



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

**MEMORANDUM**

To: Starkey Development Center Commercial Community Unit Plan (DP-198) File

Fm: David L. Yearout, AICP

Date: March 3, 2020

Re: PUD2019-00016 – Starkey Planned Unit Development (PUD# 72)

The Starkey Development Center Commercial Community Unit Plan (DP-198) has been superseded by the adopted of the Starkey Planned Unit Development (PUD# 72), established through PUD2019-0016, as approved by the Wichita City Council.

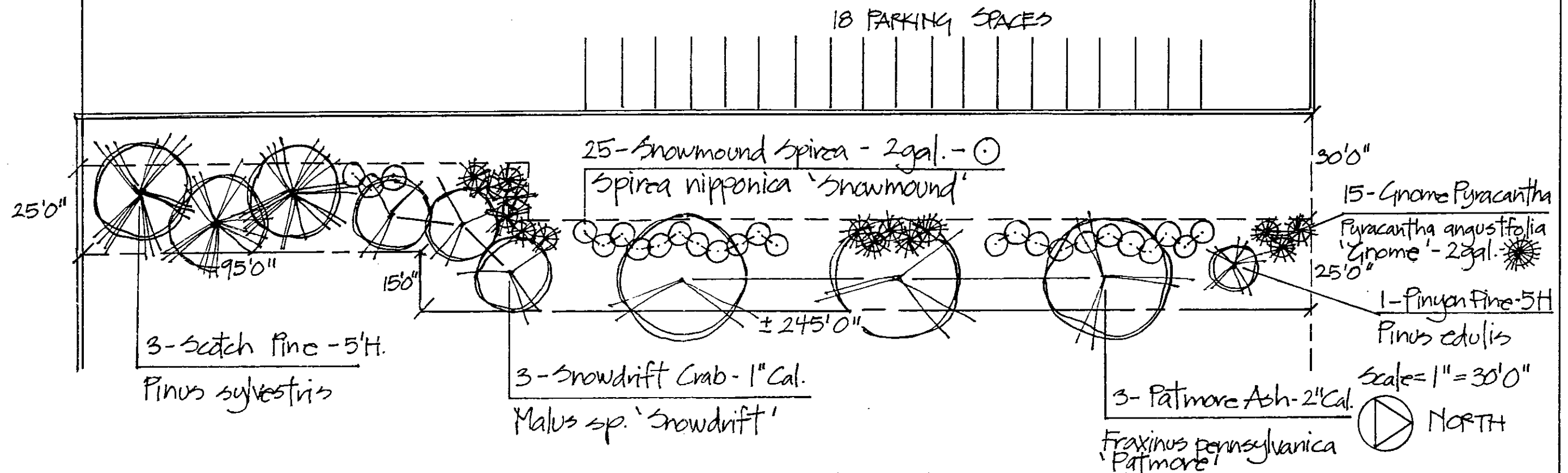


# DP-198 PARCEL 2 (portion) LANDSCAPE PLAN

APPROVED 5/7/96 BY ZO

Note: Installation sizes are shown after common name.

Area will be irrigated by hand watering with hoses.



## LEGAL DESCRIPTION:

The west 170.5' of Lots 1, 2, 3, 4 & 5 and Lot 6, except the east 150' of the north 100' thereof and except the south 200' thereof, and the east 98.5' of Lot 7, except the south 200' thereof, and the N 1/2 of Lot 8, and all of Lot 9, McComas Acres, Sedgwick County, Kansas, and all of Lot 1, Starkey Addition, Wichita, Kansas.

PART OF LOT 2, STARKEY DEVELOPMENT CENTER  
(EAST LINE OF S. 398 FEET)

## LANDSCAPE ORDINANCE

### CALCULATIONS:

355 (length of common prop. line)  
÷ by 50 = 7.1 rounded up to 8 =  
number of shade trees required  
(1 shade tree & 5 shrubs per each  
50' increment)  
8 (number of 50' increments) x  
5 (5 shrubs per 50' increments) =  
40 (total number of shrubs required)  
3 trees and 14 shrubs (min.) to be evergreen

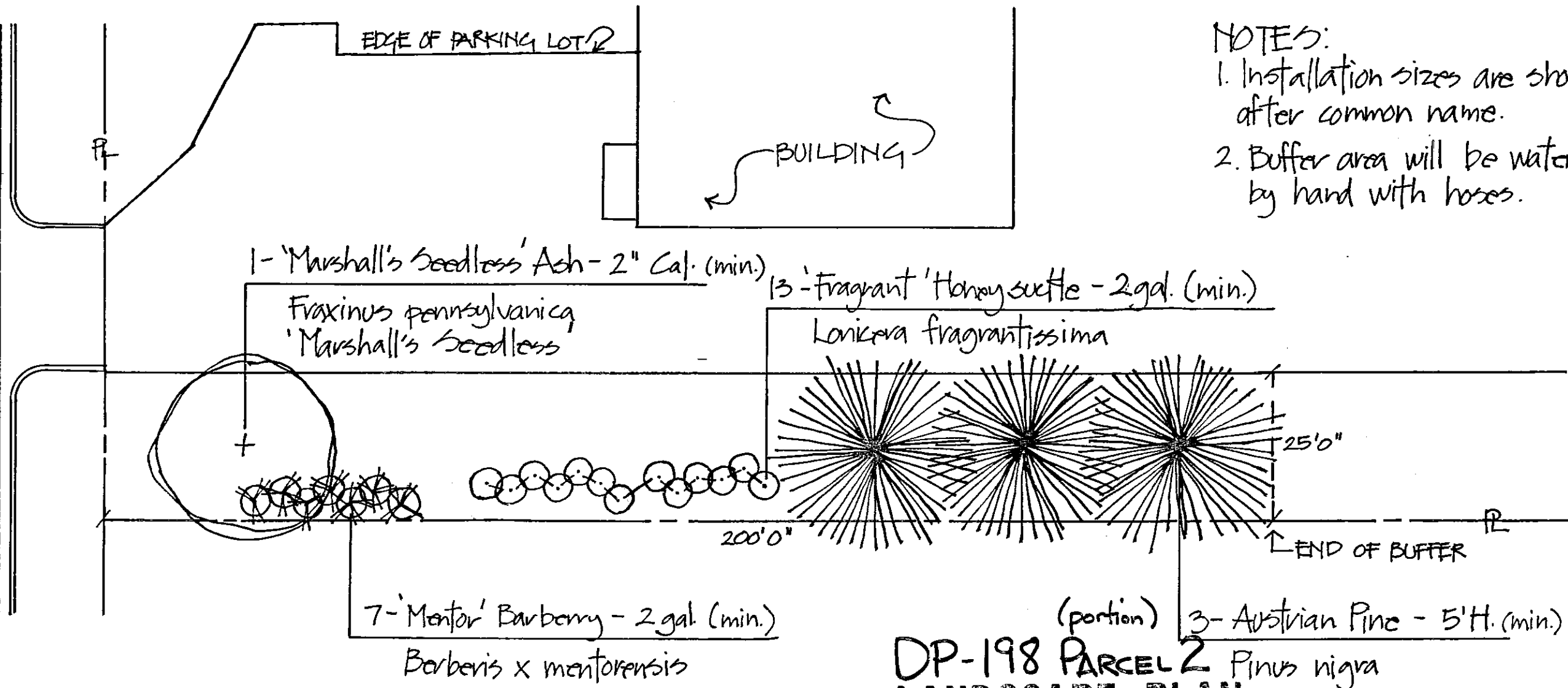
BUFFER BETWEEN MULTIFAMILY &  
SINGLE FAMILY/TWO FAMILY  
RESIDENTIAL ZONING

LANDSCAPE PLAN  
FOR STARKEY DEVELOPMENT  
CENTER, INC.  
144 S. Young

BRADY NURSERY  
Susan L. Moeder L.A.  
April 1996



YOUNG AVENUE



- NOTES:
1. Installation sizes are shown after common name.
  2. Buffer area will be watered by hand with hoses.

