

Amendment #5 10-28-86 See Parcel B, Tracts 1-3  
 Divided Parcel B into 3 tracts and added Auto Sales and Leasing to West 117 feet Tract 3 only shall be permitted subject to BZA Approval. Portable signs are not permitted.

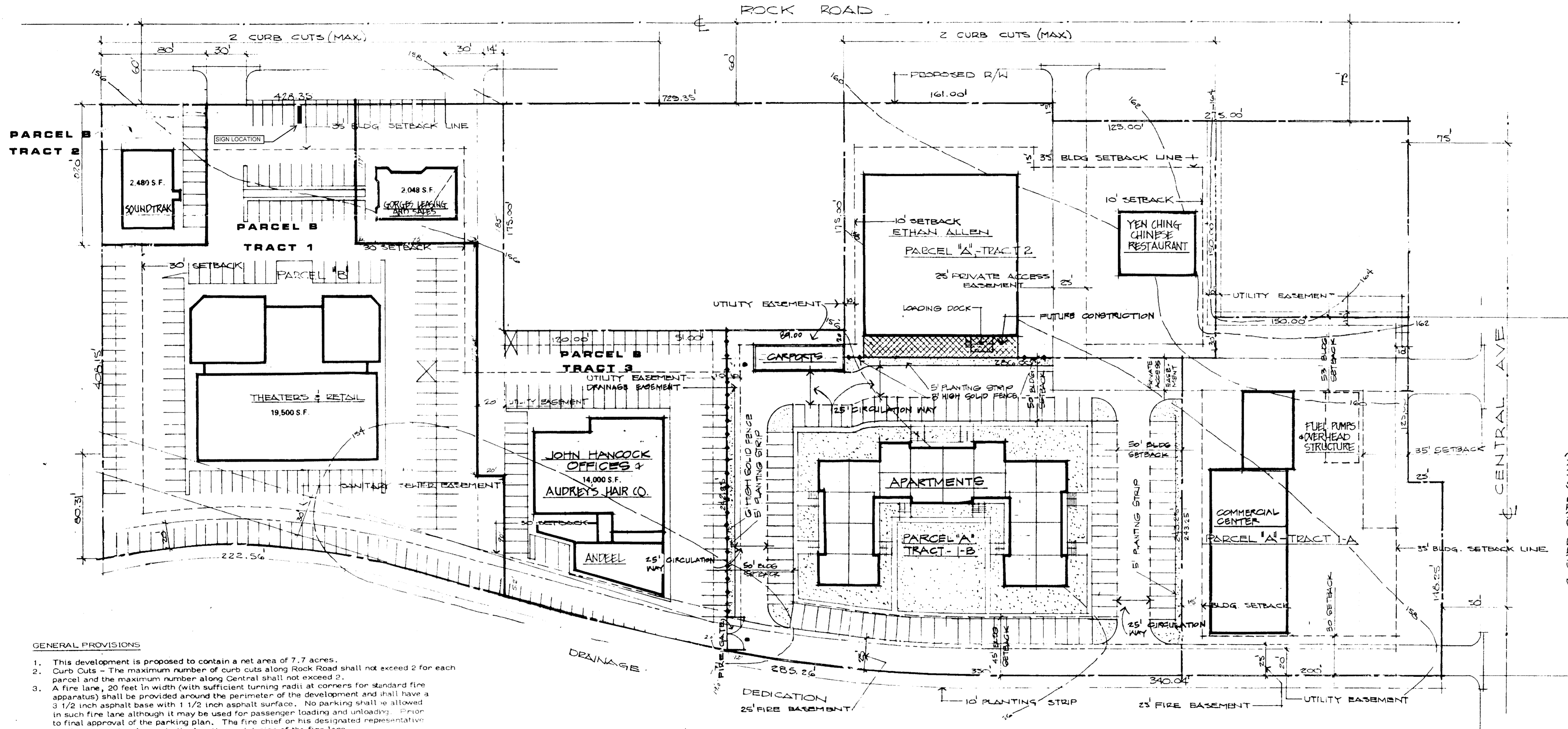
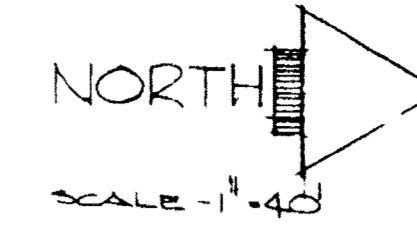
Amendment #6 7-26-06 See Parcel B, Tract 1  
 Allowed an additional sign with spacing between signs to be no less than 100 feet separation.

Amendment #7 WITHDRAWN

Amendment #8 11-21-08 See Parcel A, Tract 1A & 1B  
 Increase sign square footage by 19.2 sq. ft. on Parcel B, Tract 1

Amendment #9 9-20-18 See Parcel B, Tract 1  
 Allow Parcel B, Tract 1 ground sign to be a maximum of 195 square feet on each sign face.

