

CONQUEST NORTH COMMUNITY UNIT PLAN

DP - 24

UNPLATTED
(PARK)

DP-24 AMEND #1
Per Admin Adjust 08-23-05; 08-24-06; 10-03-06; 10-24-04

APPROVED CUP

MAPC 08-13-98 DM

MAP Copy 2 of 2

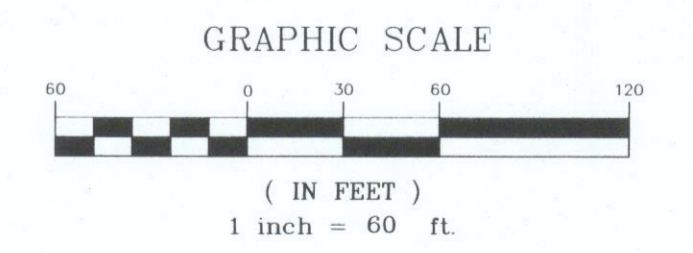
GENERAL PROVISIONS:

- 1.) TOTAL LAND AREA: 828,899 SQ. FT. OR 19.03 ACRES
- A. MAXIMUM BUILDING COVERAGE: 124,335 SQ. FT. OR 15 PERCENT
- B. MAXIMUM GROSS FLOOR AREA: 124,335 SQ. FT.
- C. FLOOR AREA RATIO: 15 PERCENT
- 2.) PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE UNIFIED ZONING CODE.
- 3.) FRONT SETBACKS ARE AS INDICATED ON THE C.U.P. DRAWING. REAR SETBACKS ARE PER IF-3 ZONING, EXCEPT:
 - A. REAR SETBACKS FOR LOTS 3, 7 AND 8, PARCEL 2; AND LOTS 9 AND 11, PARCEL 4, ARE REDUCED AS INDICATED ON THE C.U.P. DRAWING.
 - B. REAR SETBACK FOR LOT 8, PARCEL 1A, IS REDUCED TO 18.00 FEET.
 - C. REAR SETBACK FOR LOT 9, PARCEL 2, IS REDUCED TO 16.50 FEET.
 - D. REAR SETBACK FOR LOT 2, PARCEL 4, IS REDUCED TO 17.50 FEET.
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- 4.) A DRAINAGE PLAN FOR CONQUEST NORTH 2ND ADDITION WILL BE SUBMITTED TO CITY ENGINEERING FOR APPROVAL.
- 5.) SIGNS SHALL BE PERMITTED IN ACCORDANCE WITH THE CITY OF WICHITA SIGN ORDINANCE
- 6.) FOR THOSE AREAS DEVELOPED FOR ASSISTED LIVING USES, ALL EXTERIOR LIGHTING SHALL BE SHIELDED TO LIMIT LIGHT TRESPASS INTO RESIDENTIAL AREAS. ALL EXTERIOR LIGHTING SHALL BE LIMITED TO A HEIGHT OF 14 FEET WITHIN 100 FEET OF ABUTTING RESIDENTIALLY-ZONED PROPERTY, AND 20 FEET ON THE REMAINDER OF THE TRACT.
- 7.) UTILITIES SHALL BE INSTALLED UNDERGROUND ON ALL PARCELS.
- 8.) LANDSCAPING FOR THE DEVELOPMENT OF ALL PARCELS WITHIN THE C.U.P. SHALL COMPLY WITH THE LANDSCAPE ORDINANCE OF THE CITY OF WICHITA.
- 9.) TRASH RECEPTACLES FOR PARCEL 1 SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW
- 10.) THE PROPOSED DEVELOPMENT CONTAINS 6 PARCELS. FOR PERMITTED USES AND DENSITIES, SEE PARCEL DESCRIPTIONS AND THE FOLLOWING SCHEDULE:

PARCEL	SINGLE-FAMILY	ASSISTED LIVING	DUPLEX DW.
PARCEL 1	-	34	-
PARCEL 1A	10	-	-
PARCEL 2	10	-	-
PARCEL 3	22	9	3 (6 DW'S)
PARCEL 4	17	-	-
PARCEL 5	16	-	-
TOTALS	65	60	34

- Per Admin Adjustment 10-24-04 CUP 24-35

- 11.) 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.



