



**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

May 10, 2024

Kick "N" Development Group
716 North 119th Street West #108
Wichita, KS 67235

Baughman Company, P.A.
Attn: Jay Cook
315 Ellis
Wichita, KS 67211

RE: CUP2024-00005 and ZON2024-00014: Community Unit Plan in the City to create the Yellowstone Commercial CUP with zone change request from SF-5 Single-Family Residential District to LC Limited Commercial District to allow for the development of a commercial uses, located on the southeast corner of South 119th Street West and West Pawnee Avenue.

Dear Applicant;

At its regular meeting on **May 9, 2024**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the requests with the following conditions:

1. The site shall be developed in substantial conformance with the development guidelines and general provisions of the approved CUP.
2. The applicant shall submit four copies of the approved CUP within 60 days of final approval to the Metropolitan Area Planning Department or the CUP shall be deemed null and void.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on May 23, 2024. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk by May 23, 2024, at 5:00 p.m.

Because of the requested waiver, this application must be presented to the Wichita City Council on Tuesday, June 11, 2024, beginning at 9:00 a.m.

This is a reminder that the zoning 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,

Philip Zevenbergen, AICP
Current Plans

B. Solid screening shall be provided within Parcels 1-3 & 12 for all outdoor work and storage areas within 200 feet of residential uses.

13. Rooftop mechanical equipment on all parcels shall be screened from ground level view with similar materials to the main building per Unified Zoning Code.

14. Trash receptacles, loading docks, outdoor storage, and loading areas in Parcels 1-12 shall be appropriately screened, with similar materials to the main building, to reasonably hide them from ground view.

15. Fire lanes shall be in accordance with the appropriate Fire Code. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of building permits.

16. No parcel within this C.U.P. shall allow the use of sexually oriented business; correctional placement residences; night club in the city; night club in the county; and tavern and drinking establishment. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. Entertainment Establishment in the City is a permitted use, but shall apply only as an accessory use to a restaurant.

17. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement.

18. Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.

19. 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.

20. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

21. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

22. A plan for a pedestrian walk system shall be submitted and approved by the Metropolitan Area Planning Department "MAPD" prior to the issuance of building permits. Said walk system shall provide links with the proposed buildings within the subject property to sidewalks along Pawnee Ave. and 119th St. where they exist or to the property line in the event there is no sidewalk.

23. No development shall occur until such time as municipal water and sewer service are provided to the site.

24. Approval of a site circulation plan by the MAPD is required for each phase of construction prior to the issuance of a building permit. An overall site plan shall be required for review and approval by the

MAPD and the Traffic Engineering prior to the issuance of any building permits; the site plan shall ensure internal circulation within the parcels and joint use of ingress/egress openings and that private drive openings are not impacted/blocked by the layout of parking stalls or landscaping.

Parcel Descriptions

Parcel 1:

- A. Net Area: 445,543 sq.ft.
or 10.23± acres
- B. Maximum Building Coverage: 133,663 sq.ft.
or 30 percent
- C. Maximum Gross Floor Area: 200,494 sq.ft.
- D. Floor Area Ratio: 45 percent
- E. Maximum Number of Buildings: One (1)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing
- I. Zoning: Limited Commercial
- K. Permitted Uses: All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #17.

Parcel 2:

- A. Net Area: 459,604 sq.ft.
or 10.55± acres
- B. Maximum Building Coverage: 137,881 sq.ft.
or 30 percent
- C. Maximum Gross Floor Area: 160,861 sq.ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum Number of Buildings: One (1)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- G. Setbacks: See Drawing
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- I. Zoning: Limited Commercial
- J. Permitted Uses: All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #17.

Parcel 3:

- A. Net Area: 43000 sq.ft.
or .98± acres
- B. Maximum Building Coverage: 12,900 sq.ft.
or 30 percent
- A. Maximum Gross Floor Area: 15,050 sq.ft.
- B. Floor Area Ratio: 35 percent
- C. Maximum Number of Buildings: One (1)
- D. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- E. Setbacks: See Drawing
- H. Access Points: See Drawing

- I. Zoning: Limited Commercial
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Parcel 4:

- A. Net Area: 43,000 sq.ft.
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- A. Maximum Gross Floor Area: 15,050 sq.ft.
- B. Floor Area Ratio: 35 percent
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- E. Setbacks: See Drawing
- H. Access Points: See Drawing
- I. Zoning: Limited Commercial
- J. Permitted Uses: All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #17.

Parcel 5:

- A. Net Area: 37,625 sq.ft.
or .86 ± acres
- B. Maximum Building Coverage: 11,287 sq.ft.
or 30 percent
- C. Maximum Gross Floor Area: 13,168 sq.ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum Number of Buildings: One (1)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
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Parcel 6:

- A. Net Area: 37,042 sq.ft.
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- B. Maximum Building Coverage: 11,112 sq.ft.
or 30 percent
- C. Maximum Gross Floor Area: 12,964 sq.ft.
- D. Floor Area Ratio: 35 Percent
- E. Maximum Number of Buildings: One (1)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- G. Setbacks: Per Plat/Zoning Code
- H. Access Points: See Drawing
- I. Zoning: Limited Commercial
- J. Permitted Uses: All permitted uses in the "Limited Commercial zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #17.

Parcel 7:

- A. Net Area: 60,191 sq.ft.
or 1.38± acres
- B. Maximum Building Coverage: 18,057 sq.ft.
or 30 percent
- C. Maximum Gross Floor Area: 21,066 sq.ft.
- D. Floor Area Ratio: 35 Percent
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Parcel 8:

- A. Net Area: 36,827 sq.ft.
or 2.61 acres
- B. Maximum Building Coverage: 11,048 sq.ft.
or 30 percent
- C. Maximum Gross Floor Area: 12,889 sq.ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum Number of Buildings: One (1)
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Parcel 10:

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Parcel 11:

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Parcel 12:

- A. Net Area: 43,000 sq.ft.
or .98± acres
- B. Maximum Building Coverage: 12,900 sq.ft.
or 30 percent
- C. Maximum Gross Floor Area: 15,050 sq.ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum Number of Buildings: One (1)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
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June 11, 2024

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1. The site shall be developed in substantial conformance with the development guidelines and general provisions of the approved CUP.
2. The applicant shall submit four copies of the approved CUP within 60 days of final approval to the Metropolitan Area Planning Department or the CUP shall be deemed null and void.

This is a reminder that the zoning 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,

A handwritten signature in blue ink, appearing to read 'Philip Zevenbergen'.

