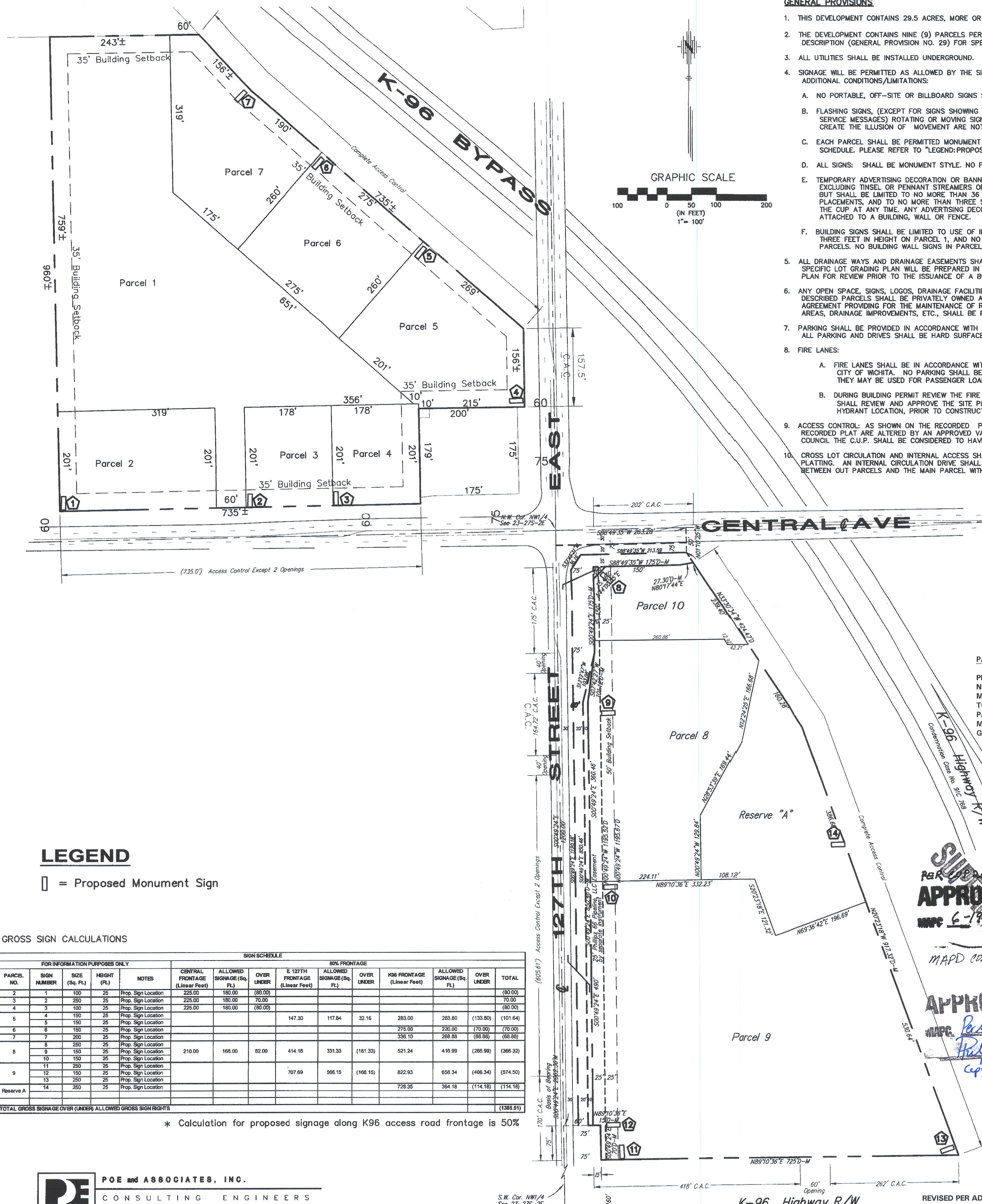




GENERAL PROVISIONS

1. THIS DEVELOPMENT CONTAINS 29.5 ACRES, MORE OR LESS.
2. THE DEVELOPMENT CONTAINS NINE (9) PARCELS PERMITTING LIMITED COMMERCIAL USES. SEE PARCEL DESCRIPTION (GENERAL PROVISION NO. 29) FOR SPECIFIC USES.
3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
4. SIGNAGE WILL BE PERMITTED AS ALLOWED BY THE SIGN CODE, CITY CODE TITLE 24.04, WITH THE FOLLOWING ADDITIONAL CONDITIONS/LIMITATIONS:
 - A. NO PORTABLE, OFF-SITE OR BILLBOARD SIGNS SHALL BE PERMITTED.
 - B. FLASHING SIGNS, (EXCEPT FOR SIGNS SHOWING DATE, TIME, TEMPERATURE, AND OTHER PUBLIC SERVICE MESSAGES) ROTATING OR MOVING SIGNS, SIGNS WITH MOVING LIGHTS, OR SIGNS WHICH CREATE THE ILLUSION OF MOVEMENT ARE NOT PERMITTED.
 - C. EACH PARCEL SHALL BE PERMITTED MONUMENT STYLE GROUND SIGNAGE AS INDICATED IN THE SIGN SCHEDULE. PLEASE REFER TO "LEGEND:PROPOSED MONUMENT SIGN" SCHEDULE ON THIS DOCUMENT.
 - D. ALL SIGNS: SHALL BE MONUMENT STYLE. NO POLE SIGNS SHALL BE PERMITTED.
 - E. TEMPORARY ADVERTISING DECORATION OR BANNER-TYPE SIGNS AS ALLOWED BY THE SIGN CODE, EXCLUDING TINSEL OR PENNANT STREAMERS OR OTHER SIMILAR DECORATION, SHALL BE PERMITTED, BUT SHALL BE LIMITED TO NO MORE THAN 36 SQUARE FEET IN SIZE, TO NO MORE THAN 15 DAY PLACEMENTS, AND TO NO MORE THAN THREE SUCH BANNER OR ADVERTISING DECORATION SIGNS IN THE CUP AT ANY TIME. ANY ADVERTISING DECORATION OR BANNER SIGNS SHALL BE SECURELY ATTACHED TO A BUILDING, WALL OR FENCE.
 - F. BUILDING SIGNS SHALL BE LIMITED TO USE OF INDIVIDUAL LETTERS THAT AVERAGE NO MORE THAN THREE FEET IN HEIGHT ON PARCEL 1, AND NO MORE THAN TWO FEET IN HEIGHT ON ALL OTHER PARCELS. NO BUILDING WALL SIGNS IN PARCELS 1-7 FACING RESIDENTIALS SHALL BE PERMITTED.
5. ALL DRAINAGE WAYS AND DRAINAGE EASEMENTS SHALL BE CONFIRMED AT THE TIME OF PLATTING. A SPECIFIC LOT GRADING PLAN WILL BE PREPARED IN CONFORMANCE WITH THE GENERAL DRAINAGE CONCEPT PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
6. ANY OPEN SPACE, SIGNS, LOGOS, DRAINAGE FACILITIES, DRIVES OR PARKING AREAS CONTAINED WITHIN THE DESCRIBED PARCELS SHALL BE PRIVATELY OWNED AND MAINTAINED. IF MULTIPLE OWNERSHIP OCCURS AN AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE FILED WITH THE PLAT.
7. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE UNIFIED ZONING CODE OF THE CITY OF WICHITA. ALL PARKING AND DRIVES SHALL BE HARD SURFACED WITH CONCRETE OR ASPHALT.
8. FIRE LANES:
 - A. FIRE LANES SHALL BE IN ACCORDANCE WITH THE APPROPRIATE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING.
