





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

August 18, 2023

J. Larry Fugate Revocable Trust  
Attn: J Larry Fugate, Dana M. Fugate, and Brett A. Wasinger  
208 S Maize Rd.  
Wichita, KS 67209

**RE: CUP2023-00028 – Administrative Adjustment request in the City to the Johnson Commercial Centre CUP DP-289 to reflect changes in access control on Parcels 1 and 2 on property zoned LC Limited Commercial District; generally located on the south side of West 53<sup>rd</sup> Street North and within one-quarter mile west of North Meridian Avenue.**

**LEGAL DESCRIPTION: Lots 1 and 2, Block A, Johnson Commercial Centre Addition, Wichita, Sedgwick County, Kansas.**

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-289 Parcels 1 and 2 in order reflect changes in access on the CUP document in relation to VAC2023-00013, VAC2023-00014, and VAC2023-00015.

- VAC2023-00013 vacated a 30-foot joint access easement by separate instrument that had a center line on the shared parcel line of Parcels 1 and 2. The result of this vacation included a dedication of access control to close the permitted 30-foot drive access on West 53<sup>rd</sup> Street North associated with this joint access easement.
- VAC2023-00014 vacated 15 feet of complete access control along the western portion of the north property line of Parcel 1. This in conjunction with VAC2023-00015, which vacated 35-feet of access control along the eastern side of the north property line of the abutting lot to the west, creates a 50-foot shared drive access.

These changes are only reflected on the CUP drawing and there are no changes required to the General Provisions.

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  
Maggie Ballard, CM District VI  
Ana Lopez, CSR District VI







# JOHNSON COMMERCIAL CENTRE COMMUNITY UNIT PLAN DP-289

**PARCEL 1**

A. Net Area: 35,130 sq. ft. or 0.81 acres  
 B. Maximum Building Coverage: 10,539 sq. ft. or 30 percent  
 C. Maximum Gross Floor Area: 13,296 sq. ft.  
 D. Floor Area Ratio: 35 percent  
 E. Maximum Number of Buildings: One (1)  
 F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.  
 G. Setbacks: See Drawing  
 H. Access Points: See Drawing

**PARCEL 2**

A. Net Area: 35,475 sq. ft. or 0.81 acres  
 B. Maximum Building Coverage: 10,643 sq. ft. or 30 percent  
 C. Maximum Gross Floor Area: 12,416 sq. ft.  
 D. Floor Area Ratio: 35 percent  
 E. Maximum Number of Buildings: One (1)  
 F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.  
 G. Setbacks: See Drawing  
 H. Access Points: See Drawing

**PARCEL 3**

A. Net Area: 28,808 sq. ft. or 0.66 acres  
 B. Maximum Building Coverage: 8,642 sq. ft. or 30 percent  
 C. Maximum Gross Floor Area: 10,083 sq. ft.  
 D. Floor Area Ratio: 35 percent  
 E. Maximum Number of Buildings: One (1)  
 F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.  
 G. Setbacks: See Drawing  
 H. Access Points: See Drawing

**RESERVE A**

Reserve Uses: open space, drainage purposes, landscaping, berms, lakes, screening walls as confined to easements, and utilities as confined to easements.

A. Net Area: 36,533 sq. ft. or 0.84 acres

**GENERAL PROVISIONS:**

1. Total Land Area: 472,457 ± sq. ft. or 10.85 ± acres  
 Net Land Area: 469,875 ± sq. ft. or 10.79 ± acres
2. Total Gross Floor Area: 165,360 sq. ft.  
 Total Floor Area Ratio: 35 percent
3. Parking shall be provided in accordance with Section IV of the Unified Zoning Code, unless otherwise specified in the parcel description.
4. Setbacks are as indicated on the C.U.P. drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.
5. A Drainage Plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of platting improvements.
6. Guarantees for specific street improvements for Meridian and 53rd St. North shall be further reviewed and determined at the time of platting.
  - A. Guarantee a petition to extend the center left-turn lane on 53rd Street westward to the major (full movement) opening on 53rd Street North.
  - B. Guarantee a petition to extend the right-turn accel/decel lane on 53rd North to the westernmost minor (right-in right-out) opening on 53rd Street North, with a 100-foot taper west of the opening. This guarantee should only include that portion west of D-288 Parcel 3.
  - C. Guarantee a petition to extend the center left-turn on Meridian to 100 feet south of the major opening on Meridian.
  - D. Guarantee a petition to extend the right-turn accel/decel lane south on Meridian to the major opening on Meridian, with a 100-foot taper south of the opening.
7. Signs shall be in accordance with the Sign Code of the City of Wichita with the following conditions:
  - A. As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150' apart, irrespective of how land is leased or sold.
  - B. Flashing signs (except for signs showing only time, temperature and other public service messages), rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted.
  - C. Portable and off-site signs are not permitted.
  - D. Window display signs are limited to 25% of the window area.
  - E. No signs shall be allowed on the rear of any buildings.
  - F. All freestanding signs must be monument type and shall have a maximum height of 20 feet and limit sign square footage to 150 square feet on Parcels 1 through 6. Parcel 7 shall have a maximum height of 30 feet.
8. Access Controls shall be as shown on the final plat.
9. All exterior lighting shall be shielded to direct light disbursement in a downward direction.
  - A. Limited height of light poles to 24 feet.
  - B. Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
10. All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
  - A. Limited height of light poles to 24 feet.
  - B. Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
11. Utilities shall be installed underground on all parcels.
12. Landscaping for this site shall be required as follows:
  - A. Development of all parcels within the C.U.P. shall comply with the Landscape Ordinance of the City of Wichita.
  - B. A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.
  - C. A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
13. Screening Walls:
  - A. A six (6) foot high concrete/masonry wall along the south & west property lines of the C.U.P. where adjacent to residential zoning is required.
  - B. This solid wall shall be constructed of a pattern and color that is consistent with the building walls.
14. Rooftop mechanical equipment shall be screened from ground level view per Unified Zoning Code.
15. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened to reasonably hide them from ground view.
16. All buildings in the C.U.P. shall share uniform architectural character, color, texture, and the same predominate exterior building material, as determined by the Director of Planning. Building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accents, and must employ materials similar to surrounding residential areas. Metal as an exterior material shall be limited to incidental accent.
17. Fire lanes shall be in accordance with the 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. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of building permits.
18. All parcels shall be zoned Limited Commercial. No parcel within this C.U.P. shall allow the use of adult entertainment establishments, sexually oriented business, group residential, correctional placement residences, asphalt/concrete plants, private clubs, taverns, and drinking establishments, safety service, pawn shop, agricultural sales and service, commercial wireless communication facilities or theater. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment.
19. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between parcels within the C.U.P.
20. Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.
21. The Transfer of title of all or any portion of land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
22. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
23. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
24. A plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits. Said walk system shall link sidewalks along Meridian and 53rd Street North with the proposed buildings within the subject property.
25. No development shall occur until such such time as municipal water and sewer service are provided to the site.
26. Approval of a site circulation plan by the Planning Director is required for each phase of construction prior to the issuance of a building permit.

