BE MODIFIED OR WAIVED. FIRE LINES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN SAID FIRE LINES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING OR UNLOADING. THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE SHALL REVIEW AND APPROVE THE LOCATION AND DESIGN OF ALL FIRE LINES PRIOR TO FINAL APPROVAL OF THE PARKING PLAN.
- OFF-STREET PARKING REQUIREMENTS SHALL BE DETERMINED UNDER CHAPTER 28.04.141 OF THE CODE OF THE CITY OF WICHITA, IF THE STREET IS DESIGNED WITH PARKING RESTRICTIONS FOR SINGLE FAMILY, A RESTRICTIVE COVENANT REQUIRING 4 SPACES PER SINGLE FAMILY DWELLING UNIT WILL BE SUBMITTED AT THE TIME OF PLATTING.

- THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
- ALL LIGHTING SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD AND TO DIRECT LIGHT AWAY FROM RESIDENTIAL AREAS.
- MASONRY WALLS:
  - A. WHENEVER PARCEL 6 OR 7 IS DEVELOPED WITH RESIDENTIAL USES, A SIX (6) FOOT HIGH MASONRY WALL SHALL BE CONSTRUCTED ON THE NORTH PARCEL LINES. IF PARCEL 6 IS DEVELOPED WITH RESIDENTIAL USES AND PARCEL 7 IS DEVELOPED WITH NON-RESIDENTIAL USES, A SIX FOOT MASONRY WALL SHALL BE PROVIDED ALONG THE EAST AND SOUTH BOUNDARIES OF PARCEL 7. IF PARCEL 7 DEVELOPS WITH RESIDENTIAL USES AND PARCEL 6 DEVELOPS WITH NON-RESIDENTIAL USES, A SIX-FOOT MASONRY WALL SHALL BE PROVIDED ALONG THE EAST AND SOUTH BOUNDARIES OF PARCEL 7.
  - B. THE MASONRY WALL SHALL BE CONSTRUCTED OF STONE, BRICK, MASONRY BLOCK, CONCRETE, ARCHITECTURAL TILE OR SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE).
  - C. THE WALL SHALL BE CONSTRUCTED WITHIN A FIVE (5) FOOT WALL EASEMENT. CONSTRUCTION OF THE WALL WILL REQUIRE A BUILDING PERMIT. NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT.
  - D. THE OWNER(S) OF PARCELS 6 AND 7 SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ANY REQUIRED MASONRY WALLS.
- FAILURE TO PROPERLY MAINTAIN THE MASONRY WALL OR LANDSCAPING SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION.
- TRASH RECEPTACLES SHALL BE SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
- MECHANICAL EQUIPMENT, SERVICE AND LOADING AREAS SHALL BE SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
- NON-RESIDENTIAL BUILDING IN PARCEL 6 SHALL SHARE SIMILAR ARCHITECTURAL CHARACTER AND THE SAME PREDOMINANT EXTERIOR BUILDING MATERIALS COLORS, AND FORMS. NON-RESIDENTIAL BUILDINGS IN PARCEL 7 SHALL SHARE SIMILAR ARCHITECTURAL CHARACTER AND THE SAME PREDOMINANT EXTERIOR BUILDING MATERIALS, COLORS AND FORMS AS PARCEL 6, OR WITH BUILDINGS LOCATED IN DP-213 HANLEY COMMERCIAL C.U.P.

- BEFORE A BUILDING PERMIT IS ISSUED, THE DEVELOPER SHALL NOTIFY THE PLANNING DEPARTMENT, THE ADJOINING LANDOWNER(S) TO THE EAST (OR HOME OWNERS ASSOCIATION AS APPROPRIATE), THE TALLGRASS EAST HOME OWNERS ASSOCIATION, AND THE BENT TREE HOME OWNERS ASSOCIATION FOR THEIR REVIEW OF ANY PROPOSED BUILDINGS.
- WITHIN 60 DAYS OF APPROVAL BY THE APPROPRIATE REVIEWING AUTHORITY, THE APPLICANT SHALL SUBMIT A REVISED C.U.P. DRAWING WHICH DEPICTS ALL APPLICABLE CONDITIONS OF DEVELOPMENT AND PARCEL PARTICULARS FOR THE APPLICATION AREA.

**SPANGENBERG • PHILLIPS**  
ARCHITECTURE  
224 E. Douglas, Fifth Floor Wichita, KS 67202 T 316.267.4002 F 316.267.1509

**HANLEY RESIDENTIAL COMMUNITY UNIT PLAN**  
OWNER: FRED HANLEY, 438 N BELMONT, WICHITA KS 67208  
**APPROVED CUP**

AMENDED  
13 DEC 00

MAPC

21ST STREET NORTH



CONTINGENT EVERGREEN BUFFER

| TREE PLANTING SCHEDULE |         |       |  |
|------------------------|---------|-------|--|
| SYMBOLS                | SIZE    | QUAN  | SPECIES  |
|                        | 1 1/2"  | 98    | EASTERN REDBUDDRAUTER PLUM                         |
|                        | 5-6'    | 28    | WHITE PINE/ AUSTRIAN PINE                          |
|                        | 2"      | 6     | PIN OAK/RED OAK                                    |
|                        | 2"      | 31    | CHANTICLEER/BRADFORD PEAR                          |
|                        | 2"      | 9     | WHITE/RIVER BIRCH                                  |
|                        | 2"      | 4     | CORKSCREW WILLOW                                   |
|                        | 6'-0"   | 14    | EXISTING WHITE PINES (TO BE REPLANTED IN THE FALL) |
|                        | 1 1/2"  | 22    | PIN OAK/RED OAK                                    |
|                        | 1 1/2"  | 23    | MAPLE/RED OAK                                      |
|                        |         | 235   | TOTAL TREES  |
|                        |         |       | EXISTING TREES TO REMAIN                           |
|                        | 2-3 GAL | 1,485 | SHRUBS & BUSHES                                    |
|                        | 1 GAL   | 1,211 | SHRUBS & BUSHES                                    |
|                        | VARIES  | 8     | EXISTING CEDAR TREES (TO BE PLANTED IN THE FALL)   |

**LANDSCAPE CALCULATIONS**

**STREET YARD REQUIREMENTS:**  
 20 FEET OF DEPTH FOR EVERY FOOT OF STREET FRONTAGE:  
 20 X 301.97 = 6,039.4 SQUARE FEET

**STREET YARD PROVIDED:**  
 18,456 SQUARE FEET

**REQUIRED NUMBER OF TREES IN STREET YARD:**  
 6,039 ÷ 500 = 12

**TREES PROVIDED IN STREET YARD:**  
 3 BRADFORD PEAR  
 7 REDBUD / PLUM  
 2 PIN OAK/ RED OAK  
 8 WHITE PINE  
 1 AUSTRIAN PINE  
 21 TOTAL

**APARTMENT PARKING LANDSCAPE REQ'S:**  
 1 SHADE TREE OR 2 ORNAMENTAL TREES PER 20 PARKING SPACES.  
 438 SPACES ÷ 20 = 21.8 SHADE TREES  
 43.6 ORNAMENTALS

**PARKING LANDSCAPE PROVIDED:**  
 16 BRADFORD PEAR  
 29 REDBUD / PLUM  
 5 PIN OAK  
 8 WHITE PINE  
 58 TOTAL

**EAST BUFFER:**  
 EVER GREEN TREES SHALL BE PLACED TO BUFFER ANY FUTURE OPENINGS MADE IN EXISTING TREE ROW ON ADJACENT EAST PROPERTY. EIGHT (8) CEDAR TREES WILL ALSO BE PLACED ALONG THE EAST SIDE OF THE 19TH STREET ENTRANCE.