See Microfilm Roll DP 27-58 Box #3 and DP 0-195 for case files associated with DP-49 from 1-11-17 thru 5-31-86



**GENERAL PROVISIONS**

- This development is proposed to contain a net area of 7.7 acres.
- Curb Cuts - The maximum number of curb cuts along Rock Road shall not exceed 2 for each parcel and the maximum number along Central shall not exceed 2.
- A fire lane, 20 feet in width (with sufficient turning radii at corners for standard fire apparatus) shall be provided around the perimeter of the development and shall have a 3 1/2 inch asphalt base with 1 1/2 inch asphalt surface. No parking shall be allowed in such fire lane although it may be used for passenger loading and unloading. Prior to final approval of the parking plan, the fire chief or his designated representative shall approve the plan as to the location and design of the fire lane.
- All utilities shall be installed underground.
- Signs as permitted by Zoning Ordinance, Article 21, Chapter 186, B3.
- All lights shall be directed so as not to shine directly towards the properties to the east.
- Parking ratio as required by Zoning Ordinance except that Parcel A, Tract 1-B shall contain a minimum of 1.5 spaces/D.U.
- A planting screen as indicated on the plan shall be provided not less than 10 feet in width and shall be of such type and maintained in such a manner that it minimizes any nuisance of the commercial area to the adjacent residential area to the east. A landscape plan for the 10-foot planting area along the east property line indicating the location, type, and specifications of planting materials, shall be submitted to the Planning Department and Maintenance-Flood Control Division of the Department of Public Works for approval prior to the issuance of any building permits on parcel A - Tract 1 and parcel B. The planting and maintenance of the 10-foot planting area along the east side is the responsibility of the owners of the adjacent parcels.
- Siefkes Travel Serv. has been granted by private instrument access use of the north most curb cut in Parcel "B".
- The private access easements on Parcel "A" - Tract 1 and Tract 2 are for the mutual benefit of Tract 1 and 2.
- All structures shall be designed so as to eliminate the service and trash receptacle areas and the rear of the buildings facing directly toward the "AA" zoning district to the east. Should this not be possible, the rear side of the buildings and on the service and trash areas shall be designed and screened to become an aesthetically integrated part of the structure, with a 5 to 8 foot solid or semi-solid wall. A design plan for such screening shall be submitted to the Planning Department and the Central Inspection Division of the Department of Public Works for approval prior to the issuance of any building permits on Parcels "B" and "A" - Tract 1. Construction on Parcel A Tract 1A, shall be limited to a single building.
- An underground storm sewer with catch basins shall be provided in the easement between Parcel A and Parcel B, to provide for drainage of the KG&E substation, the Privy Shoppee, Parcel A, and adjacent areas of Parcel B, as determined by the Department of Public Works. Said storm sewer shall terminate in the drainage dedication east of the property.

CONTINUED

**PARCEL A TRACT 1A**

Total Net Area 50,116 S.F. (1.17A)  
 Maximum Building Coverage 14,000 S.F. (27.4%)  
 Maximum Building Height 40'  
 Maximum Gross Floor Area 20,000 S.F.

Building Setbacks:  
 North 35'  
 South 15'  
 East 30'  
 West 53'

Proposed Use: Retail businesses; bakeries; banks; barbershops; beauty parlors; catering establishments; laundry or drycleaning; offices; printing shops; processing of foods; restaurants; shoe shops; studios; tailor shops; theatres or places of public entertainment.

**PARCEL A TRACT 1B**

Total Net Area 85,495 S.F. (1.96 Acres)  
 No. Dwelling Units 72  
 No. Dwelling Units per Acre 36.7  
 Area per Dwelling Unit 1,187 S.F.  
 Maximum Building Coverage 20,000 S.F. (25%)  
 Maximum Building Height 40' + 3 floors  
 Maximum Gross Floor Area 60,000 S.F.  
 Minimum Parking to be Provided 103 cars (1.5 per unit)

Building Setbacks:  
 North 50'  
 South 50'  
 East 45'  
 West 50'

Carport at Southwest corner of site may be in set back area, up to easement line.  
 Proposed Use: Multifamily Dwelling Units

**GENERAL PROVISIONS (CONTINUED)**

- FIRE GATE BETWEEN PARCELS "A" AND "B" SHALL BE OF A TYPE TO PREVENT NORMAL VEHICULAR CIRCULATION BUT SHALL HAVE A BREAK AWAY LOCK FOR USE BY FIRE DEPARTMENT PERSONNEL.
- NO OPENINGS SHALL BE PERMITTED IN EAST WALL OF BUILDING LOCATED ON SOUTH PORTION OF PARCEL "A" TRACT 2.
- PARCEL "A" TRACT 1B SHALL PROVIDE FOR SURFACE DRAINAGE OF WATER FROM PARCEL "A" TRACT 2 TO THE STORM SEWER LOCATION.
- A LANDSCAPE PLAN FOR THE 5 FOOT PLANTING STRIPS ON THE NORTH, WEST AND SOUTH LINES OF PARCEL "A" TRACT 1-B SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE PLANNING DEPARTMENT AND SUPERINTENDENT OF CENTRAL INSPECTION PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS ON PARCEL "A" TRACT 1B.
- PARKING - AS REQUIRED BY ORDINANCE FOR EACH PARTICULAR USE, HOWEVER, PARKING REQUIREMENTS PER TRACT MAY BE SATISFIED BY SHARED PARKING PROVIDING THE TOTAL PARKING OF PARCEL B BASED ON THE COMBINED USES AND THEIR REQUIREMENTS ARE SATISFIED. THIS CROSS TRACT PARKING AGREEMENT IS CURRENTLY IN EFFECT THROUGH A SIGNED AGREEMENT BETWEEN OWNERS.

