

City of Wichita
City Council Meeting
April 13, 2004

Agenda Report No. _____

TO: Mayor and City Council

SUBJECT: Corrective Ordinance for Z-3179 and ZON2000-00027 Zone Change from "TF-3" Two-family Residential to "GO" General Office, "LC" Limited Commercial and "B" Multi-family Residential (District II).

INITIATED BY: Planning Department *JLS*

AGENDA: Planning (Consent).

Recommendation: Adopt the Ordinance; authorize signatures.

Background: Z-3179, zone change from "TF-3" Two-family Residential to "B" Multi-family Residential, associated with DP-154 Amendment #2, located approximately 1/8 mile south of 21st Street North, east of Webb Road was approved by Wichita City Council on November 7, 1995. The zone change approved was for "BB" Office District for Parcel 7 and "B" Multi-family Residential for Parcel 6 on the DP-154 Hanley Residential Community Unit Plan Amendment #2. The property was replatted as Hanley Second Addition, recorded May 20, 1998. Parcel 6 plus the abutting right-of-way of Shadybrook vacated by Hanley Second Addition was platted as Lot 2. Parcel 7 plus the abutting right-of-way of Shadybrook vacated by Hanley Second Addition was platted as Lot 1. Reserve A was included within Parcel 6 on the C.U.P.

In 2000, another zone change was requested for the same C.U.P. ZON2000-00027 was approved for a zone change from "B" Multi-family Residential to "GO" General Office for Parcel 6 and from "GO" General Office to "LC" for Parcel 7 by Wichita City Council on August 22, 2000. The boundaries of Parcels 6 and 7 were modified slightly by Amendment #3. Reserve A was not included in the zone change.

Analysis: Ordinance No. 44-694 was published August 11, 2000. This ordinance erred by including Lot 3 (Parcels 2 and 3 of DP-154 Amendment #2) and Lot 4 (Parcel 1 on DP-154 Amendment #2) as part of the zone change from "TF-3" Two-family Residential to "B" Multi-family Residential. Although Lots 3 and 4 were originally part of the rezoning request, they had been withdrawn by the applicant prior to the MAPC hearing and were not part of WCC motion. They should have remained zoned "TF-3" Two-family Residential.

In addition, Ordinance No. 44-694 changed Lot 1 (DP-154 Parcel 7) to "B" Multi-family Residential, but the WCC motion was to zone it "BB" Office District. "BB" is equivalent to the current "GO" General Office zoning district under the Unified Zoning Code adopted subsequent to the WCC action on this case.

Ordinance No. 44-708 was published September 16, 2000. The legal description was in error by not incorporating the boundary shifts to Lot 1 and Lot 2, Block 1, Hanley Second Addition to correspond to the new boundaries of Parcels 6 and 7.

The errors in both of these ordinances can be corrected by repealing the ordinances and combining both actions into one new zoning ordinance. The ordinance grants rezoning to "GO" General Office and "LC" limited commercial on Lots 1 and 2 and "B" Multi-family Residential to Reserve A as originally intended.

Development of Parcels 6 and 7 have proceeded in accordance with DP-154 requirements. The corrective ordinance should not affect any of the existing development or create any nonforming status with respect to the Unified Zoning Code.

Legal Considerations: The ordinance has been reviewed and approved as to form by the City Attorney.

Financial Considerations: None

Recommendations/Actions: Approve first reading of the ordinance.