**PARKING**

142 OPEN PARKING, PERPENDICULAR (INCLUDES 10 HC STALLS)  
 48 CARPORTS  
 46 PARALLEL PARKING  
 110 PARKING IN FRONT OF GARAGE  
 30 ATTACHED GARAGES  
 436 TOTAL PARKING  
 PARKING RATIO - 2.25 SPACES PER UNIT  
 REQUIRED PARKING RATIO-1.75 PER 2 BEDROOM UNIT  
 MINIMUM 9 HC STALLS REQUIRED-10 PROVIDED

**LANDSCAPE SITE PLAN**  
 SCALE: 1" = 100'-0"

**LEGAL DESCRIPTION**  
 LOTS 3 & 4, BLOCK 1 OF HANLEY SECOND ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

**IRRIGATION METHOD**  
 REFER TO IRRIGATION PLAN

**PP154 Paved + 13 LANDSCAPE PLAN**

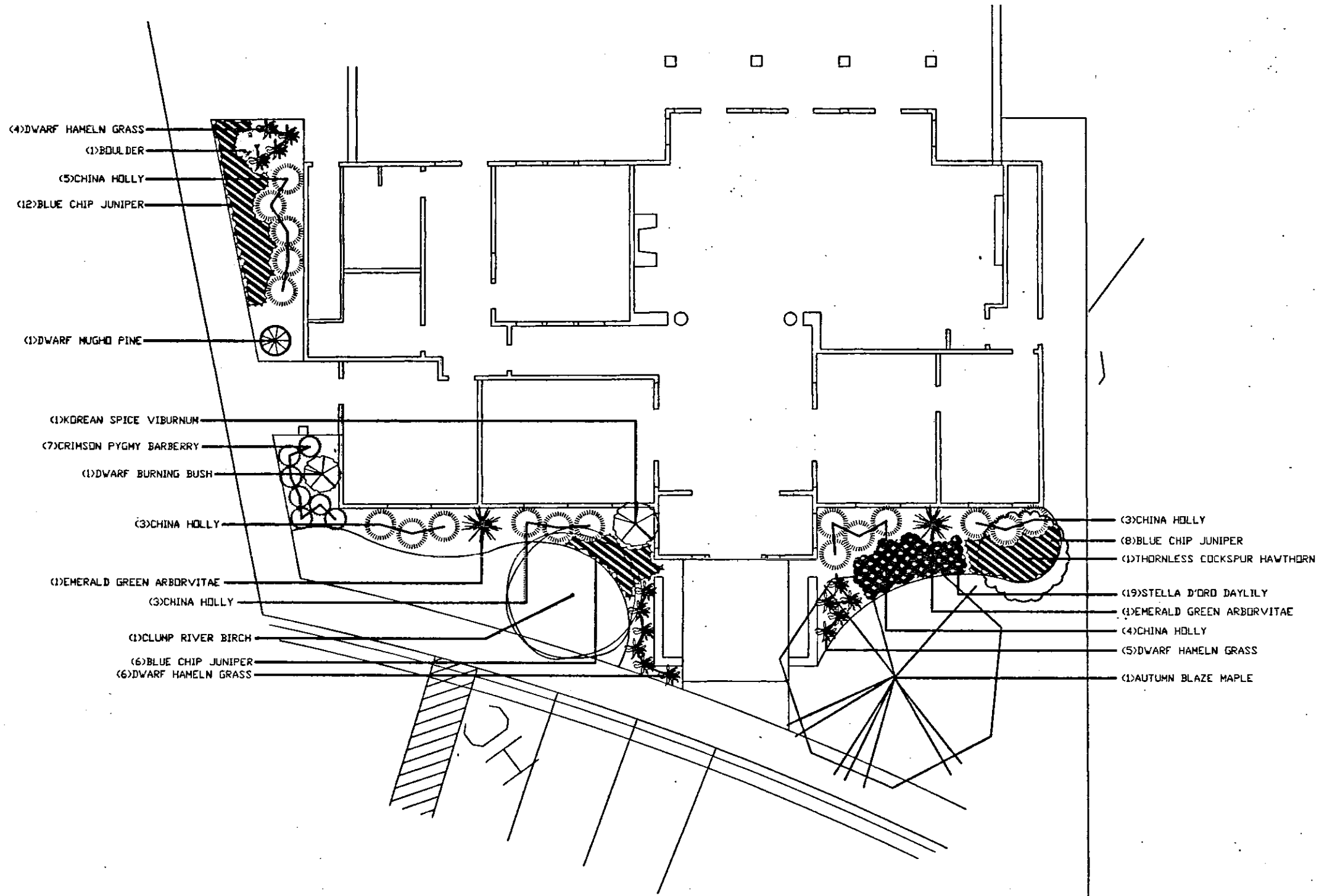
APPROVED 7/9/99 BY DG  
 MAP COPY 1 of 2

19TH ST. NORTH

|         |            |
|---------|------------|
| REVISED | 23 JUNE 96 |
| ISSUE   | 11 NOV 96  |

LANDSCAPE SITE PLAN  
 HA-S5LS.DWG

**S5**



- (4) DWARF HAMELN GRASS
- (1) BOULDER
- (5) CHINA HOLLY
- (12) BLUE CHIP JUNIPER

- (1) DWARF MUGHO PINE

- (1) KOREAN SPICE VIBURNUM
- (7) CRIMSON PYGMY BARBERRY
- (1) DWARF BURNING BUSH

- (3) CHINA HOLLY

- (1) EMERALD GREEN ARBORVITAE
- (3) CHINA HOLLY

- (1) CLUMP RIVER BIRCH
- (6) BLUE CHIP JUNIPER
- (6) DWARF HAMELN GRASS

- (3) CHINA HOLLY
- (8) BLUE CHIP JUNIPER
- (1) THORNLESS COCKSPUR HAWTHORN

- (19) STELLA D'ORD DAYLILY
- (1) EMERALD GREEN ARBORVITAE
- (4) CHINA HOLLY
- (5) DWARF HAMELN GRASS
- (1) AUTUMN BLAZE MAPLE

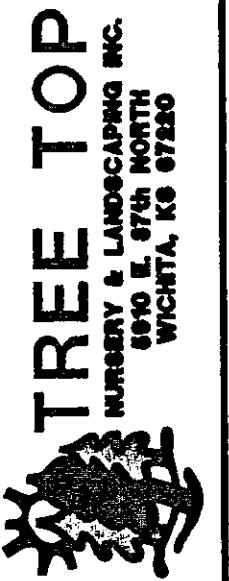
CLUBHOUSE

SCALE: 1" = 10'-0"

**TREE TOP**  
 NURSERY & LANDSCAPING INC.  
 2610 E. 97th NORTH  
 WICHITA, KS 67220

A LANDSCAPE PLAN FOR  
**THE QUARTERS AT CAMBRIDGE**  
 21ST AND WEBB RD

RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN



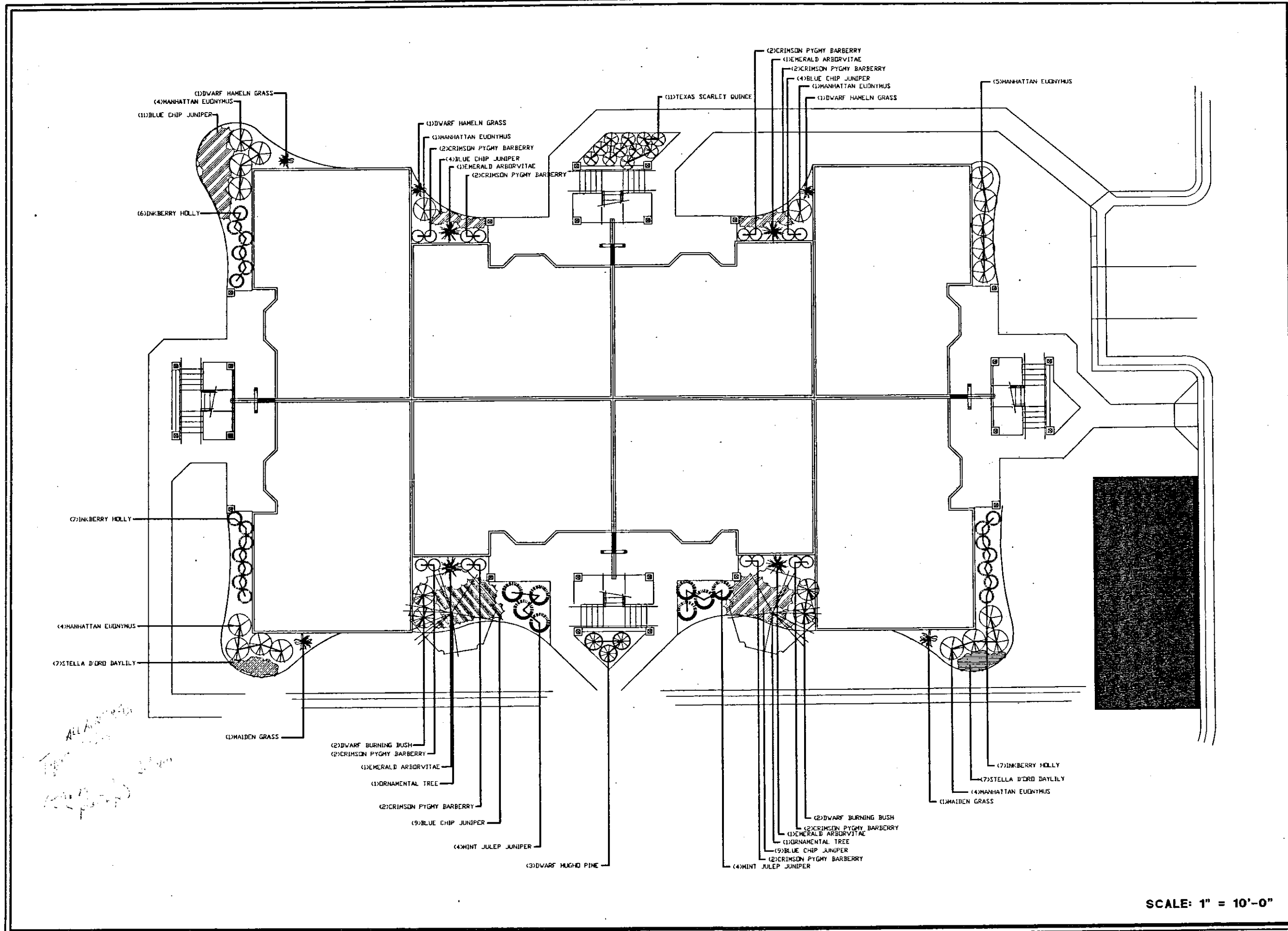
**TREE TOP**  
 NURSERY & LANDSCAPING INC.  
 8910 E. 87th NORTH  
 WICHITA, KS 67220

**RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN**

A LANDSCAPE PLAN FOR

**THE QUARTERS AT CAMBRIDGE**

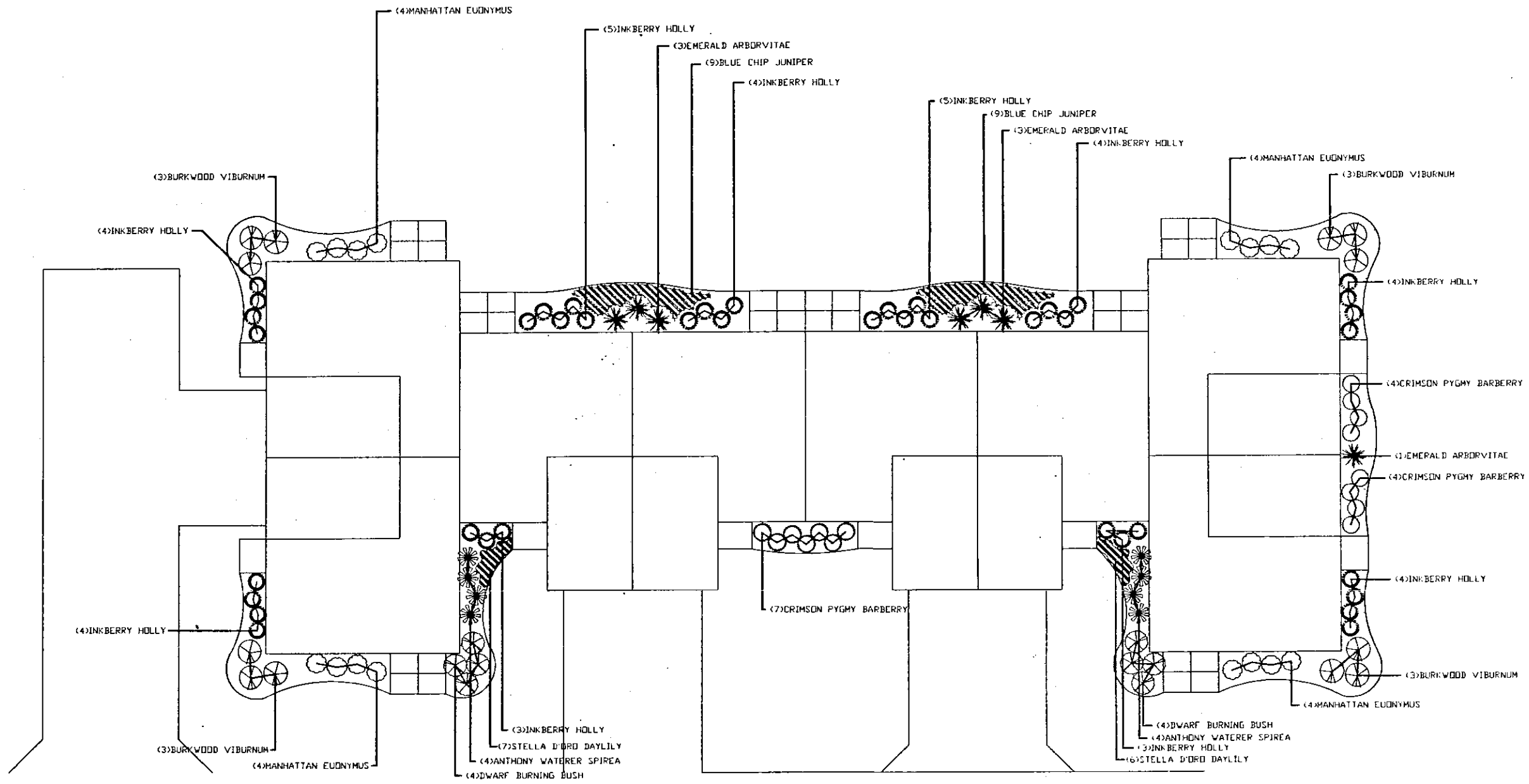
2107. AND WEBB RD



ALL PLANTS  
 TO BE  
 PLANTED

SCALE: 1" = 10'-0"

# TOWNHSE



SCALE: 1" = 10'-0"

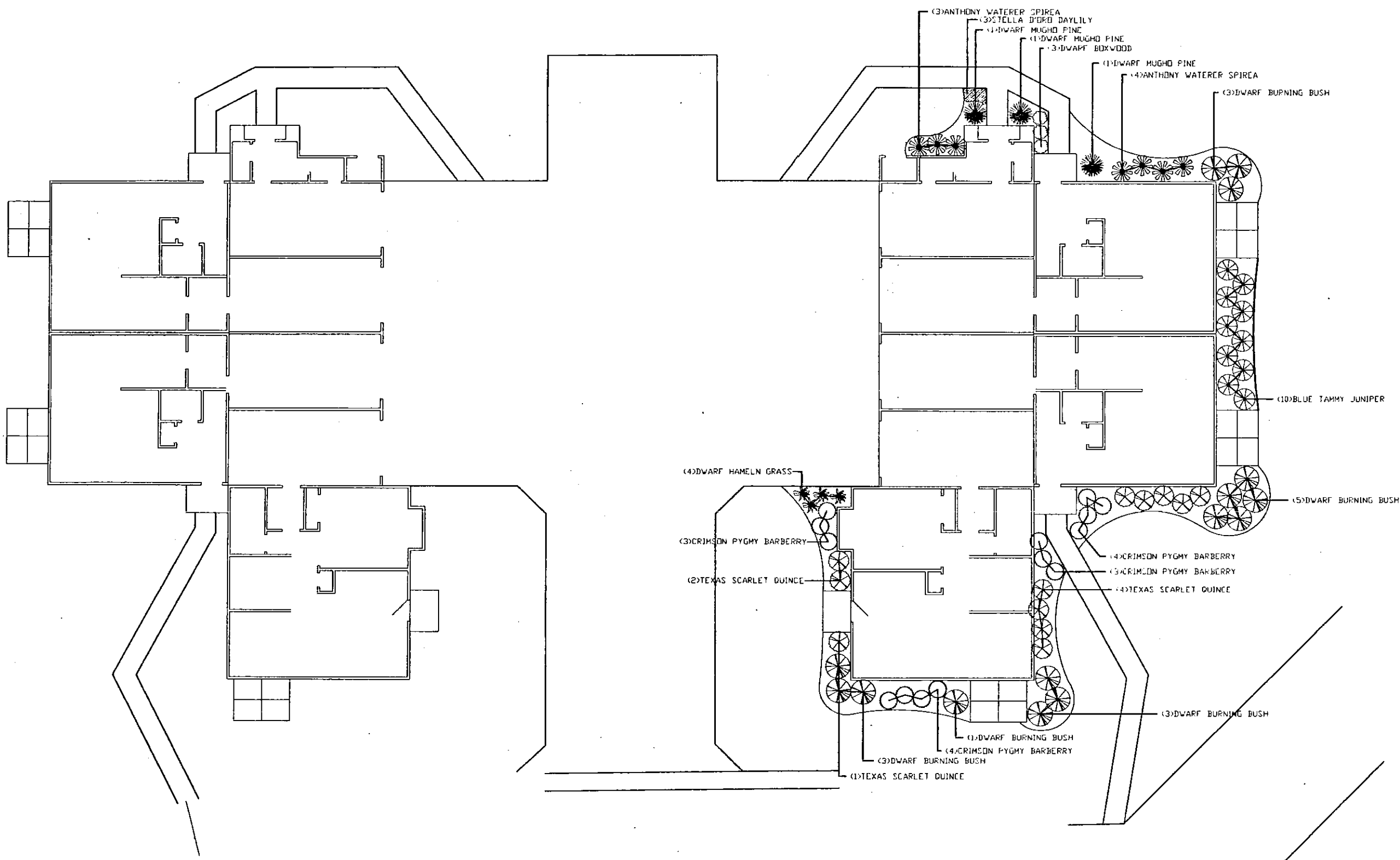
A LANDSCAPE PLAN FOR:

**THE QUARTERS AT CAMBRIDGE**

216T. AND WEBB RD.