**PARCEL A**

**PARCEL A TRACT 2**

Total Net Area - 95,490 S.F. (1.97 Acres)  
 Maximum Building Coverage - 18,800 S.F. (20%)  
 Maximum Building Height - 40'  
 Maximum Gross Floor Area - 22,196 S.F.  
 Building Setbacks - North - 10'  
 South - 15'  
 East - 15' AT NORTH END, 0' AT SOUTH END  
 West - 35'

PROPOSED USES: RETAIL BUSINESSES; BAKERIES; BANKS; BARBERSHOPS; BEAUTY PARLORS; CATERING ESTABLISHMENTS; LAUNDRY OR DRY CLEANING; OFFICES; PRINTING SHOPS; PROCESSING OF FOODS; RESTAURANTS; SHOE SHOPS; STUDIOS; TAILOR SHOPS; THEATERS OR PLACES OF PUBLIC ENTERTAINMENT.

**PARCEL B**

**PARCEL B TRACT 1**

Total Net Area - 83,919 S.F. (1.9 Acres)  
 Maximum Building Coverage - 24,980 S.F. (30%)  
 Maximum Building Height - 60'  
 Maximum Gross Floor Area - 28,780 S.F.  
 Building Setbacks - North - 10'  
 South - 10'  
 East - 30'  
 West - 35'

PARKING - SEE GENERAL PROVISION NUMBER 18.  
 PROPOSED USES: RETAIL BUSINESSES; BAKERIES; BANKS; BARBERSHOPS; CATERING ESTABLISHMENTS; LAUNDRY OR DRY CLEANING; OFFICES; PRINTING SHOPS; PROCESSING OF FOODS; RESTAURANTS; SHOE SHOPS; STUDIOS; TAILOR SHOPS; THEATERS OR PLACES OF PUBLIC ENTERTAINMENT.

**PARCEL B TRACT 2**

Total Net Area - 8,800 S.F. (0.20 Acre)  
 Maximum Building Coverage - 2,135 S.F. (25.5%)  
 Maximum Building Height - 10'  
 Maximum Gross Floor Area - 2,520 S.F.  
 Building Setbacks - North - 10'  
 South - 10'  
 East - 10'  
 West - 35'

PARKING - SEE GENERAL PROVISION NUMBER 18.  
 PROPOSED USES: SAME AS PARCEL B TRACT 1.

**PARCEL B TRACT 3**

Total Net Area - 98,804 S.F. (2.26 Acres)  
 Maximum Building Coverage - 14,381 S.F. (15%)  
 Maximum Building Height - 60'  
 Maximum Gross Floor Area - 32,902 S.F.  
 Building Setbacks - North - 30' AND 10'  
 South - 10'  
 East - 30'  
 West - 35'

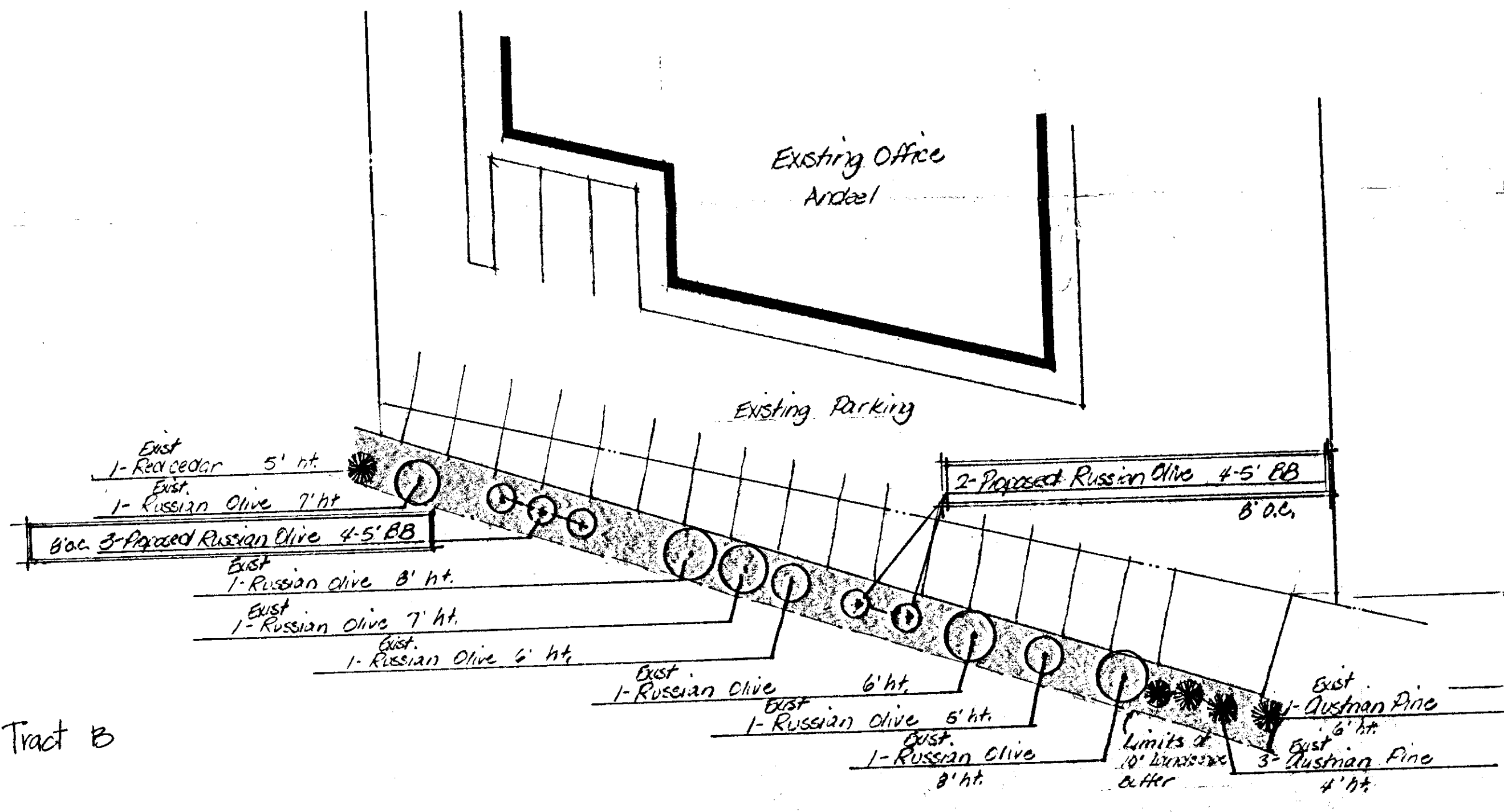
PARKING - SEE GENERAL PROVISION NUMBER 18.  
 PROPOSED USES: SAME AS PARCEL B TRACT 1 EXCEPT THAT ON THE WEST 117' OF THIS PARCEL, CROSS TRACT PARKING AGREEMENT ONLY SHALL BE PERMITTED SUBJECT TO BZA APPROVAL. PORTABLE SIGNS ARE NOT PERMITTED.