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. Z-3179 and ZON2000-00027

Request for zone change from "TF-3" Two-family Residential to "GO" General Office on property described as:

That portion of Lot 1, Block 1, Hanley Second Addition, an Addition to Wichita, Sedgwick County, Kansas, described as beginning at the S.W. Corner of said Lot 1; thence N00°E, 42.00 feet, along the west line of said Lot 1; thence N89°44'21"E, 55.00 feet, parallel with the south line of said Lot 1; thence S67°26'22"E, 108.29 feet to a point lying on the south line of said Lot 1; thence S89°44'21"W, 155.00 feet, along said south line to the point of beginning, and Lot 2, Block 1, Hanley Second Addition, an Addition to Wichita, Sedgwick County, Kansas, except beginning at the N.E. Corner of Lot 1, Block 1, in said Addition; thence N89°44'21"E, 30.00 feet, along the north line of said Lot 2; thence S00°E, 170.05 feet, parallel with the east line of said Lot 1; thence S89°44'21"W, 30.00 feet to the S.E. Corner of said Lot 1; thence N00°E, 170.05 feet, along said east line of said Lot 1, to the point of beginning. Generally located approximately 1/8 mile south of 21st Street North, east of Webb Road.

AND

Request for zone change from "TF-3" Two-family Residential to "LC" Limited Commercial on property described as:

Lot 1, Block 1, Hanley Second Addition, an Addition to Wichita, Sedgwick County, Kansas, except that portion more particularly described as beginning at the S.W. Corner of said Lot 1; thence N00°E, 42.00 feet, along the west line of said Lot 1; thence N89°44'21"E, 55.00 feet, parallel with the south line of said Lot 1; thence S67°26'22"E, 108.29 feet to a point lying on the south line of said Lot 1; thence S89°44'21"W, 155.00 feet, along said south line to the point of beginning, and including a portion of Lot 2, Block 1, Hanley Second Addition, an Addition to Wichita, Sedgwick County, Kansas, more particularly described as beginning at the N.E. Corner of Lot 1, Block 1, in said Addition; thence N89°44'21"E, 30.00 feet, along the north line of said Lot 2; thence S00°E, 170.05 feet, parallel with the east line of said Lot 1; thence S89°44'21"W, 30.00 feet to the S.E. Corner of said Lot 1; thence N00°E, 170.05 feet, along said east line of said Lot 1, to the point of beginning. Generally located approximately 1/8 mile south of 21st Street North, east of Webb Road.

AND

Request for zone change from "TF-3" Two-family Residential to "B" Multi-family Residential on property described as:

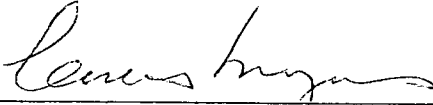
Reserve A, Hanley Second Addition, an Addition to Wichita, Sedgwick County, Kansas.

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. Ordinance 44-694 and Ordinance 44-708 are hereby repealed.

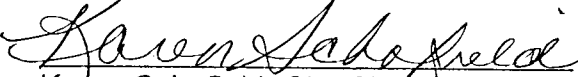
SECTION 4. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ADOPTED AT WICHITA, KANSAS, April 20, 2004



Carlos Mayans, Mayor

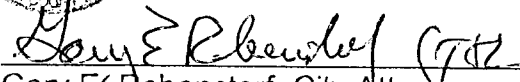
ATTEST:



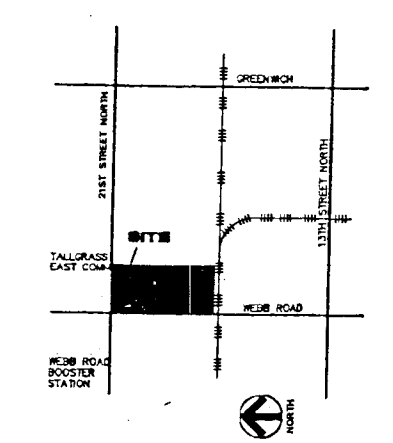
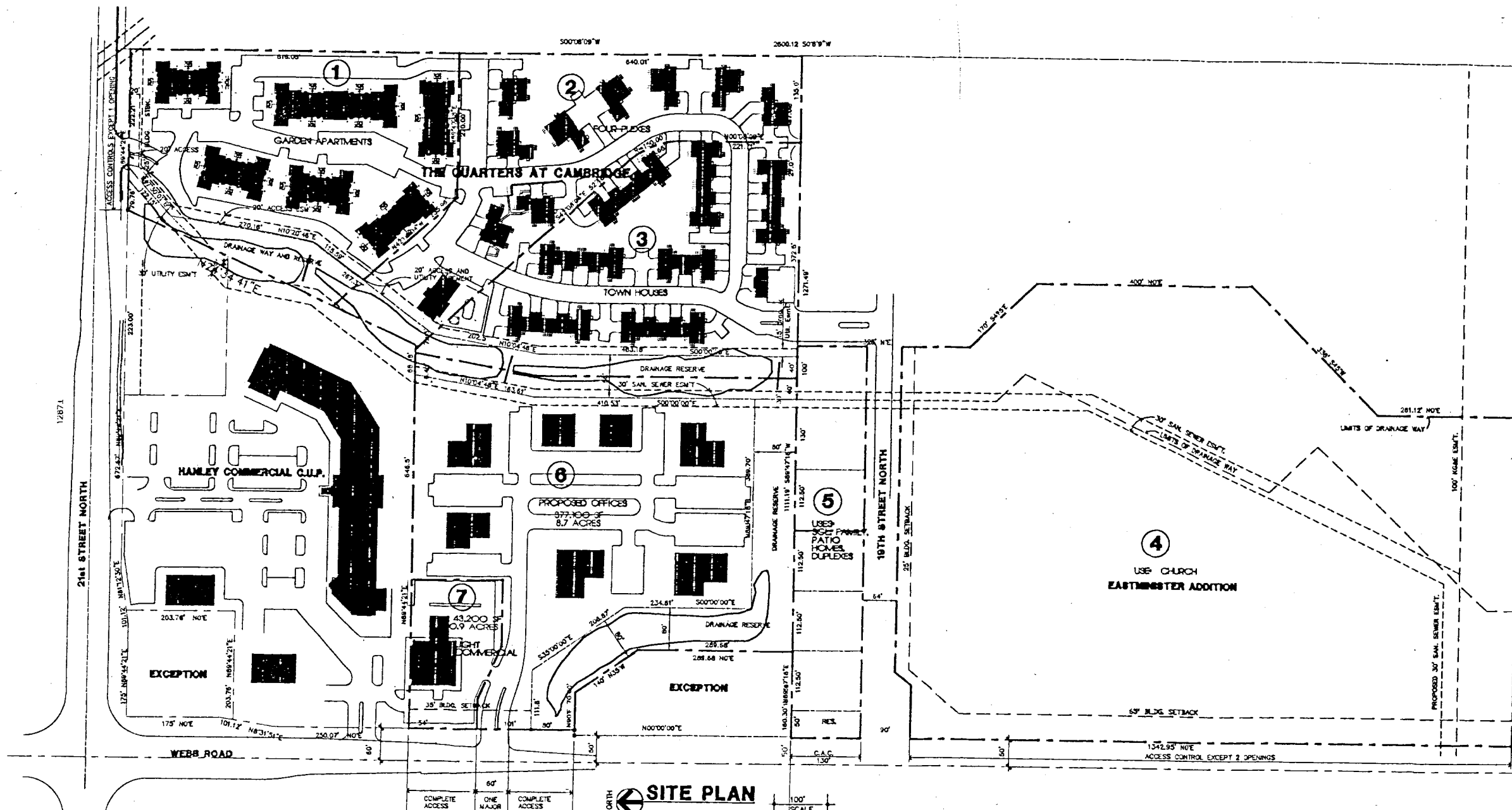
Karen Schofield, City Clerk



Approved as to form:



Gary E. Rebenstorf, City Attorney



LOCATOR MAP
NO SCALE
DP-154 HANLEY RESIDENTIAL CUP
APPROVED CUP
MAPC 07/07/00 DM
WMA 08/22/00 DM
MAPD Copy 1 of 2

24. PROPOSED USES:
- PARCEL 1:**
ZERO LOT LINE, CLUSTER SINGLE FAMILY, FOUR-PLEXES, TOWN HOUSES, GARDEN APARTMENTS
GROSS AREA: 3.4 ACRES
MAXIMUM UNITS PERMITTED: 418/04
MAXIMUM DENSITY: 20.3 DU/ACRE
- PARCEL 2:**
SINGLE FAMILY, DUPLEX, CLUSTER SINGLE FAMILY, FOUR-PLEXES
GROSS AREA: 4.0 ACRES
MAXIMUM UNITS PERMITTED: 38
MAXIMUM DENSITY: 8.0 DU/ACRE
- PARCEL 3:**
SINGLE FAMILY, DUPLEX, ZERO-LOT-LINE, CLUSTER SINGLE FAMILY, FOUR-PLEXES, TOWN HOUSES
GROSS AREA: 4.8 ACRES
MAXIMUM UNITS PERMITTED: 66/04
MAXIMUM DENSITY: 7.6 DU/ACRE
- PARCEL 4:**
CHURCH
- PARCEL 5:**
SINGLE FAMILY, PATIO HOMES, DUPLEXES
MAXIMUM UNITS PERMITTED: 18
MAXIMUM DENSITY: 8.0 DU/ACRE
- PARCEL 6:**
ALL USES PERMITTED IN THE G.O. GENERAL OFFICE DISTRICT INCLUDING THE HEREBY PERMITTED CONDITIONAL USE FOR A BANK OF FINANCIAL INSTITUTION.
- PARCEL 7:**
GROSS AREA: 8.1 ACRES
MAXIMUM NUMBER OF BUILDINGS: 10
MAXIMUM BUILDING COVERAGE: 79,000 SQ. FT. (20%)
MAX. FLOOR AREA: 10,000 SQ. FT. (25%)
MAX. BUILDING HEIGHT: 35 FT.
NON-HABITABLE BASEMENT SPACE SHALL NOT COUNT AGAINST THE MAXIMUM FLOOR AREA ALLOWANCE.
- PARCEL 8:**
ALL USES PERMITTED IN THE L.C. LIMITED COMMERCIAL DISTRICT EXCEPT ADULT ENTERTAINMENT, DRINKING ESTABLISHMENTS (BUSINESSES WHERE 50% OR MORE OF THE GROSS INCOME IS DERIVED FROM THE SALE OF ALCOHOLIC OR CEREAL WALT BEVERAGES) AND GENERAL AUTOMOTIVE USES, INCLUDING AUTO AND AUTO PARTS SALES, SERVICE REPAIR AND FUEL DISPENSING.
- RESIDENTIAL USE:**
MAXIMUM NUMBER OF DWELLING UNITS: 100
(ASSISTED LIVING LIMITED TO 80 UNITS)
MAXIMUM DENSITY 11.5 UNITS PER ACRE

