

AMENDED COMMUNITY UNIT PLAN WEST CENTER

GENERAL PROVISIONS

1. Sign Control - Advertising signs shall be permitted along Central and Tyler Road. No sign shall exceed 30 feet in height and shall not be placed so as to project over any public right of way. No signs shall be permitted adjacent to the east and south property lines. Signs shall be constructed in accordance with Sec. 28.04.139 of Wichita Zoning Ordinance. See Admin. Adjustment dated 09/25/06 Admin Adjustment dated 11-16-05 for reduced spacing on Parcel 2.
2. Maximum building coverage shall not exceed 30% by parcel, and in no event shall exceed 30% of the total site. For reduced spacing on Parcel 1-A.
3. Total net land area - 271,363 square feet or 6.23 acres.
4. Curb cuts - The maximum number of curb cuts along Central Avenue shall not exceed three, and the maximum number along Tyler Road shall not exceed three.
5. Parcels 1-A, 1-B, and 1-C, were part of the original Parcel #1 of West Center C.U.P. approved by the Board of City Commissioners, October 4, 1966. This amended C.U.P. reflects administrative adjustments made and street right-of-way dedicated since the original approval. The walls originally required along the east and south lines of the C.U.P. are no longer required because of zone changes on the adjacent properties. The only portion of the C.U.P. that has been formally amended is that area in Parcel 1-A.

PARCEL NO. 1-A

- | | |
|--|--|
| A. Total Area | 87,996 Square Feet |
| B. Maximum Land Coverage By Buildings 30% | 26,399 Square Feet |
| C. Maximum Gross Floor Area 45% | 39,598 Square Feet |
| D. Maximum Building Height | 40 Feet |
| E. Parking Ratio Per Zoning Requirements | |
| F. Building Setbacks As Shown on Plan | |
| G. Proposed Uses: | Retail Sales, General and Professional Offices, Restaurants, Personal Services, and Similar Uses. Nightclub in the City, shall be accessory to a restaurant use and subject to supplemental use regulations in Section III-D.6.w of the Unified Zoning Code. Associated establishment shall cease operation by 11:00pm Sunday through Wednesday, and 2:00am Thursday through Saturday. Outdoor entertainment is prohibited except for within the confines of the attached patio. |
| H. A parking layout and circulation plan shall be submitted to the City Traffic Engineer for review and approval prior to the issuance of any additional building permits on Parcel 1-A. | |

PARCEL NO. 1-B

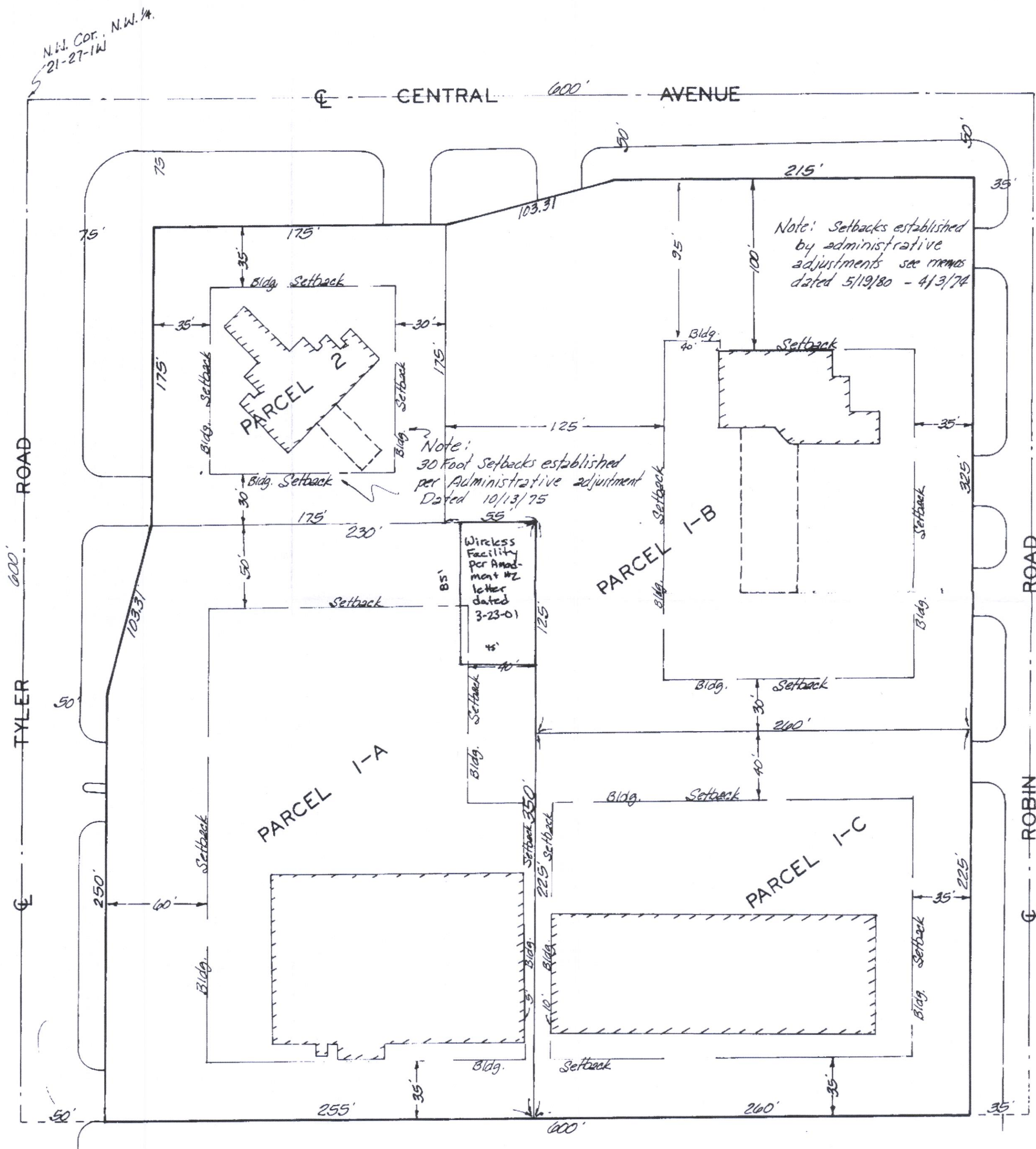
- | | |
|---|---|
| A. Total Area | 94,245 Square Feet |
| B. Maximum Land Coverage By Buildings 30% | 28,273 Square Feet |
| C. Maximum Gross Floor Area 30% | 28,273 Square Feet |
| D. Maximum Building Height | 35 Feet |
| E. Parking Ratio Per Zoning Requirements | |
| F. Building Setback, As Shown On Plan | |
| G. Proposes Uses: | Shopping Center, Super Market, Department Stores, and Other Similar Uses Permitted in "L-C" Zoning. |