1

*Amendment #9*  
**APPROVED COPY**  
*9-20-18 Morgan*  
*MARD Copy 1 of 4*

robson kuhnel and spangenberg a.i.a. architects and planners p.a.  
 telephone 316 685-4234  
 suite 615 wichita kansas 67207  
 7701 east kellyg

**COBBLESTONE ALLEY COMMUNITY UNIT PLAN DP-49**



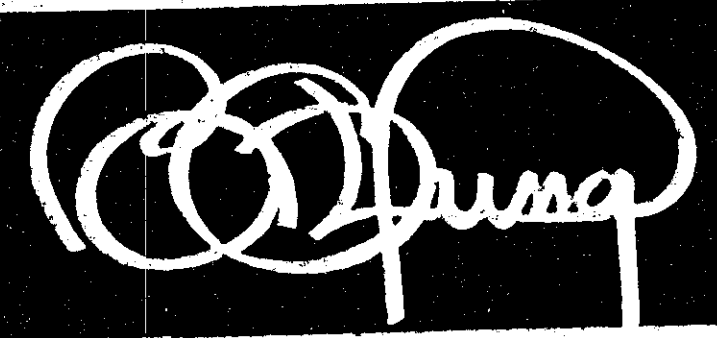
Proposed Plant List

Quant.	Plant Name	size	cond.
5	Russian Olive	4'-5'	BB

NOTE:  
 1. Landscape Buffer - Exist grass & Irrigation system in place  
 2. 5 Russian Olive to be installed Sept 15, 1986.

Landscape Plan - Approved  
 DP-49 East line of Parcel 3, Tract B  
 10-17-86

MAPD COPT 2 OF 2



sheet  
of 1

project  
Andeal Office Buffer  
Cobblestone Alley C.U.P

sheet title  
Landscape Buffer Plan

date 18 July 86  
rev. 29 Aug 86

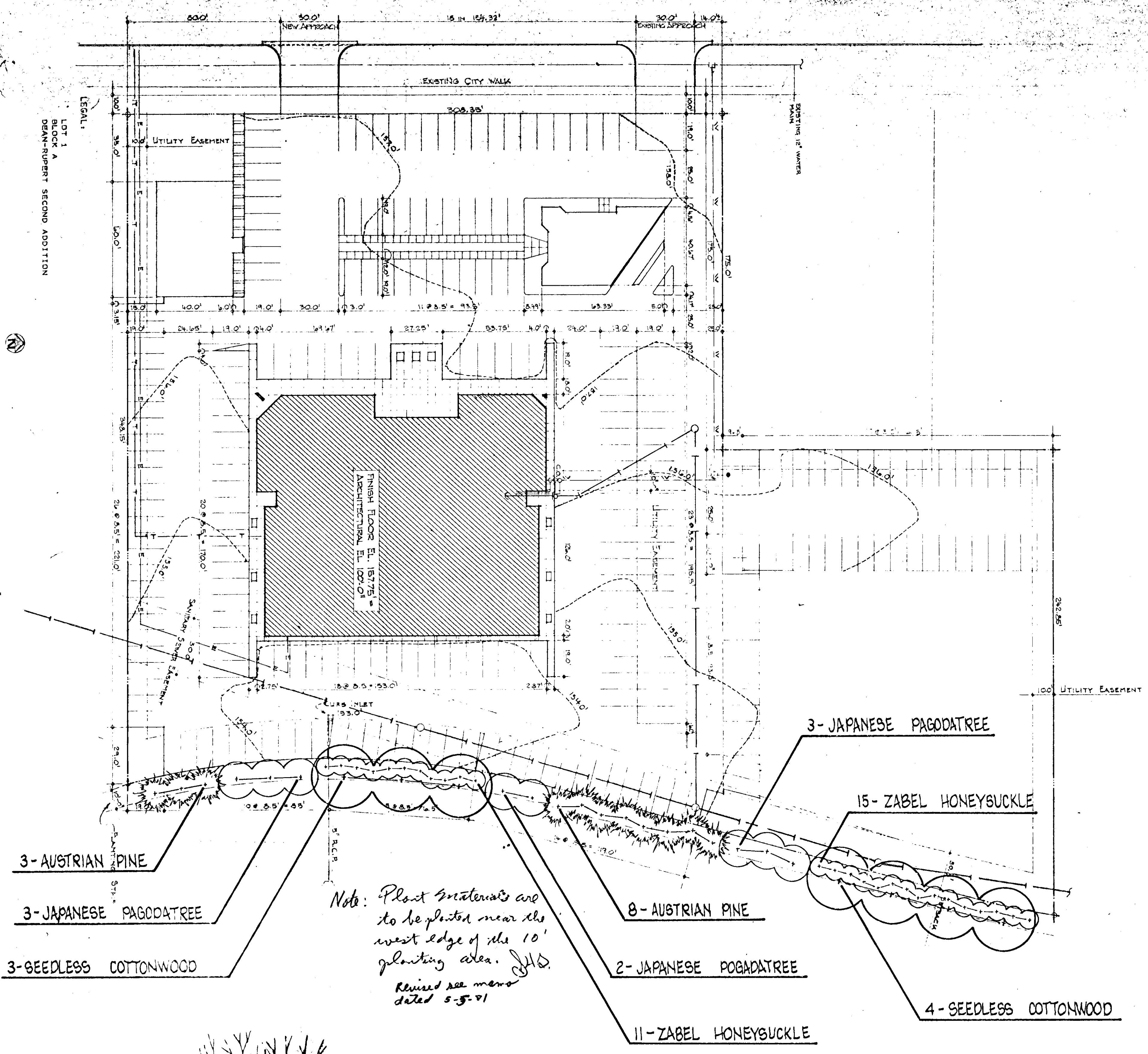
**BILL G. YUNG DESIGN**  
 4912 E. 29TH STREET NORTH, WICHITA, KS 67220  
 316-683-5567