 - B. DURING BUILDING PERMIT REVIEW THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE SHALL REVIEW AND APPROVE THE SITE PLAN REGARDING FIRE LANE(S) AND FIRE HYDRANT LOCATION, PRIOR TO CONSTRUCTION.
9. ACCESS CONTROL: AS SHOWN ON THE RECORDED PLAT. IF THE ACCESS CONTROLS OF THE RECORDED PLAT ARE ALTERED BY AN APPROVED VACATION ORDER OF THE WICHITA CITY COUNCIL THE C.U.P. SHALL BE CONSIDERED TO HAVE BEEN ADJUSTED ACCORDINGLY.
10. CROSS LOT CIRCULATION AND INTERNAL ACCESS SHALL BE PROVIDED AT THE TIME OF PLATTING. AN INTERNAL CIRCULATION DRIVE SHALL PROVIDE CROSS-LOT ACCESS ALONG THE LINE BETWEEN OUT PARCELS AND THE MAIN PARCEL WITHIN THE CUP.

PARCEL NO. 10 (LOT 1, PARCEL A)

PROPOSED USES: SAME AS PARCEL 1
NET AREA - 38,799 SQ. FT. (0.891 ACRES)
MAXIMUM BUILDING COVERAGE - 11,640 SQ. FT. (30%)
TOTAL NUMBER OF BUILDINGS - 1
PARKING - SEE GENERAL PROVISION NUMBER 7
MAXIMUM BUILDING HEIGHT - 35 FEET
GROSS FLOOR AREA RATIO - 40%

PARCEL NO. 1

PROPOSED USES: ALL PERMITTED USES IN THE "LC" LIMITED COMMERCIAL ZONING DISTRICT EXCEPT: TAVERNS, NIGHT CLUBS, DRINKING ESTABLISHMENTS OR ADULT ENTERTAINMENT
NET AREA - 301,924 SQ. FT. (6.93 ACRES)
MAXIMUM BUILDING COVERAGE - 91,399 SQ. FT. (30% MAX.)
TOTAL NUMBER OF BUILDINGS - 8
PARKING - SEE GENERAL PROVISION NUMBER 7
MAXIMUM BUILDING HEIGHT-35 FEET
GROSS FLOOR AREA RATIO: 35%

PARCEL NO. 2

PROPOSED USES: ALL PERMITTED USES IN THE "NR" NEIGHBORHOOD RETAIL ZONING DISTRICT.
NET AREA - 64,119 SQ. FT. (1.47 ACRES)
MAXIMUM BUILDING COVERAGE - 30%
TOTAL NUMBER OF BUILDINGS - 3
PARKING - SEE GENERAL PROVISION NUMBER 7
MAXIMUM BUILDING HEIGHT-35 FEET
GROSS FLOOR AREA RATIO: 30%

PARCEL NO. 3

PROPOSED USES: SAME AS PARCEL 1
NET AREA - 35,778 SQ. FT. (0.82 ACRES)
MAXIMUM BUILDING COVERAGE - 30%
TOTAL NUMBER OF BUILDINGS - 3
PARKING - SEE GENERAL PROVISION NUMBER 7
MAXIMUM BUILDING HEIGHT-35 FEET
GROSS FLOOR AREA RATIO: 30%

PARCEL NO. 4

PROPOSED USES: SAME AS PARCEL 1
NET AREA - 35,778 SQ. FT. (0.82 ACRES)
MAXIMUM BUILDING COVERAGE - 30%
TOTAL NUMBER OF BUILDINGS - 3
PARKING - SEE GENERAL PROVISION NUMBER 7
MAXIMUM BUILDING HEIGHT-35 FEET
GROSS FLOOR AREA RATIO: 30%

RESERVE A

PROPOSED USES: UTILITIES, DRAINAGE IMPROVEMENTS, SIGNAGE, AND LANDSCAPING
NET AREA - 96,379 SQ. FT. (2.21 ACRES)

PARCEL NO. 5

PROPOSED USES: SAME AS PARCEL 1
NET AREA - 79,770 SQ. FT. (1.83 ACRES)
MAXIMUM BUILDING COVERAGE - 21,288 SQ. FT. (30% Max.)
TOTAL NUMBER OF BUILDINGS - 5
PARKING - SEE GENERAL PROVISION NUMBER 7
MAXIMUM BUILDING HEIGHT-35 FEET
GROSS FLOOR AREA RATIO: 35%