PARCEL 1

A. NET AREA: 86,479 SQ. FT. OR 1.99 ACRES
 B. MAXIMUM BUILDING COVERAGE: 25,944 SQ. FT. OR 30 PERCENT
 C. MAXIMUM GROSS FLOOR AREA: 30,277 SQ. FT.
 D. FLOOR AREA RATIO: 35 PERCENT
 E. MAXIMUM BUILDING HEIGHT: 35 FEET
 F. PROPOSED USE: ASSISTED LIVING

PARCEL 1A

A. NET AREA: 70,679 SQ. FT. OR 1.62 ACRES
 B. MAXIMUM BUILDING COVERAGE: 21,204 SQ. FT. OR 30 PERCENT
 C. MAXIMUM GROSS FLOOR AREA: 24,745 SQ. FT.
 D. FLOOR AREA RATIO: 35 PERCENT
 E. MAXIMUM BUILDING HEIGHT: 35 FEET
 F. PROPOSED USE: SINGLE-FAMILY

PARCEL 2

A. NET AREA: 93,670 SQ. FT. OR 2.15 ACRES
 B. MAXIMUM BUILDING COVERAGE: 28,101 SQ. FT. OR 30 PERCENT
 C. MAXIMUM GROSS FLOOR AREA: 32,794 SQ. FT.
 D. FLOOR AREA RATIO: 35 PERCENT
 E. MAXIMUM BUILDING HEIGHT: 35 FEET
 F. PROPOSED USE: SINGLE-FAMILY, HOMEOWNERS ASSOCIATION MAINTENANCE

PARCEL 3

A. NET AREA: 82,007 SQ. FT. OR 1.88 ACRES
 B. MAXIMUM BUILDING COVERAGE: 24,602 SQ. FT. OR 30 PERCENT
 C. MAXIMUM GROSS FLOOR AREA: 28,703 SQ. FT.
 D. FLOOR AREA RATIO: 35 PERCENT
 E. MAXIMUM BUILDING HEIGHT: 35 FEET
 F. PROPOSED USE: SINGLE-FAMILY

and Duplex provided that duplex development is limited to one (1) duplex on each lot for lots 6, 7, + 8 - per Admin Adjustment 10-24-04 CUP 24-35

PARCEL 4

A. NET AREA: 136,876 SQ. FT. OR 3.14 ACRES
 B. MAXIMUM BUILDING COVERAGE: 41,063 SQ. FT. OR 30 PERCENT
 C. MAXIMUM GROSS FLOOR AREA: 47,907 SQ. FT.
 D. FLOOR AREA RATIO: 35 PERCENT
 E. MAXIMUM BUILDING HEIGHT: 35 FEET
 F. PROPOSED USE: SINGLE-FAMILY

PARCEL 5

A. NET AREA: 155,342 SQ. FT. OR 3.57 ACRES
 B. MAXIMUM BUILDING COVERAGE: 46,603 SQ. FT. OR 30 PERCENT
 C. MAXIMUM GROSS FLOOR AREA: 54,370 SQ. FT.
 D. FLOOR AREA RATIO: 35 PERCENT
 E. MAXIMUM BUILDING HEIGHT: 35 FEET
 F. PROPOSED USE: SINGLE-FAMILY