**PARCEL 4**

A. Net Area: 55,768 sq. ft. or 1.28 acres  
 B. Maximum Building Coverage: 16,730 sq. ft. or 30 percent  
 C. Maximum Gross Floor Area: 19,519 sq. ft.  
 D. Floor Area Ratio: 35 percent  
 E. Maximum Number of Buildings: One (1)  
 F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.  
 G. Setbacks: See Drawing  
 H. Access Points: See Drawing

**PARCEL 5**

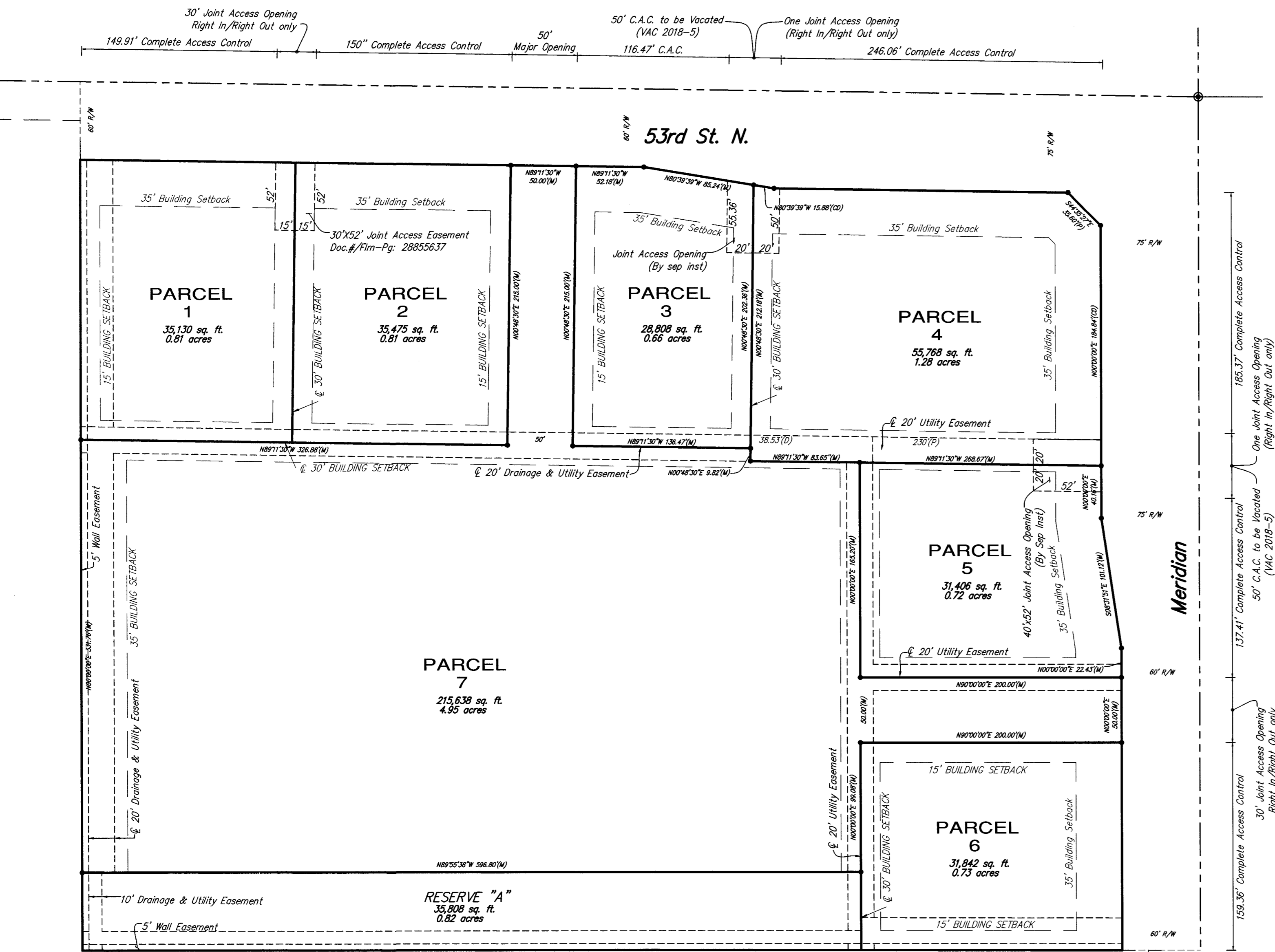
A. Net Area: 31,406 sq. ft. or 0.72 acres  
 B. Maximum Building Coverage: 9,422 sq. ft. or 30 percent  
 C. Maximum Gross Floor Area: 10,992 sq. ft.  
 D. Floor Area Ratio: 35 percent  
 E. Maximum Number of Buildings: One (1)  
 F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.  
 G. Setbacks: See Drawing  
 H. Access Points: See Drawing

**PARCEL 6**

A. Net Area: 31,842 sq. ft. or 0.73 acres  
 B. Maximum Building Coverage: 9,553 sq. ft. or 30 percent  
 C. Maximum Gross Floor Area: 11,145 sq. ft.  
 D. Floor Area Ratio: 35 percent  
 E. Maximum Number of Buildings: One (1)  
 F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.  
 G. Setbacks: See Drawing  
 H. Access Points: See Drawing

**PARCEL 7**

A. Net Area: 215,639 sq. ft. or 4.95 acres  
 B. Maximum Building Coverage: 64,691 sq. ft. or 30 percent  
 C. Maximum Gross Floor Area: 75,473 sq. ft.  
 D. Floor Area Ratio: 35 percent  
 E. Maximum Number of Buildings: Four (4)  
 F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.  
 G. Setbacks: See Drawing  
 H. Access Points: See Drawing



**REVISIONS:**

REVISED PER ADM. ADJUSTMENT (CUP2018-18): APRIL 23, 2018  
 FLAT ADJUSTMENT: JANUARY 5, 2007  
 REVISED: NOVEMBER 23, 2005  
 DRAWN: SEPTEMBER 12, 2005

**LEGAL DESCRIPTION:**

THE NORTH 648.00 FEET OF THE EAST 861.00 FEET OF THE NE1/4 OF SECTION 24, TWP. 26-S, R-1-W OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, SUBJECT TO ROAD RIGHTS-OF-WAY OF RECORD.

**BENCHMARK:**

COW BENCH MARK AT THE INTERSECTION OF MERIDIAN AND 53RD ST. NORTH, NE CORNER TOP OF CONCRETE HEADWALL.

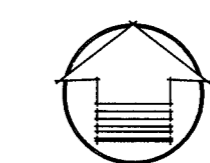
44.00 FT NORTH OF CENTER LINE  
 37.00 FT EAST OF CENTER LINE  
 50.90 FT NE OF SECTION CORNER IRON  
 28.00 FT NE OF AND RADIAL TO CURB  
 28.00 FT EAST OF SECTION LINE.

ELEV. = 1331.37 NGVD29 (143.97 CITY DATUM)

As per AA CUP2018-18 Rlm  
 4-23-2018  
**APPROVED CUP**  
 MAPC 10-20-2005 Rlm  
 BCC 11-23-2005 Rlm  
 MAPD Copy 1/24