PARCEL NO. 6

PROPOSED USES: SAME AS PARCEL 1
NET AREA - 71,516 SQ. FT. (1.64 ACRES)
MAXIMUM BUILDING COVERAGE - 30%
TOTAL NUMBER OF BUILDINGS - 5
PARKING - SEE GENERAL PROVISION NUMBER 7
MAXIMUM BUILDING HEIGHT-35 FEET
GROSS FLOOR AREA RATIO: 35%

PARCEL NO. 7

PROPOSED USES: SAME AS PARCEL 1
NET AREA - 77,143 SQ. FT. (1.77 ACRES)
MAXIMUM BUILDING COVERAGE - 30%
TOTAL NUMBER OF BUILDINGS - 5
PARKING - SEE GENERAL PROVISION NUMBER 7
MAXIMUM BUILDING HEIGHT-35 FEET
GROSS FLOOR AREA RATIO: 35%

PARCEL NO. 8 (LOT 1, PARCEL B)

PROPOSED USES: SAME AS PARCEL 1
NET AREA - 134,636 SQ. FT. (3.09 ACRES)
MAXIMUM BUILDING COVERAGE - 40,391 sq. ft. (30% MAX.)
TOTAL NUMBER OF BUILDINGS - 6
PARKING - SEE GENERAL PROVISION NUMBER 7
MAXIMUM BUILDING HEIGHT-45 FEET
GROSS FLOOR AREA RATIO: 40%

PARCEL NO. 9

PROPOSED USES: SAME AS PARCEL 1
NET AREA - 340,636 SQ. FT. (7.82 ACRES)
MAXIMUM BUILDING COVERAGE - 102,190 SQ. FT. (30% MAX.)
TOTAL NUMBER OF BUILDINGS - 10
PARKING - SEE GENERAL PROVISION NUMBER 7
MAXIMUM BUILDING HEIGHT-41 FEET
GROSS FLOOR AREA RATIO: 40%

LEGEND

□ = Proposed Monument Sign

GROSS SIGN CALCULATIONS

FOR INFORMATION PURPOSES ONLY					SIGN SCHEDULE									
PARCEL NO.	SIGN NUMBER	SIZE (Sq. Ft.)	HEIGHT (Ft.)	NOTES	CENTRAL FRONTAGE (Linear Feet)			80% FRONTAGE					TOTAL	
					ALLOWED SIGNAGE (Sq. Ft.)	OVER UNDER	E 127TH FRONTAGE (Linear Feet)	ALLOWED SIGNAGE (Sq. Ft.)	OVER UNDER	K96 FRONTAGE (Linear Feet)	ALLOWED SIGNAGE (Sq. Ft.)	OVER UNDER		
2	1	100	25	Prop. Sign Location	225.00	180.00	(80.00)							(80.00)
3	2	250	25	Prop. Sign Location	225.00	180.00	70.00							70.00
4	3	100	25	Prop. Sign Location	225.00	180.00	(80.00)							(80.00)
5	4	150	25	Prop. Sign Location										
5	5	150	25	Prop. Sign Location				147.30	117.84	32.16	283.00	283.80	(133.80)	(101.64)
6	6	150	25	Prop. Sign Location							275.00	220.00	(70.00)	(70.00)
7	7	200	25	Prop. Sign Location							336.10	268.88	(68.88)	(68.88)
8	8	250	25	Prop. Sign Location										
8	9	150	25	Prop. Sign Location	210.00	168.00	82.00	414.16	331.33	(161.33)	521.24	410.99	(260.99)	(365.32)
8	10	150	25	Prop. Sign Location										
9	11	250	25	Prop. Sign Location										
	12	150	25	Prop. Sign Location				707.69	566.15	(166.15)	822.93	658.34	(408.34)	(574.50)
	13	250	25	Prop. Sign Location										
Reserve A	14	250	25	Prop. Sign Location							728.35	364.18	(114.18)	(114.18)
TOTAL GROSS SIGNAGE OVER (UNDER) ALLOWED GROSS SIGN RIGHTS														(1388.61)

* Calculation for proposed signage along K96 access road frontage is 50%

PARKER ADDITION
COMMUNITY UNIT PLAN (DP-313)



Wichita-Sedgwick County Metropolitan Area Planning Department

December 21, 2022

C127 Property, LLC
Attn: Mike Brand
2418 S. Hoover Rd.
Wichita, KS 67215

Baughman Company, P.A.
Attn: Phil Meyer
315 Ellis
Wichita, KS 67211

RE: CUP2022-00057 – Administrative Adjustment in the City to the Parker Addition Community Unit Plan DP-313 to alter parcel boundaries and area calculations to reflect a lot split on Parcel 8; generally located on the southeast corner of East Central Avenue and North 127th Street East.

LEGAL DESCRIPTION: Lot 1, Block A, Life Church Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant:

We received and reviewed your request for an Administrative Adjustment to the Parker Addition CUP DP-313 to alter the parcel boundary and area calculations of Parcel 8 associated with Lot Split LSP2022-00036, which split Parcel 8, reducing its size, and creating Parcel 10. The following reflects the proposed modifications identified in red letters:

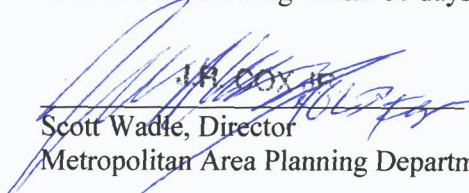
PARCEL 8 (Lot 1, Parcel B)

Proposed Uses: Same as Parcel 1
Net Area: ~~173,435 sq. ft. (3.98 acres)~~ **134,636 sq. ft. (3.09 acres)**
Max Building Coverage: ~~52,030 sq. ft.~~ **40,391 sq. ft.** (30% max)
Total number of buildings: **8 6**
Parking: See General Provision #7
Maximum Building Height: 45 feet
Gross Floor Area Ratio: 40%