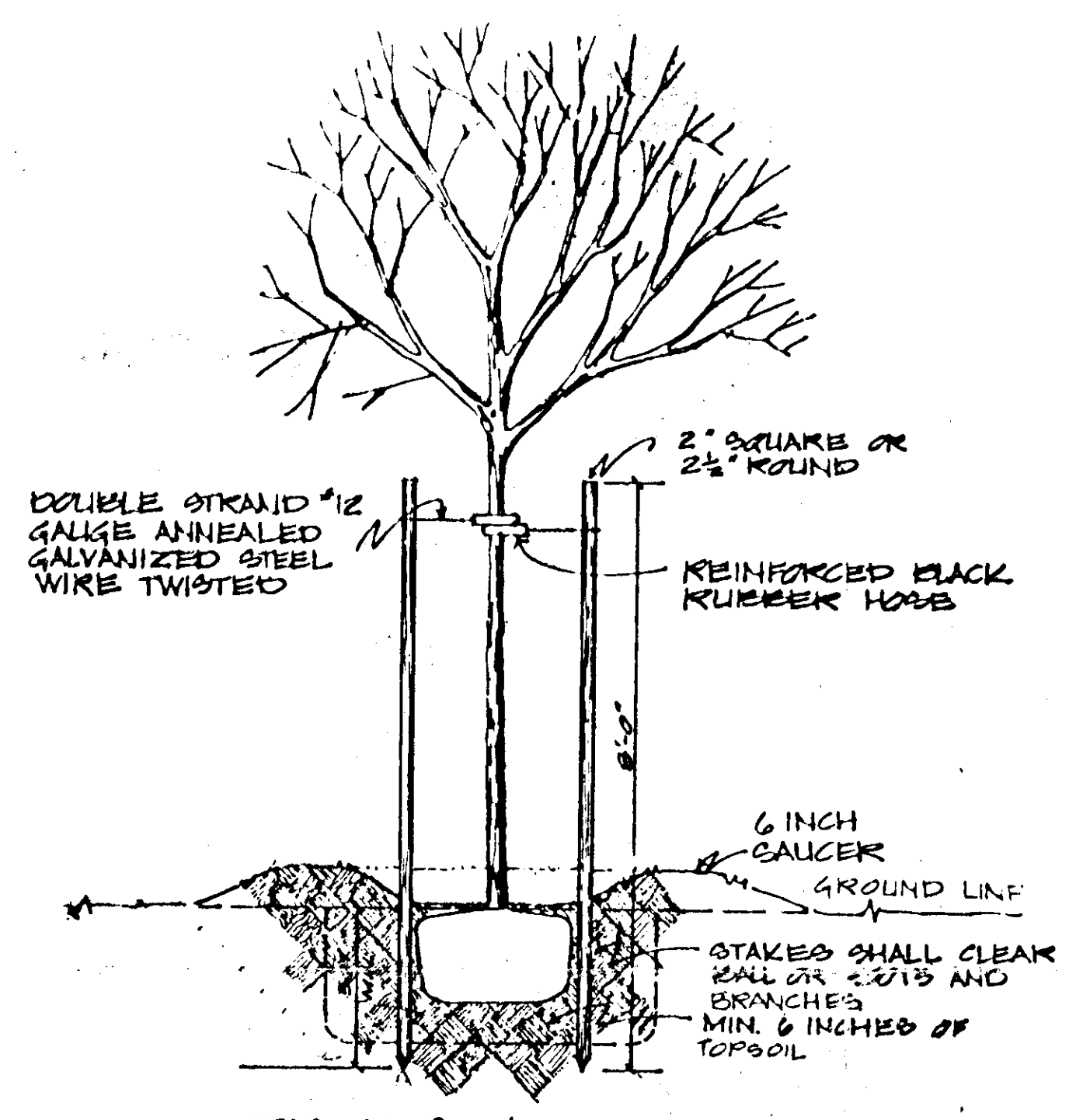
Rock Road

SITE PLAN

1-30'-0"