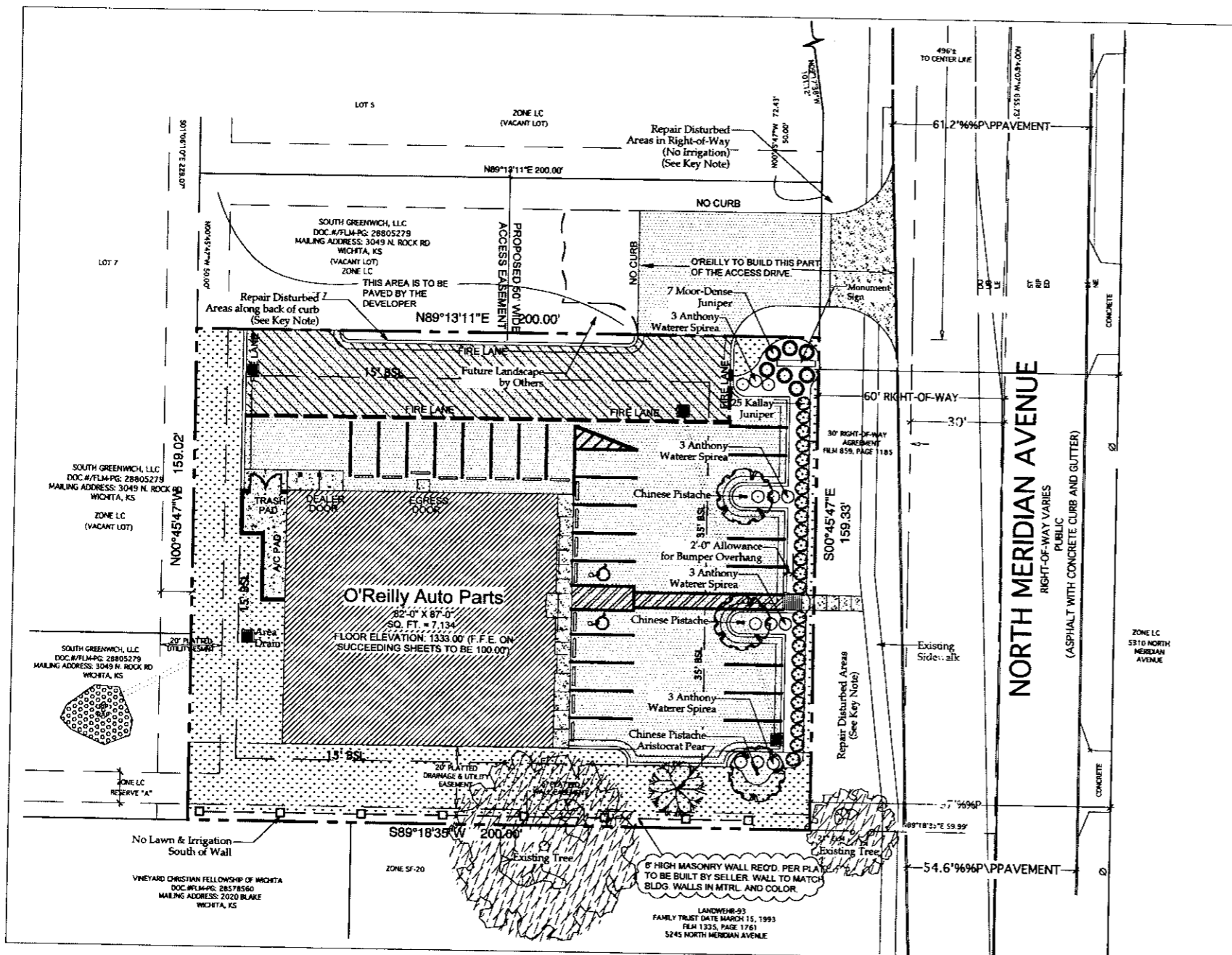
**DP-289**

**JOHNSON COMMERCIAL CENTRE  
COMMUNITY UNIT PLAN**



**Baughman Company, P.A.**  
 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149  
 Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

SCALE: 1" = 60'



**LANDSCAPE ORDINANCE NOTES:**

- LEGAL DESCRIPTION: LOT 6, BLOCK A, JOHNSON COMMERCIAL CENTRE ADDITION WICHITA / SEDGWICK COUNTY, KANSAS.
- REQUIRED LANDSCAPE FOR STREET YARD AND TREES: STREET FRONTAGE = 159.33' X 10' = 1593.3 SF / TOTAL SF OF LANDSCAPE STREET YARD REQUIRED 1500 = 4 REQUIRED TREES.
- PLANNED STREET YARD AND TREES: ABOUT 3,722 SF STREET YARD W/ 4 SHADE TREES.
- REQUIRED PARKING LOT TREES: 28 NEW PARKING SPACES / 20 = 2 SHADE TREES.
- PLANNED PARKING LOT TREES: ONE HALF OF STREET YARD TREES EQUALS REQUIRED PARKING LOT TREES.
- WATERING: WATERING FOR INSTALLATION PURPOSES SHALL BE PROVIDED BY HOSE BIBS AT THE BUILDINGS. NEW LAWN AND LANDSCAPE AREAS ARE TO BE ROUTINELY WATERED BY AN UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSING DEVICE. SEE SHEET LS 3 FOR IRRIGATION COVERAGE PLAN.

**GENERAL NOTES:**

- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- SITE CONDITIONS BASED UPON SURVEY PROVIDED BY OWNER. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
- REFER TO CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- ALL PLANTING TYPES SHALL COMPLY WITH LOCAL GOVERNING CODES AND REGULATIONS. CONFORM TO REQUIREMENTS OF PLANT LIST AND TO THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARD OF NURSERY STOCK" AND "HORTICULTURAL STANDARDS" AS TO SPECIES, AGE, SIZE, AND PLANTING RECOMMENDATIONS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE OBTAINED IF SPECIFIED PLANT MATERIALS CANNOT BE SECURED.
- PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN ON LANDSCAPING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON PLANTING SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON LANDSCAPING PLAN.
- PROVIDE 4" TOPSOIL AT ALL SOD, SEED AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. REFER TO CIVIL SITE GRADING PLAN FOR SLOPE REQUIREMENTS.
- WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF PLANT MATERIAL IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
- REESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE RIGHT-OF-WAY.
- COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.

**KEY NOTE:**

- HYDRO MULCH / SEED AND STRAW: (UNLESS NOTED OTHERWISE) ALL AREAS DISTURBED BY CONSTRUCTION ARE FIRST TO BE FINE GRADED AND THEN FOLLOWED BY HYDRO MULCH OR SEED AND STRAW OVER MIN. 4" TOPSOIL STOCKPILED FROM SITE OR HAULED IN AS REQUIRED.

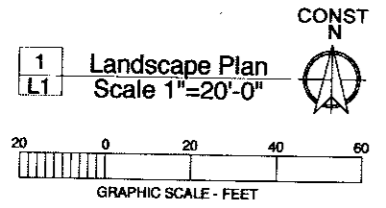
**LANDSCAPE SYMBOLS LEGEND**

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND

	NEW BUILDING CONSTRUCTION
	AREA OF CONCRETE
	AREA OF PAVING
	AREA OF SOD
	NEW MONUMENT SIGN LOCATION
	NEW CONCRETE PAVING BLOCK
	NEW LIGHT POLE LOCATION

DP-289 PARCEL 8  
**LANDSCAPE PLAN**

APPROVED 08-11-10 BY RB  
 SHEET 1 of 2  
 MAPS COPY 1 of 2



	Denotes Chinese Pistache
	Denotes Aristocrat Pear
	Denotes Anthony Waterer Spirea
	Denotes Kallay Juniper
	Denotes Moor-Dense Juniper

**Planting Schedule**

Quantity	Common Name	Botanical Name	Size	Specification
<b>TREES</b>				
3	Chinese Pistache	<i>Pistacia chinensis</i>	2" - 2 1/2" Cal	B&B
1	Aristocrat Pear	<i>Pyrus calleryana 'Aristocrat'</i>	2" - 2 1/2" Cal	B&B
4	Total Trees			
<b>SHRUBS</b>				
25	Kallay Compact Pfitzer Juniper	<i>Juniperus chinensis 'Kallay'</i>	2 gallon	Container
7	Moor-Dense Juniper	<i>Juniperus sibirica 'Moor-Dense'</i>	2 gallon	Container
12	Anthony Waterer Spirea	<i>Spiraea x bumalda 'Anthony Waterer'</i>	2 gallon	Container
44	Total Shrubs			

*Note: In case of a discrepancy between the Plant Schedule and the Plans, the Plans shall govern.*

CALL BEFORE YOU DIG - DRILL - BLAST  
 800-344-7233  
 (DIG-SAFE)  
 (316) 667-3753  
 (FAX)  
 KANSAS ONE CALL SYSTEM, INC.