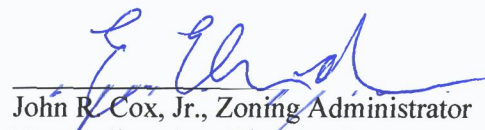
PARCEL 10 (Lot 1, Parcel A)

Proposed Uses: Same as Parcel 1
Net Area: 38,799 sq. ft. (0.891 acres)
Max Building Coverage: 11,640 sq. ft. (30% max)
Total number of buildings: 1
Parking: See General Provision #7
Maximum Building Height: 35 feet
Gross Floor Area Ratio: 40%

On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan. Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein. The "Development Application" sign should now be removed from the property. Please submit one (1) electronic copy and four (4) full-sized paper copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.

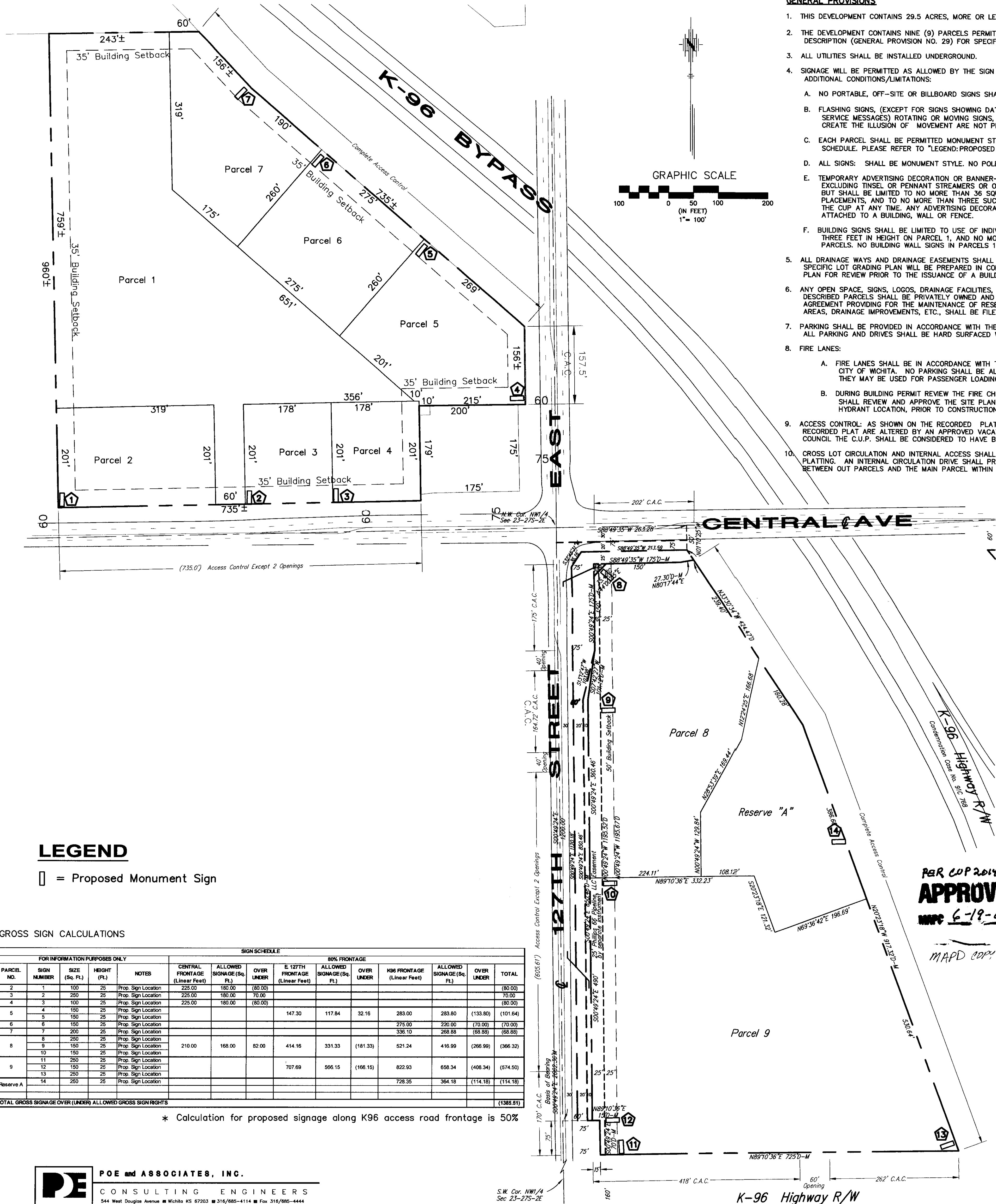


Scott Wadle, Director
Metropolitan Area Planning Department



John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD, Becky Tuttle, CM District II, Cory Buchta, CSR District II