DP-198 PARCEL 2  
LANDSCAPE PLAN

APPROVED 6/10/96 BY LO

LEGAL DESCRIPTION:

The west 170.5' of Lots 1, 2, 3, 4 and 5 and Lot 6, except the east 150' of the north 100' thereof, and except the south 200' thereof, and the east 98.5' of Lot 7 except the south 200' thereof, and the N 1/2 of Lot 8, and all of Lot 9, McComas Acres, Sedgwick County, Kansas, and all of Lot 1, Starkey Addition, Wichita, Kansas. PART OF LOT 2, STARKEY DEVELOPMENT CENTER (SOUTH LINE OF W. 296.7) - BUFFER BETWEEN MULTIFAMILY AND SINGLE/TWO FAMILY RESIDENTIAL ZONING -

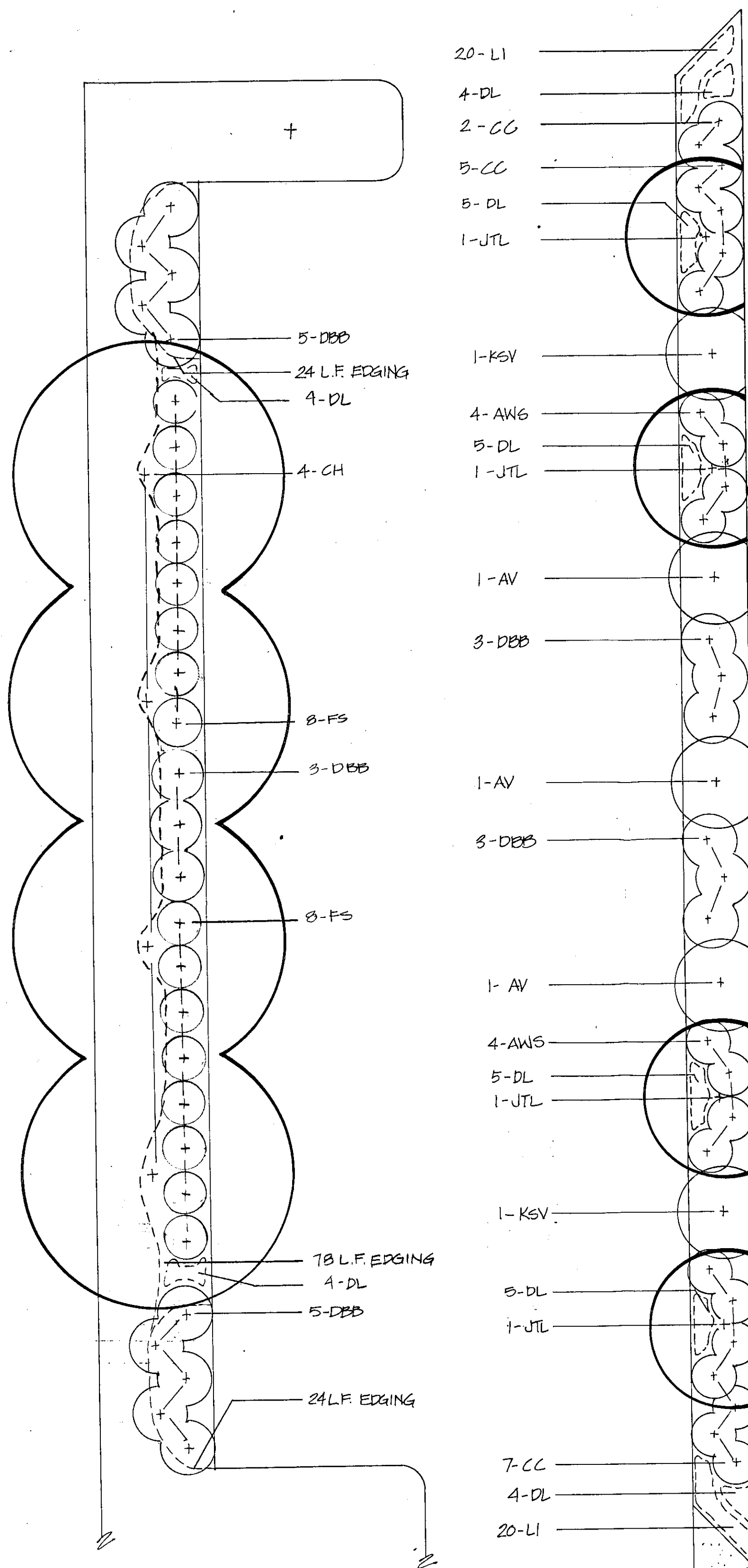
LANDSCAPE ORDINANCE

CALCULATIONS:

200' (length of common property line) ÷ by 50 = 4 = number of shade trees required.  
4 (number of 50' increments) x 5 (5 shrubs per 50' increment) = 20 (total number of shrubs required).  
\* 1 shade tree and 5 shrubs per each 50' increment.  
2 trees and 7 shrubs (min.) to be evergreen. (1/3 of plant materials).

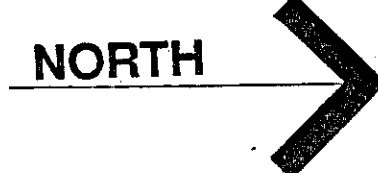
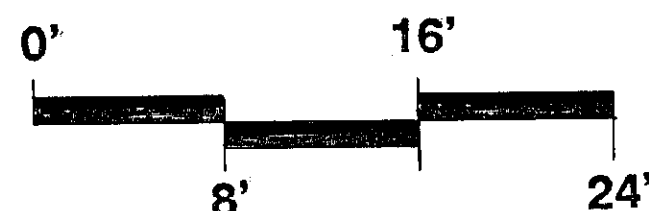
LANDSCAPE PLAN FOR  
STARKEY DEVELOPMENT  
CENTER, INC. - 144 S. Young  
Scale: 1" = 20'0"  NORTH  
BRADY NURSERY  
Susan L. Moeder L.A.  
May, 1996