Philip Zevenbergen, AICP
Current Plans
Division Manager

Copies to: Dalton Glasscock, Council Member District IV
Brooke Kauchak, CSR, District IV
MABCD

Approved Language for CUP DP-362

GENERAL PROVISIONS:

1. Total Land Area 1,318,707 ± sq. ft.

or 30.27 ± acres

2. Total Gross Floor Area: 461,547 sq. ft

Total Floor Area Ratio: 35 percent

3. Parking shall be provided in accordance with Section IV of the Unified Zoning Code, unless otherwise specified in the parcel description.

4. Setbacks are as indicated on the C.U.P. drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.

5. A Drainage Plan shall be submitted to the appropriate Engineer for approval during the platting process. Required guarantees for drainage shall be provided at the time of platting improvements.

6. Signs will be as allowed by the Sign Code, City Code Title 24.04 of the City of Wichita, with the following additional conditions/limitations:

A. Each parcel shall be permitted at least one freestanding sign per arterial frontage with the following area restrictions:

Parcels 1 and 2: A maximum of three signs with a combined area of 400 sq. ft. of signage, with one sign allowed along S. 119th St. and two signs allowed along Pawnee Avenue. No one sign is permitted to be larger than 200 sq. ft. in area.

Parcels 3-6: 100 sq. ft. of signage along S. 119th St. each.

Parcel 7: 150 sq. ft. of signage along S. 119th St. and/or Pawnee Avenue.

Parcels 8-12: 100 sq. ft. of signage along S. 119th St. each.

B. As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 100' apart, irrespective of how land is leased or sold and share similar elements in design.

C. Flashing signs (except for signs showing only time, temperature and other public service messages), rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted.

D. Portable, billboards and off-site signs are not permitted.

E. Window display signs are limited to 25% of the window area.

F. No signs shall be allowed on any elevation of any buildings facing residential uses.

G. All freestanding signs must be monument type and shall have a maximum height of 20 feet for Parcels 1-12.

7. Access Controls shall be as shown on the final plat.

8. All exterior lighting on all parcels shall be shielded to direct light disbursement in a downward direction.

9. All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).

A. Light poles, including fixtures, lamps, and base are limited to 24 feet, except within 200 feet of residential zoning where the maximum height shall be 15 feet. Any lighting greater than 15 feet tall within 200 feet of residential zoning shall require a photometric plan to be approved by the Metropolitan Area Planning Department (MAPD).

B. Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.

10. Utilities shall be installed underground on all parcels.

11. Landscaping for all parcels shall be required as follows:

A. Development of all parcels within the C.U.P. shall comply with the Landscape Ordinance of the City of Wichita, with a shared palette of landscape materials among parcels.

B. A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.

C. A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.

12. Screening:

A. A six (6) to eight (8) foot high concrete/masonry wall shall be constructed along the south property line of Parcel 1, 2, and 3 and the portion of the east property line of Parcel 1 & 12 where adjacent to or across the street from residential uses.

B. Solid screening shall be provided within Parcels 1-3 & 12 for all outdoor work and storage areas within 200 feet of residential uses.

13. Rooftop mechanical equipment on all parcels shall be screened from ground level view with similar materials to the main building per Unified Zoning Code.

14. Trash receptacles, loading docks, outdoor storage, and loading areas in Parcels 1-12 shall be appropriately screened, with similar materials to the main building, to reasonably hide them from ground view.

15. Fire lanes shall be in accordance with the appropriate Fire Code. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his/her designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of building permits.

16. No parcel within this C.U.P. shall allow the use of sexually oriented business; correctional placement residences; night club in the city; night club in the county; and tavern and drinking establishment. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. Entertainment Establishment in the City is a permitted use but shall apply only as an accessory use to a restaurant.

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19. 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.

20. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

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22. A plan for a pedestrian walk system shall be submitted and approved by the Metropolitan Area Planning Department prior to the issuance of building permits. Said walk system shall provide links with the proposed buildings within the subject property to sidewalks along Pawnee Ave. and 119th St. where they exist or to the property line in the event there is no sidewalk.

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24. Approval of a site circulation plan by the MAPD is required for each phase of construction prior to the issuance of a building permit. An overall site plan shall be required for review and approval by the MAPD and the Traffic Engineering prior to the issuance of any building permits; the site plan shall ensure internal circulation within the parcels and joint use of ingress/egress openings and that private drive openings are not impacted/blocked by the layout of parking stalls or landscaping.

Parcel Descriptions

Parcel 1:

A. Net Area: 445,543 sq. ft.
or 10.23± acres

- B. Maximum Building Coverage: 133,663 sq. ft.
or 30 percent
- C. Maximum Gross Floor Area: 200,494 sq. ft.
- D. Floor Area Ratio: 45 percent
- E. Maximum Number of Buildings: One (1)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita but shall be not greater than 35 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing
- I. Zoning: Limited Commercial
- K. Permitted Uses: All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #17.

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- A. Net Area: 459,604 sq. ft.
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Parcel 3:

- A. Net Area: 43000 sq. ft.
or .98± acres
- B. Maximum Building Coverage: 12,900 sq. ft.
or 30 percent
- A. Maximum Gross Floor Area: 15,050 sq. ft.
- B. Floor Area Ratio: 35 percent
- C. Maximum Number of Buildings: One (1)
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Parcel 5:

- A. Net Area: 37,625 sq. ft.
or .86 ± acres
- B. Maximum Building Coverage: 11,287 sq. ft.
or 30 percent
- C. Maximum Gross Floor Area: 13,168 sq. ft.
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- E. Maximum Number of Buildings: One (1)
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or .98± acres
- B. Maximum Building Coverage: 12,900 sq. ft.
or 30 percent
- C. Maximum Gross Floor Area: 15,050 sq. ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum Number of Buildings: One (1)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita but shall be not greater than 35 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing
- I. Zoning: Limited Commercial
- J. Permitted Uses: All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #17.

ORDINANCE NO. 52-504

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. ZON2024-00020

Zone change in the City from SF-5 Single-Family Residential District to LC Limited Commercial District, subject to the General Provisions of Community Unit Plan CUP DP-362, on property legally described as:

A tract of land lying within the Northwest Quarter of Section 6, Township 28 South, Range 2 West of the Sixth P.M., Sedgwick County, Kansas as prepared by Baughman Company, P.A., CLS 58, State of Kansas, County of Sedgwick, more particularly described as beginning at the northwest corner of said Northwest Quarter; thence N87°55'05"E, coincident with the north line of said Northwest Quarter, 1325.90 feet; thence 02°04'55"E, 1107.26 feet; thence S87°03'51"W, perpendicular to the west line of said Northwest Quarter, 1309.25 feet; thence 02°56'09"W, coincident with the west line of said Northwest Quarter, 1126.90 feet to the point of beginning, EXCEPT all road rights-of-way on record.

SECTION 2. That upon the taking effect of this Ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.


SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

Adopted this 18th day of June, 2024.