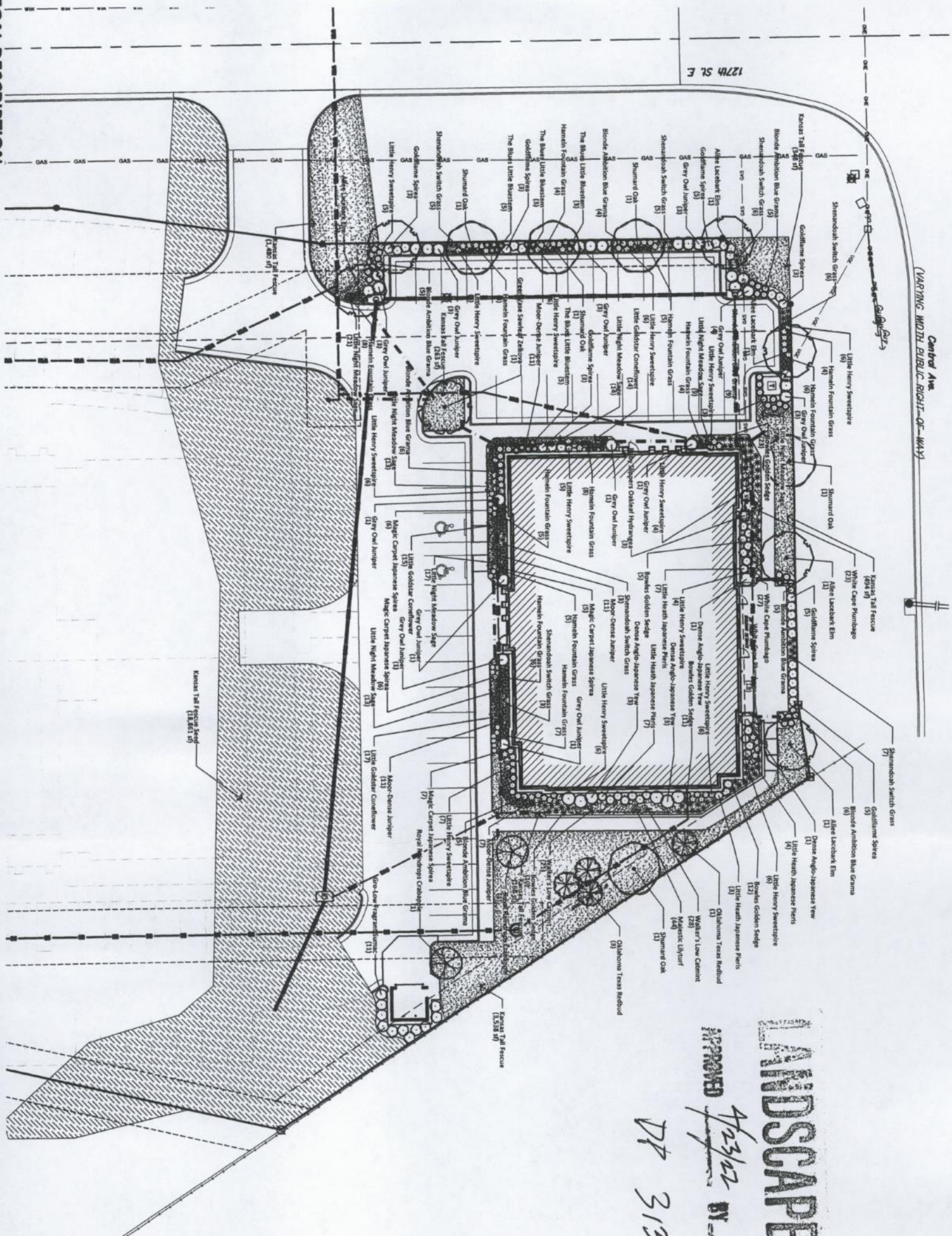


LEGEND

[Symbol] = Proposed Monument Sign

GROSS SIGN CALCULATIONS

SIGN SCHEDULE											
FOR INFORMATION PURPOSES ONLY											
PARCEL NO.	SIGN NUMBER	SIZE (Sq. Ft.)	HEIGHT (Ft.)	NOTES	CENTRAL FRONTAGE (Linear Feet)	ALLOWED SIGNAGE (Sq. Ft.)	OVER UNDER	E 12TH FRONTAGE (Linear Feet)	ALLOWED SIGNAGE (Sq. Ft.)	OVER UNDER	TOTAL
2	1	100	25	Prop. Sign Location	225.00	180.00	(80.00)				(80.00)
3	2	250	25	Prop. Sign Location	225.00	180.00	(70.00)				(70.00)
4	3	100	25	Prop. Sign Location	225.00	180.00	(80.00)				(80.00)
5	4	150	25	Prop. Sign Location				147.30	117.84	32.16	(133.80)
6	5	150	25	Prop. Sign Location							(101.64)
6	6	150	25	Prop. Sign Location							(70.00)
7	7	200	25	Prop. Sign Location							(68.88)
8	8	250	25	Prop. Sign Location							
	9	150	25	Prop. Sign Location	210.00	168.00	82.00	414.16	331.33	(181.33)	521.24
	10	150	25	Prop. Sign Location							416.99
9	11	250	25	Prop. Sign Location							(266.99)
	12	150	25	Prop. Sign Location				707.69	566.15	(166.15)	822.93
	13	250	25	Prop. Sign Location							658.34
Reserve A	14	250	25	Prop. Sign Location							(408.34)
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LEGAL DESCRIPTION

Lot 1, Block A Life Church Addition, Sedgewick County, KS

SITE INFORMATION

Total Area:	1173,456.8 sq. ft. (3.26 acres)
Disturbed Area:	1173,456.8 sq. ft. (3.26 acres)
Impervious Area, pre-constr:	10 sq. ft. (0.00 acres)
Impervious Area, post-constr:	1137,603.7 sq. ft. (3.16 acres)

BENCHMARKS

Square cut on east side of traffic signal pole, approx. 73.6" west and 48.7" north of the northeast corner of Lot 1, Block A Life Church Addition, Sedgewick County, KS
Elevation = 1366.90 (NAVD 88)

Site Benchmark - 2

Square cut on southeast corner of catch basin, approx. 35.2" west and 24.8" south of the Southeast corner of Lot 1, Block A Life Church Addition, Sedgewick County, KS

LEGEND

[illegible]