**Landscape Plan**  
 LANDSCAPE ARCHITECTS PLANNERS  
  
 RFA Project #10038  
 David W. Foster, RLA  
 J. Michael Rice, RLA  
 Debra J. Foster, RLA Associate  
 www.ricofoster.com  
 1413 East 2nd Street  
 Wichita, KS 67214-9119  
 316.262.4525  
 Fax: 316.262.7316

**CRAIG A. SCHEIDER, AIA**  
 ARCHITECT  
 417-862-8959  
 1756 East Innisfield, Suite 417  
 Springfield, Missouri 65804  
 e-mail: cscneider@earthlink.net

**O'Reilly AUTO PARTS**  
 Corporate Office:  
 233 South Patterson, Springfield, Mo 65802  
 Phone: (417) 862-3333 FAX: (417) 874-7112

COMM # 2794

DATE: 06-29-10

REVISION DATE:

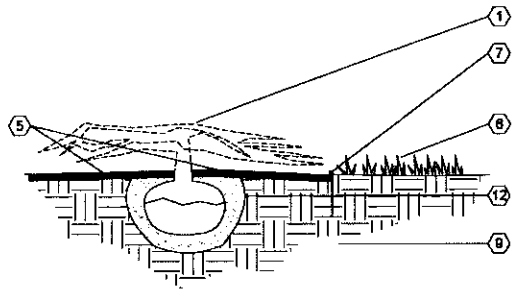


# GENERAL NOTES:

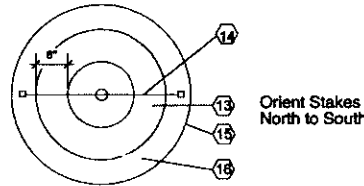
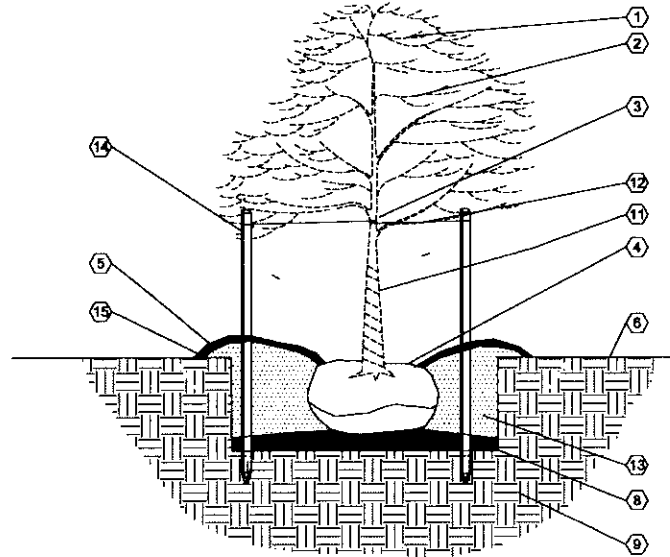
- A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- B. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.

# KEY NOTES:

- 1 PLANTING: REFER TO PLANTING SCHEDULE FOR TYPE
- 2 SET TREE LEVEL AND PLUM. STRAIGHTEN AFTER SETTLEMENT IF NEEDED.
- 3 ENCASE WIRE AROUND TRUNK IN BLACK RUBBER. MOVE UP ABOVE EQUAL TO 1/2 TO 1/3 OF THE HEIGHT OF TREE.
- 4 SET TREE WITH TOP OF ROOTBALL 2" ABOVE FINISH GRADE.
- 5 REFER TO LANDSCAPE PLAN FOR GROUND COVER TYPE AND LOCATIONS. PROVIDE 3" DEEP PREMIUM GRADE SHREDDED CEDAR MULCH OVER APPROVED WEED BARRIER FABRIC. FABRIC TO BE DEWITT 27 MILIMETER OR EQUAL.
- 6 LAWN TO BE A FINE BLADED FESCUE BLEND.
- 7 LANDSCAPE EDGE AS NOTED ON PLANS. WHERE STEEL EDGE IS INDICATED, USE RYERSON STEEL EDGE (1/8"X4"X16") OR EQUAL PRODUCT TO FORM A SMOOTH CURVED OR STRAIGHT LINE AS SHOWN ON THE PLANS. STAKE AS RECOMMENDED BY MANUFACTURER.
- 8 TAMP LOOSENEED SUBGRADE SOIL.
- 9 SUBGRADE
- 10 TWO STRANDS OF WIRE
- 11 TRUNK WRAP
- 12 PREPARED PLANTING MIXTURE: 4 PARTS EXISTING SOIL TO 1 PART COTTON BUR COMPOST W/MILORGANITE FERTILIZER OR EQUAL INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- 13 ALL TREES SHALL BE STAKED
- 14 EXTENTS OF PLANTING BERM TO HOLD WATER
- 15 METAL T-POST



**1 SHRUB PLANTING**  
L2 SCALE: 3/4" = 1'-0"



**2 DECIDUOUS TREE PLANTING**  
L2 SCALE: 3/4" = 1'-0"

# DP-289 PARCELS LANDSCAPE PLAN

APPROVED 08-01-10 BY DF  
SHEET 2 of 2  
MAPD Copy 1 of 2

## Landscape Plan

LANDSCAPE ARCHITECTS PLANNERS

**rice-foster**  
associates

RFA Project #10028  
David W. Foster, ASLA  
J. Michael Sims, AIA  
Debra J. Foster, AIA Associate  
www.ricefoster.com  
1415 East 3rd Street  
Wichita, KS 67214-4119  
316.262.4225  
316.262.7316



COMM # 2194

DATE: 06-28-10

REVISION DATE:

New CD Retail Auto Parts Store

NORTH MERIDIAN AVE  
WICHITA, KS

**Reilly AUTO PARTS**  
Corporate Office:  
233 South Parkerson, Springfield, Mo 65802  
Phone: (417) 862-3333 FAX: (417) 874-7112

**CRAIG A. SCHNEIDER, AIA**  
ARCHITECT

1736 IRLI PARKING, 10th 417  
Springfield, Missouri 65804  
417.862.8550  
417.862.2565  
e-mail: architect@ostiefpachator.com

(WICHITA #10)

# LANDSCAPE PLAN

DR-289 PARCEL 8 ADDENDUM

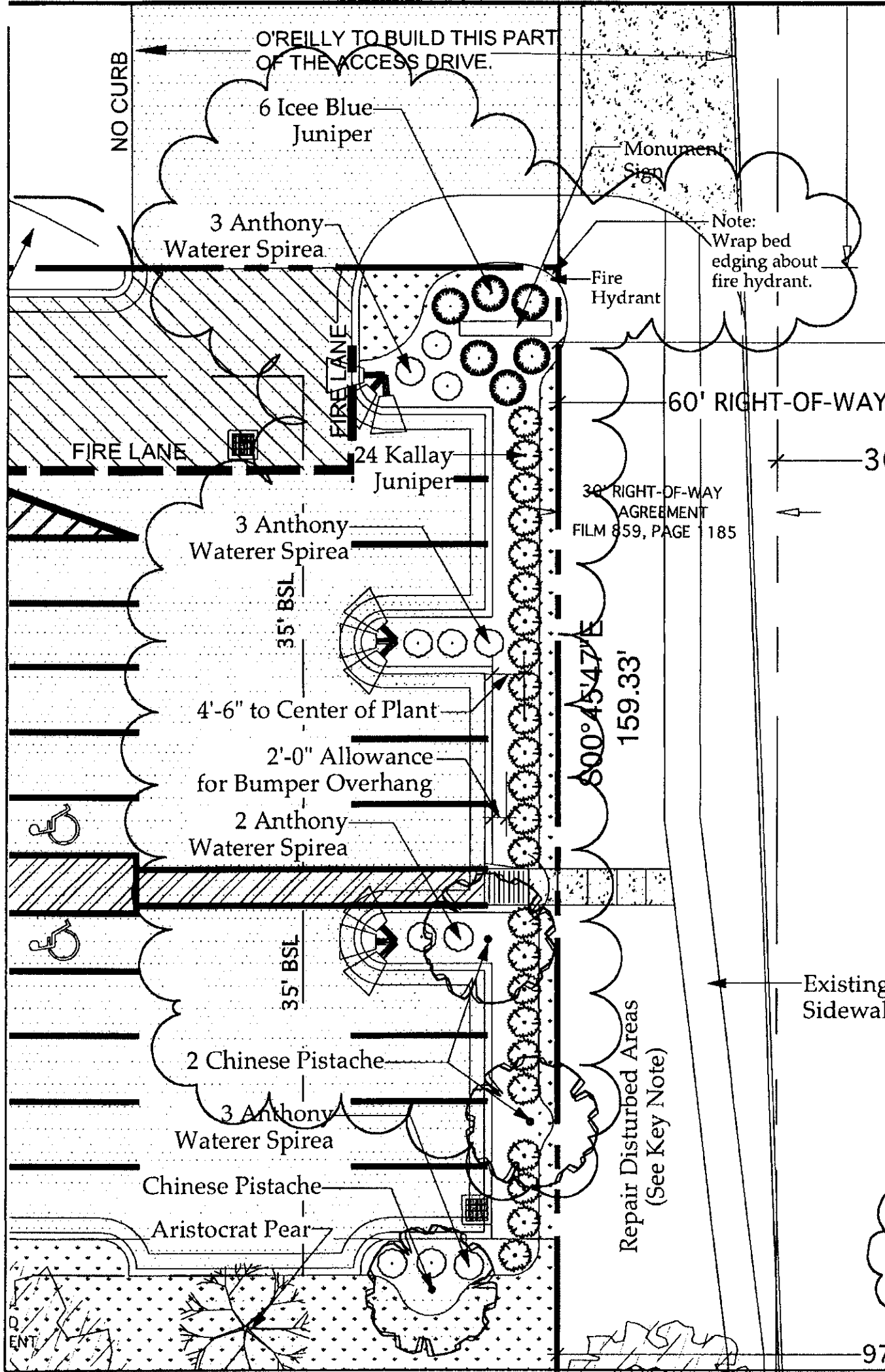
APPROVED 08-19-10 BY DG  
 SHEET 1 of 2  
 MAPS 1 of 2