Lily Wu, Mayor, City of Wichita

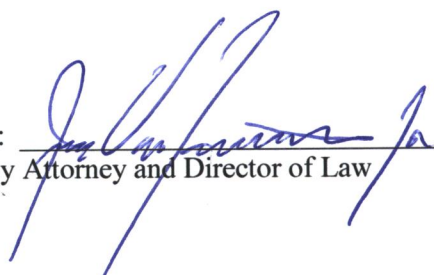
ATTEST:



Jamie Buster, City Clerk

(SEAL)



Approved as to form: 

Jennifer Magaña, City Attorney and Director of Law



The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
 Idaho Statesman
 Bradenton Herald
 The Charlotte Observer
 The State
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Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	565875	Print Legal Ad-IPL01796100 - IPL0179610	ORD#52-504	\$64.77	1	77L

Attention: LaTosha Alvarez
 CITY OF WICHITA/CLERKS OFFICE
 455 N MAIN ST FL 13
 WICHITA, KS 67202

JMBuster@wichita.gov

**OCA 150004 PUBLISHED
 IN THE WICHITA EAGLE ON
 June 21, 2024**

ORDINANCE NO. 52-504

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED. BE IT ORDAINED BY THE GOVERNING BODY

OF THE CITY OF WICHITA, KANSAS. SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. ZON2024-00020

Zone change in the City from SF-5 Single-Family Residential District to LC Limited Commercial District, subject to the General Provisions of Community Unit Plan CUP DP-362, on property legally described as:

A tract of land lying within the Northwest Quarter of Section 6, Township 26 South, Range 2 West of the Sixth P.M., Sedgwick County, Kansas as prepared by Baughman Company, PA., CLS 58, State of Kansas, County of Sedgwick, more particularly described as beginning at the northwest corner of said Northwest Quarter; thence N87°55'05"E, coincident with the north line of said Northwest Quarter, 1325.90 feet; thence 02°04'55"E, 1107.26 feet; thence S87°03'51"W, perpendicular to the west line of said Northwest Quarter, 1309.25 feet; thence 02°56'09"W, coincident with the west line of said Northwest Quarter, 1126.90 feet to the point of beginning, EXCEPT all road rights-of-way on record.

SECTION 2. That upon the taking effect of this Ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference and said official zoning map is hereby reincorporated as a part of the Wichita-Sedgwick County Unified Zoning Code as amended.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

Adopted this 18th day of June, 2024.
 Lily Wu, Mayor, City of Wichita

ATTEST:
 Jamie Buster, City Clerk
 (SEAL) Approved as to form:
 Jennifer Magana, City Attorney and
 Director of Law
 IPL0179610
 Jun 21 2024

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

1 insertion(s) published on:
 06/21/24

STATE OF KANSAS)

SS

County of Sedgwick)

Mary Castro, of lawful age, being first duly sworn, depose 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 06/21/2024 to 06/21/2024.

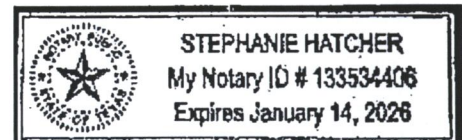
Mary Castro

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED: 06/21/2024

Stephanie Hatcher

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



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The Beaufort Gazette
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 Bellingham Herald
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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	542233	Print Legal Ad-IPL01689480 - IPL0168948	OCA 150004	\$191.78	3	76 L

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

MHEBERT@wichita.gov

OCA 150004
Published in The Wichita Eagle on April 18, 2024
(One Time Only)
MAPC/BZA May 9, 2024
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, May 9, 2024, no earlier than 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held in person at the Ronald Reagan Building, 271 West Third Street, 3rd Floor, Wichita, KS 67202. Public participation is encouraged (see instructions below). Virtual participation is not available. If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421.

BZA2024-00014: Variance request in the City to eliminate parking lot screening requirement for south parking lot of new Patrol East Police Station on property zoned TF-3 Two-Family Residential, located on the south side of East Lincoln St and within one-block west of South Edgemoor St (5215 E. Lincoln).

BZA2024-00019: Variance Request in the City to reduce interior side setback from 6 feet to 6 inches to bring a shed into conformance, generally located on the west side of North Gentry Drive and within one-quarter mile south of East 25th Street North (2425 North Gentry Drive).

CON2024-00020: Conditional Use Amendment in the City to modify the existing CON2012-00021 and CU-523 to allow outside music/dancing and modify hours of operations, located approximately 700 feet east of Tyler Rd and north of 21st Street North (8558 West 21st Street North).

CUP2024-00011: Community Unit Plan in the City to create the Yellowstone Commercial CUP (with ZON2024-00020 for LC zoning) to allow for the development of a commercial development, located on the southeast corner of South 119th Street West and West Pawnee Avenue.

PUD2024-00005: Zone Change request in the City from GI General Industrial to PUD Planned Unit Development to permit a gravel surface under existing outdoor storage area and drive aisles; generally located within one-quarter mile south of East 37th Street North and on the east side of North Ohio Avenue (3518 North Ohio).

PUD2024-00006: To create and establish a PUD for the construction of a new substation; generally located south of East 9th Street, west of North Hillside Avenue and east of Chautauqua Avenue (3001 East Mossman Avenue).

PUD2024-00007: Zone Change request in the City from GC General Commercial to PUD Planned Unit Development to permit use of the site for outdoor display/sale but allow a gravel surface and adjust screening requirements; located on the north side of West Kellogg and within one-half mile west of South 135th Street West.

VAC2024-00019: Vacation request in the City to reduce platted street side setback from 15 feet to 6 feet to build a garage; generally located on the northwest corner of West 9th Street North and North Robin Road (1001 North Robin Road).

VAC2024-00020: Vacation request in the City to vacate a portion of a platted alley for future development, located south of West Douglas Avenue and within one-block west of South Clara Street (alley located between 5009 and 5015 West Douglas Avenue).

VAC2024-00021: Vacation request in the city to vacate a portion of a 20-foot utility easement; generally located south of East 37th Street North and east of North Saint Francis Street.

ZON2024-00020: Zone Change request in the City from SF-5 Single-Family Residential to LC Limited Commercial (with CUP2024-00011); generally located on the southeast corner of South 119th Street West and West Pawnee Avenue.

ZON2024-00021: Zone Change request in the City from SF-5 Single-Family Residential to TF-3 Multi-Family Residential; generally located on the east side of South 119th Street West and within one-quarter mile south of West Pawnee Avenue. 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 Wichita-Sedgwick 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 their views 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.

Options to participate:
 1) Attend In-Person at the Ronald Reagan Building, 271 West Third Street, 3rd Floor, Wichita, Kansas 67202. Self-paid parking is available nearby. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-268-4464) by 5:00 PM, 3 days prior to the meeting.