LANDSCAPE PLAN

REPORTED

77 313

LANDSCAPE NOTES

1. All landscape work shall be done in accordance with industry standards.
2. All areas called out as seeded shall be seeded at 2.5 to 3 lbs per 1,000 sq ft and fertilized at 40 lbs per acre.
3. Trees with broken leaders or no central leader will not be accepted.
4. All planting beds shall be prepared by killing all existing vegetation with Round-Up (50%) for annual beds and applied per label directions. All planting beds to receive 2" organic matter (such as cotton burr mulch, compost, or humus) and shall be mounded to a depth of 10-12".
5. Ideally all planting beds with 3" or 4" Colorado River beds over 5 or 600 square feet must be landscape fabric. In all locations with shrubs and ornamental grasses, there will be a 2" layer of landscape fabric. The landscape fabric shall be 6' wide and 10' long. Rows of fabric shall be placed to a depth that ensures no landscape fabric is visible. Areas to be established with groundcovers shall be mulched with premium shredded cedar mulch for the entire of the ground cover planting. Groundcover/ cedar mulch areas shall not receive weed barrier fabric, as it will impede growth.
6. Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 10" edge thickness, commercial grade, or approved equal.
7. General Contractor to supply and place at a depth of 6", all topsoil on the within the limits of construction.
8. Topsoil tumbled onto the shall be fertile, friable, natural loam topsoil, of uniform quality characteristics of region. Topsoil shall be applied to a depth of 6" and shall be free of other vegetation. It shall be free of rocks, or other matter toxic to plant growth.
9. Topsoil shall be delivered in a uniform and new- muddy conditions and shall be subject to approval by the Landscape Architect.
10. Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 877-370-71-400-344-7213. Contractor shall be responsible for any damage done to existing utilities.
11. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
12. The landscape Contractor shall coordinate with the G.C. to gain the access to install landscape materials. The landscape Contractor shall ensure that all materials are installed in accordance with the landscape plan. Upon final acceptance, the one (1) year guarantee period will begin.
13. The landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
14. The landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizers, etc.
15. The landscape Contractor is responsible for any damage done to the curbside of the building or any part of the parking lot when installing or maintaining the plantings before final acceptance.
16. Fall planting season shall be September 1 thru October 31. Spring planting season shall be March 1 thru May 31. The landscape Contractor shall be responsible for all plants installed during the fall and October. Spring season for seeding shall be from March 15 thru and May 31.
17. An irrigation system will be provided, see Irrigation plans.

BUILDING A CREST POINT

LOT 1, BLOCK A, LIFE CHURCH ADDITION
WICHITA, KS 67206

[illegible]

SHELDENARCH.COM
800 E. First Suite 140 Wichita, KS 67202 316.263.4300





LEGAL DESCRIPTION

Lot 1, Block A Life Church Addition, Sedgwick County, KS

SITE INFORMATION

Total Area:	2173,456.8 sq. ft. (3.98 acres)
Disturbed Area:	2173,456.8sq. ft. (3.98 acres)
Impervious Area, pre-const:	±0 sq. ft. (0.00 acres)
Impervious Area, post-const:	2137,603.7 sq. ft. (3.16 acres)

BENCHMARKS

Square cut on east side of traffic signal pole, approx. 23.6' west and 48.7' north of the northeast corner of Lot L, Block A Life Church Addition,

Elevation = 1368.90 (NAVD 88)

Site Benchmark - 2

Square cut on southeast corner of catch basin, approx. 35.2' west and 24.8' south of the Southeast corner of Lot 1, Block A Life Church Addition, Sedgwick County, KS

KANSAS ONE CALL

Contractor shall be required to provide notice to Kansas One Call at 287-2470 a minimum of three (3) working days prior to any excavation or work adjacent to utilities.

Kansas One Call 1-800-DIG-SAFE

UTILITY CONTACTS

The Contractor must notify the following in case of an emergency:

Kansas Gas Service (Gas)	1-888-482-4950
Black Hills Energy (Gas)	1-800-307-0357
Energy (Electric)	383-8650
Cox Communications (Telecommunication)	262-4270
AT&T (Telecommunication)	268-2759
City of Wichita Water Dept. (Water)	268-4563 or 268-4908
City of Wichita Sewer Maint.(San. Sewer)	268-4024

BUILDING A
CREST POINT

LOT 1, BLOCK A, LIFE CHURCH ADDITION
WICHITA, KS 67206

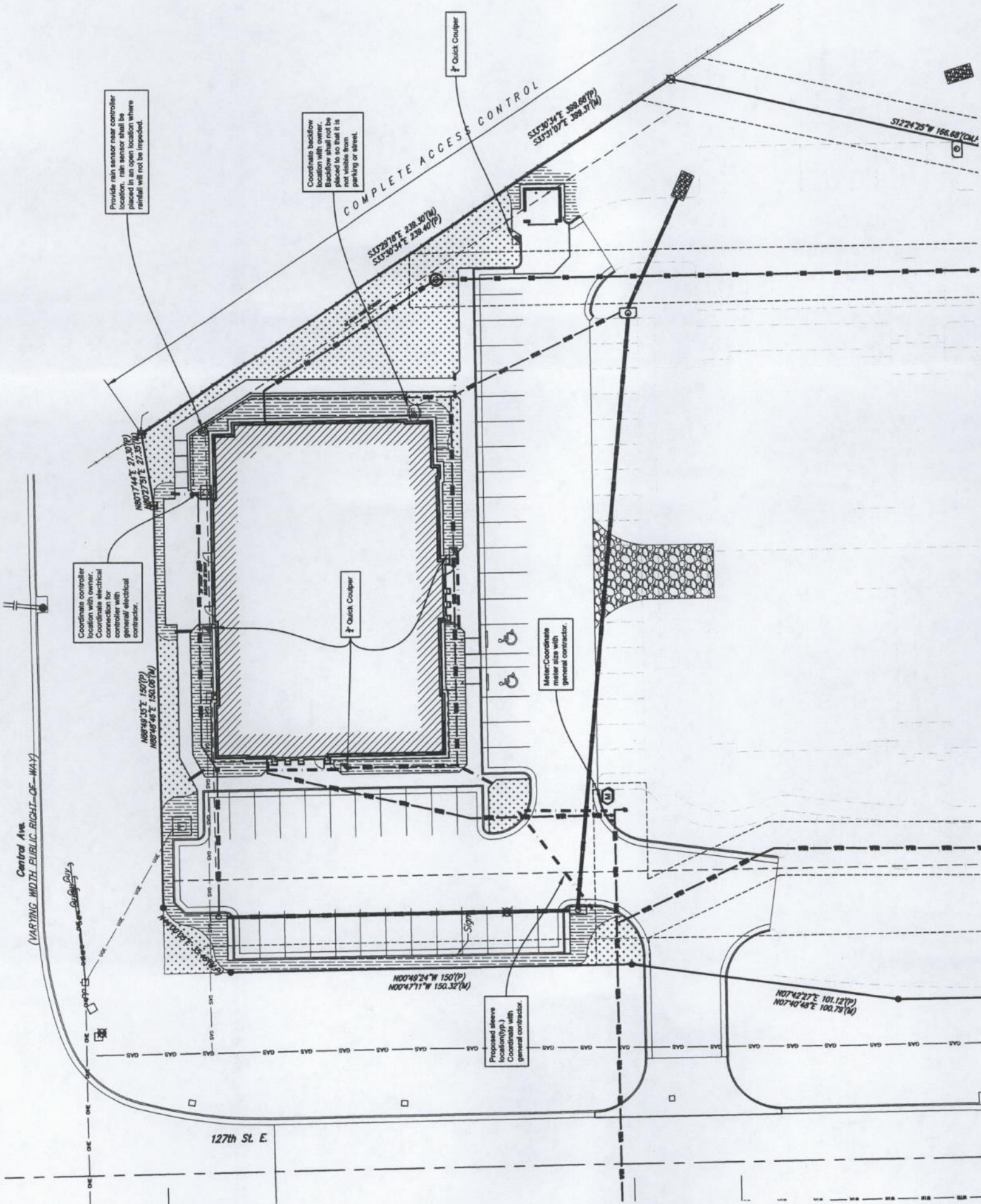
[illegible]