# BED PLANTING PLAN

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



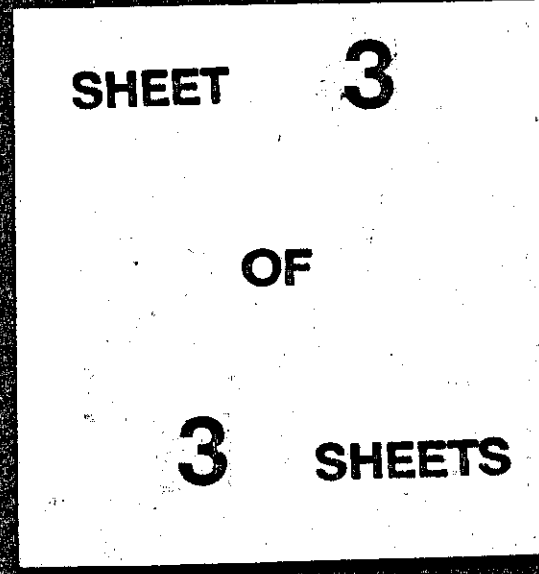
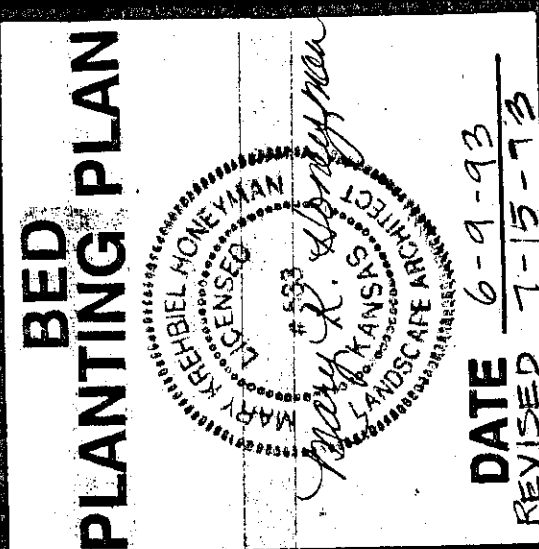
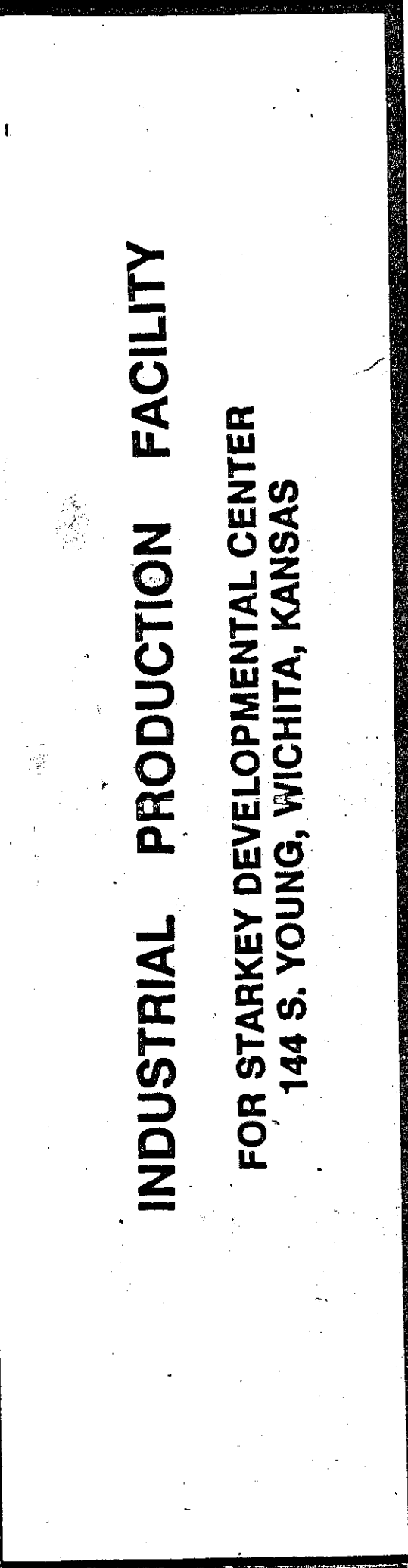
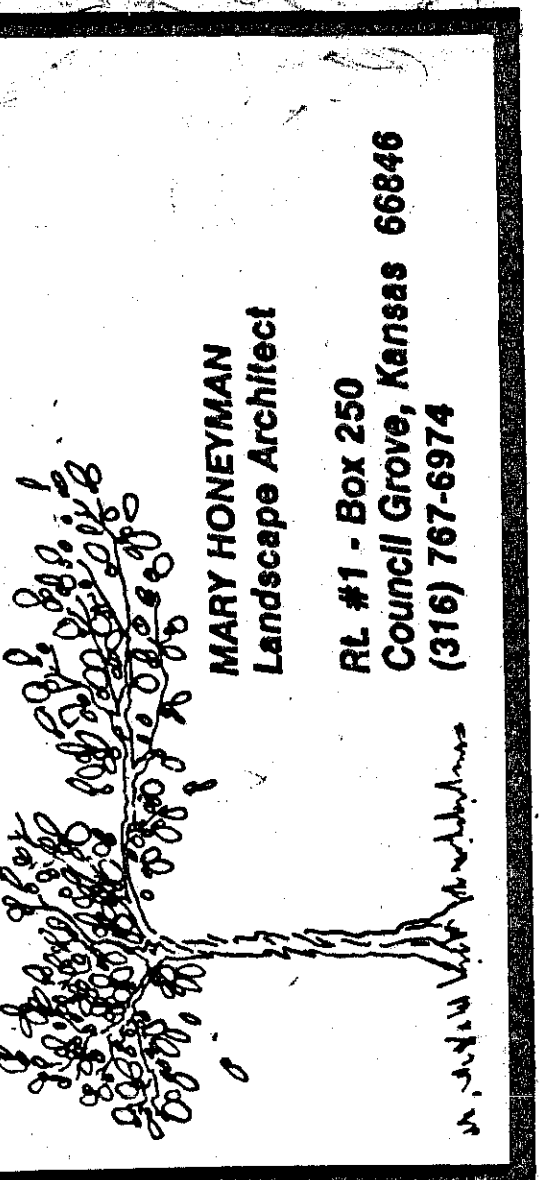
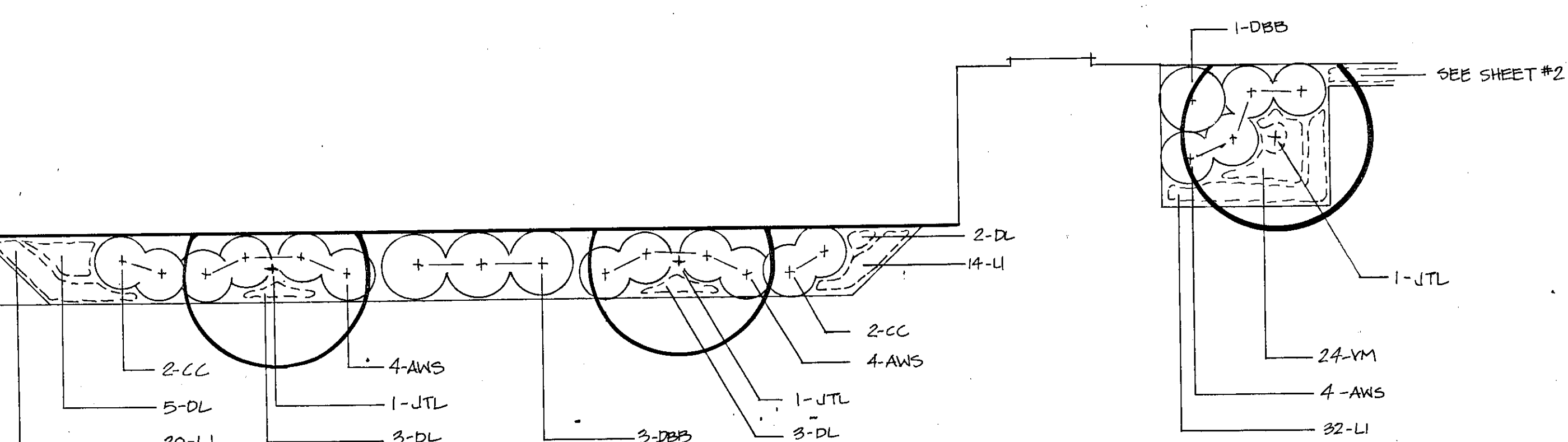
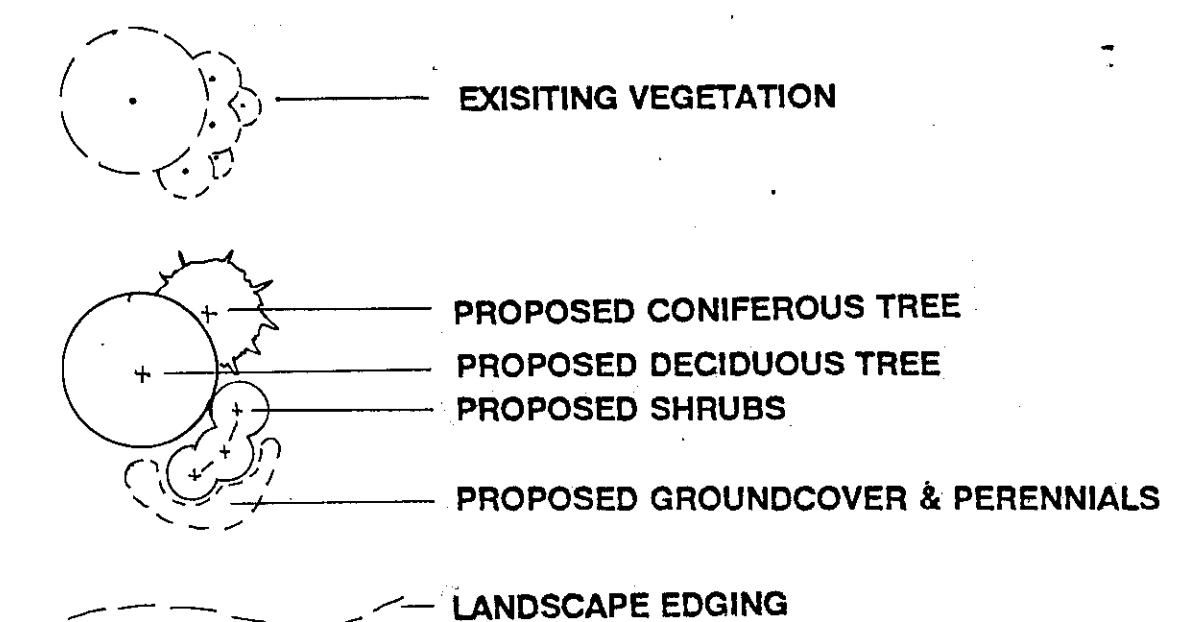
## NOTES:

1. VERIFY ALL LOCATIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
2. ALL REQUISITE UTILITY LOCATIONS MUST BE IDENTIFIED AND FLAGGED BY CONTRACTOR PRIOR TO DIGGING.
3. PROPOSED TREES TO BE LOCATED ON SITE TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
4. TREES AND SHRUBS ARE TO BE INSTALLED AND SUPPORTED AS ILLUSTRATED ON THE PLANTING DETAILS.
5. ALL QUANTITIES NOTED IN THE LIST OF PLANTING MATERIAL ARE TO BE CHECKED BY THE CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT.
6. THE QUANTITIES ON THE DRAWING SUPERSEDE THE TOTAL QUANTITY IN THE LIST OF PLANTING MATERIAL IN CASE OF DISCREPANCY.
7. ALL PLANT MATERIAL TO BE NURSERY GROWN AND MUST COMPLY WITH THE STANDARDS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
8. ALL PLANT MATERIAL TO BE GUARANTEED FOR A PERIOD OF 1 YEAR FROM THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT.
9. ALL TREES ADJACENT TO PEDESTRIAN WALKWAYS ARE TO HAVE A MINIMUM BRANCHING HEIGHT OF 8' - 0".
10. ANY TREE OR SHRUB WHICH COMES NEAR OR UNDER ANY UTILITY WILL BE RELOCATED BY THE LANDSCAPE ARCHITECT.
11. ALL PLANT MATERIAL SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT BEFORE INSTALLATION.
12. LANDSCAPE ARCHITECT TO VERIFY STAKING OF TREES, SHRUBS AND GROUNDCOVERS.
13. ALL AREAS TO BE TOPSOILED AND SPREAD TO A DEPTH OF 6 INCHES THROUGHOUT. ALL TURF AREAS TO BE SEEDED WITH BUFFALOGRASS.
14. ALL PLANTING BEDS TO BE COVERED WITH WEED BARRIER CLOTH (EXCEPT AREAS WITHIN BEDS CONTAINING ANNUALS, PERENNIAL, VINES AND GROUNDCOVER) AND MULCHED TO A DEPTH OF 3 INCHES WITH HARDWOOD CHIP OR SHREDDED CYPRESS MULCH.
15. PROVIDE 4" DEEP MULCH RING (MINIMUM DEPTH OF 3") AROUND TREE TRUNKS IN ALL LAWN AREAS TO A MINIMUM DIAMETER OF 8' - 0" MEASURED AT THE BASE OF THE TREE.
16. ALL AREAS TO BE PLANTED IN HALL'S HONEYSUCKLE ARE TO BE MOWED TO A HEIGHT OF 4" YEARLY (IN THE EARLY SPRING AND LATER THAN MID-MARCH) FOR EASE IN CLEARING OF DEBRIS AND LEAVES AND TO ELIMINATE WOODY STEM GROWTH.
17. ALL DWARF FLOWERING QUINCE USED AS GROUND COVER IN PARKING ISLANDS TO BE PRUNED AFTER SPRING BLOOM IN A NATURAL MANNER. NOT TO BE TRIMMED WITH ELECTRIC TRIMMERS AND REGULARLY OR SYMMETRICALLY SHAPED.
18. WRITTEN QUANTITIES OF PLANT MATERIAL SUPERSEDE GRAPHIC REPRESENTATION ON PLAN. SEE REMARKS ON PLANT LIST AND NOTES ON PLANS.
19. ALL LANDSCAPE EDGING TO BE RYERSON'S STEEL EDGING, VALLEY VIEW PLASTIC EDGING OR ACCEPTABLE SUBSTITUTE APPROVED BY LANDSCAPE ARCHITECT.
20. ALL PLANTS & TURF TO BE IRRIGATED PER PLANS TO BE PROVIDED BY PROJECT IRRIGATION CONTRACTOR. PLANS TO BE REVIEWED & APPROVED BY LANDSCAPE ARCHITECT. MOISTURE SENSOR OR AUTOMATIC RAIN SHUTOFF DEVICE REQUIRED.