**CRAIG A. SCHNEIDER, AIA**  
 ARCHITECT  
 1736 East Sunshine, Suite 417  
 Springfield, Missouri 65804  
 Phone: (417) 862.326  
 Fax: 417.862.326  
 e-mail: architect@esterlyschneider.com

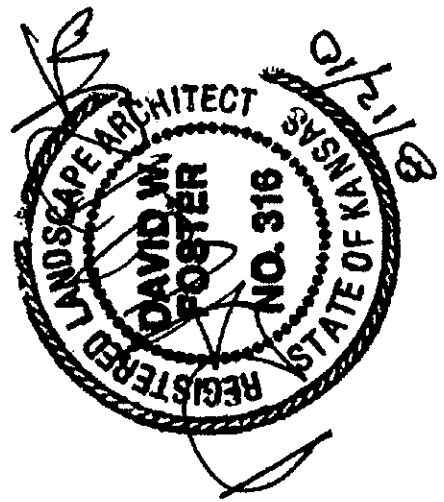
New O'Reilly Auto Parts Store:  
 NORTH MERIDIAN AVE.  
 WICHITA, KS  
 (WICHITA #10)

**O'Reilly AUTO PARTS**  
 Corporate Office  
 233 South Patterson, Springfield, Mo 65802  
 Phone: (417) 862-3333 FAX: (417) 874-7112

CONIM # 2794  
 DATE: 8-11-10  
**L1a**



**rice-foster associates**  
 LANDSCAPE ARCHITECTS  
 PLANNERS  
 1415 East 2nd Street  
 Wichita, KS 67214-4119  
 Phone: 316.262.4525  
 Fax: 316.262.7316  
 www.ricefoster.com



Denotes Landscape Revisions

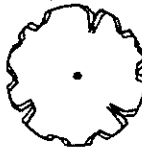
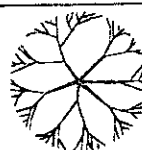



Scale 1"=20'-0"

**O'Reilly Auto Parts**  
 Wichita, KS August 12, 2010

# Planting Schedule

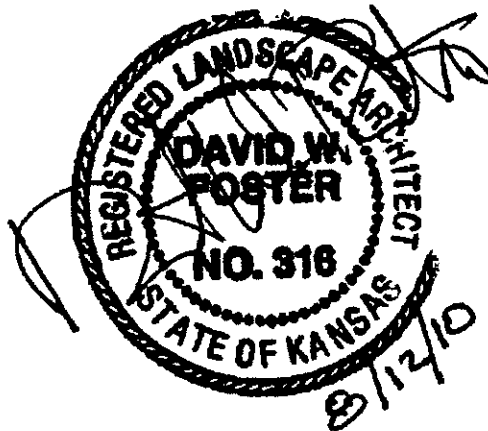
Quantity	Common Name	Botanical Name	Size	Specification
<b>TREES</b>				
3	Chinese Pistache	<i>Pistacia chinensis</i>	2" -2 1/2" Cal	B&B
1	Aristocrat Pear	<i>Pyrus calleryana 'Aristocrat'</i>	2" -2 1/2" Cal	B&B
4	<b>Total Trees</b>			
<b>SHRUBS</b>				
24	Kallay Compact Pfitzer Juniper	<i>Juniperus chinensis 'Kallay'</i>	2 gallon	Container
6	Icee Blue Juniper	<i>Juniperus horizontalis 'Icee Blue'</i>	2 gallon	Container
11	Anthony Waterer Spirea	<i>Spiraea x bumalda 'Anthony Waterer'</i>	2 gallon	Container
41	<b>Total Shrubs</b>			

Note: In case of a discrepancy between the Plant Schedule and the Plans, the Plans shall govern.

	Denotes Chinese Pistache
	Denotes Aristocrat Pear
	Denotes Anthony Waterer Spirea
	Denotes Kallay Juniper
	Denotes Icee-Blue Juniper

 Denotes Landscape Revisions

**O'Reilly Auto Parts**  
Wichita, KS  
August 12, 2010



DP-289 PARCEL 8 APPENDUM  
**LANDSCAPE PLAN**

APPROVED 08/19/10 BY DF  
SHEET 2 of 2  
MAPD Copy 1 of 2

## Landscape Plan

LANDSCAPE  
ARCHITECTS  
PLANNERS

**rice-foster**  
associates

RFA Project #10038  
Revision Date: 8/11/10

David W. Foster, ASLA  
J. Michael Rice, AIA  
Debra J. Foster, AIA Associate  
www.ricefoster.com

1415 East 2nd Street  
Wichita, KS 67214-4119  
316.262.4525  
fax 316.262.7316

New O'Reilly Auto Parts Store:

NORTH MERIDIAN AVE.  
WICHITA, KS



Corporate Office:  
233 South Patterson, Springfield, Mo 65802  
Phone: (417) 862-3333 FAX: (417) 874-7112

COMM # 2794

DATE: 8-11-10

L1b

**CRAIG A. SCHNEIDER, AIA**

**ARCHITECT**

1736 East Sunshine, Suite 417  
Springfield, Missouri 65804

417.862.055  
Fax: 417.862.926  
e-mail: architect@esterlyschneider.com



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

April 23, 2018

South Greenwich, LLC  
Attn: Thomas D. Jacob, Member  
3049 N. Rock Road  
Wichita, KS 67226-1310

Baughman Company, P.A.  
Attn: Russ Ewy  
315 Ellis  
Wichita, KS 67211

**RE: CUP2018-00018 – City Administrative Adjustments to Johnson Commercial Centre CUP DP-289 as a result of modifications of a lot split LSP2018-07.**

**Legal Description: LOTS 3, 4, 5 & 7, BLOCK A, JOHNSON COMMERCIAL CENTRE ADDITION, WICHITA, SEDGWICK COUNTY, KS**

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment CUP2018-18 to reflect a lot split LSP2018-07 approved on Lots 3, 4, 5 & 7, Block A, Johnson Commercial Centre Addition to Wichita, Sedgwick County, Kansas.

The following parcel descriptions reflect the proposed modifications:

Parcel 3:

Net Area:	0.66 Acres (28,808 Sq. Ft.)
Maximum Building Coverage:	8,642 Sq. Ft.
Maximum Gross Floor Area:	10,083 Sq. Ft.

Parcel 4:

Net Area:	1.28 Acres (55,768 Sq. Ft.)
Maximum Building Coverage:	16,730 Sq. Ft.
Maximum Gross Floor Area:	19,519 Sq. Ft.

Parcel 5:

Net Area:	0.72 Acres (31,406 Sq. Ft.)
Maximum Building Coverage:	9,422 Sq. Ft.
Maximum Gross Floor Area:	10,992 Sq. Ft.

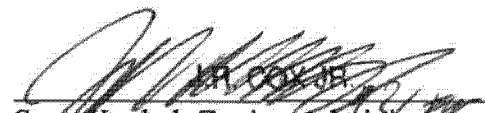
Parcel 7:  
Net Area: 4.95 Acres (215,638 Sq. Ft.)  
Maximum Building Coverage: 64,691 Sq. Ft.  
Maximum Gross Floor Area: 75,473 Sq. Ft.

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 four (4) copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.