**TREE TOP**  
 NURSERY & LANDSCAPING INC.  
 5910 E. 37th NORTH  
 WICHITA, KS 67220

RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN



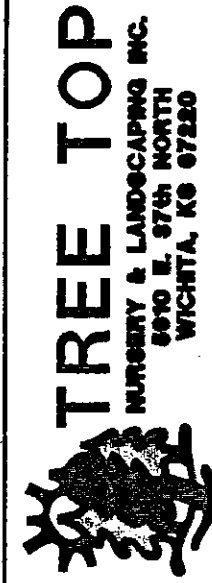
4 PLEX TYP

SCALE: 1/8" = 1'-0"

**TREE TOP**  
 NURSERY & LANDSCAPING INC.  
 6010 E. 37th NORTH  
 WICHITA, KS 67220

A LANDSCAPE PLAN FOR  
**THE QUARTERS AT CAMBRIDGE**  
 21ST AND WEBB RD

RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN



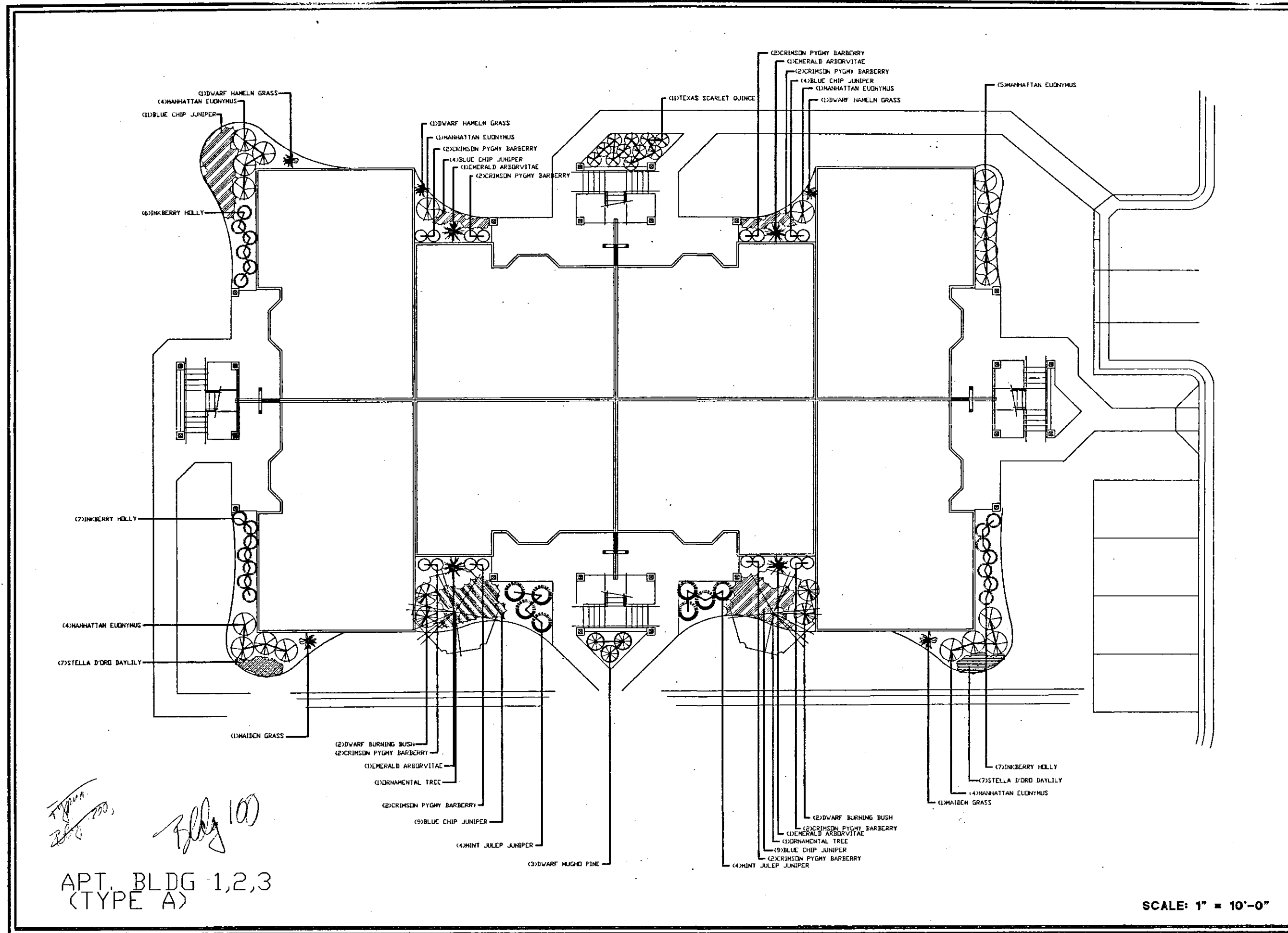
**TREE TOP**  
 NURSERY & LANDSCAPING INC.  
 8010 E. 87th NORTH  
 WICHITA, KS 67220

**RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN**

A LANDSCAPE PLAN FOR

**THE QUARTERS AT CAMBRIDGE**

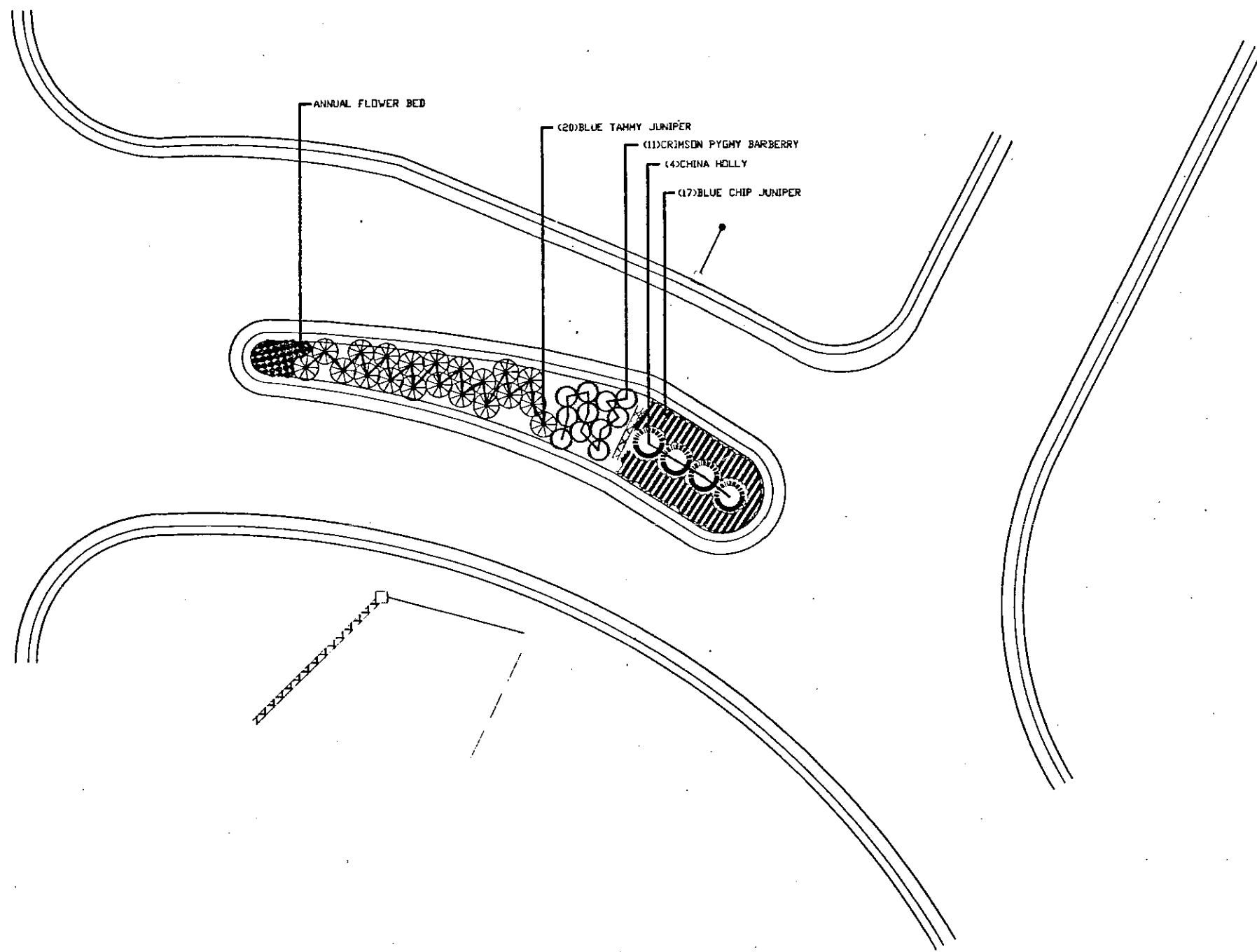
3101. AND WEBB RD



*Handwritten notes:*  
 100  
 200

APT. BLDG 1,2,3  
 (TYPE A)