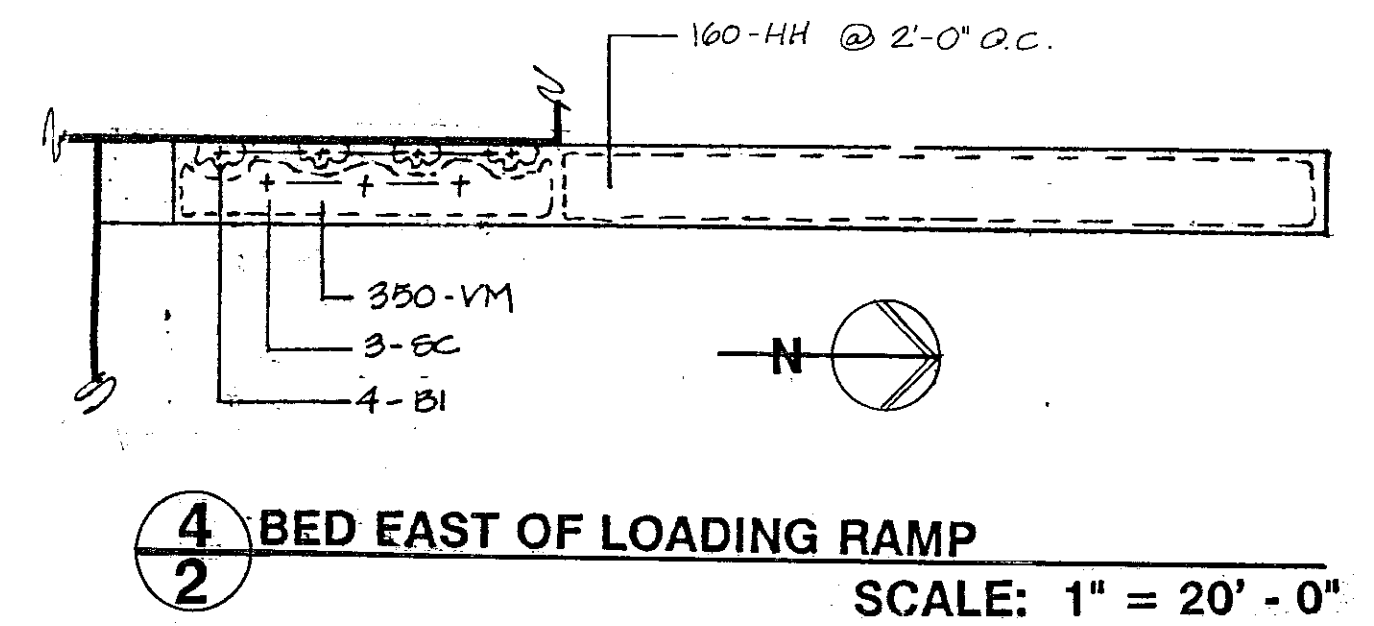
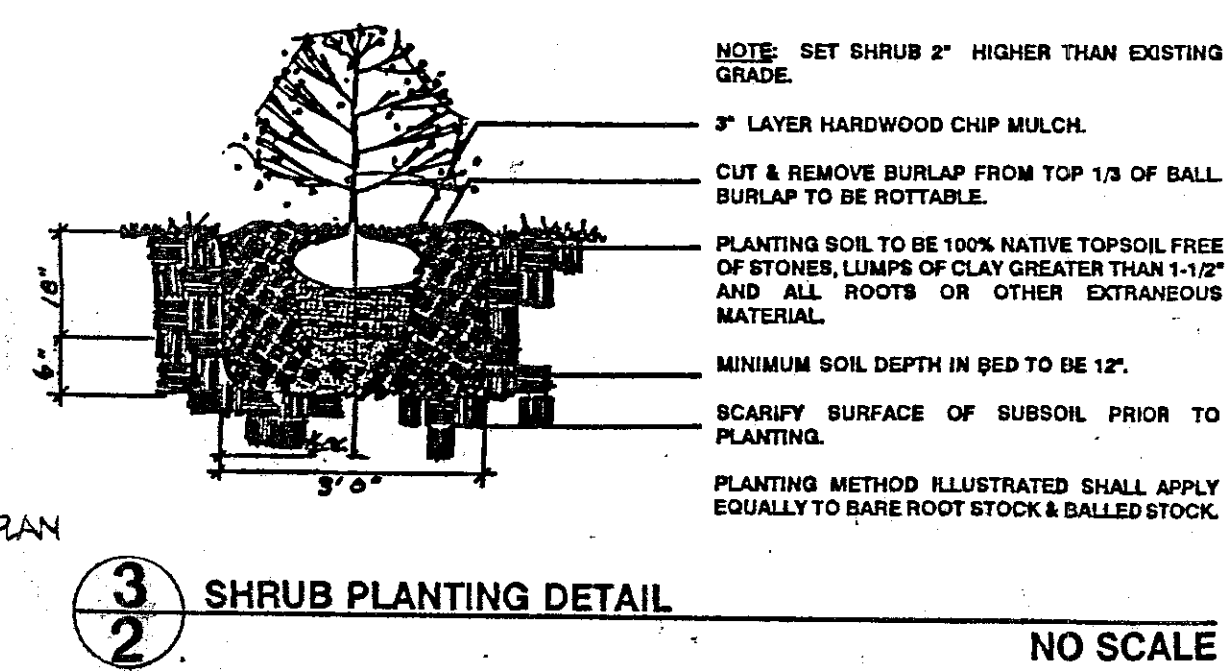
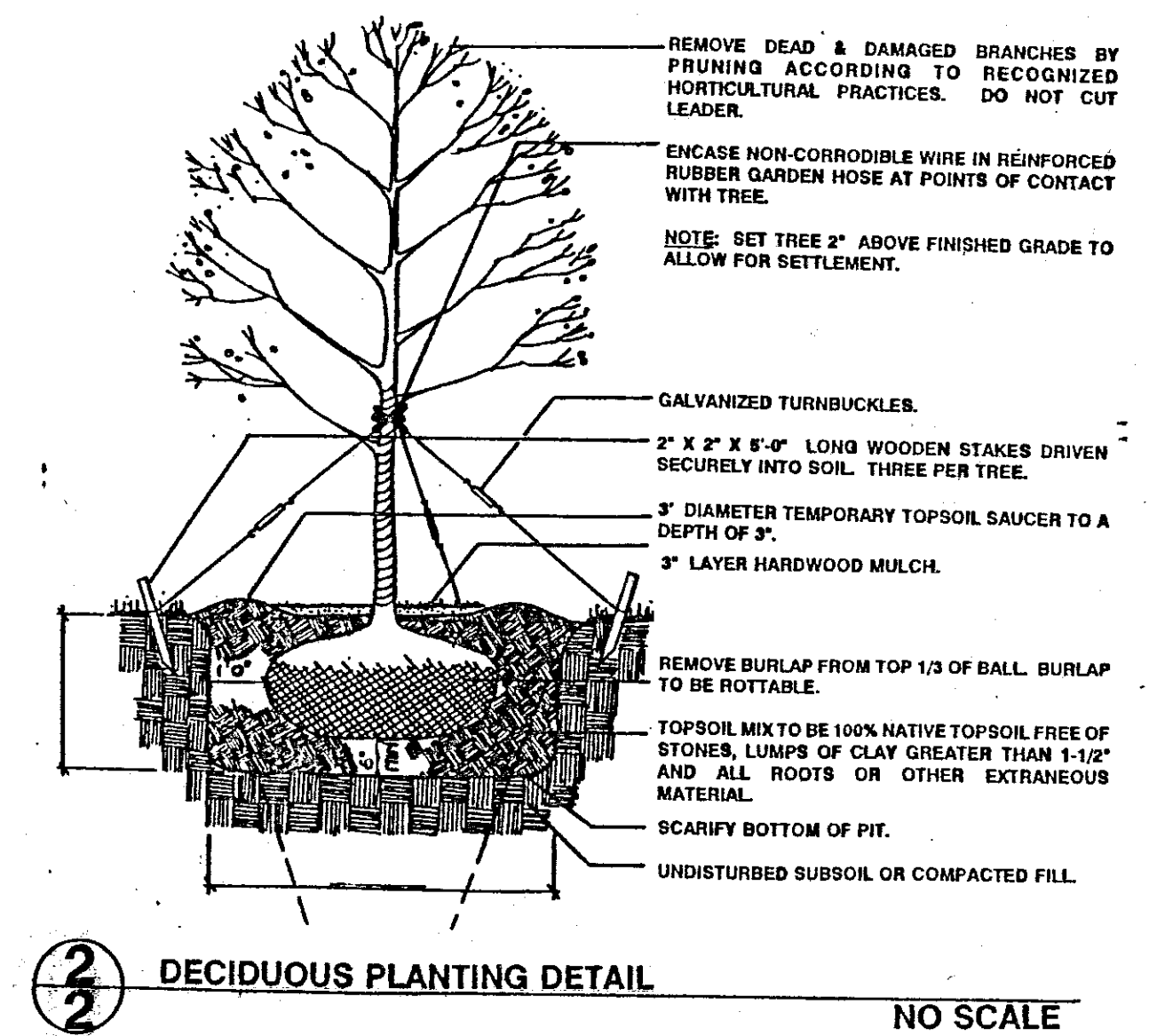
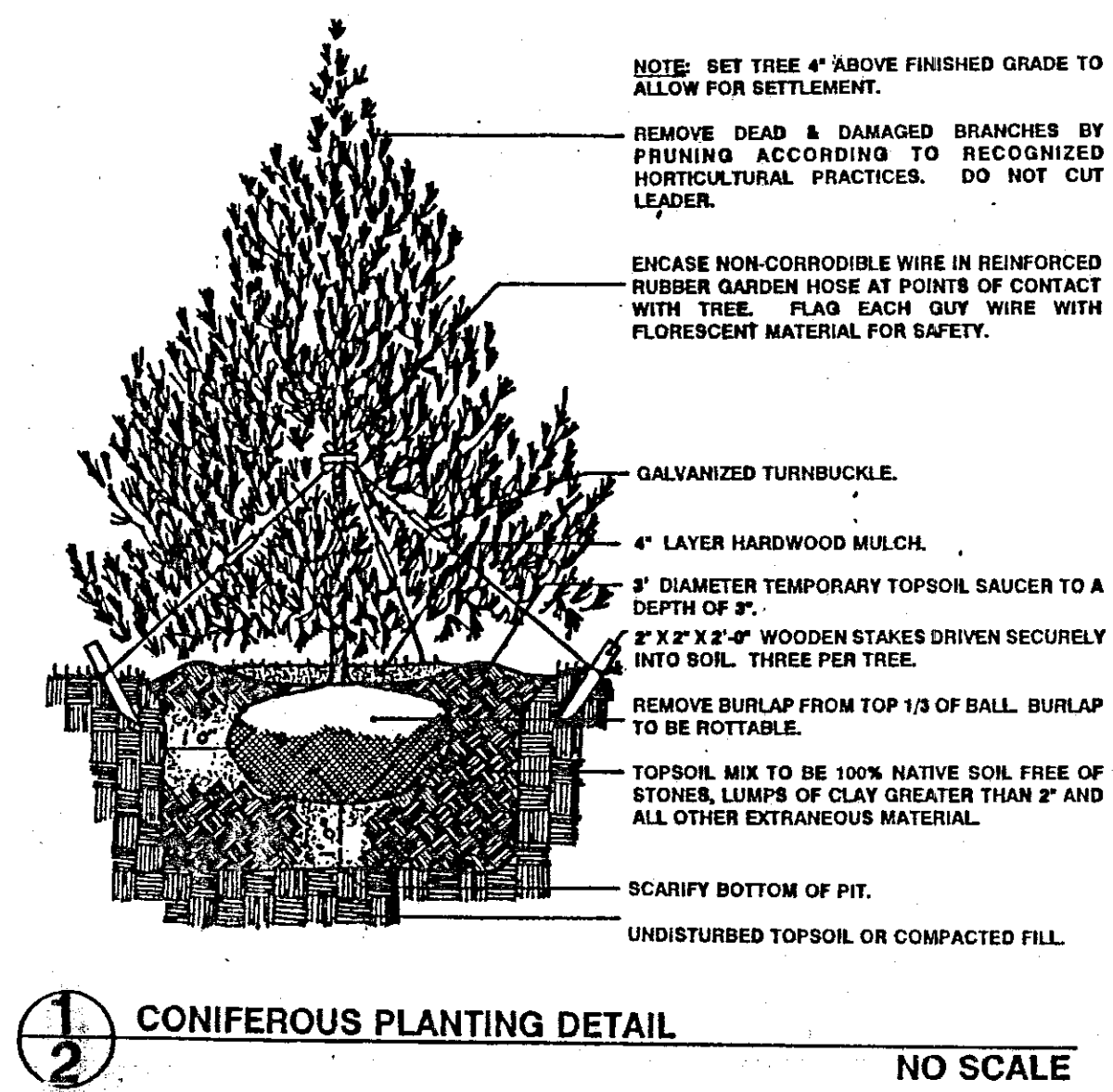
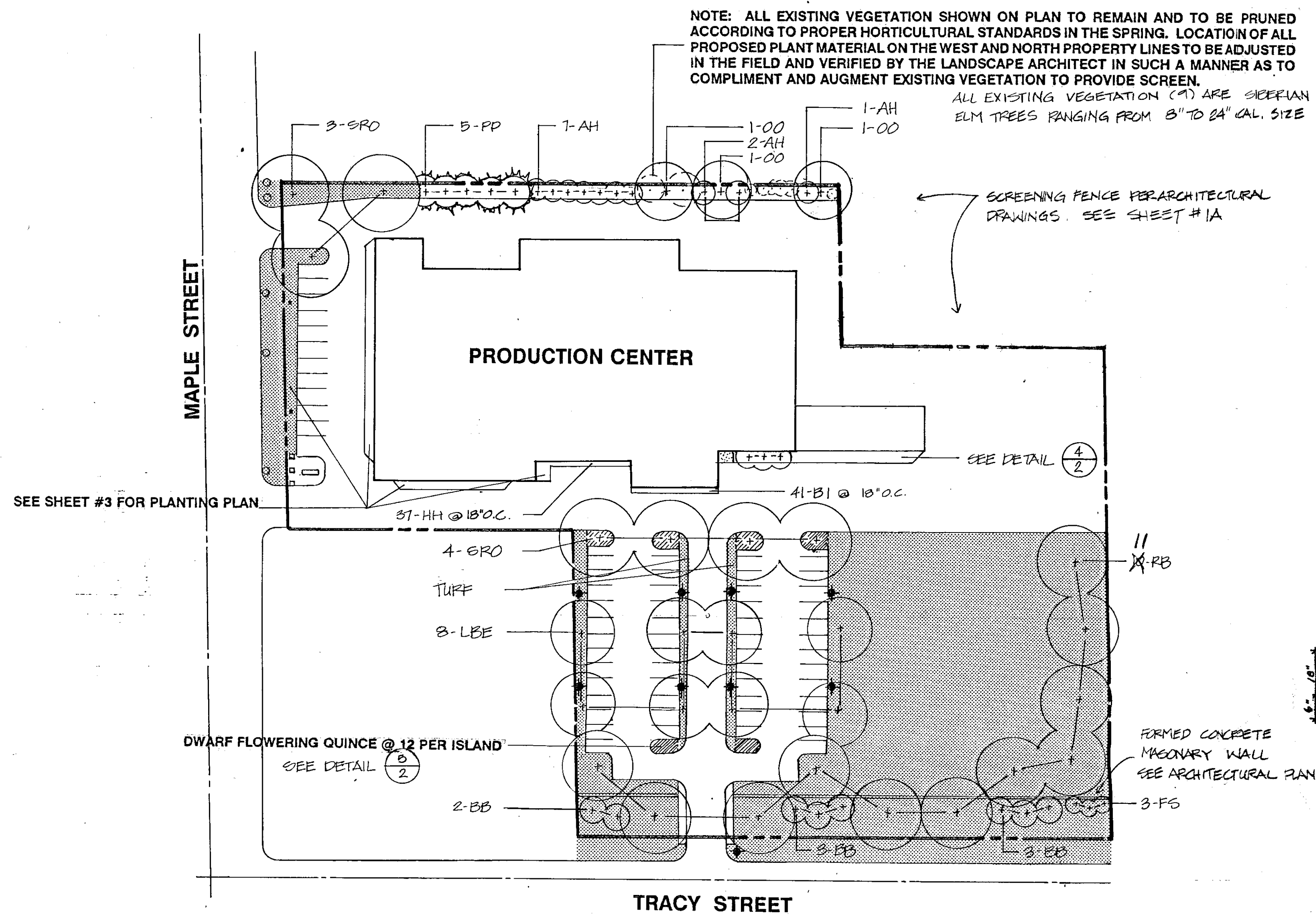
## PLANT LIST:

| QTY.                                 | KEY | BOTANICAL NAME                         | COMMON NAME                 | SIZE                 | COND. | REMARKS                                                             |
|--------------------------------------|-----|----------------------------------------|-----------------------------|----------------------|-------|---------------------------------------------------------------------|
| <b>TREES</b>                         |     |                                        |                             |                      |       |                                                                     |
| 11                                   | RB  | BETULA NIGRA 'HERITAGE'                | HERITAGE RIVER BIRCH        | 8' - 10'             | BB    | CLUMP, MIN. 3 TRUNKS                                                |
| 4                                    | CH  | CRATAEGUS CRUSSALLI VAR. INERMIS       | THORNLESS COCKSPUR HAWTHORN | 1 1/2" - 1 3/4" cal. | BB    |                                                                     |
| 3                                    | CO  | MAELHIA POMIFERA PARK VAR. INERMIS     | SAGE ORANGE                 | 1 1/4" cal.          | BB    |                                                                     |
| 3                                    | SC  | MALUS SARGENTII                        | SARGENT'S CRABAPPLE         | 5 gal.               | CONT. | PLANT 6"-8" FROM WALL TO ESPLANADE                                  |
| 5                                    | PP  | PINUS EDULIS                           | PINYON PINE                 | 5'                   | BB    |                                                                     |
| 7                                    | SRO | QUERCUS SHUMARDII                      | SHUMARDS RED OAK            | 1 3/4" - 2" cal.     | BB    |                                                                     |
| 7                                    | JTL | SPRINGA RETICULATA 'IVORY SILK'        | JAPANESE TREE LILAC         | 3 gal.               | CONT. |                                                                     |
| 8                                    | LBE | ULMUS PARVIFOLIA                       | LACEBARK ELM                | 1 1/4" - 1 1/2" cal. | BB    |                                                                     |
| <b>SHRUBS</b>                        |     |                                        |                             |                      |       |                                                                     |
| 12                                   | DFQ | CHAENOMELES JAPONICA 'TEXAS SCARLET'   | DWARF FLOWERING QUINCE      | 1 gal.               | CONT. |                                                                     |
| 18                                   | CC  | COTONEASTER APICULATA                  | CRANBERRY COTONEASTER       | 2 gal.               | CONT. |                                                                     |
| 8                                    | BB  | EUCONYMIUS ALATUS                      | BURNING BUSH                | 15" - 18"            | BB    |                                                                     |
| 80                                   | PBB | EUCONYMIUS ALATUS 'COMPACTA'           | DWARF BURNING BUSH          | 2 gal.               | CONT. |                                                                     |
| 10                                   | AH  | LONICERA MACKII                        | AMUR HONEYSUCKLE            | 2 gal.               | CONT. |                                                                     |
| 19                                   | FS  | RHUS AROMATICA 'GRO-LON'               | FRAGRANT SUMAC              | 2 gal.               | CONT. |                                                                     |
| 20                                   | AWS | SPIRAEA X SUMALDA ANTHONY WATERER      | ANTHONY WATERER SPIRAEA     | 2 gal.               | CONT. |                                                                     |
| 2                                    | KSV | VIBURNUM CARLESII                      | KOREAN SPICE VIBURNUM       | 2 gal.               | CONT. |                                                                     |
| 3                                    | AV  | VIBURNUM X RHYTHIDOPHYLLOIDES ALLEGANY | ALLEGANY VIBURNUM           | 2 gal.               | CONT. | V. X RHYTHIDOPHYLLOIDES 'MOHICAN' ACCEPTABLE AS SUBSTITUTE MATERIAL |
| <b>GROUND COVER &amp; PERENNIALS</b> |     |                                        |                             |                      |       |                                                                     |
| 49                                   | DL  | HEMEROCALLIS 'STELLA D'ORO'            | DAYLILY                     | 1 gal.               | CONT. |                                                                     |
| 106                                  | LI  | LIRIOPE MUSCARI 'MAJESTIC'             | LIRIOPE                     | 3" POT               | CONT. |                                                                     |
| 160                                  | HH  | LONICERA JAPONICA 'HALLIANA'           | HALL'S HONEYSUCKLE          | 1 gal.               | CONT. | SEE DETAIL (C) FOR PLANTING SPECS @ 2'-0" O.C.                      |
| 37                                   | HH  | "                                      | "                           | 2 1/4" POT           | CONT. | SEE SHEET #2 FOR LOCATION @ 18" O.C.                                |
| 49                                   | BI  | PARTHENOCISSUS TRICUSPIDATA            | BOSTON IVY                  | 1 gal.               | CONT. | PLANT CLOSE TO WALL - TRAIN TO CLIMB                                |
| 374                                  | VM  | VINCAMINOR                             | COMMON PERIWINKLE           | 2 1/4" POT           | CONT. |                                                                     |
| <b>OTHER LANDSCAPE MATERIAL</b>      |     |                                        |                             |                      |       |                                                                     |
| 1,710 sq. ft.                        |     | MULCH @ BEDS                           |                             |                      |       | HARDWOOD CHIP OR CYPRESS BARK                                       |
| 1,960 sq. ft.                        |     | WEED BARRIER CLOTH                     |                             |                      |       | VALLEY VIEW BRAND                                                   |
| 20 BLF                               |     | EDGING                                 |                             |                      |       | TO BE SEEDED                                                        |
| 160 sq. ft.                          |     | MULCH @ TREES IN TURF AREAS            |                             |                      |       |                                                                     |
| 42,400 sq. ft.                       |     | BUFFALOGRASS TURF AREA                 |                             |                      |       |                                                                     |