  
Dale Miller, Director  
Metropolitan Area Planning Department

  
Scott Knebel, Zoning Administrator  
Metropolitan Area Planning Department

cc: MABCD  
Cindy Claycomb, CM District VI  
Brandon Findley, CSR, District VI

# GENERAL PLANTING NOTES

- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE ARCHITECT/LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE OWNER'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING THE LOCAL UTILITY LOCATOR SERVICE. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR.
- SOD/SEED TYPE SHALL BE LOCALLY AVAILABLE TALL FESCUE BLEND OR OTHER TURF GRASS RECOMMENDED FOR THE SPECIFIC AREA.
- BACKFILL FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL SOIL, EXCAVATED FROM PLANTING PITS MIXED WITH COMPOST AND WELL-ROTTED MANURE AT A RATIO OF THREE (3) PARTS SOIL TO ONE (1) PART COMPOST AND WELL-ROTTED MANURE.
- FERTILIZE ALL PLANTS WITH 6-10-4 COMMERCIAL FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER.
- AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS.
- ALL LANDSCAPE EDGING IS TO BE A 4" X 3/8" PAINTED STEEL EDGING. PLACE EDGING FLUSH WITH GRADE.
- INSTALL SHREDDED HARDWOOD MULCH IN ALL PLANT BEDS AND TREE SAUCERS. PLACE 3"-4" OF MULCH IN ALL PLANT BEDS AND TREE SAUCERS.
- PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL ACCEPTANCE OF THE PROJECT'S PLANT MATERIALS. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION.
- RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W.
- REESTABLISH TURF IN ALL AREAS DISTURBED BY THE CONSTRUCTION PROCESS AND WITHIN THE LIMITS OF DISTURBANCE BY SEED, SOD OR PLANNED PLANTING AREAS, AS NOTED ON PLAN.
- REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE OWNER'S REPRESENTATIVE PRIOR TO STARTING CONSTRUCTION.

## LEGAL DESCRIPTION

## PLANTING LEGEND

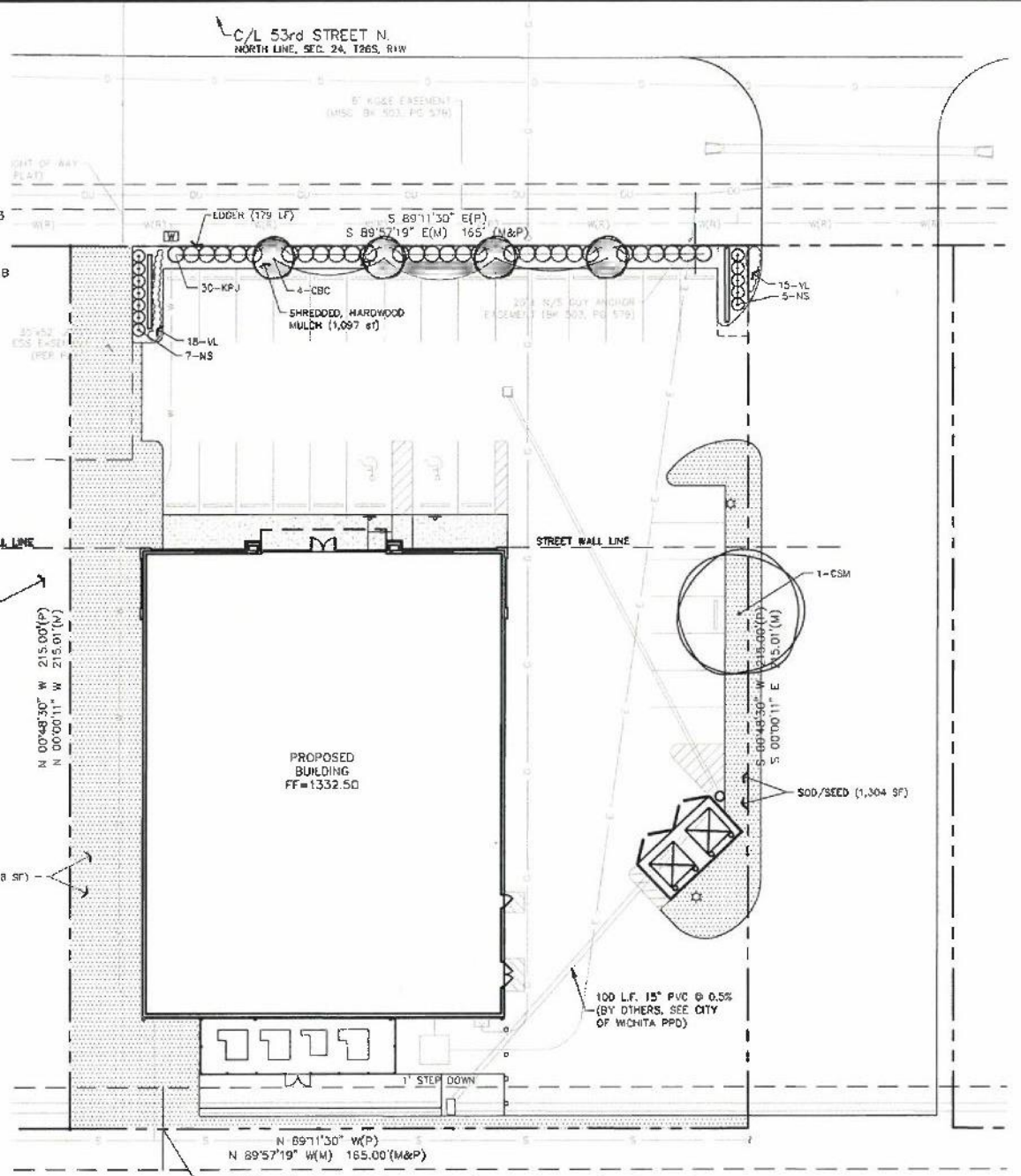
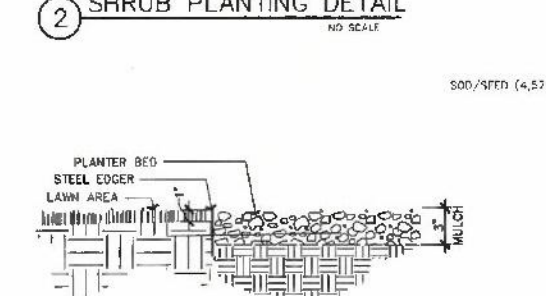
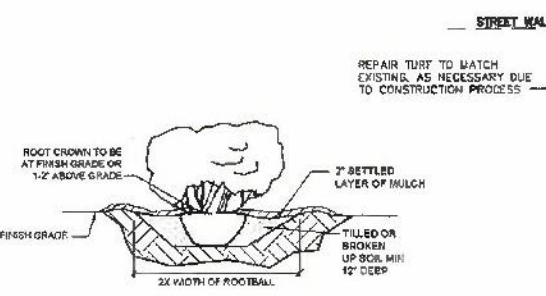
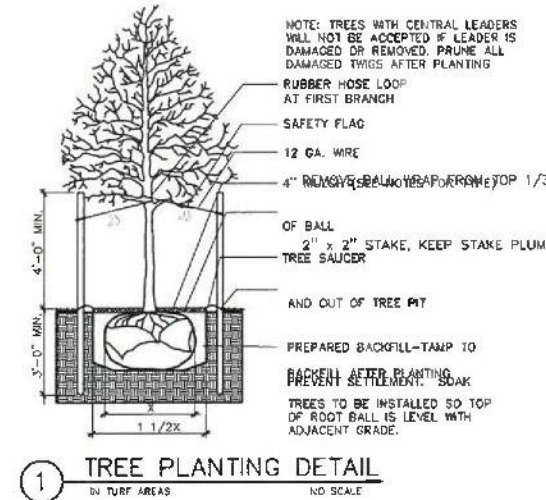
- SIDEWALK
- SOD/SEED

## LANDSCAPE CODE CALCULATIONS

LANDSCAPED STREET YARD	PARKING LOT SCREENING AND LANDSCAPING
Landscaped Street Yard Required: 165 LF 53rd Street x .8 Square Foot Factor 1,320 SF Landscaped Street Yard required	Parking lot screening provided Parking lot trees required 30 parking stalls x 20 = 1.5 or say 2 trees required (Up to 1/2 street yard trees = 1.5 can be used for parking lot trees)
Landscaped Street Yard Provided: 2,738 Total sq. ft. Provided	Parking lot trees provided: 2 parking lot trees provided
Street Yard Trees Required: 1,320 ÷ 500 = 2.6 or say 3 trees required (up to 1/2 can be provided by shrubs)	REQUIRED BUFFERS: None required
Shade Trees Provided: 4 ornamental trees + 10 Shrubs = 3 trees provided.	