PARCEL NO. 1-C

- | | |
|---|---|
| A. Total Area | 58,497 Square Feet |
| B. Maximum Land Coverage By Buildings 30% | 17,549 Square Feet |
| C. Maximum Gross Floor Area 30% | 17,549 Square Feet |
| D. Maximum Building Height | 35 Feet |
| E. Parking Ratio Per Zoning Requirements | |
| F. Building Setbacks As Shown On Plan | |
| G. Proposes Uses: | Shopping Center, Super Market, Department Stores, and Other Similar Uses Permitted in "L-C" Zoning. |

PARCEL NO. 2

- | | |
|---|--|
| A. Total Area | 30,625 Square Feet |
| B. Maximum Gross Floor Area | 9,000 Square Feet |
| C. Maximum Land Coverage By Buildings 30% | 9,187.5 Square Feet |
| D. Building Setbacks As Shown On Plan | |
| E. Maximum Building Height | 35 Feet |
| F. Parking Ratio Per Zoning Requirements | |
| G. Proposes Uses: | Service Station or Small Drive-In Type Facilities. |



Note: Setbacks moved eastward per Administrative Adjustment Dated 10/13/75

DP-19 Amendment #3
APPROVED CUP

MAPC 10-21-2021
1/14/2022
Copy 2 of 4

DP-19 Amendment #2
APPROVED CUP

MAPC 3-8-01

DP-19 (AMENDMENT #1)
APPROVED CUP

MAPC 6-14-84
BCC 7-10-84

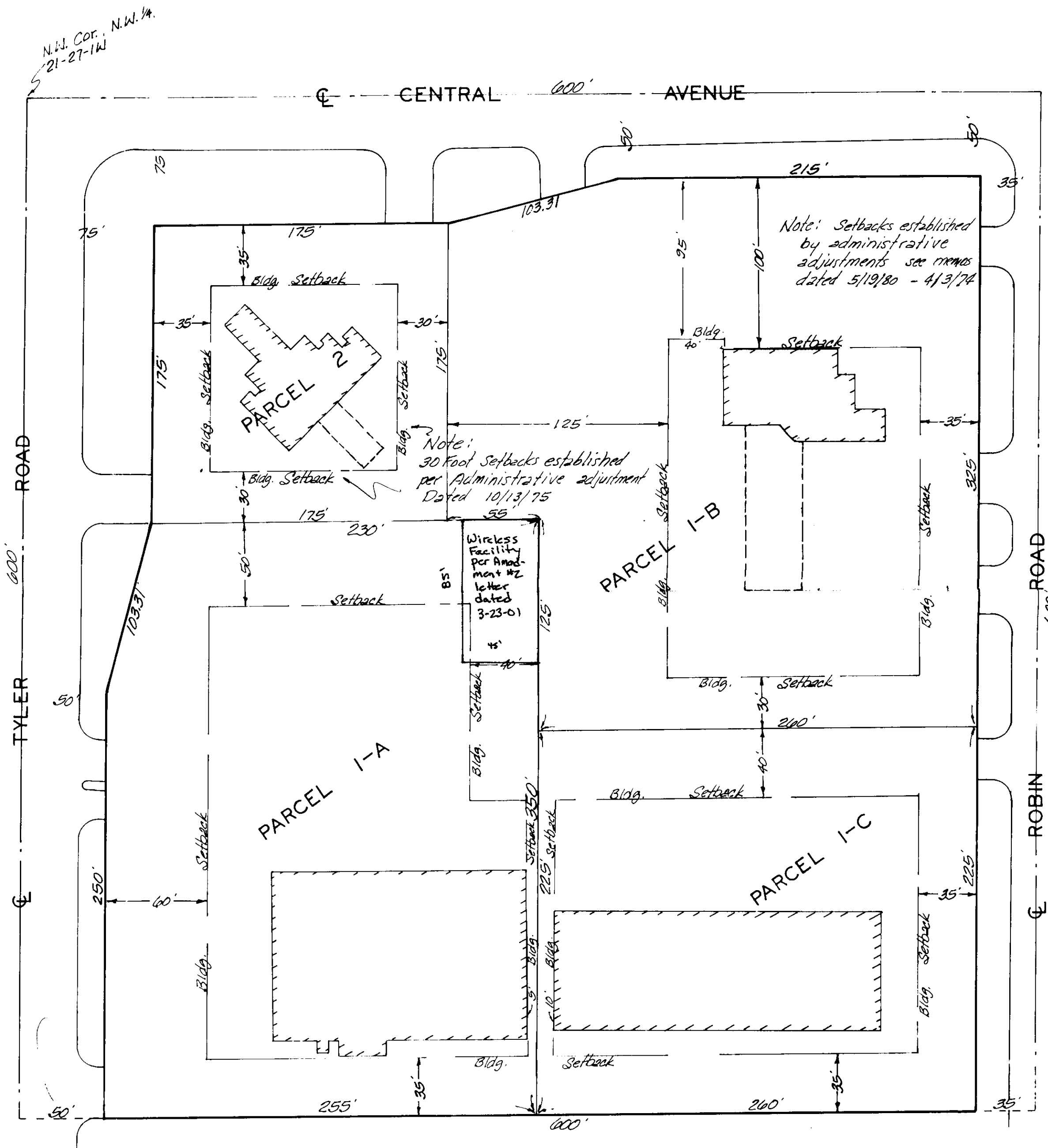
Revised 6-27-84
5-31-84

Revised per CUP2021-52 dated October 21, 2021

BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughamCo.com

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WEST CENTER



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2. Maximum building coverage shall not exceed 30% by parcel, and in no event shall exceed 30% of the total site. Admin. Adjustment dated 11-16-05 for reduced spacing on Parcel 1-A.
3. Total net land area - 271,363 square feet or 6.23 acres.
4. Curb cuts - The maximum number of curb cuts along Central Avenue shall not exceed three, and the maximum number along Tyler Road shall not exceed three.