- GENERAL PROVISIONS**
- THIS PROJECT CONTAINS APPROXIMATELY 47.36 ACRES.
 - IT IS UNDERSTOOD THAT AS OF THIS DATE THE EASTMINSTER PORTION OF THE CUP, (PARCELS 4 AND 5) HAS BEEN PLATTED AS EASTMINSTER ADDITION TO THE CITY OF WICHITA, KANSAS. THE PROVISIONS AND COMMITMENTS DESCRIBED HEREIN, UNLESS SPECIFICALLY IDENTIFYING THE EASTMINSTER PLAT, RELATE TO THE HANLEY PORTION (PARCELS 1, 2, 3, 6 AND 7) OF THE CUP.
 - THE PROPOSED DEVELOPMENT IS TO CONTAIN A MIXTURE OF RESIDENTIAL TYPES, OFFICES, COMMERCIAL AND A CHURCH. THE NUMBER OF DWELLING UNITS, OFFICES AND COMMERCIAL BUILDINGS LISTED FOR EACH TYPE, UNDER GENERAL PROVISION 24, IS THE MAXIMUM NUMBER FOR EACH USE. THESE MAXIMUMS DO NOT NECESSARILY REFLECT WHAT IS SHOWN ON THE PLAN VIEW.
 - GROSS DENSITY CALCULATION: IF PARCELS 1, 2, 3, 6 AND 7 ARE DEVELOPED WITH THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED, 308, THE OVERALL DENSITY FOR THOSE PARCELS WOULD BE 12.4 DU/ACRE. ON PARCEL 5, THE DENSITY OF 18 CALCULATES TO A DENSITY OF 8.0 DU/ACRE.
 - SETBACKS ARE DETERMINED AT THE TIME OF FINAL PLATTING, DEPENDING ON LAND USE AND SPECIFIC CONDITION.
 - FRONT, REAR AND SIDE YARD SETBACKS FROM ARTERIAL STREETS SHALL NOT BE LESS THAN 35 FEET. THE REAR SETBACK FOR PARCEL 4 SHALL BE 55 FEET.
 - SIDE YARD SETBACKS MAY BE REDUCED TO 10 FEET FOR GARAGES ONLY. THERE SHALL BE A MINIMUM OF 12 FEET SEPARATING THE HABITABLE PORTION OF DETACHED DWELLING UNITS.
 - REAR YARD SETBACKS MAY BE REDUCED TO 10 FEET WHEN ADJACENT TO A PLATTED OPEN SPACE OR RESERVE.
 - THE SIDE YARD SETBACK FOR PARCEL 7, ON THE SIDE ADJACENT TO THE HANLEY COMMERCIAL CUP, IS WAIVED.
 - PRIOR TO THE ISSUANCE OF BUILDING PERMITS, A LANDSCAPE PLAN FOR THOSE AREAS BEING DEVELOPED, SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR REVIEW AND APPROVAL. SUCH PLAN SHALL PROVIDE FOR THE LANDSCAPING OF MAJOR ENTRY WAYS, INSTALLATION OF SPRINKLING SYSTEMS OR ALTERNATIVELY A XERISCAPE PLAN.
 - A 40 FOOT LANDSCAPE BUFFER WITH A MINIMUM 1" SHADE TREE OR 2 ORNAMENTAL TREES OF 2" CALIPUR MINIMUM PER 500 SQUARE FEET SHALL BE REQUIRED ALONG BOTH 21ST STREET NORTH AND WEBB ROAD. TEN SHRUBS MAY BE SUBSTITUTED FOR TREE FOR UP TO 33% OF THE TREE REQUIREMENT. EXISTING TREES AND OVERGROWN MAY BE ALLOWED TO SATISFY THE LANDSCAPE REQUIREMENT WITHIN THE BUFFER AREA.
 - AT MAJOR ENTRANCES, THE DEVELOPER OR SUBSEQUENT OWNER OF THE PROPERTY SHALL INSTALL AND MAINTAIN MEDIAL PLANTINGS WHICH MAY INCLUDE FLOWERS IN THE APPROPRIATE SEASON.
 - USING HEDGES OR FENCING THE DEVELOPER WILL SCREEN UTILITY METERS AND TRASH RECEPTACLES FROM GROUND LEVEL VIEW AT THE PERIMETER OF THE TRACT.
 - A MINIMUM OF 1.5 TREES PER DWELLING UNIT AND/OR BED AT 1.5" MINIMUM CALIPUR SHALL BE REQUIRED. EXISTING TREES ON THE INTERIOR OF THE SITE MAY BE COUNTED TO MEET THIS REQUIREMENT.