2) Submit Comments Ahead of Time regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department) – 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. Planning Department staff make efforts to share all comments but may not be able to share those received after the deadlines below. Please be sure to provide ample time for delivery. Written Comments should be submitted by 5:00 PM the day before the meeting. Video and Audio Comments (mp3, etc.) formats be submitted at least 3 days prior to the MAPC meeting. The comments should indicate which item they pertain to and be less than three (3) minutes in duration.

Email: 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: 316.858.7764

3) If you need accommodations pursuant to the ADA, please contact Planning Staff within one week prior to the scheduled meeting.

Option to View Remotely (Not Participate)
 The meeting will be streamed live and recorded. Virtual comment is not available. To view the live stream or recording, follow the link: <https://www.wichita.gov/Planning>.

WITNESS MY HAND on April 18, 2024
 Scott Wadle, Secretary
 Wichita-Sedgwick County
 Metropolitan Area Planning Commission
 IPL0168948
 Apr 18 2024

In The STATE OF KANSAS
 In and for the County of Sedgwick
 1 insertion(s) published on:
 04/18/24

STATE OF KANSAS)

SS

County of Sedgwick)

Mary Castro, 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 04/18/2024 to 04/18/2024.

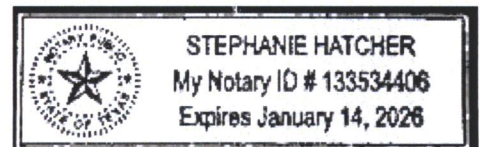
Mary Castro

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED: 04/18/2024

Stephanie Hatcher

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

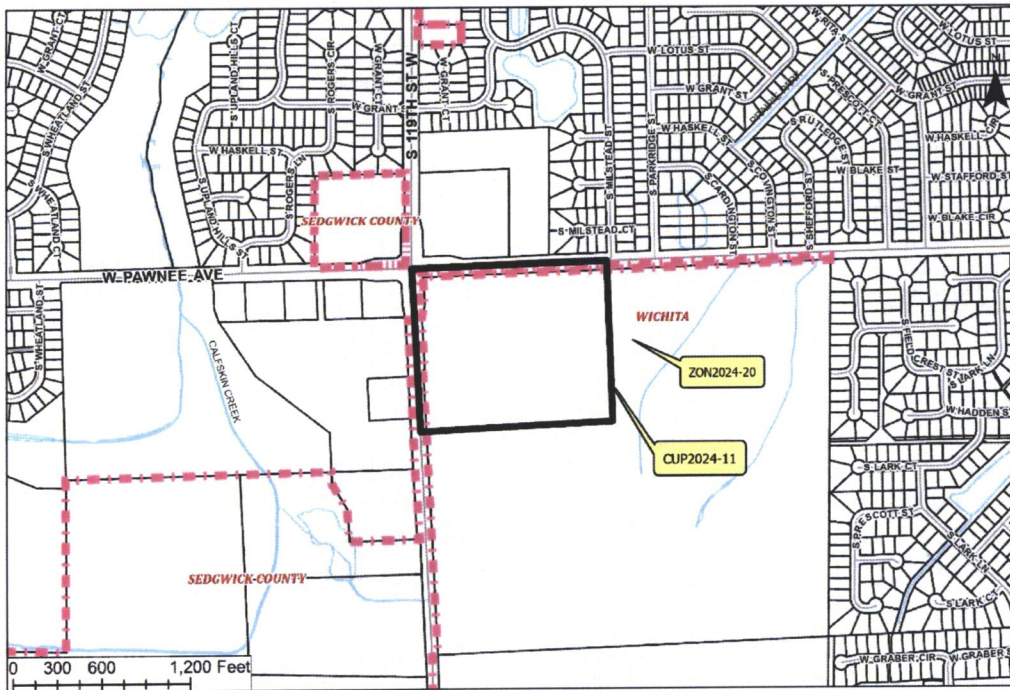


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STAFF REPORT
 MAPC: May 9, 2024
 DAB IV: May 6, 2024

- CASE NUMBER: CUP2024-00011 and ZON2024-00020 (City)
- APPLICANT/AGENT: Kick “N” Development Corp. (applicant)/ Baughman Company, P.A. (agent)
- REQUEST: Zone change to LC Limited Commercial District and establish CUP DP-362
- CURRENT ZONING: SF-5 Single-Family Residential District
- SITE SIZE: 30.27 acres
- LOCATION: On the southeast corner of West Pawnee Avenue and South 119th Street West.
- PROPOSED USE: Commercial
- RECOMMENDATION: Approve with Conditions.

VICINITY MAP



BACKGROUND: The applicants have two requests:

1. A zone change from SF-5 Single-Family Residential District (SF-5) to LC Limited Commercial District (LC); and
2. To establish the Yellowstone Commercial Community Unit Plan (CUP) DP-362.

The subject site is 30.27 acres in size and is generally located on the southeast corner of West Pawnee Avenue and South 119th Street West. Section III-C.2.b. of the Unified Zoning Code (UZC) requires a CUP to be established on any property six acres or greater that is zoned LC. If approved, the CUP would be made up of 12 parcels. Parcels 1 and 2 would each be approximately 10 acres in size and would be located interior to the site. Parcels 3 through 12 range in size from 0.75 acres to 1.5 acres and are located around the street frontages.

Permitted Uses and Development Standards

Each Parcel in the CUP permits uses within the LC District except Sexually Oriented Business; Correctional Placement Residence; Night Club in the City; Night Club in the County; and Tavern and Drinking Establishment (as listed in General Provision 17). This General Provision permits restaurants that serve liquor as long as food is the primary service of the restaurant. These restaurants are also allowed to be Entertainment Establishments, which allows for the provision of entertainment, as long as the Entertainment Establishment is accessory to the restaurant.

Buildings setbacks are established on the face of the CUP drawing. The CUP conforms to Section III-C.2.b.(2).(a).(1) of the UZC, which requires a 35-foot setback along street rights-of-way. Parcels 3 through 12 indicate this setback along both West Pawnee Avenue and South 119th Street West. The CUP does not conform to Section III-C.2.b.(2).(a).2 of the UZC, which requires a 35-foot building setback where abutting a residential zoning district. Parcels 1, 2, and 3 indicate a 25-foot building setback long the east and south boundaries of the CUP abutting the SF-5 District. The abutting residential lots shown on the CUP drawing have yet to be platted. The current use is an agricultural field. Though the setback does not conform to the standard 35-foot setback for CUPs, it does conform to the maximum compatibility setback of 25 feet for non-residential development abutting residential zoning. Therefore, staff thinks the request is not unreasonable. If the MAPC recommends approval of the CUP, it should include a recommendation to waive the 35-foot setback standard. The CUP permits any internal setback to be zero if any parcels are under the same ownership, which would permit a building to be built over the parcel line.