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IRRIGATION
PLAN

BAUGHMAN COMPANY
3315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

L2.0



LEGEND

[illegible]

IRRIGATION PLAN



TURF AREA: IRRIGATE WITH SPRAYS OR ROTORS

PLANTING BED: PROVIDE
DRIP IRRIGATION.



Wichita-Sedgwick County Metropolitan Area Planning Department

August 24, 2015

Life Church
338 N. 127th Street
Wichita, KS 67206

George Lay Signs, Inc.
Jeremy Johnson
1016 N. Waco
Wichita, KS 67203

RE: CUP2015-29 – City CUP Administrative Adjustment to DP-313 to increase the size of the wall mounted letters from two-feet to three-feet sign for Parcel 9; generally located on the east side of E. 127th Street N. and south of Central Avenue (338 N 127th Street).

Dear Applicants:

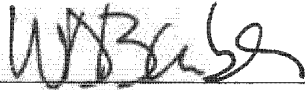
We received and reviewed your request for an Administrative Adjustment to DP-313, Parcel 9, General Provision #4 (F), of the Parker Addition Community Unit Plan ("CUP"). We understand that you wish to increase the height of the wall mounted letters on three elevations of Life Church building.

On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

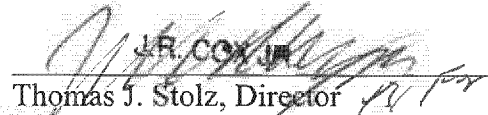
Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein. This approval is subject to the following conditions:

1. The sign shall be permitted and installed within one year.
2. The wall mounted letters shall be limited to three-feet in height.
3. This Administrative Adjustment applies only to the three wall mounted signs on Life Church building on Parcel 9 in CUP DP-313.

The "Development Application" sign should now be removed from the property.



W. David Barber, Interim Director
Metropolitan Area Planning Department


J.R. COX JR.
Thomas J. Stolz, Director
Metropolitan Area Building and
Construction Department

cc: J.R. Cox, MABCD
Pete Meitzner, Council Member District II
Janet Johnson, Community Liaison District II



Wichita-Sedgwick County Metropolitan Area Planning Department

July 24, 2014

Portofino Wichita, LLC
200 East Skelly Drive
Tulsa, Oklahoma 74135

Tim Austin, PE
Kaw Valley Engineering, Inc.
200 North Emporia, Suite 100
Wichita, Kansas 67202

RE: CUP2014-00022 - City CUP administrative adjustment to DP-313 to revise Provision 21 of the Parker Addition Community Unit Plan (CUP) DP-313 generally located north of East Central Avenue and west of North 127th Street East, platted as the Portofino Addition.

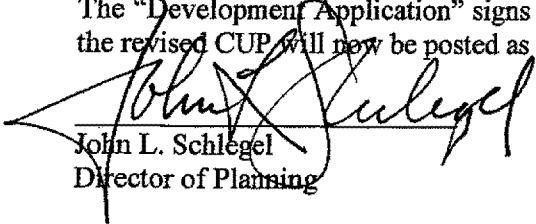
Dear Applicants:

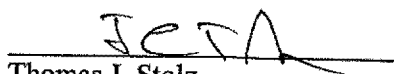
We received and reviewed your request for an administrative adjustment to DP-313, the Parker Addition CUP. Currently General Provision 21 states, in part: "Buildings in parcels along the arterial street should be sited with a primary building façade along the street and no more than driving isle." We understand that you wish to modify the preceding requirement to state: "Commercial retail and office buildings in parcels along the arterial streets should be sited with a primary building façade along the street and no more than one driving isle." All other provisions or sentences within General Provision 21 are to remain the same.

On the basis of our review, we find that adjusting the CUP in the manner stated in the above paragraph is consistent with the approved CUP and will not have an adverse effect on the CUP or on adjacent properties, nor will it be a substantial deviation of the original plan.

Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other sentences within General Provision 21 or any other provisions of the CUP except as expressly stated herein.

The "Development Application" signs may now be removed from the property. The submitted copies of the revised CUP will now be posted as the official CUP document.