SCALE: 1" = 10'-0"



ANNUAL FLOWER BED

(20) BLUE TAMMY JUNIPER

(11) CRIMSON PYGMY BARBERRY

(4) CHINA HOLLY

(17) BLUE CHIP JUNIPER

SCALE: 1" = 10'-0"

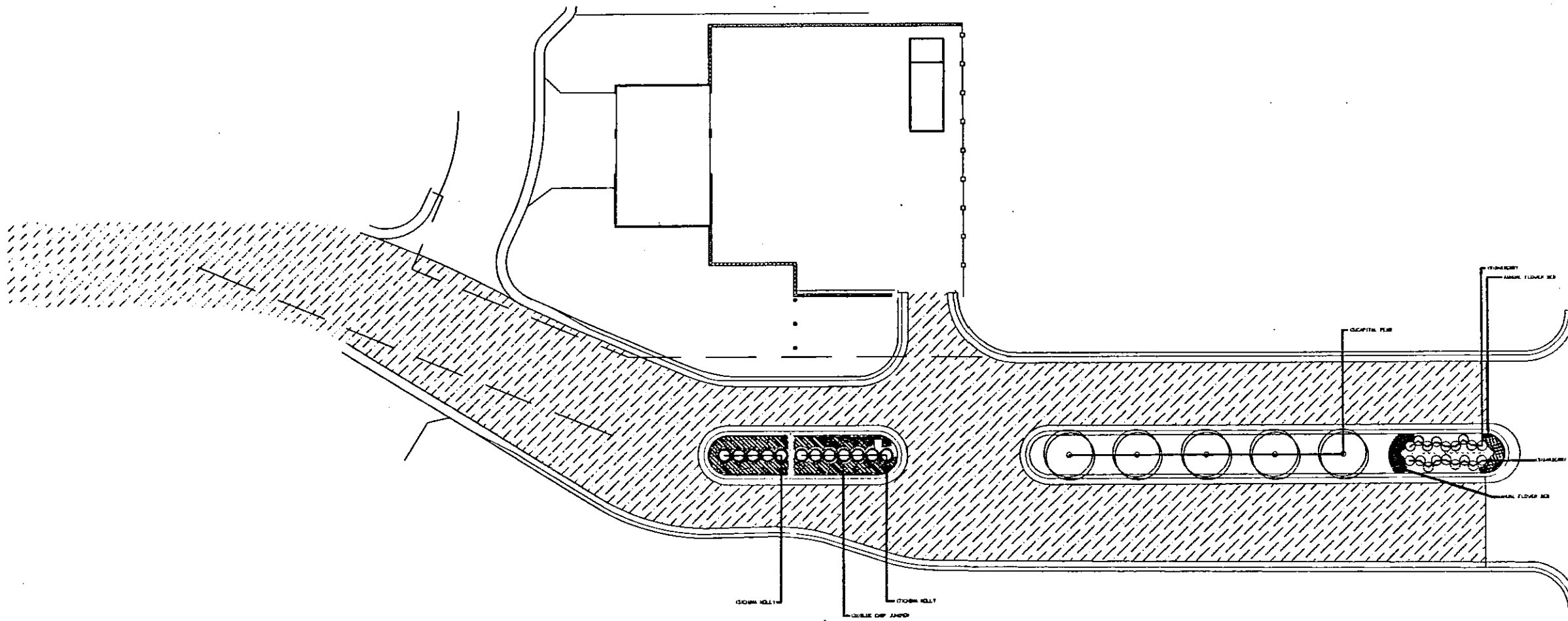
A LANDSCAPE PLAN FOR

**THE QUARTERS AT CAMBRIDGE**

219T AND WEBS

**TREE TOP**  
 NURSERY & LANDSCAPING INC.  
 6910 E. 87th NORTH  
 WICHITA, KS 67220

RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN



19TH ST ENTRANCE

SCALE: 1" = 20'-0"

A LANDSCAPE PLAN FOR

**THE QUARTERS AT CAMBRIDGE**

216T. AND WEBB RD.

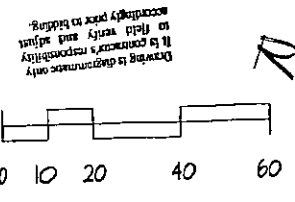
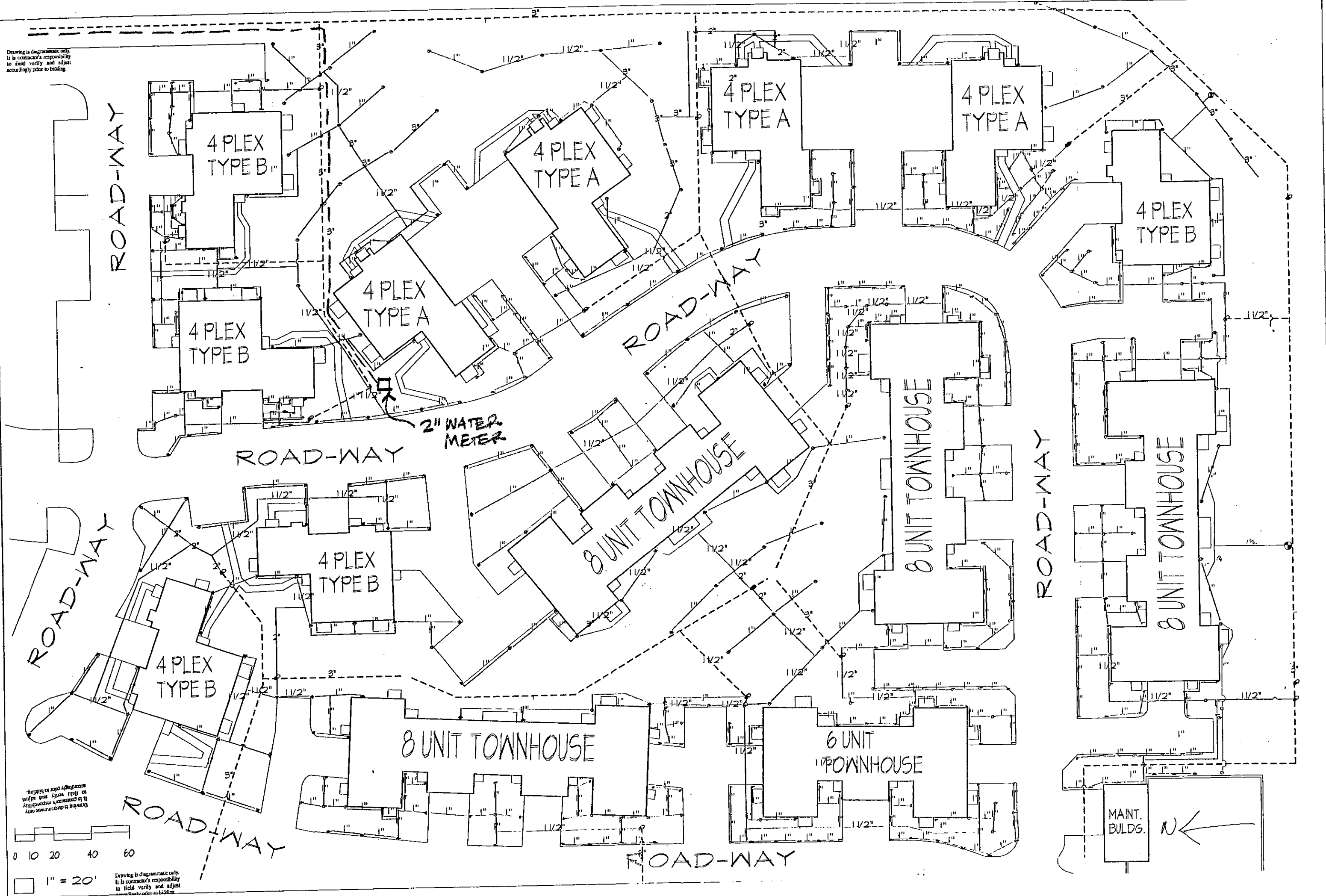