## LEGEND:

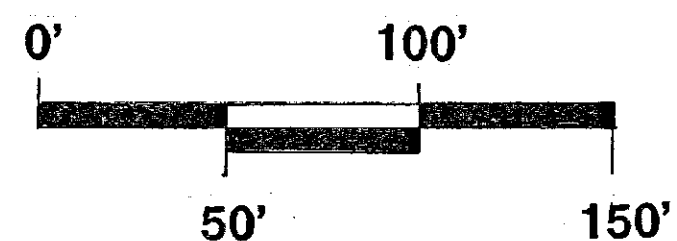






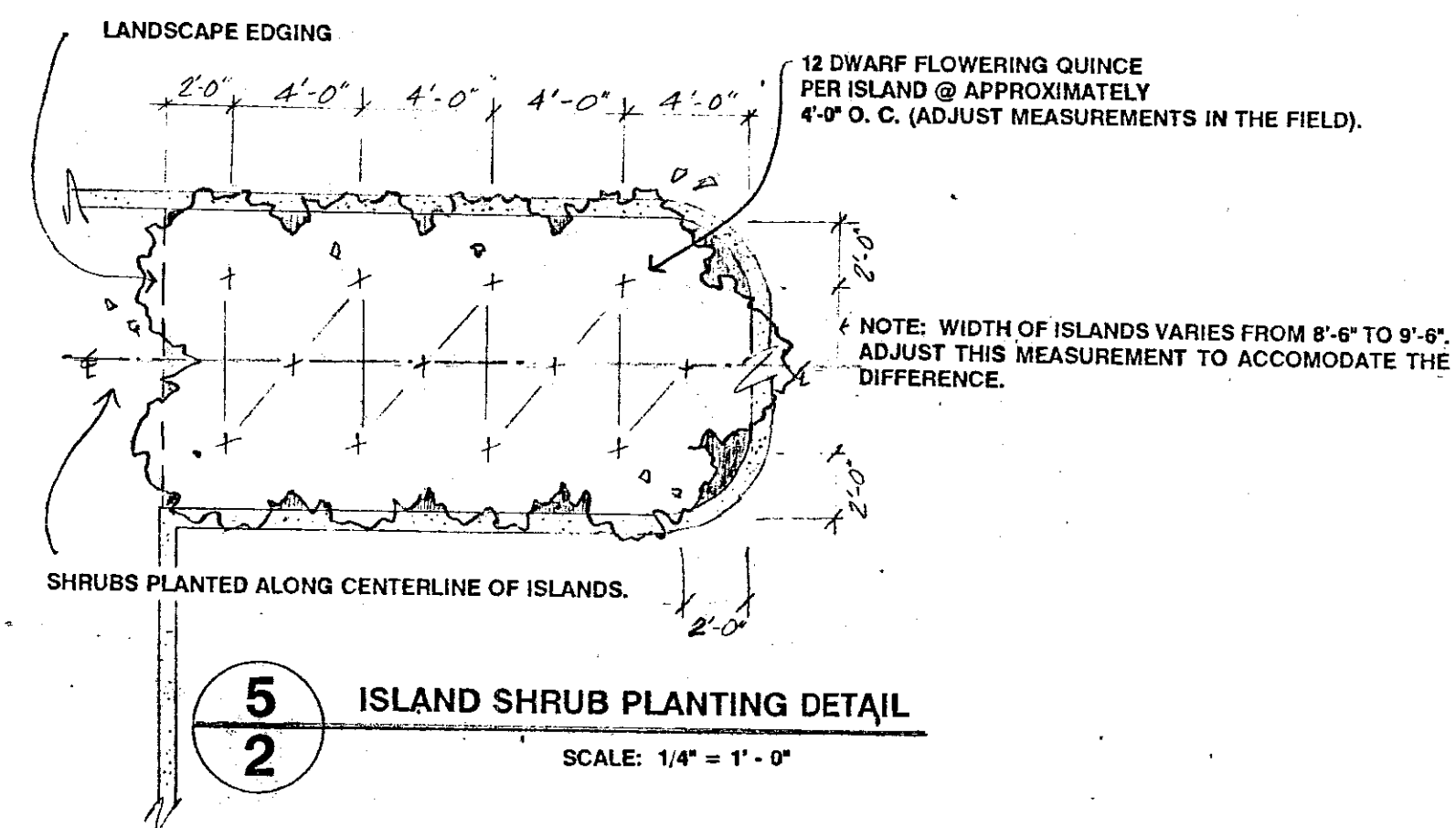
# SITE PLANTING PLAN

SCALE: 1" = 50' - 0"



## LEGEND:

- EXISTING VEGETATION
- PROPOSED CONIFEROUS TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED SHRUBS
- PARKING ISLAND PLANTED IN DWARF FLOWERING QUINCE @ 12 PER ISLAND
- LANDSCAPE EDGING
- PROPOSED LIGHT
- AREAS TO BE SEED FOR TURF