John L. Schlegel
Director of Planning


Thomas J. Stolz
MABCD Director

cc: JR Cox, MABCD; Paul Hays, MABCD; Pete Meitzner, District II City Council; Alana Haynes, District II



Wichita-Sedgwick County Metropolitan Area Planning Department

September 24, 2014

Mark Allen
Life Covenant Church
4600 East 2nd Street
Edmond, Oklahoma 73034

Tim Austin
Kaw Valley Engineering
200 North Emporia, Suite 100
Wichita, Kansas 67202

RE: City Administrative Adjustment (CUP2014-00028) to modify the configuration of Parcels 8 and 9, create a Reserve A and re-allocate development standards of Parcels 8 and 9 of the Parker Addition Community Unit Plan (CUP) DP-313 to match the Life Church Addition re-plat of the previously mentioned parcels located at the southeast corner of East Central Avenue and North 127th Street.

Currently that portion of CUP DP-313 located at the southeast corner of East Central Avenue and North 127th Street contains Parcels 8 and 9. Parcels 8 and 9 are in process to be re-platted (Life Church Addition) into Lots 1 and 2 and Reserve A. The applicant proposes to reconfigure existing CUP Parcels 8 and 9 to match the proposed platted lots and reserve, and to re-allocate the development standards associated with those two parcels. Parcel 8 will be reduced in size from 231,202 square feet to 173,435 square feet while Parcel 9 will go from 389,117 square feet to 340,636 square feet. Reserve A is to contain 96,279 square feet, and allow utilities, drainage improvements, signage and landscaping. All other development standards for Parcels 8 and 9 remain unchanged.

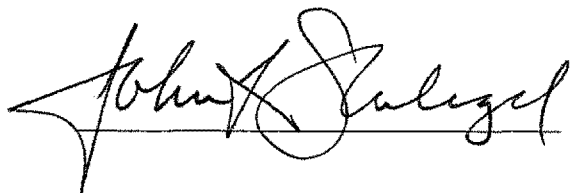
The applicant is asking to adjust CUP DP-313 to adjust the street, lot and reserve layouts as described above and shown on the revised CUP drawing submitted with CUP2014-00028.

We have reviewed your request and have approved the requested adjustment as described above and shown on the revised CUP drawing submitted with CUP2014-00028, subject to the completion of the Life Church plat within one year.

All other applicable development standards shall apply unless specifically adjusted or amended.

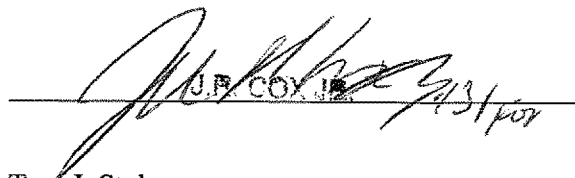
Except as expressly stated above, this adjustment shall not be deemed to alter any other provisions of the CUP.

The zoning notification signs may now be removed from the property.



John L. Schlegel
Director of Planning

cc: Pete Meitzner, WCC
J.R. Cox, MABCD



Tom J. Stolz
Director of the Metropolitan Area Building and
Construction Department



Wichita-Sedgwick County Metropolitan Area Planning Department

January 26, 2015

Kaw Valley Engineering, Inc.
Attn: Tim Austin
200 North Emporia, Ste. 100
Wichita, KS 67202

Life Covenant Church, Inc.
Attn: Mark Allen
4600 East 2nd Street
Edmond, OK 73034

RE: CUP2014-00042 – City Community Unit Plan (CUP) DP-313 Amendment to Parcel 8 to permit a convenience store on property generally located on the northwest corner of North Rock Road and East Douglas Avenue (7802 East Douglas Avenue).

Dear Ladies and Gentlemen:

At its regular meeting on **January 22, 2015**, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to **APPROVE** the request to permit a convenience store on Parcel 8 of DP 313 subject to:

1. The recording of a plat perfecting the southeastern portion of the earlier approved but unperfected zone change (ZON2008-00021) and CUP DP 313 (CUP2008-00015).
2. Submission of four copies of the approved Cup within 60 days of final approval (if necessary) or the amendment shall be deemed null and void.
3. This amendment does not modify any other provisions of the CUP.

Property owners opposed to the application may file with the City Clerk signed written appeals of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal appeals.) To be effective, the appeals must be filed by 5:00 p.m. on February 5, 2015. 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 February 5, 2015 at 5:00 p.m.

If there are not any appeals filed, the action of the MAPC is final.

NOTICE: The public hearing on planning items is conducted by the MAPC under provisions of State Law. Adopted policy is that the City Council will not take additional testimony on zoning related

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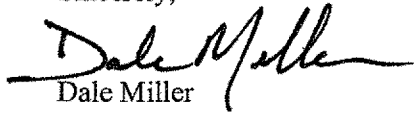
T 316.268.4421 F 316.268.4390

www.wichita.gov

applications and other issues for which the MAPC has held a public hearing. However, interested parties may file a written statement with the City Clerk by 5:00 p.m. on the Wednesday preceding this meeting, providing new facts on the issue or alleging an unfair hearing. The Council will determine from such statements whether to return the issue to the MAPC for reconsideration or to reverse their recommendation.

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, appearing to read "Dale Miller", with a stylized, flowing script.

Dale Miller
Current Plans Manager
Current Plans Division

Copies to: WCC II, Pete Meitzner, Mail Stop 1-13
 Alana Haynes, C.L. III, Mail Stop 1-135
 Bridgefield Place HOA, Mary Phillips, 418 South Yale Ave., Wichita, KS 67218
 Crestridge (& 2nd Addition) HOA, Tommy Harrington, 32 East St. Cloud Place Ct.,
 Wichita, KS 67230
 Crestview Country Club South, 32 E. St. Cloud Place Ct., Wichita, KS 67230
 Paul Hays, OCI, Mailstop 1-72
 J. R. Cox, OCI, Mailstop 1-72
 Jeff Van Zandt, City Law, Mailstop 1-134
 Julianne Kallman, Engineering, Mail Stop 1-71