**TREE TOP**  
 NURSERY & LANDSCAPING INC.  
 6910 E. 87th NORTH  
 WICHITA, KS 67220

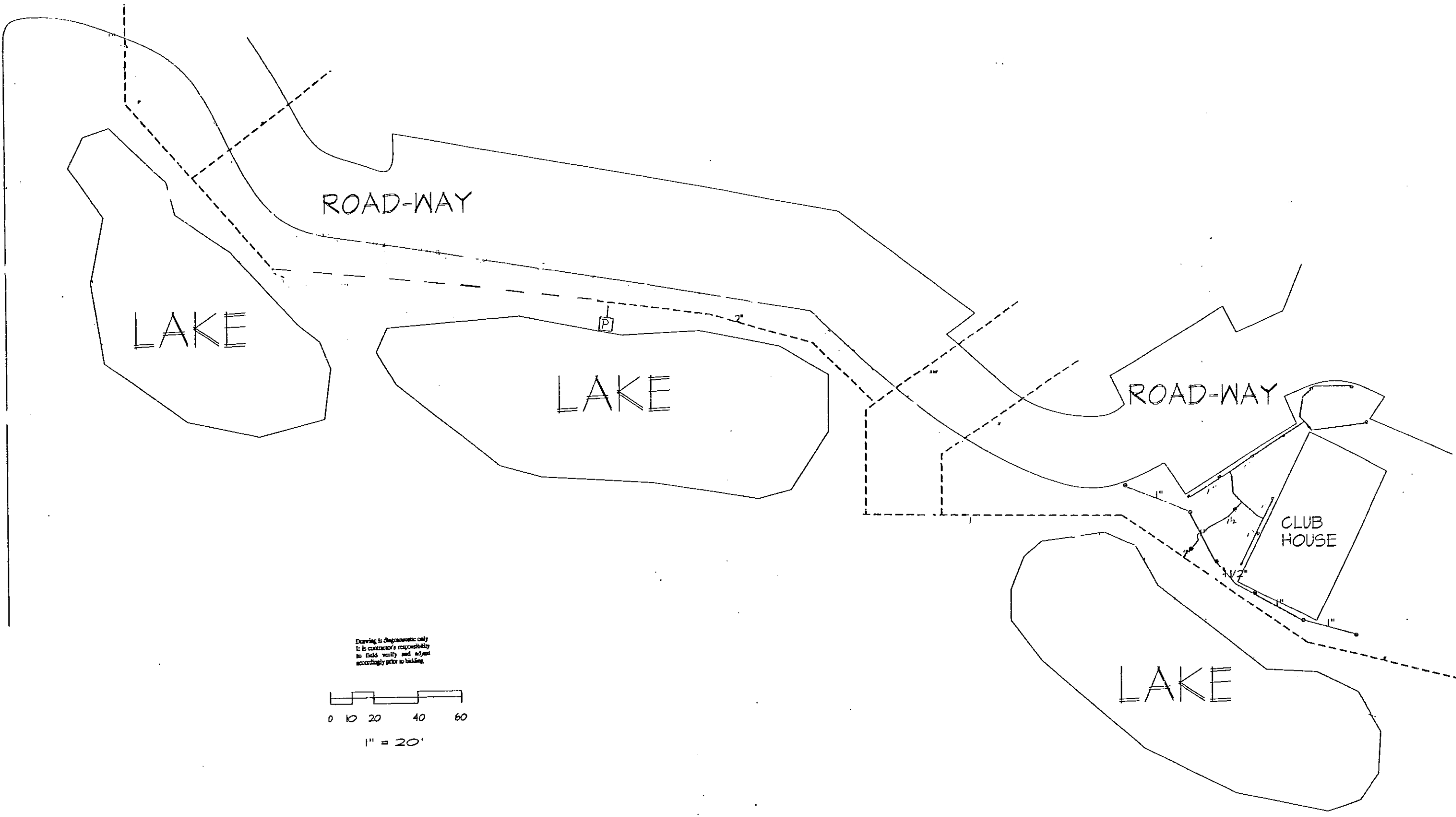
RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN



Drawing is diagrammatic only.  
It is contractor's responsibility  
to field verify and adjust  
accordingly prior to bidding.

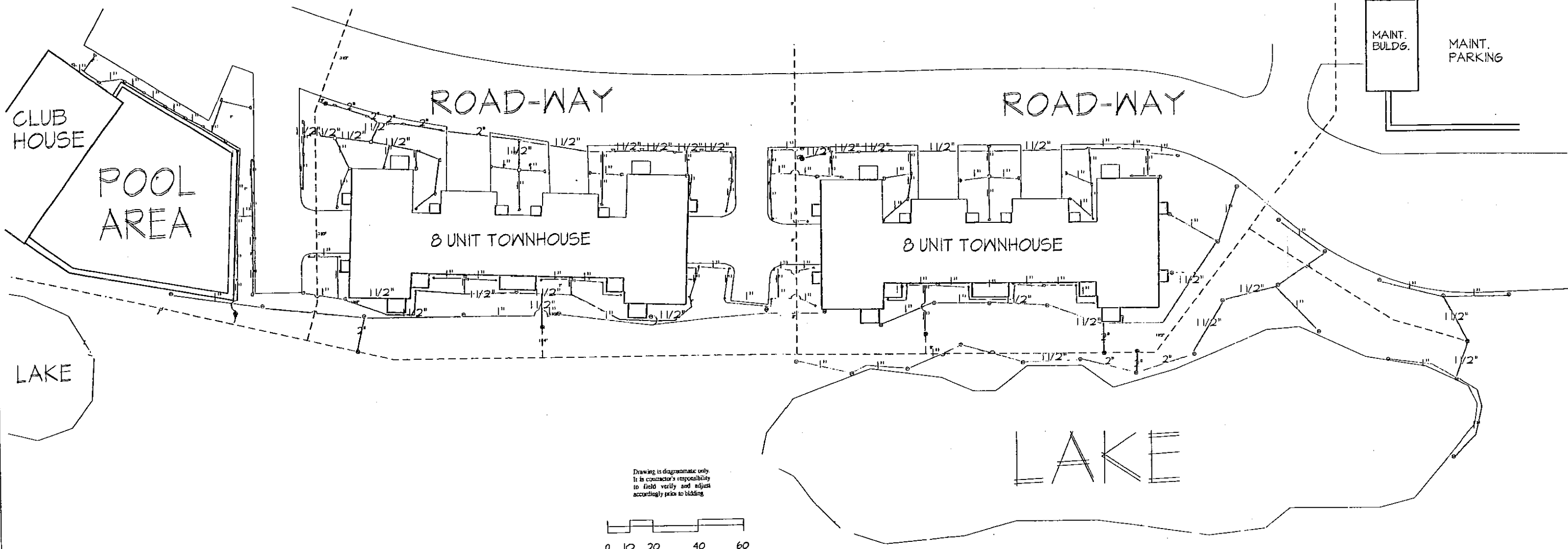


1" = 20'  
Drawing is diagrammatic only.  
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to field verify and adjust  
accordingly prior to bidding.

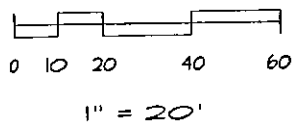


Drawing is diagrammatic only  
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accordingly prior to bidding.

0 10 20 40 60  
1" = 20'



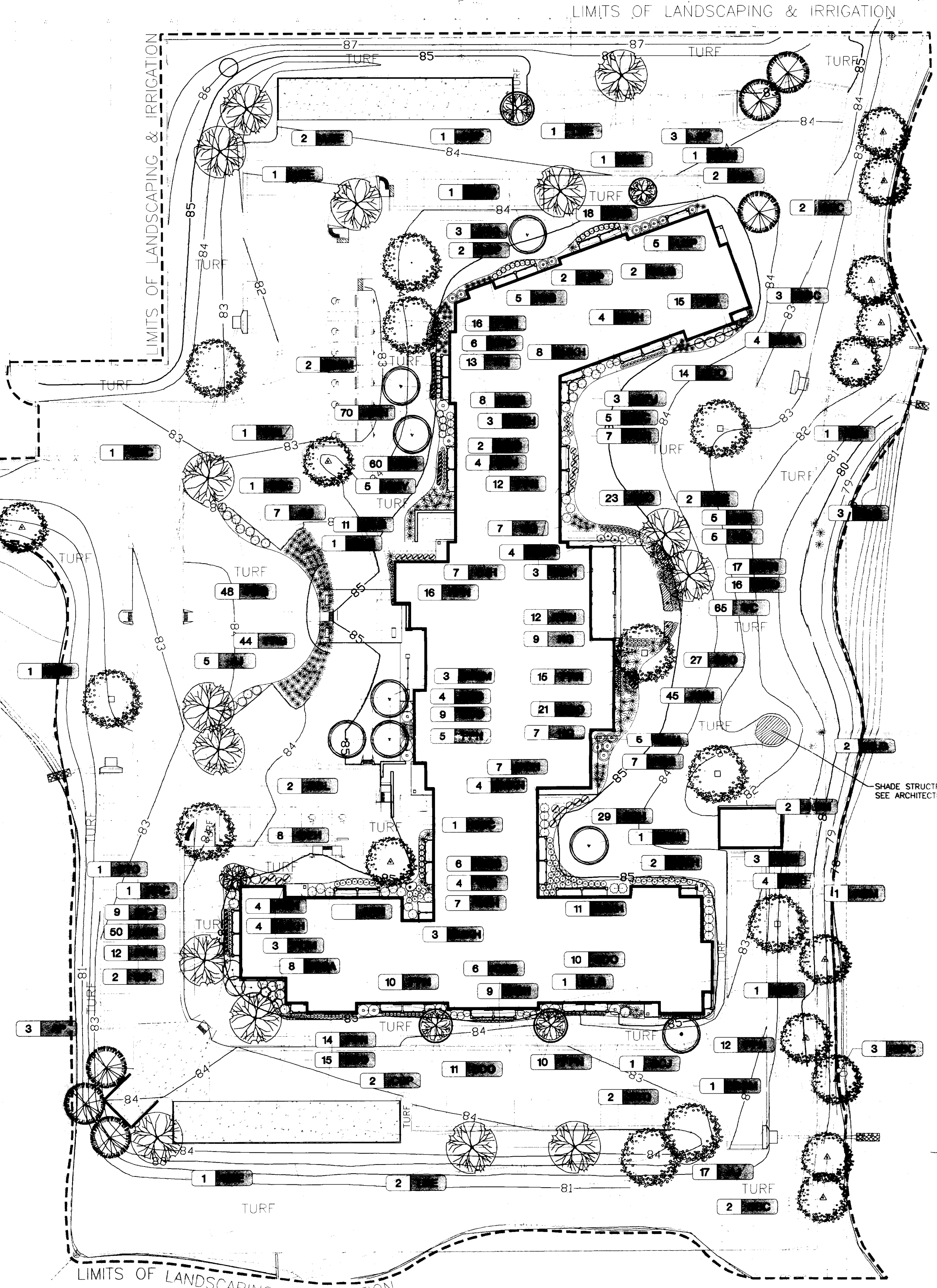
Drawing is diagrammatic only.  
 It is contractor's responsibility  
 to field verify and adjust  
 accordingly prior to bidding.