The following is a review of other development standards:

Development Standard	Proposed in CUP
Maximum Building Coverage:	30 percent
Floor Area Ratio:	35 – 45 percent
Maximum Number of Buildings per Parcel:	1
Maximum Building Height:	35 feet
Parking:	Per Section IV of the UZC

Signage:

The CUP would permit each parcel to have at least one freestanding sign per arterial street frontage. This prohibits Parcels 3 and 12 from having any freestanding signs along the proposed, abutting collector streets into the proposed residential subdivision. The CUP would prohibit portable signs, billboard and off-site signs, flashing signs, rotating or moving signs, signs with moving lights, or signs that create the illusion of movement, with the exception for signs that show only time, temperature, and other public service messages. Free standing signs on all parcels are limited to 20 feet in height, and no building sign is permitted to face residential uses.

Sign area for LC-zoned parcels is calculated at a ratio of 0.8 times the linear frontage. Below is a review of the proposed sign area per arterial frontage compared to what is permitted by the Wichita Sign Code. Overall, the proposed sign area for both the South 119th Street frontage and the West Pawnee Avenue are less than what is permitted by the Sign Code.

Arterial Frontage	Parcels and Proposed Sign Area		Sign Area Permitted by Sign Code
	Parcel & Area	Total Proposed Area	
West Pawnee Ave.	Parcel 2: 133.33* Sq. Ft. (200 sq. Ft. Max)	683.33* Sq. Ft.	821.52 Sq. Ft.
	Parcel 3: 100 Sq. Ft.		
	Parcel 4: 100 Sq. Ft.		
	Parcel 5: 100 Sq. Ft.		
	Parcel 6: 100 Sq. Ft.		
	Parcel 7: 150 Sq. Ft.		
South 119 th St. West	Parcel 1: 133.33* Sq. Ft. (200 sq. Ft. Max)	916.66* Sq. Ft.	980.72 Sq. Ft.
	Parcel 2: 133.33* Sq. Ft. (200 sq. Ft. Max)		
	Parcel 7: 150 Sq. Ft.		
	Parcel 8: 100 Sq. Ft.		
	Parcel 9: 100 Sq. Ft.		
	Parcel 10: 100 Sq. Ft.		
	Parcel 11: 100 Sq. Ft.		
	Parcel 12: 100 Sq. Ft.		

- Parcels 1 and 2 have an allowable, combined total of 400 square feet shared across 3 signs: 1 Sign on South 119th St. and 2 Signs on West Pawnee Ave. All 3 signs are not permitted the maximum 200 square feet in area as shown above. The total proposed area will depend on allocation of sign area for Parcels 1 and 2.

Screening and Landscaping

The standard screening requirement of a six-to-eight-foot masonry wall is required along the south and east boundaries of the parcels that abut or are across the street from residential uses. This will require the wall along the south boundary of Parcels 1, 2, and 3; and it will require the wall along the east boundary of Parcels 1 and 12. Rooftop mechanical equipment are to be screened from ground level view. Trash receptacles, loading docks, outdoor storage, and loading areas are to be screened with similar materials as the main building to reasonably hide them from ground level view.

Development of any parcel is required to adhere to the standards of the Wichita Landscape Ordinance. This will require landscaped street yard with parking lot screening and parking lot trees for development along the arterial frontages. It will also require parking lot trees for any parking lots on internal parcels. Finally, it will require landscape buffer trees on the south and east boundary of the CUP where abutting residential zoning.

Light Standards

The applicant is proposing 24-foot-tall light poles except within 200 feet of residential zoning. It is proposed that within 200 feet of residential zoning, light poles are restricted to 15 feet in height, except that they are

permitted to be taller provided that a photometric plan is approved by the Planning Department.

Other General Provisions

The General Provisions include other requirements for cross lot access between parcels, and a pedestrian plan that links buildings within parcels to each other as well as to the sidewalks on the arterial streets.

Properties to the north are zoned SF-5 and developed with a church and single-family residences. Properties to the east and south are under common ownership with the subject site, are zoned SF-5, and they are undeveloped. Property to the south is proposing a zone change from SF-5 to TF-3 Two-Family Residential District (TF-3) for duplex development on approximately 22 acres that is being considered concurrently. Properties to the west are zoned LC and GO General Office District (GO) with CUP DP-312. One property to the west is developed with a single-family dwelling with an accessory structure. The others are an associated agricultural field.

CASE HISTORY: In 2024, the property was annexed into the City of Wichita. The process of annexation converted the SF-20 Single-Family Residential District zoning to SF-5. There are no other zoning cases associated with this site. The site is unplatted. Platting is required prior to the issuance of building permits.

ADJACENT ZONING AND LAND USE:

North: SF-5:	Church and single-family residences.
South: SF-5:	Undeveloped
East: SF-5:	Undeveloped
West: GO and LC with CUP DP-312:	Single-family residence and agricultural field

PUBLIC SERVICES: The site has access to West Pawnee Avenue, which is a five-lane City arterial with sidewalks on both sides and a planted dividing median in the center where turn lanes are not present. It also has access to South 119th Street West. At the intersection with West Pawnee Avenue, South 119th Street West has been improved to a five-Lane City arterial with sidewalks on both sides. Traveling south, West 119th Street South tapers down to a two-lane County arterial with open ditches. Any improvements to South 119th Street West will be determined at the time of platting. Municipal water and sewer services are nearby but will need to be extended to support proposed development on this site. Wichita Transit does not serve this area.

CONFORMANCE TO PLANS/POLICIES: The proposed zone change and establishment of CUP DP-362 are in conformance with the *Community Investments Plan*. This plan identifies the site as appropriate for both “New Residential” and “Residential and Employment Mix” on the Future Growth Concept Map. The “New Residential” category is described as follows: “Encompasses areas of land that likely will be developed or redeveloped by 2035 with uses predominately found in the Residential category. Pockets of Major Institutional and Commercial uses likely will be developed within this area as well, based upon market-driven location factors.” The “Residential and Employment Mix” category is described as follows: “Encompasses areas of land that likely will be developed or redeveloped by 2035 with uses predominantly of a mixed nature. Due to the proximity of higher intensity business uses, residential housing types within this area likely will be higher density. Due to the proximity of residential uses, employment uses likely will have limited negative impacts associated with noise, hazardous emissions, visual blight, and odor.”

The proposed zone change and establishment of CUP DP-362 are in conformance with the Locational Guidelines of the *Community Investments Plan*. General Development Pattern locational guideline 1.b and states:

- 1.b.: “Major commercial and employment centers should be located at the intersection of arterial streets and along highways and commercial corridors.” This CUP is at the intersection of two arterial streets with similar zoning and an established CUP permitting similar commercial development on the west side of South 119th Street West.