## PLANT SCHEDULE

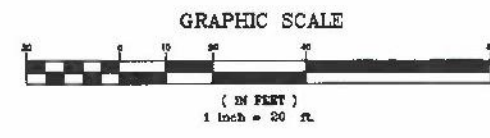
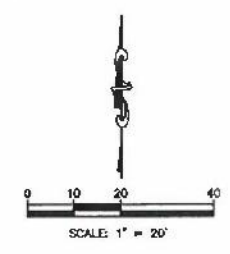
TAG	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
		<b>DECIDUOUS TREE</b>				
CSM	1	Caddo Sugar Maple	Acer saccharum 'Caddo'	2" CAL.	B & B	
		<b>ORNAMENTAL TREES</b>				
CSM	4	Coralburst Crabapple	Malus 'Coralburst'	1-1/2" CAL.	B & B	
		<b>EVERGREEN SHRUBS</b>				
KPJ	30	Kolloy Pfitzer Juniper	Juniperus x pfitzeriana 'Kolloy's Compact'	3 Gal.	Cont.	
		<b>DECIDUOUS SHRUBS</b>				
NS	12	Norman Spirea	Spiraea x bumalda 'Norman'	3 Gal.	Cont.	
		<b>PERENNIALS</b>				
VL	33	Variegated Liriope	Liriope Muscari 'Variegata'	5" pot	Cont.	



# LANDSCAPE PLAN

APPROVED 1/3/20 BY NES

## PLANTING PLAN



UTILITIES SHOWN REPRESENT THE BEST INFORMATION AVAILABLE FOR DESIGN. ADDITIONAL UTILITIES MAY BE PRESENT ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY THE FAILURE TO DO SO.

THIS PLAN SHEET IS PART OF AN OVERALL KAW VALLEY ENGINEERING PLAN SET FOR THE SPECIFIC IMPROVEMENTS CONTEMPLATED THEREIN. AS SUCH, THE INFORMATION CONTAINED MAY BE LIMITED AND SHOULD ONLY BE INTERPRETED WITHIN THE CONTEXT OF THE COMPLETE PLAN SET.

CHK	DSN	DATE	DESCRIPTION
Teri Forno, RLA Wichita, KS 520-262-7288 teri@kvw.com			
200 N. LUDWIGIA, SUITE 100 WICHITA, KANSAS 67202 PH: (316) 440-4304   FAX: (316) 440-4309 www.kvw.com   www.kvw.com			
<b>KAW VALLEY ENGINEERING</b> KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-113. EXPIRES 12/31/18			
DOLLAR TREE 2629 53rd Street WICHITA, KS 67204			
PROJ. NO.	G18-C920	DESIGNER	TAF
CFN	0920 SP	SHEET	REV
<b>L-1</b>			

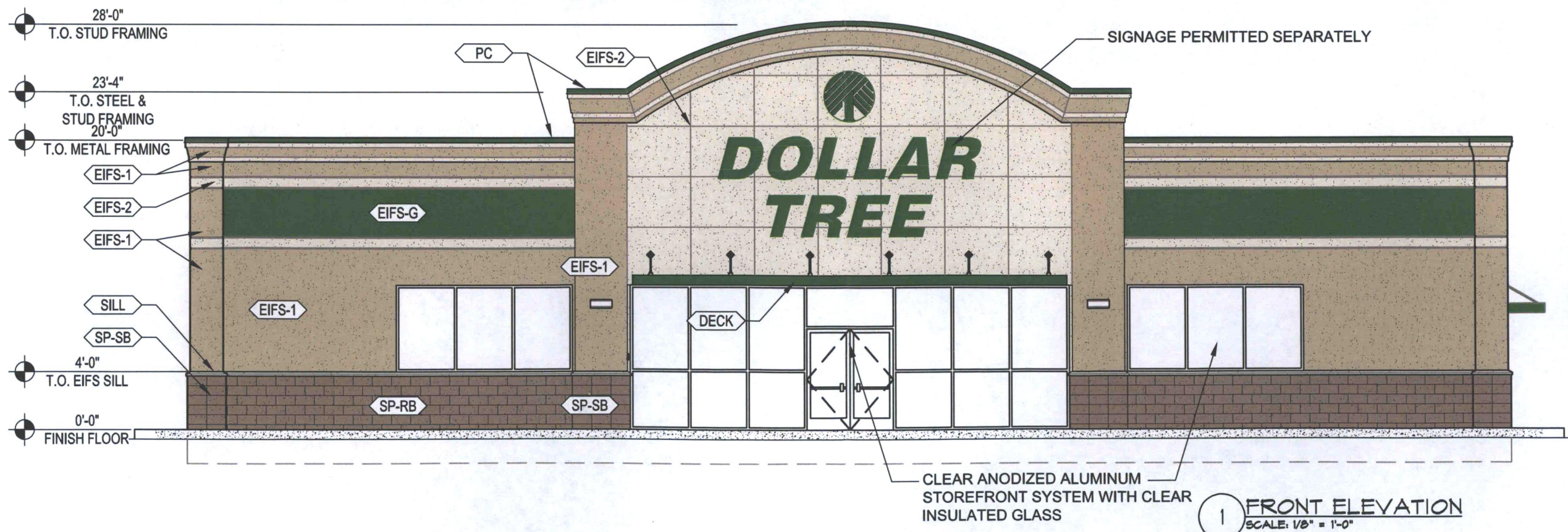
Parcel 2  
**APPROVED**

DP-289 Arch Rev per GP#16

JK 3-2-20

Page 1 of 2

KEYNOTE	DESCRIPTION	COLOR
SP-RB	SPLIT FACED CMU VENEER - RUNNING BOND	SHERWIN WILLIAMS - 'VIRTUAL TAUPE' - SW7039
EIFS-1	EIFS - COLOR 1 (FINISH - PRODUCT STO 310)	STO 'SANDSTONE' 93860 (NA10-0052)
EIFS-2	EIFS - COLOR 2 (FINISH - PRODUCT STO 310)	STO 'SMOKED PUTTY' 93240 (NA10-0053)
EIFS-G	EIFS - ACCENT COLOR (FINISH - PRODUCT STOLIT 130D)	SHERWIN WILLIAMS - 'ENVY' - SW6925
SILL	3 3/8" x 3 5/8" EIFS SILL W/ BEVEL - SEE DETAIL 7/A-2.1	STO 'SMOKED PUTTY' 93240 (NA10-0053)
D&F	STEEL DOOR & HOLLOW METAL FRAME	SHERWIN WILLIAMS 'BALANCED BEIGE' SW7037
PC	24 GAUGE KYNAR COATED METAL COPING (PROVIDED BY METAL BUILDING MANF.)	SHERWIN WILLIAMS - 'ENVY' - SW6925
DECK	FUTURE 3'-0" METAL DECK CANOPY & HANGER ROD SUPPORTED W/ 8" FASCIA - SUPPLIED & INSTALLED BY FUTURE TENANTS SIGN VENDOR - CONTRACTOR TO PROVIDE & INSTALL WALL BOLTS (SEE 1/A-4.0)	SHERWIN WILLIAMS - 'ENVY' - SW6925
PNL-1	1 1/4" 26 GAUGE PBR METAL WALL PANEL (PROVIDED BY METAL BUILDING MANF.)	MBCI SIGNATURE 200 - 'LIGHT STONE'
PNL-2	1 1/8" 26 GAUGE MBCI AVP METAL WALL PANEL (PROVIDED BY METAL BUILDING MANF.)	MBCI SIGNATURE 200 - 'LIGHT STONE'
RF-1	3"-24 GAUGE DOUBLE LOK GALVALUME METAL ROOF SYSTEM	SOLAR WHITE