**MASTER PLANT LIST**

| KEY   | QTY.        | COMMON NAME                         | BOTANICAL NAME  | SIZE        | CONDITION/REMARKS    |
|---|-------------|-------------------------------------|---|-------------|----------------------|
| <b>TREES</b>  |             |                                     |   |             |                      |
| ABM   | 5           | 'AUTUMN BLAZE' MAPLE                | <i>Acer x freemanii</i> 'Autumn Blaze'                      | 4" cal.     | Balled and Burlapped |
| AP  | 6           | AUSTRIAN PINE                       | <i>Pinus nigra</i>  | 8-10' ht.   | Balled and Burlapped |
| SBC   | 13          | SHAWNEE BRAVE CYPRESS               | <i>Taxodium distichum</i> 'Shawnee Brave'                   | 2.5" cal.   | Balled and Burlapped |
| CSP   | 3           | 'CLEVELAND SELECT' GALLERY PEAR     | <i>Pyrus callieriana</i> 'Cleveland Select'                 | 2" cal.     | Balled and Burlapped |
| EBSM  | 8           | 'EDITH BOGUE' SOUTHERN MAGNOLIA     | <i>Magnolia grandiflora</i> 'Edith Bogue'                   | 12-14' ht.  | Balled and Burlapped |
| LBE   | 10          | 'ALLEE' LACEBARK ELM                | <i>Ulmus parvifolia</i> 'Elmer II'                          | 3.5" cal.   | Balled and Burlapped |
| RRC   | 1           | 'ROYAL RAINDROPS' GRAB              | <i>Malus 'JFS-KWS'</i>                                      | Clump 6'-8' | Balled and Burlapped |
| SBL   | 5           | 'SUNBURST' HONEYLOCUST              | <i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Sunburst' | 3.5" cal.   | Balled and Burlapped |
| SRM   | 1           | SAUCER MAGNOLIA                     | <i>Magnolia x soulangeana</i>                               | 8'-10'      | Balled and Burlapped |
| STO   | 6           | SAWTOOTH OAK                        | <i>Quercus acutissima</i>                                   | 2.5" cal.   | Balled and Burlapped |
| <b>SHRUBS, ORNAMENTAL GRASSES, PERENNIALS AND ANNUALS</b> |             |                                     |   |             |                      |
| AJ  | 12          | 'ARMSTRONG' JUNIPER                 | <i>Juniperus chinensis</i> 'Armstrong'                      | 3 gal       | Container            |
| BCJ   | 10          | 'BLUE CHIP' JUNIPER                 | <i>Juniperus horizontalis</i> 'Blue Chip'                   | 3 gal       | Container            |
| BMKH  | 30          | 'BERRY MAGIC KIDS' HOLLY            | <i>Ilex meserveae</i> 'Berry Magic Kids'                    | 3 gal       | Container            |
| CBB   | 16          | COMPACT BURNING BUSH                | <i>Evonymus alatus</i> 'Compactus'                          | 3 gal       | Container            |
| CJH   | 7           | 'CROWN JEWELS' HARDY HIBISCUS       | <i>Hibiscus moscheutos</i> 'Crown Jewels'                   | 2 gal       | Container            |
| CRS   | 5           | 'CHICA RED' DWARF GRAPEMYRTLE       | <i>Lagerstroemia indica</i> 'Monred'                        | 2 gal       | Container            |
| DBH   | 16          | DWARF BURFORD HOLLY                 | <i>Ilex cornuta</i> 'Dwarf Burfordii'                       | 3 gal       | Container            |
| EGGA  | 12          | EDWARD GOUCHER' GLOSSY ABELIA       | <i>Abelia x 'Edward Goucher'</i>                            | 3 gal       | Container            |
| FCM   | 3           | 'FIREBIRD' GRAPEMYRTLE              | <i>Lagerstroemia indica</i> 'Firebird'                      | 5 gal       | Container            |
| FRG   | 49          | 'FORESTER'S' FEATHER REED GRASS     | <i>Calamagrostis x acutiflora</i> 'Karl Forester'           | 2 gal       | Container            |
| FPN   | 151         | 'FIREPOWER' DWARF MANDINA           | <i>Nandina domestica</i> 'Firepower'                        | 2 gal       | Container            |
| GPJ   | 7           | 'GREENMOUND' DW PROCUMBENS JUNIPER  | <i>Juniperus procumbens</i> 'Greenmound'                    | 3 gal       | Container            |
| GSY   | 5           | 'GOLDEN SWORD' YUCCA                | <i>Yucca filamentosa</i> 'Golden Sword'                     | 2 gal       | Container            |
| HG  | 67          | 'HAMELN' DW. CHINESE FOUNTAIN GRASS | <i>Pennisetum alopecuroides</i> 'Hameln'                    | 3 gal       | Container            |
| LBP   | 9           | 'LOWBOY' PYRACANTHA                 | <i>Pyracantha coccinea</i> 'Lowboy'                         | 5 gal       | Container            |
| MLG   | 20          | 'MORNING LIGHT' PLUME GRASS         | <i>Miscanthus sinensis</i> 'Morning Light'                  | 5 gal       | Container            |
| OLH   | 5           | 'SNOW QUEEN' OAKLEAF HYDRANGEA      | <i>Hydrangea quercifolia</i> 'Snow Queen'                   | 3 gal       | Container            |
| PCH   | 18          | 'PLUM CRAZY' HARDY HIBISCUS         | <i>Hibiscus moscheutos</i> 'Plum Crazy'                     | 2 gal       | Container            |
| SBLH  | 4           | 'SILVER BLUE' HYDRANGEA             | <i>Hydrangea macrophylla</i> 'Mariesii Variegata'           | 5 gal       | Container            |
| SDO   | 55          | 'STELLA DE ORO' DAYLILY             | <i>Hemerocallis</i> 'Stella de Oro'                         | 1 gal       | Container            |
| SEH   | 32          | SIEBOLDIANA 'ELEGANS' HOSTA         | <i>Hosta sieboldiana</i> 'Elegans'                          | 1 gal       | Container            |
| WGB   | 32          | 'WINTER GEM' BOXWOOD                | <i>Buxus microphylla</i> var. <i>koreana</i> 'Winter Gem'   | 1 gal       | Container            |
| VC  | 65          | VINCA                               | <i>Vinca minor</i>  | 1 gal       | Container            |
| ANN   | 265         | ANNUALS (TYPE TO BE DETERMINED)     | (To Be Determined)  | 4" Pots     | Container            |
| SOD   | 13,850 S.Y. | WISE FESCUE/BLUE MIXTURE            |   |             |                      |