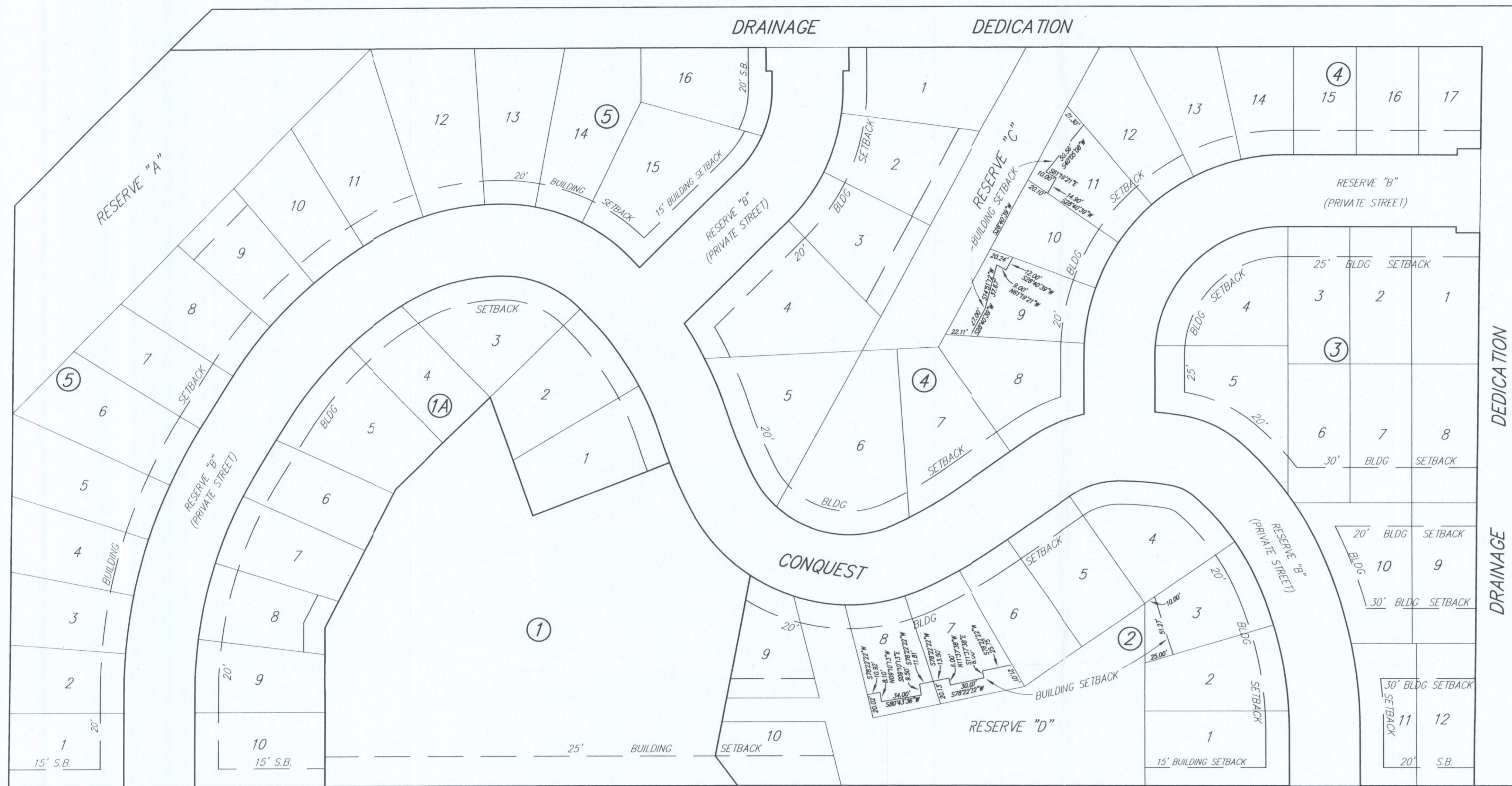
APPROVED: JANUARY 10, 1967

ADMIN. ADJ.: OCT. , 2006
 ADMIN. ADJ.: MARCH 1, 2006
 ADMIN. ADJ.: AUGUST 23, 2005
 AMENDED: JULY 30, 1998

DWG FILE: CUP DP-24
 PROJECT NO. 2737P
 AUGUST 10, 2005
 REV. SEPT. 11, 2006
 REV. OCT. 4, 2006



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 Engineering, Surveying, Land Planning
 924 North Main
 Wichita, Kansas 67203
 www.rbkansas.com
 (316) 264-3008
 (316) 264-4621 fax
 E-mail: info@rbkansas.com