5. Parcels 1-A, 1-B, and 1-C, were part of the original Parcel #1 of West Center C.U.P. approved by the Board of City Commissioners, October 4, 1966. This amended C.U.P. reflects administrative adjustments made and street right-of-way dedicated since the original approval. The walls originally required along the east and south lines of the C.U.P. are no longer required because of zone changes on the adjacent properties. The only portion of the C.U.P. that has been formally amended is that area in Parcel 1-A.

PARCEL NO. 1-A

- A. Total Area 87,996 Square Feet
- B. Maximum Land Coverage By Buildings 30% 26,399 Square Feet
- C. Maximum Gross Floor Area 45% 39,598 Square Feet
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PARCEL NO. 1-B

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PARCEL NO. 1-C

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- B. Maximum Land Coverage By Buildings 30% 17,549 Square Feet
- C. Maximum Gross Floor Area 30% 17,549 Square Feet
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- E. Parking Ratio Per Zoning Requirements
- F. Building Setbacks As Shown On Plan
- G. Proposes Uses: Shopping Center, Super Market, Department Stores, and Other Similar Uses Permitted in "L-C" Zoning.

PARCEL NO. 2

- A. Total Area 30,625 Square Feet
- B. Maximum Gross Floor Area 9,000 Square Feet
- C. Maximum Land Coverage By Buildings 30% 9,187.5 Square Feet
- D. Building Setbacks As Shown On Plan
- E. Maximum Building Height 35 Feet
- F. Parking Ratio Per Zoning Requirements
- G. Proposes Uses: Service Station or Small Drive-In Type Facilities.

DP-19 Amendment #2
per Admin. Adjustments 09-25-01, 11-16-05
APPROVED CUP
MAPC 3-8-01 *[Signature]*

DP-19 (AMENDMENT #1)
APPROVED CUP
MAPC 6-14-84 *[Signature]*
BCC 7-10-84 *[Signature]*