Additionally, the requests are in conformance with General Land Use Compatibility locational guideline 1.b, which states, “Industrial and major commercial uses that generate pollution, odor, noise, light, safety hazards, and high levels of traffic should be located away from residential areas and developed with screening, buffering, and site design features sufficient to mitigate adverse impacts.” The general provisions of the CUP regarding screening, landscaping, setbacks, and lighting are designed to mitigate any possible negative impacts to nearby properties.

RECOMMENDATION: Based upon the information available at the time the staff report was prepared it is recommended that the zone change request from SF-5 to LC and the establishment of CUP DP-362 with a waiver of the 35-foot setback standard for Parcels 1, 2, and 3 be **APPROVED**, subject to the following conditions:

1. The site shall be developed in substantial conformance with the development guidelines and general provisions of the approved CUP.
2. The applicant shall submit four copies of the approved CUP within 60 days of final approval to the Metropolitan Area Planning Department or the CUP shall be deemed null and void.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** Properties to the north are zoned SF-5 and developed with a church and single-family residences. Properties to the east and south are under common ownership with the subject site, are zoned SF-5, and they are undeveloped. Property to the south is proposing a zone change from SF-5 to TF-3 Two-Family Residential District (TF-3) for duplex development on approximately 22 acres that is being considered concurrently. Properties to the west are zoned LC and GO General Office District (GO) with CUP DP-312. One property to the west is developed with a single-family dwelling with an accessory structure. The others are an associated agricultural field.
2. **The suitability of the subject property for the uses to which it has been restricted:** This site is currently zoned SF-5 and is an agricultural field. SF-5 permits a limited number of residential and civic uses.
3. **Extent to which removal of the restrictions will detrimentally effect nearby property:** The proposed zone change to LC with CUP DP-362 is not an unreasonable request. The site is located at the intersection of two arterial streets. Property to the west is similarly zoned with CUP DP-312, which permits similar commercial uses. The general provisions of the CUP are designed to mitigate possible negative impacts on nearby residential uses.
4. **Length of time the property has been vacant as currently zoned:** The property has never been developed. It has historically been used for agriculture.
5. **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 will permit the development of the property with commercial uses. Denial would presumably represent a loss of economic opportunity to the applicant and/or landowner.

6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested zoned change and establishment of the CUP is in conformance with the *Community Investments Plan* and its Locational Guidelines as discussed in the staff report.
7. **Impact of the proposed development on community facilities:** The proposed development would create an increase in traffic and would require the extension of municipal water and sewer services.
8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff has not received in public comments.

Attachments:

1. CUP DP-362 Planning Staff Recommended Text
2. Proposed CUP DP-362 Drawing
3. Aerial Map
4. Zoning Map
5. Land Use Map
6. Site Photos

CUP DP-362 Planning Staff Recommended Text
Planning staff has no recommended changes.

GENERAL PROVISIONS:

1. Total Land Area 1,318,707 ± sq.ft.
or 30.27 ± acres
2. Total Gross Floor Area: 461,547 sq. ft

Total Floor Area Ratio: 35 percent
3. Parking shall be provided in accordance with Section IV of the Unified Zoning Code, unless otherwise specified in the parcel description.
4. Setbacks are as indicated on the C.U.P. drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.
5. A Drainage Plan shall be submitted to the appropriate Engineer for approval during the platting process. Required guarantees for drainage shall be provided at the time of platting improvements.
6. Signs will be as allowed by the Sign Code, City Code Title 24.04 of the City of Wichita, with the following additional conditions/limitations:
 - A. Each parcel shall each be permitted at least one freestanding sign per arterial frontage with the following area restrictions:

Parcel 1 and 2: A maximum of three signs with a combined area of 400 sq.ft. of signage, with one sign allowed along S 119th St and two signs allowed along Pawnee St. No one sign is permitted to be larger than 200 sq.ft. in area.

Parcels 3-6: 100 sq.ft. of signage along S 119th St each.

Parcel 7: 150 sq.ft. of signage along S 119th St. and/or Pawnee Ave. each.

Parcels 8-12: 100 sq.ft. of signage along S 119th St each.
 - B. As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 100' apart, irrespective of how land is leased or sold and share similar elements in design.
 - C. Flashing signs (except for signs showing only time, temperature and other public service messages), rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted.
 - D. Portable, billboards and off-site signs are not permitted.

- E. Window display signs are limited to 25% of the window area.
- F. No signs shall be allowed on any elevation of any buildings facing residential uses.
- G. All freestanding signs must be monument type and shall have a maximum height of 20 feet for Parcels 1-12.
- 7. Access Controls shall be as shown on the final plat.
- 8. All exterior lighting on all parcels shall be shielded to direct light disbursement in a downward direction.
- 9. All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
 - A. Light poles, including fixtures, lamps, and base are limited to 24 feet, except within 200 feet of residential zoning where the maximum height shall be 15 feet. Any lighting greater than 15 feet tall within 200 feet of residential zoning shall require a photometric plan to be approved by MAPD.
 - B. Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
- 10. Utilities shall be installed underground on all parcels.
- 11. Landscaping for all parcels shall be required as follows:
 - A. Development of all parcels within the C.U.P. shall comply with the Landscape Ordinance of the City of Wichita, with a shared palette of landscape materials among parcels.
 - B. A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.
 - C. A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
- 12. Screening:
 - A. A six (6) to eight (8) foot high concrete/masonry wall shall be constructed along the south property line of Parcel 1, 2, and 3 and the portion of the east property line of Parcel 1 & 12 where adjacent to or across the street from residential uses.
 - B. Solid screening shall be provided within Parcels 1-3 & 12 for all outdoor work and storage areas within 200 feet of residential uses.
- 13. Rooftop mechanical equipment on all parcels shall be screened from ground level view with similar materials to the main building per Unified Zoning Code.
- 14. Trash receptacles, loading docks, outdoor storage, and loading areas in Parcels 1-12 shall be

appropriately screened, with similar materials to the main building, to reasonably hide them from ground view.

15. Fire lanes shall be in accordance with the appropriate Fire Code. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of building permits.

16. No parcel within this C.U.P. shall allow the use of sexually oriented business; correctional placement residences; night club in the city; night club in the county; and tavern and drinking establishment. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. Entertainment Establishment in the City is a permitted use, but shall apply only as an accessory use to a restaurant.

17. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement.

18. Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.

19. 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.

20. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

21. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

22. A plan for a pedestrian walk system shall be submitted and approved by the Metropolitan Area Planning Department "MAPD" prior to the issuance of building permits. Said walk system shall provide links with the proposed buildings within the subject property to sidewalks along Pawnee Ave. and 119th St. where they exist or to the property line in the event there is no sidewalk.