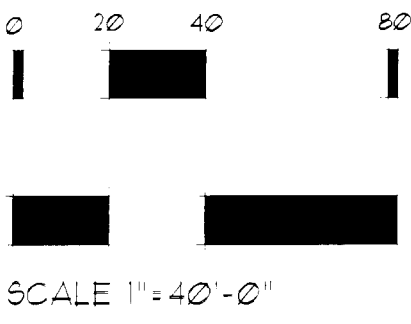
WEBB ROAD



DP 154 PARCEL G  
**LANDSCAPE PLAN**  
APPROVED 9-8-09 BY DM  
MAY 2010 COPY 1 OF 2

**LANDSCAPE ORDINANCE CALCULATIONS:**  
FRONTAGE OF SITE = NONE  
REQUIRED LANDSCAPED STREET YARD = NONE  
PARKING STALLS PROVIDED = 107 (INCLUDING GARAGES)  
PARKING LOT TREES REQUIRED = 5.4 ROUNDS UP TO 6  
PARKING LOT TREES PROVIDED = 16

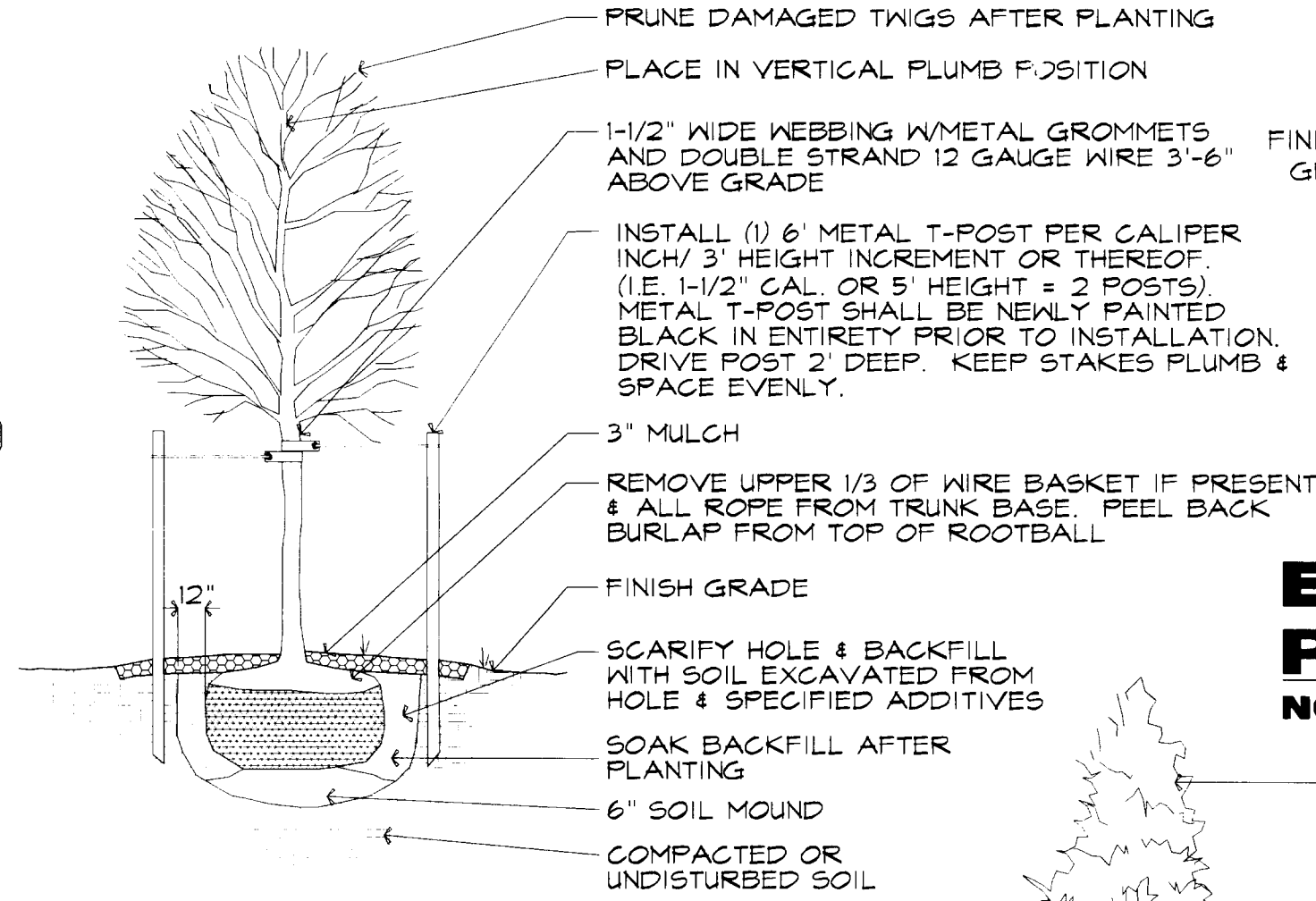
**PLANTING PLAN**  
SCALE: 1" = 40'



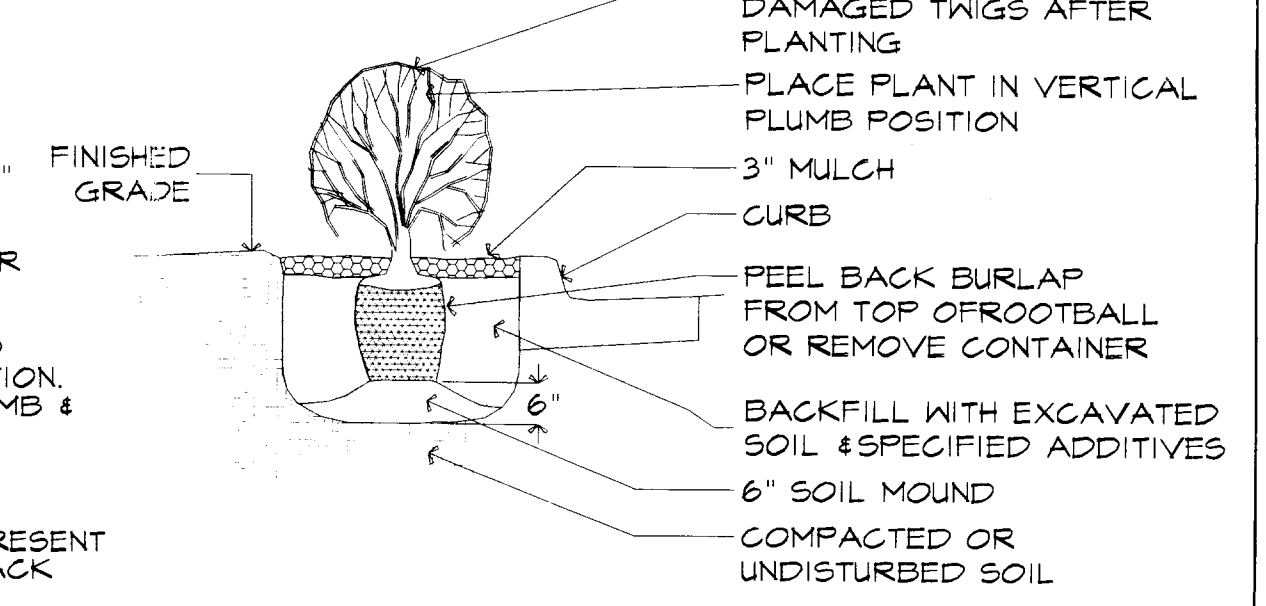
**NOTES**

- WHEELCHAIR RAMP LOCATIONS TO SERVE THE PROPOSED BUILDINGS SHALL BE COORDINATED WITH THE BUILDING PLANS PRIOR TO CONSTRUCTION.
- EDGING SHALL BE PRO-STEEL OR RYERSON, 14 GAUGE X 4". INSTALL TOP FLUSH WITH TOP OF ADJOINING WALKS OR BACKS OF CURBS.
- MULCH SHALL BE 3" DEPTH PREMIUM SHREDDED CEDAR MULCH. 36" DIAMETER RING AROUND EACH TREE PLANTED IN TURF AREA.
- BACK-TO-EARTH COTTON BUR COMPOST AND MILORGANITE MIXED INTO BACKFILL SOIL PLUS NEW LAWN STARTER FERTILIZER (INCORPORATED INTO THE TOP 1-2" OF BACKFILL SOIL) PLANTING SOIL AMENDMENTS.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL GOVERN.
- ALL LAWN AND SHRUB BED AREAS ON SITE SHALL BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM. (SEE SPECIFICATION SECTION). IRRIGATION SYSTEM SHALL BE EQUIPPED WITH TWO QUICK COUPLERS AND AN AUTOMATIC RAIN SENSING DEVICE WHICH WILL SHUT OFF SYSTEM FOLLOWING PERIODS OF ADEQUATE RAIN.
- ALL PLANTS SHALL CONFORM TO ANSI Z60.1 FOR SIZE AND QUALITY STANDARDS.
- INSTALL KANSAS PREMIUM BLEND FESCUE SOD IN ALL TURF AREAS SHOWN ON PLAN.

**DECIDUOUS TREE PLANTING DETAIL**  
NOT TO SCALE



**SHRUB PLANTING DETAIL**  
NOT TO SCALE



**EVERGREEN TREE PLANTING DETAIL**  
NOT TO SCALE