Note: Plant materials are to be planted near the west edge of the 10' planting area.  
 Revised see memo dated 5-5-71



TREE STAKING DETAIL  
 SCALE 1/2"=1'-0"

QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
7	SEEDLESS COTTONWOOD	POPULUS DELTOIDES H. V.	6' - 8'	B & B
8	JAPANESE POGODATREE	SOPHORA JAPONICA	6' - 8'	B & B
11	AUSTRIAN PINE	PINUS MIGRA	30" - 36"	B & B
26	ZABEL HONEYSUCKLE	CONICERA ZABELI	2' - 3'	B & B

APPROVED LANDSCAPE PLAN

Associated with DP-49  
 Approved 2/11/74 J.H.S.

- A PLANTING PLAN FOR -  
**CINEMAS EAST PLAZA THEATRES**

WICHITA, KANSAS

OFFICE COPY  
 DO NOT REMOVE

obliger-smith corporation

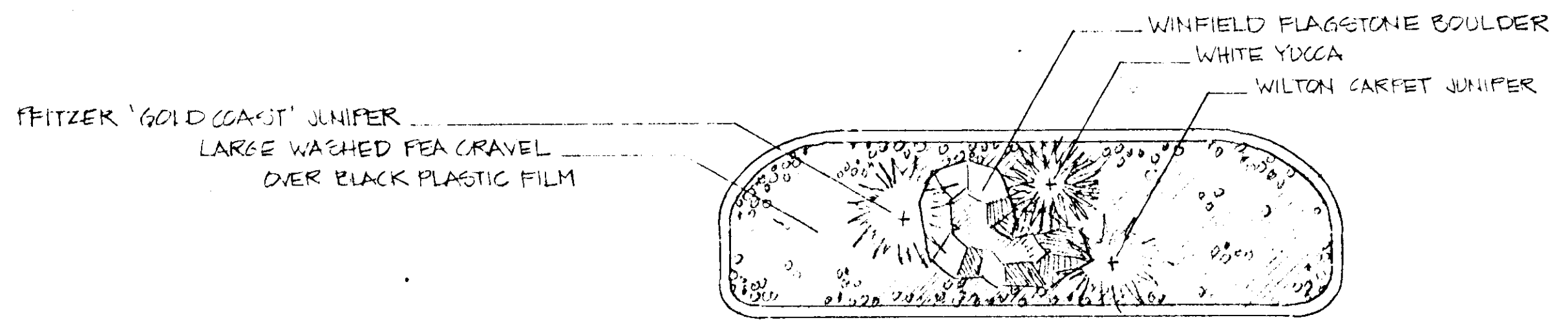
Consultants in Planning, Design and Development  
 625 First National Bank Building  
 Wichita, Kansas 67202