 - UPON DEVELOPMENT OF THE PROPERTY, LANDSCAPING SHALL BE REQUIRED ALONG WEBB ROAD FRONTAGE AS PER THE LANDSCAPE ORNANCE.
 - A LANDSCAPE BUFFER, FOR LANDSCAPE CODE, SHALL BE MAINTAINED ALONG THE EAST AND SOUTH PROPERTY LINES OF PARCEL 5, IN LIEU OF A SCREENING WALL OR FENCE. THE LANDSCAPE BUFFER SHALL BE APPROVED BY THE PLANNING DEPARTMENT AND SHALL INCLUDE THE EXISTING HEDGEROWS. THE BUFFER SHALL FURNISH A SUFFICIENT AND SUITABLE SCREEN TO REASONABLY BLOCK GROUND LEVEL VIEW OF THE USES IN PARCELS 5 AND PARCEL 3.
 - ALL UTILITIES SHALL BE UNDERGROUND.
 - SIGNS DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED AT THE ENTRANCE TO THE PROPOSED PARCELS, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 24.04.191 OF THE CODE OF THE CITY OF WICHITA, AS MODIFIED BELOW, AND PROVIDED THAT THOSE PARCELS WITH TOWN HOUSES OR GARDEN APARTMENTS MAY HAVE SIGNS AS PERMITTED IN THE MF-29 ZONING DISTRICT.
 - NO PORTABLE OR FLASHING SIGNS SHALL BE PERMITTED.
 - FREE-STANDING SIGNS SHALL BE MONUMENT TYPE AND SHALL NOT EXCEED 20 FEET IN HEIGHT.
 - THE MAXIMUM SQUARE FOOTAGE OF SIGNAGE OF SIGN AREA PERMITTED FOR POLE OR GROUND SIGNS SHALL BE CALCULATED AT 0.8 SQ. FT. OF LINEAR STREET FRONTAGE FOR PARCEL 7. PARCEL 6 SHALL BE ALLOWED ONE MONUMENT SIGN UP TO 96 SQ. FT. ALONG WEBB ROAD. AN ADDITIONAL MONUMENT SIGN UP TO 128 SQ. FT. IN SIZE SHALL BE PERMITTED ON PARCEL 6 PROVIDED THE SIGN IS LOCATED 112 FT. AWAY FROM WEBB ROAD.
 - IDENTIFICATION SIGNS NO LARGER THAN 20 SQUARE FEET AND OF MONUMENT TYPE, SHALL BE PERMITTED FOR EACH BUILDING IN PARCEL 5.
 - EITHER INDIVIDUAL PARCEL OWNERS OR ONE OR MORE OWNERS ASSOCIATIONS SHALL PROVIDE FOR THE MAINTENANCE OF NON-PUBLIC OPEN SPACE, PARKING AREAS, PRIVATE STREETS OR DRIVES, BUFFER AREAS, DRAINAGE CHANNELS, SWALES, ETC. FAILURE OF THE INDIVIDUAL OWNERS OR OWNERS ASSOCIATIONS TO MAINTAIN THE PRIVATE STREETS OR OPEN DRAINAGE SYSTEMS, AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT, AND SHALL GIVE THE CITY THE RIGHT TO PROPERLY MAINTAIN THE AREAS PREVIOUSLY LISTED AND TO ASSESS THE COST OF MAINTENANCE TO THE PROPERTY OWNER(S).
 - THE PROPOSED DRAINAGE FACILITIES, LAKES, DETENTION FACILITIES, DRAINAGE WAY, SWALES, ETC., FOR PARCELS 1, 2, 3, 4, 5, 6, AND 7 SHALL BE MAINTAINED BY THE OWNER, OWNERS ASSOCIATIONS OR JOINT OWNERS ASSOCIATIONS AND SHALL BE DESIGNED IN ACCORDANCE WITH A HYDROLOGY STUDY AS PREPARED INDEPENDENTLY FROM THIS DOCUMENT. RESULTS OF THE STUDY AND PROPOSED DRAINAGE FACILITIES SHALL BE SUBMITTED FOR APPROVAL AT THE TIME OF PLATTING.
 - MINIMUM LOT SIZES FOR SINGLE FAMILY DETACHED UNITS SHALL BE 5,500 SQ.FT. EXCEPT FOR ZERO LOT LINE, PATIO HOMES, AND CLUSTER SINGLE FAMILY UNITS WHICH MAY BE 4,500 SQ.FT. MINIMUM LOT SIZES FOR DUPLEXES SHALL BE 7,500 SQ.FT., AND MINIMUM LOT SIZES FOR FOUR PLEXES SHALL BE 12,000 SQ.FT.

- FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTH SHALL BE RESOLVED AT THE TIME OF PLATTING. THE APPLICANT FOR PARCELS 1, 2, 3, 6 AND 7, BUT NOT EASTMINSTER (OWNER OF PARCELS 4 AND 5), ON A PRO-RATA BASIS WITH THE OPPOSING AND ADJOINING LAND OWNERS, AT THE TIME OF PLATTING, SHALL GUARANTEE EXTENSION OF LEFT TURN STORAGE AND ACCESS/DECEL LINES TO THE MAJOR ENTRANCES INTO PARCELS 6 AND 7 FROM WEBB ROAD AND TO PARCEL 1 FROM 21ST STREET NORTH, AS THEY ARE DETERMINED APPROPRIATE, BASED ON THE FINAL DEVELOPMENT USE OF THE SPECIFIC PARCEL OR AREA AND ESTIMATES OF THE TRAFFIC THAT WILL BE GENERATED THEREFROM, PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS. IF THE CUP, IS AMENDED TO PROVIDE ACCESS TO PARCEL 6 FROM 19TH STREET, THEN THE DECEL LANE ALONG WEBB ROAD FOR PARCEL 6 AND 7 WOULD NOT BE REQUIRED.
- SHOULD AN ALTERNATIVE LAND USE, PERMITTED UNDER PARCEL DESCRIPTIONS BELOW (GENERAL PROVISION 24), BE DEVELOPED INSTEAD OF THE PARCEL PLAN AS ILLUSTRATED, A CONCEPTUAL SITE PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE DIRECTOR OF PLANNING.
- FIRE PROTECTION, INCLUDING FIRE APPARATUS ACCESS AND WATER FOR FIRE PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO OR DURING THE TIME OF CONSTRUCTION. WHEN ALTERNATE METHODS OF PROTECTION AS APPROVED BY THE CHIEF ARE PROVIDED, THE ABOVE MAY BE MODIFIED OR WAIVED.
- FIRE LINES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN SAID FIRE LINES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING OR UNLOADING. THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE SHALL REVIEW AND APPROVE THE LOCATION AND DESIGN OF ALL FIRE LINES PRIOR TO FINAL APPROVAL OF THE PARCEL PLAN.
- OFF-STREET PARKING REQUIREMENTS SHALL BE DETERMINED UNDER CHAPTER 24.04.141 OF THE CODE OF THE CITY OF WICHITA. IF THE STREET IS DESIGNED WITH PARKING RESTRICTIONS FOR SINGLE FAMILY, A RESTRICTIVE COVENANT REQUIRING 4 SPACES PER SINGLE FAMILY DWELLING UNIT WILL BE SUBMITTED AT THE TIME OF PLATTING.
- WITHIN EACH SUB-PARCEL THERE ARE SEVERAL LAND USE OPTIONS AS INDICATED UNDER SPECIFIC PARCEL INFORMATION (GENERAL PROVISION 24). ADDITIONALLY, THERE IS AN OPTION TO MIX THE TYPES OF LAND USE WITHIN EACH PARCEL TO DETERMINE THE MAXIMUM NUMBER OF DWELLING UNITS PER LAND USE. UTILIZE THE PROCEDURE DESCRIBED AS FOLLOWS:
 - CONVERT GROSS ACREAGE OF A SUB-PARCEL TO SQUARE FEET.
 - DETERMINE PERCENT OF LAND USE WITHIN THE MIX.
 - CONVERT THOSE PERCENTAGE FIGURES INTO SQUARE FEET OF THE TOTAL PARCEL.
 - DIVIDE BY SITE ALLOTMENT PER DWELLING UNIT FROM GENERAL PROVISION 11 TO DETERMINE THE MAXIMUM NUMBER OF UNITS FOR EACH LAND USE.
- THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE CUP, DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
- ALL LIGHTING SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD AND TO DIRECT LIGHT AWAY FROM RESIDENTIAL AREAS.
- MASONRY WALLS
 - INDICATOR PARCELS 6 OR 7 IS DEVELOPED WITH RESIDENTIAL USES, A SIX FOOT MASONRY WALL SHALL BE CONSTRUCTED ON THE NORTH PARCEL LINE. IF PARCEL 8 IS DEVELOPED WITH RESIDENTIAL USES AND PARCEL 7 IS DEVELOPED WITH NON-RESIDENTIAL USES, A SIX FOOT MASONRY WALL SHALL BE PROVIDED ALONG THE EAST AND SOUTH BOUNDARIES OF PARCEL 7. IF PARCEL 7 DEVELOPS WITH RESIDENTIAL USES AND PARCEL 8 DEVELOPS WITH NON-RESIDENTIAL USES, A SIX-FOOT MASONRY WALL SHALL BE PROVIDED ALONG THE EAST AND SOUTH BOUNDARIES OF PARCEL 7.
 - THE MASONRY WALL SHALL BE CONSTRUCTED OF STONE, BRICK, MASONRY BLOCK, CONCRETE, ARCHITECTURAL TILE OR SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOODEN WIRE).
 - THE WALL SHALL BE CONSTRUCTED WITHIN A FIVE (5) FOOT WALL EASEMENT. CONSTRUCTION OF THE WALL WILL REQUIRE A BUILDING PERMIT. NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT.
 - THE OWNERS(S) OF PARCELS 6 AND 7 SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ANY REQUIRED MASONRY WALLS.
- FAILURE TO PROPERLY MAINTAIN THE MASONRY WALL OR LANDSCAPING SHALL BE CONSIDERED A VIOLATION OF THE CUP. AFTER JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION.
- TRASH RECEPTACLES SHALL BE SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
- MECHANICAL EQUIPMENT, SERVICE AND LOADING AREAS SHALL BE SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
- NON-RESIDENTIAL BUILDING IN PARCEL 6 SHALL SHARE SIMILAR ARCHITECTURAL CHARACTER AND THE SAME PREDOMINANT EXTERIOR BUILDING MATERIALS COLORED AND FORMS. NON-RESIDENTIAL BUILDINGS IN PARCEL 7 SHALL SHARE SIMILAR ARCHITECTURAL CHARACTER AND THE SAME PREDOMINANT EXTERIOR BUILDING MATERIALS, COLORED AND FORMS AS PARCEL 6, OR WITH BUILDINGS LOCATED IN UP-213 HANLEY COMMERCIAL CUP.
- BEFORE A BUILDING PERMIT IS ISSUED, THE DEVELOPER SHALL NOTIFY THE PLANNING DEPARTMENT, THE ADDING LANDSCAPER(S) TO THE EAST HOME OWNERS ASSOCIATION, AND THE BENT TREE HOME OWNERS ASSOCIATION FOR THEIR REVIEW OF ANY PROPOSED BUILDING.
- WITHIN 60 DAYS OF APPROVAL BY THE APPROPRIATE REVIEWING AUTHORITY, THE APPLICANT SHALL SUBMIT A REVERSED CUP, DRAWING WHICH DETAILS ALL APPLICABLE CONDITIONS OF DEVELOPMENT AND PARCEL PARTICULARS FOR THE APPLICATION AREA.

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

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

AMENDED
13 DEC 09