SITE PLANTING PLAN

SHEET 2

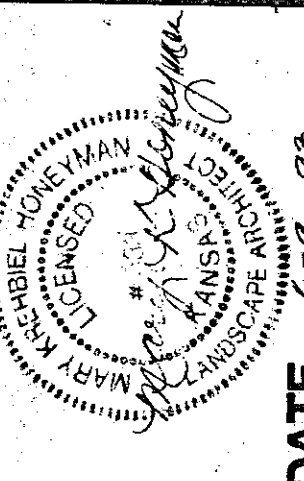
OF

3 SHEETS

INDUSTRIAL PRODUCTION FACILITY  
FOR STARKEY DEVELOPMENTAL CENTER  
144 S. YOUNG, WICHITA, KANSAS

MARY HONEYMAN  
Landscape Architect

Rt. #1 - Box 250  
Council Grove, Kansas 66846  
(913) 767-0737

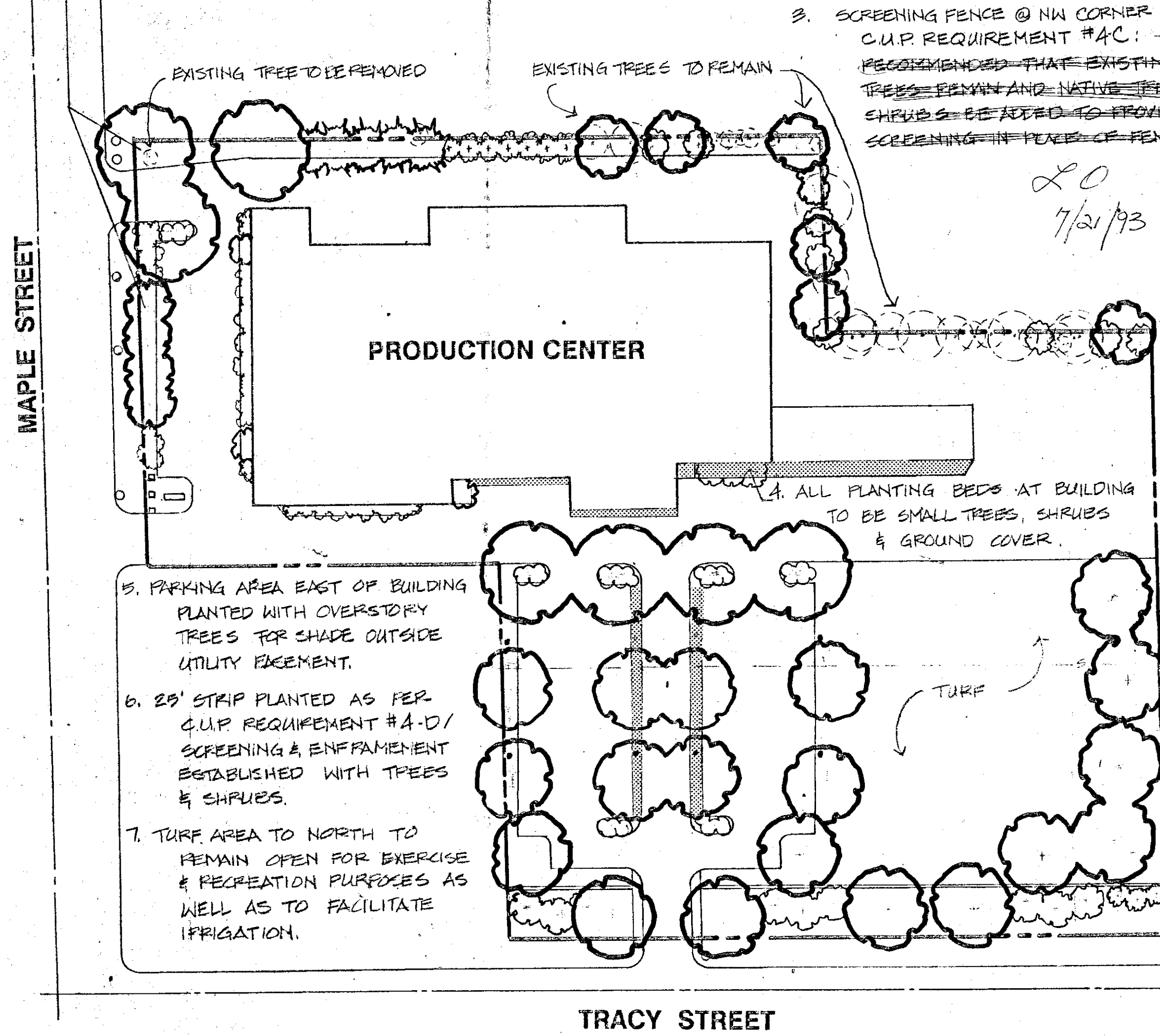


DATE 5-19-93



# NOTES:

- 10' STRIPS PLANTED AS PER CUP REQUIREMENT #4-A ALONG WEST & SOUTH FL. SOUTH PLANTINGS PROVIDE VISIBILITY TO BLDG. FACADE, FLAGPOLES & SIGN AS WELL AS SHADE FOR PARKING LOT. THREE LARGE DECIDUOUS TREES ACCENT ENTRANCE WHILE MAINTAINING SAFE VIEW OF TRAFFIC ON MAPLE STREET. EVERGREEN TREES, LARGE SHRUB HEDGE AND PROPOSED ADDITIONAL PLANT MATERIALS SCREEN PRODUCTION CENTER FROM ADJACENT PROPERTY TO WEST.
- UNDERGROUND ELECTRIC LOCATION TO BE FLAGGED BY ELEC. CONTRACTOR AT TIME OF BURIAL ALONG WEST FL. ALL PROPOSED PLANT MATERIAL ALONG ELEC. TO BE POSITIONED ON SITE AT TIME OF LANDSCAPE INSTALLATION BY THE PROJECT LANDSCAPE ARCHITECT TO AVOID CONFLICT.
- SCREENING FENCE @ NW CORNER PER CUP REQUIREMENT #4C: ~~THIS RECOMMENDED THAT EXISTING TREES REMAIN AND NATIVE TREES & SHRUBS BE PLANTED TO PROVIDE SCREENING IN PLACE OF FENCE.~~



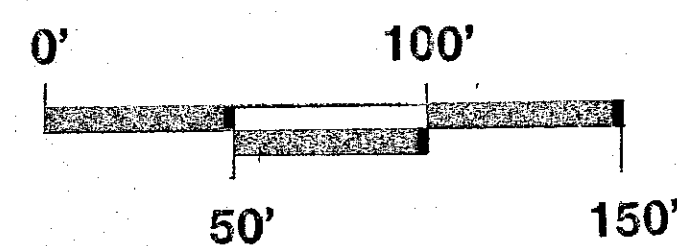
## PROPOSED PLANT MATERIAL:

| COMMON NAME                   | BOTANICAL NAME                           | SIZE     |         |                                           |
|-------------------------------|------------------------------------------|----------|---------|-------------------------------------------|
|                               |                                          | HT.      | SP.     |                                           |
| TREES:                        |                                          |          |         |                                           |
| PINYON PINE                   | PINUS EDULIS                             | 10'-20'  | 10'-15' | EVERGREEN SCREENING VALUE                 |
| RIVER BIRCH                   | BETULA NIGRA 'HERITAGE'                  | 40'-60'  | 40'-50' | FAST GROWING, FILTERED SHADE              |
| SHUMARD'S RED OAK             | QUERCUS SHUMARDII                        | 60'-80'  | 40'-60' | VERY LARGE OVERSTORY TREE - FALL COLOR    |
| LACEBARK ELM                  | ULMUS PARVIFOLIA                         | 40'-60'  | 25'-30' | DISEASE/PEST RESISTANT & DROUGHT TOLERANT |
| SHANTUNG MAPLE                | ACER TRUNCATUM                           | 25'-30'  | 25'-30' | FALL COLOR                                |
| OSAGE ORANGE                  | MAELURA POMIFERA 'PARK' VAR. INEEMIS     | 30'-40'+ | 20'-40' | FRUITLESS & THORNLESS CULTIVAR            |
| AMUR MAPLE                    | ACER GINNALA 'FLAME'                     | 15'-20'  | 15'-20' | TREE FORM - GOOD FALL COLOR               |
| WASHINGTON HANDBORN           | CRATAEGUS PHAENOPYRUM 'MANDECK'          | 20'-25'+ | 20'-25' | SPRING BLOOM / BERRIES / FALL COLOR       |
| SARGENT CRABAPPLE             | MALUS SARGENTII                          | 6'-8'    | 12'-15' | SPRING BLOOM, ESPALIERED FORM             |
| JAPANESE TREE LILAC           | SYRINGA RETICULATA 'IVORY SILK'          | 20'-25'  | 15'-25' | SPRING BLOOM, DENSE FORM                  |
| SHRUBS:                       |                                          |          |         |                                           |
| AMUR MAPLE                    | ACER GINNALA 'COMPACTA'                  | 15'-20'  | 15'-20' | SHRUB FORM - FALL COLOR                   |
| AMUR HONEYSUCKLE              | LONICERA MAXKII                          | 12'-15'  | 12'-15' | NATURALISTIC SCREEN PLANTING              |
| ALLEGANY VIBURNUM             | VIBURNUM X. PHYTODOPHYLLOIDES 'ALLEGANY' | 8'-10'   | 8'-12'  | SEMI- EVERGREEN, HEDGE MATERIAL           |
| BURNING BUSH                  | EUONYMUS ALATUS                          | 8'-10'   | 8'-10'  | SPECTACULAR FALL COLOR                    |
| KOREAN SPICE VIBURNUM         | VIBURNUM CARLESII                        | 6'-8'    | 6'-8'   | FRAGRANT SPRING BLOOM, FALL COLOR         |
| JAPANESE FLOWERING QUINCE     | CHAENOMELIS JAPONICA                     | 2'-3'    | 4'-5'   | USE AS GROUND COVER IN PARKING ISLANDS    |
| CRANBERRY COTONEASTER         | COTONEASTER ACICULATA                    | 2'-3'    | 3'-4'   | HOLDS LEAVES LATE, LOW SHRUB BORDER       |
| PIKE WINGED BURNING BUSH      | EUONYMUS ALATUS 'COMPACTA'               | 4'-5'    | 4'-5'   | SPECTACULAR FALL COLOR                    |
| WINTER (FRAGRANT) HONEYSUCKLE | LONICERA FRAGRANTISSIMA                  | 5'-7'    | 5'-6'   | FRAGRANT SPRING BLOOM                     |
| FRAGRANT CUMAC                | RHUS AROMATICA 'GRO-LOW'                 | 2'       | 6'-8'   | VERY HARDY, FALL COLOR                    |
| GROUND COVER / PERENNIALS:    |                                          |          |         |                                           |
| PURPLELEAF WINTERCREEPER      | EUONYMUS FORTUNEI 'COLORATUS'            |          |         | EVERGREEN / LOW MAINTENANCE               |
| PAYLULY                       | HEMEROCALLIS 'STELLA D'ORO'              |          |         | LONG BLOOM SEASON                         |
| LIRIOPE                       | LIRIOPE MUSCARI                          |          |         | LANDSCAPE LOW BORDER - BLOOM              |
| HALL'S HONEYSUCKLE            | LONICERA JAPONICA 'HALLIANA'             |          |         | HARDY GROUND COVER, PARKING AREAS         |
| SCARLET TRUMPET HONEYSUCKLE   | LONICERA SEMPERVIRENS                    |          |         | LONG BLOOM PERIOD                         |
| BOSTON IVY                    | PARTHENOCISSUS TRICUSPIDATA              |          |         | CLIMBING VINE TO SOFTEN WALLS, FALL COLOR |

NOTE: ALL TREES SELECTED ARE SPECIES PREFERRED FOR PLANTING IN THE WICHITA AREA AND ARE RECOMMENDED BY THE SOUTH CENTRAL KANSAS URBAN FORESTRY COUNCIL.

## PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 50' - 0"



NORTH

### LEGEND:

- PROPOSED EVERGREEN TREES
- PROPOSED DECIDUOUS TREES
- EXISTING TREES
- PROPOSED SHRUBS
- PROPOSED SHRUBS AS GROUND COVER
- PROPOSED GROUND COVER, PERENNIALS & ANNUALS

## LANDSCAPE PLAN

APPROVED 7/21/93 BY *L. Quinn*

DP-198  
PARCEL 1

INDUSTRIAL PRODUCTION FACILITY  
FOR STARKEY DEVELOPMENTAL CENTER  
144 S. YOUNG, WICHITA, KANSAS

PRELIMINARY  
LANDSCAPE PLAN

SHEET 1

OF

3 SHEETS

MARY HONEYMAN  
Landscape Architect  
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Council Grove, Kansas 66540  
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