SHEET  
**P1**  
 OF NINE

DATE: 1/10/74  
 REVISED: 2/14/74

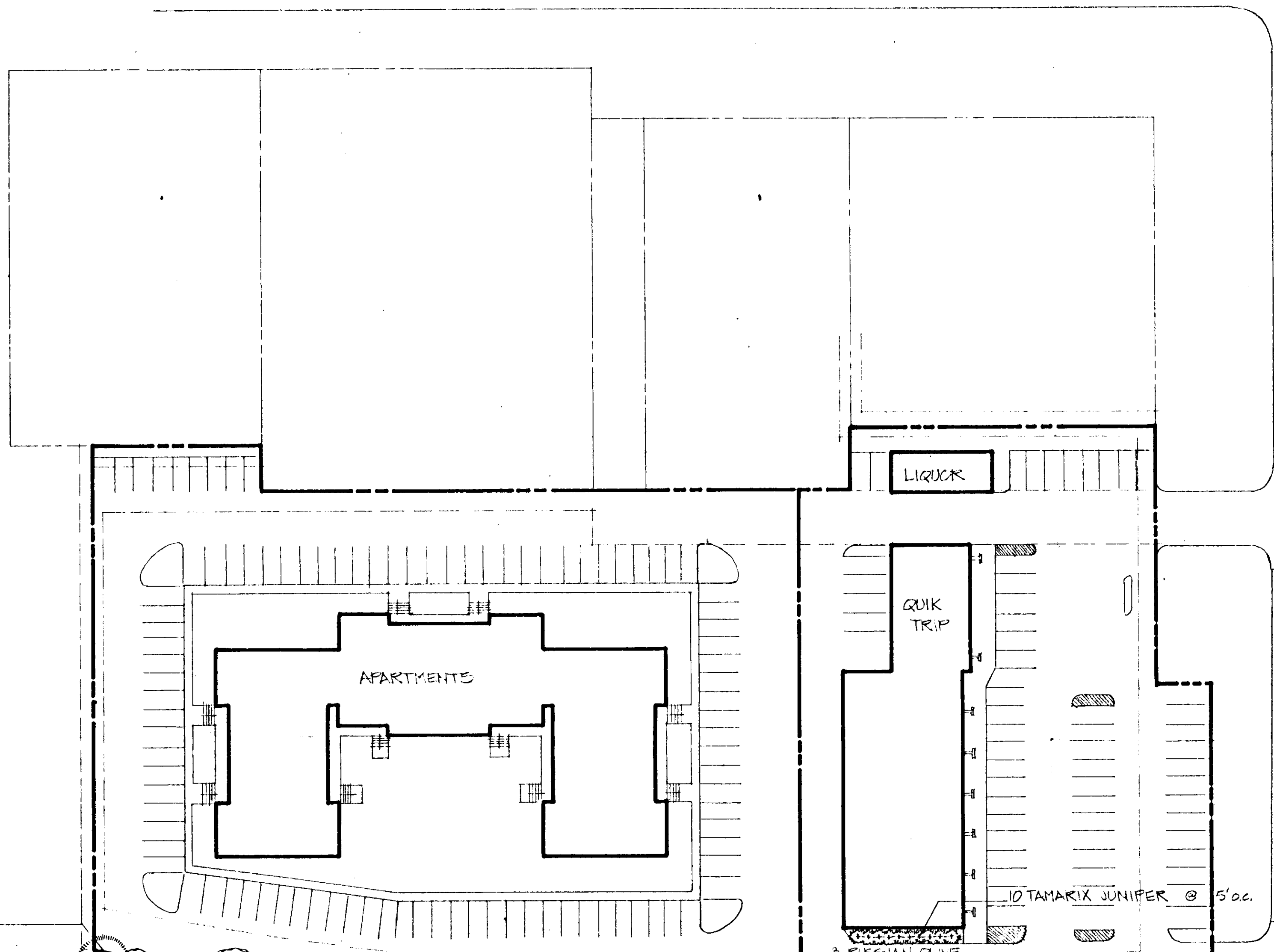
JOB NO:  
**153**





TYPICAL ISLAND PLANTING (WHERE NOTED)  
 SCALE 1/4" = 1'-0"

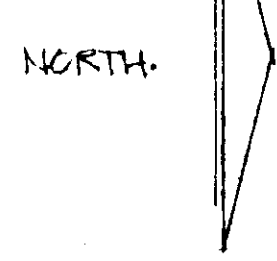
ROCK ROAD



9 CENTRAL AVE.

NOTE: Plant materials are to be planted near the west edge of the 10' planting area.

- AUSTRIAN PINE
- 3 RUSSIAN OLIVE
- SYCAMORE
- SWEETGUM
- PIN OAK
- 3 SUNBURST HONEYLOCUST
- PIN OAK
- SWEETGUM
- SYCAMORE
- KETLERRI JUNIPER
- 2 CANNAKTI JUNIPER
- 3 AUSTRIAN PINE
- 2 CANNAKTI JUNIPER
- KETLERRI JUNIPER
- ROBUSTA GREEN JUNIPER
- 3 RUSSIAN OLIVE
- AUSTRIAN PINE
- 3 TAMARIX JUNIPER
- 4 GREEN FITZGER JUNIPER
- MOJANE PYRAMIDAL
- 3 RUSSIAN OLIVE
- MUGO PINE
- AUSTRIAN PINE
- 3 TAMARIX JUNIPER
- HEITZI SILVER, FITZGER



PLANTING PLAN  
 SCALE 1" = 40'

OFFICE COPY  
 DO NOT REMOVE

APPROVED LANDSCAPE PLAN

ASSOCIATED WITH PARCELA-TRACT 1 - DP-49  
 DATE 3/26/76

FOR: ROGIER'S NURSERY, INC.  
 5500 N. HILLSIDE  
 WICHITA, KANSAS

DESIGNED BY:  
 STEPHEN M. PERRY  
 LANDSCAPE GRAPHICS

PLANTING PLAN FOR  
 COMMERCIAL CENTER • ROCK ROAD & CENTRAL • WICHITA, KANSAS  
 TRANSAMERICAN INVESTMENT PROPERTIES, INC.



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

November 21, 2008

Royal I, LLC  
8111 E. 32Nd St. N., Ste 101  
Wichita, KS 67226-2632

Gary Oborny  
300 North Main  
Wichita, KS 67202

**RE: CUP2008-00035** - Minor Amendment #7 to Parcel A of CUP DP-49 to increase sign square footage beyond 8 square feet per foot of linear frontage; generally located east of Rock Road and south of Central Avenue (314-330 N Rock Road.)

Dear Ladies and Gentlemen:

At its regular meeting on **October 23, 2008**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the addition of one tenant sign panel and to increase the sign's square footage by 19.2 square feet on Parcel B, Tract 1. The sign shall be modified substantially in conformance with the approved sign elevation drawing.

Because no valid appeals or protest petitions were filed opposing this action, the action of the MAPC is considered **FINAL**.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

A handwritten signature in black ink, appearing to read 'Derrick K. Slocum'.