23. No development shall occur until such time as municipal water and sewer service are provided to the site.

24. Approval of a site circulation plan by the MAPD is required for each phase of construction prior to the issuance of a building permit. An overall site plan shall be required for review and approval by the MAPD and the Traffic Engineering prior to the issuance of any building permits; the site plan shall ensure internal circulation within the parcels and joint use of ingress/egress openings and that private drive openings are not impacted/blocked by the layout of parking stalls or landscaping.

Parcel Descriptions

Parcel 1:

- A. Net Area: 445,543 sq.ft.
or 10.23± acres
- B. Maximum Building Coverage: 133,663 sq.ft.
or 30 percent
- C. Maximum Gross Floor Area: 200,494 sq.ft.
- D. Floor Area Ratio: 45 percent
- E. Maximum Number of Buildings: One (1)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing
- I. Zoning: Limited Commercial
- K. Permitted Uses: All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #17.

Parcel 2:

- A. Net Area: 459,604 sq.ft.
or 10.55± acres
- B. Maximum Building Coverage: 137,881 sq.ft.
or 30 percent
- C. Maximum Gross Floor Area: 160,861 sq.ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum Number of Buildings: One (1)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing
- I. Zoning: Limited Commercial
- J. Permitted Uses: All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #17.

Parcel 3:

- A. Net Area: 43000 sq.ft.
or .98± acres
- B. Maximum Building Coverage: 12,900 sq.ft.
or 30 percent
- A. Maximum Gross Floor Area: 15,050 sq.ft.
- B. Floor Area Ratio: 35 percent
- C. Maximum Number of Buildings: One (1)
- D. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- E. Setbacks: See Drawing
- H. Access Points: See Drawing
- I. Zoning: Limited Commercial
- J. Permitted Uses: All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #17.

Parcel 4:

- A. Net Area: 43,000 sq.ft.
or .98± acres
- B. Maximum Building Coverage: 12,900 sq.ft.
or 30 percent
- A. Maximum Gross Floor Area: 15,050 sq.ft.
- B. Floor Area Ratio: 35 percent
- C. Maximum Number of Buildings: One (1)
- D. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- E. Setbacks: See Drawing
- H. Access Points: See Drawing
- I. Zoning: Limited Commercial
- J. Permitted Uses: All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #17.

Parcel 5:

- A. Net Area: 37,625 sq.ft.
or .86 ± acres
- B. Maximum Building Coverage: 11,287 sq.ft.
or 30 percent
- C. Maximum Gross Floor Area: 13,168 sq.ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum Number of Buildings: One (1)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing
- I. Zoning: Limited Commercial
- J. Permitted Uses: All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #17.

Parcel 6:

- A. Net Area: 37,042 sq.ft.
or .98± acres
- B. Maximum Building Coverage: 11,112 sq.ft.
or 30 percent
- C. Maximum Gross Floor Area: 12,964 sq.ft.
- D. Floor Area Ratio: 35 Percent
- E. Maximum Number of Buildings: One (1)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- G. Setbacks: Per Plat/Zoning Code
- H. Access Points: See Drawing
- I. Zoning: Limited Commercial
- J. Permitted Uses: All permitted uses in the "Limited Commercial zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #17.

Parcel 7:

- A. Net Area: 60,191 sq.ft.

- B. Maximum Building Coverage: or 1.38± acres
18,057 sq.ft.
or 30 percent
- C. Maximum Gross Floor Area: 21,066 sq.ft.
- D. Floor Area Ratio: 35 Percent
- E. Maximum Number of Buildings: One (1)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing
- I. Zoning: Limited Commercial
- J. Permitted Uses: All permitted uses in the "Limited Commercial zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #17.

Parcel 8:

- A. Net Area: 36,827 sq.ft.
or 2.61 acres
- B. Maximum Building Coverage: 11,048 sq.ft.
or 30 percent
- C. Maximum Gross Floor Area: 12,889 sq.ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum Number of Buildings: One (1)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing
- I. Zoning: Limited Commercial
- J. Permitted Uses: All permitted uses in the "Limited Commercial zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #17.

Parcel 9:

- A. Net Area: 37,625 sq.ft.
or .86± acres
- B. Maximum Building Coverage: 11,287 sq.ft.
or 30 percent
- C. Maximum Gross Floor Area: 13,168 sq ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum Number of Buildings: One (1)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall not be greater than 35 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing
- I. Zoning: Limited Commercial
- J. Permitted Uses: All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #17

Parcel 10:

- A. Net Area: 37,625 sq.ft.
or .86± acres
- B. Maximum Building Coverage: 11,287 sq.ft.

- C. Maximum Gross Floor Area: or 30 percent
13,168 sq ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum Number of Buildings: One (1)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall not be greater than 35 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing
- I. Zoning: Limited Commercial
- J. Permitted Uses: All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #17

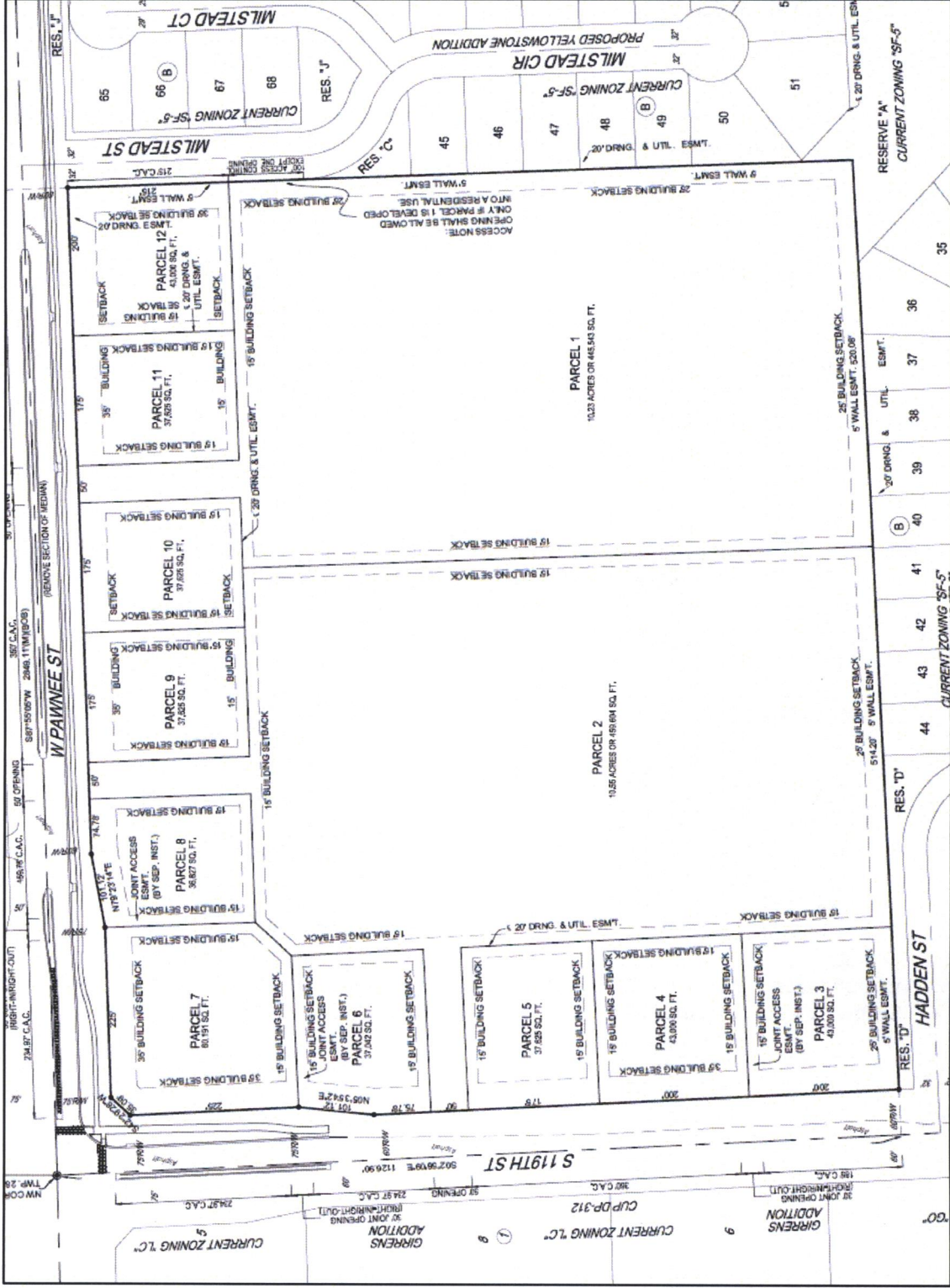
Parcel 11:

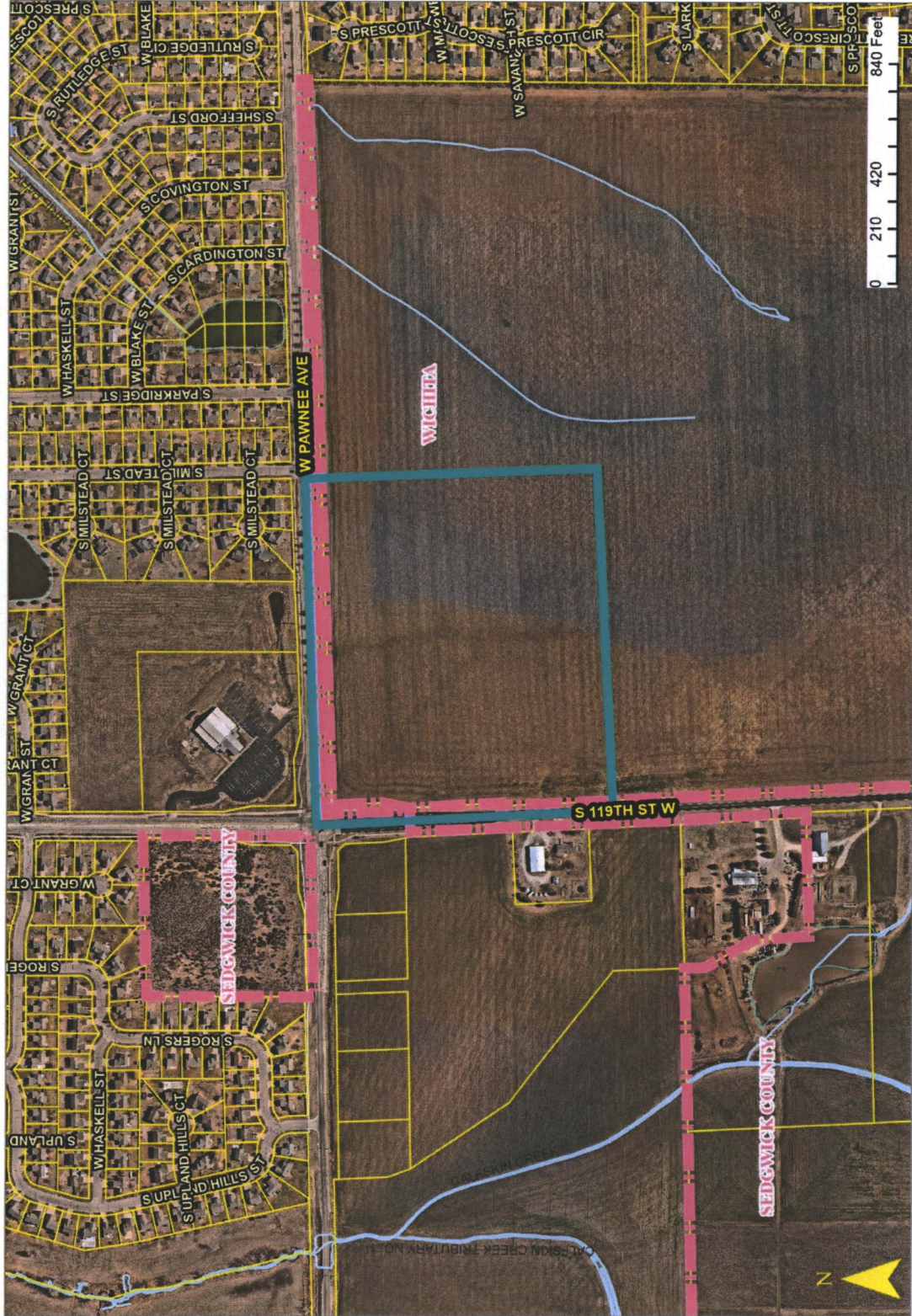
- A. Net Area: 37,625 sq.ft.
or .86± acres
- B. Maximum Building Coverage: 11,287 sq.ft.
or 30 percent
- C. Maximum Gross Floor Area: 13,168 sq ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum Number of Buildings: One (1)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall not be greater than 35 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing
- I. Zoning: Limited Commercial
- J. Permitted Uses: All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #17

Parcel 12:

- A. Net Area: 43,000 sq.ft.
or .98± acres
- B. Maximum Building Coverage: 12,900 sq.ft.
or 30 percent
- C. Maximum Gross Floor Area: 15,050 sq.ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum Number of Buildings: One (1)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing
- I. Zoning: Limited Commercial
- J. Permitted Uses: All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #17.

CUP DP-362 Drawing





**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
 - Neighborhood & Area Plans



Looking east at north end of site



Looking east at property south of site



Looking east at south end of site



Looking west away from site



Looking north away from west end of site



Looking north away from east end of site