DOLLAR TREE  
 COLOR ELEVATIONS

DATE: 3-2-20  
 PROJECT #: \_\_\_\_\_  
 DRAWN BY: VW  
 CADD FILE NAME: \_\_\_\_\_

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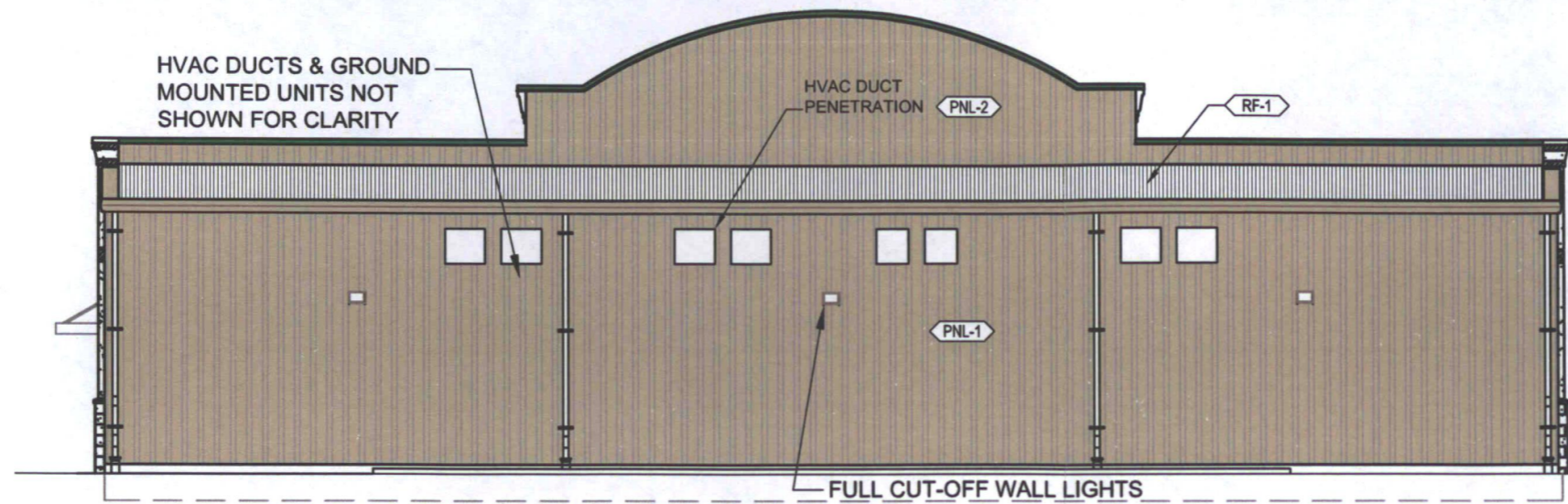
Sheet

1



architecture + interior design

421 Penman Street, Suite 200, Charlotte, NC 28203  
 Email: esd@esdarch.com • Phone: 704-373-1900



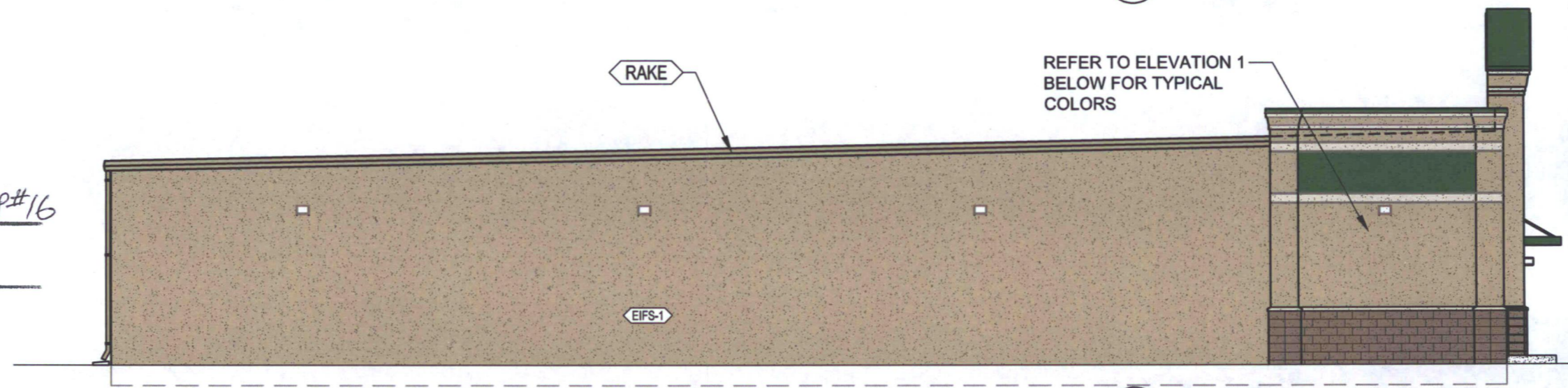
3 REAR ELEVATION  
SCALE: 3/32" = 1'-0"

Parcel 2  
**APPROVED**

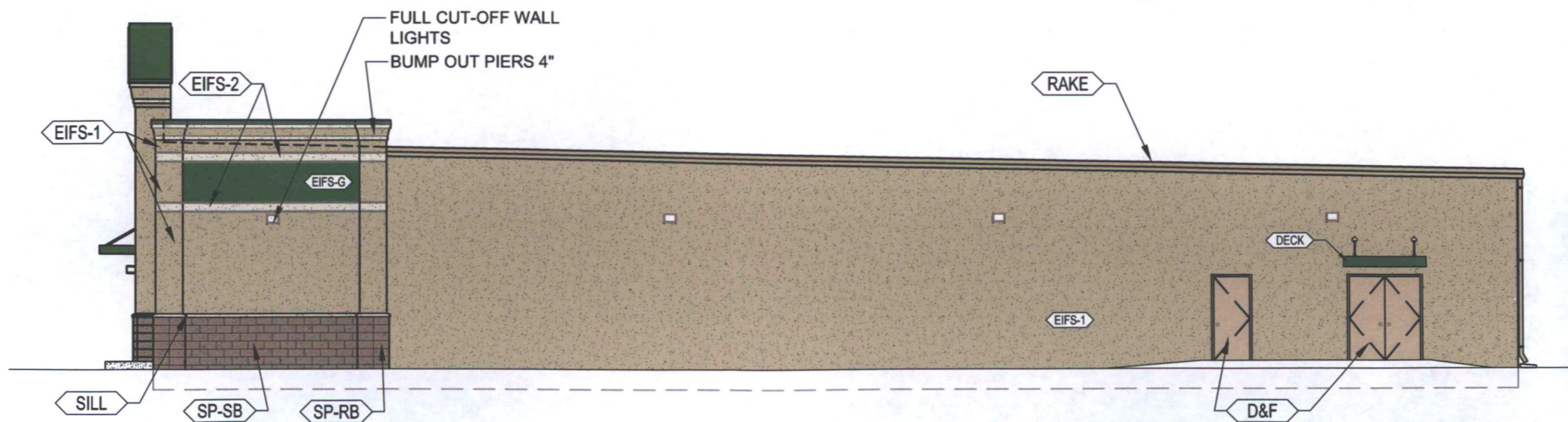
DP-289 Arch Rev per GP#16

JK 3-2-20

Page 2 of 2



2 LEFT SIDE ELEVATION  
SCALE: 3/32" = 1'-0"



1 RIGHT SIDE ELEVATION  
SCALE: 3/32" = 1'-0"

1-REFER TO SHEET 1 FOR ELEVATION LEGEND



architecture + interior design

421 Penman Street, Suite 200, Charlotte, NC 28203  
Email: esd@esdarch.com • Phone: 704-373-1900

DOLLAR TREE

COLOR ELEVATIONS

DATE: 3-2-20

PROJECT #:

DRAWN BY: VW

CADD FILE NAME:

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Sheet

2