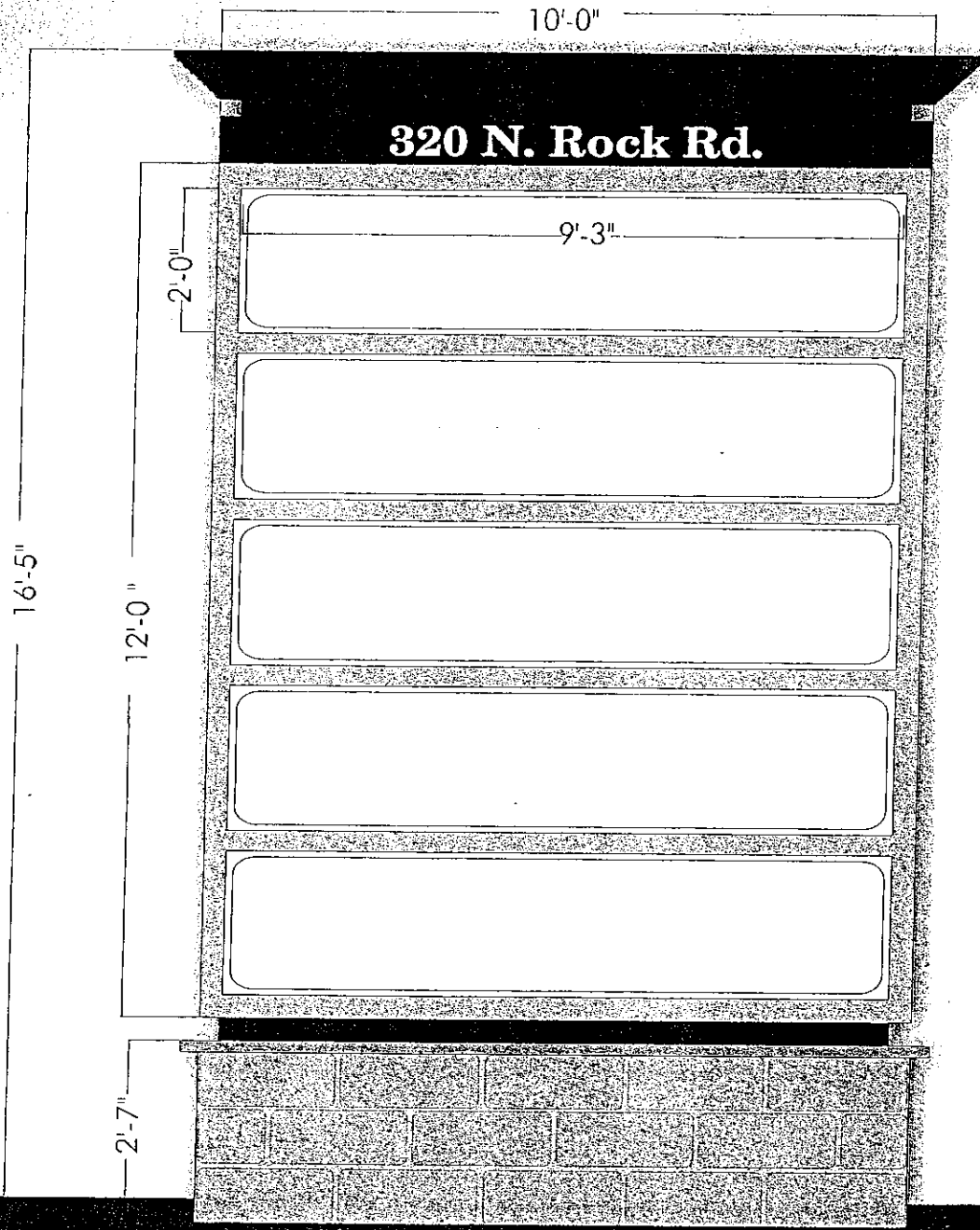
Derrick K. Slocum  
Associate Planner  
Current Plans Division

DKS:mc



Royal Retail/Occidental Mgmt.

Lighted Pole Sign



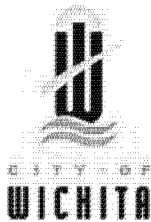
By signing this you agree that all sizes, graphics and specifications are correct and satisfactory.  
This layout is the property of Ron's Sign Co. and may not be used or duplicated without permission.

4/17/06-C

Approved by:

Date:

EXHIBIT A



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

September 21, 2018

Royal I, LLC  
Attn: Gary Oborny  
8111 E. 32<sup>nd</sup> Street N, Ste. 101  
Wichita, KS 67226

Justin C. Strelow, Agent  
8111 E. 32<sup>nd</sup> Street N, Ste. 101  
Wichita, KS 67226

**RE: CUP2018-00037** –City Minor Amendment of Cobblestone Alley Commercial Community Unit Plan (CUP) DP-49 on Property Zoned LC Limited Commercial; Generally Located on the East Side of North Rock Road and South of East Central Avenue (314 N. Rock Road)

Dear Applicant:

At its regular meeting on **September 20, 2018**, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to **APPROVE** the request with the following conditions:

1. The General Provisions and Parcel Description language shall be modified to read in accordance with the attached recommendation on the final CUP drawing.
2. The new sign on Parcel B, Tract 1 shall be developed in substantial conformance with the approved site plan and graphic design submitted with the application.
3. The applicant shall submit four copies of the approved CUP within 60 days of final approval to the Metropolitan Area Planning Department or the amendment 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 October 4, 2018. 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 October 4, 2018 at 5:00 p.m.

If there are no protests, the MAPC's approval is final. If there are protests, this application will be presented to the Wichita City Council on **Tuesday, November 13, 2018, beginning at 9:00 a.m.** The City Council meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas.

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 black ink that reads "Kathy L. Morgan". The signature is written in a cursive style with a large initial "K".

Kathy L. Morgan, Senior Planner  
Current Plans Division

Copies to:       MABCD  
                  Pete Meitzner, Council Member District II  
                  Laura Rainwater, CSR District II