27TH STREET NORTH

POPLAR ST

GREEN ST

ESTELLE AVE

VOLUTSIA AVE

RIDGECREST

ADDITION

CONQUEST

DRAINAGE

DEDICATION

DEDICATION

DRAINAGE

UNPLATTED

UNPLATTED



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

October 24, 2024

Zimbelman Investment Properties, LLC
Attn: Tony and Judy Zimbelman
8737 Northridge Court
Wichita, KS 67205

RE: CUP2024-00035 – Administrative Adjustment in the City to the Conquest North Commercial CUP DP-24, to permit duplex development on 3 lots on Parcel 3, on property zoned TF-3 Two-Family Residential District; generally located within one-quarter mile north of East 27th Street North and within one-quarter mile east of North Grove Street.

Legal Description: Lots 6, 7, and 8, Block D, Conquest North Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We received and reviewed your request for an Administrative Adjustment to CUP DP-24 to permit duplex development on three (3) lots on Parcel 3. The subject site is zoned TF-3 Two-Family Residential District for which duplex development would typically be a use permitted by-right. The CUP does not specifically prohibit the proposed use. Furthermore, the proposed use is not deemed to be more intensive than existing, permitted uses within the CUP. Parcel 1 permits Assisted Living as a permitted use within the TF-3 District and it is developed as such. If approved, the Administrative Adjustment would permit one (1) duplex per lot for a total of three (3) duplexes of six (6) dwelling units. Each duplex would be subject to all applicable setbacks and other development standards as listed in DP-24 and/or the Unified Zoning Code.

The following reflects staff's approved text modifications identified in red letters.

GENERAL PROVISIONS

Parcel Number 3:

- A. Net Area: 82,007 sq. ft. of 1.88 acres
- B. Maximum Building Coverage: 24,602 sq. ft. or 30 percent
- C. Maximum Gross Floor Area: 28,703 sq. ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum Building Height: 35 feet
- F. Proposed Use: Single Family and Duplex provided that duplex development is limited to one (1) duplex on each lot for Lots 6, 7, & 8.

General Provision 10:

Parcel	Single-Family	Assisted Living	Duplex (DU's)
Parcel 1	-	34	-
Parcel 1A	10	-	-
Parcel 2	10	-	-
Parcel 3	12 9	-	3 (6 DU's)
Parcel 4	17	-	-
Parcel 5	16	-	-
Totals DU's	65 62	34	6

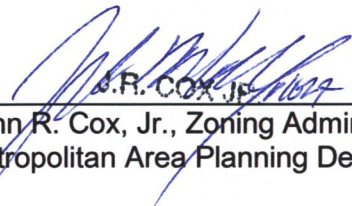
On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan. Section V-E.14.a of the Unified Zoning Code permits adjusting a CUP to increase the residential density by not more than 10 percent on a total, aggregate basis. The CUP proposed a total of 99 dwelling units (a mixture of single-family and assisted living units). With a total acreage of 19.03 acres, the proposed density would be 5.20 dwelling units per acre. Permitting 3 duplexes (or six dwelling units), the total number of dwelling units would increase to 102, and the density would increase to 5.35 dwelling units per acre (or a 2.9 percent increase).

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
 Brandon Johnson, CM District I
 Cameron Jackson, CSR District I

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Per Admin Adj. 08-23-05; 03-24-06; 10-03-06

APPROVED CUP

MAPC 08-13-98

MAPD Copy 1 of 2

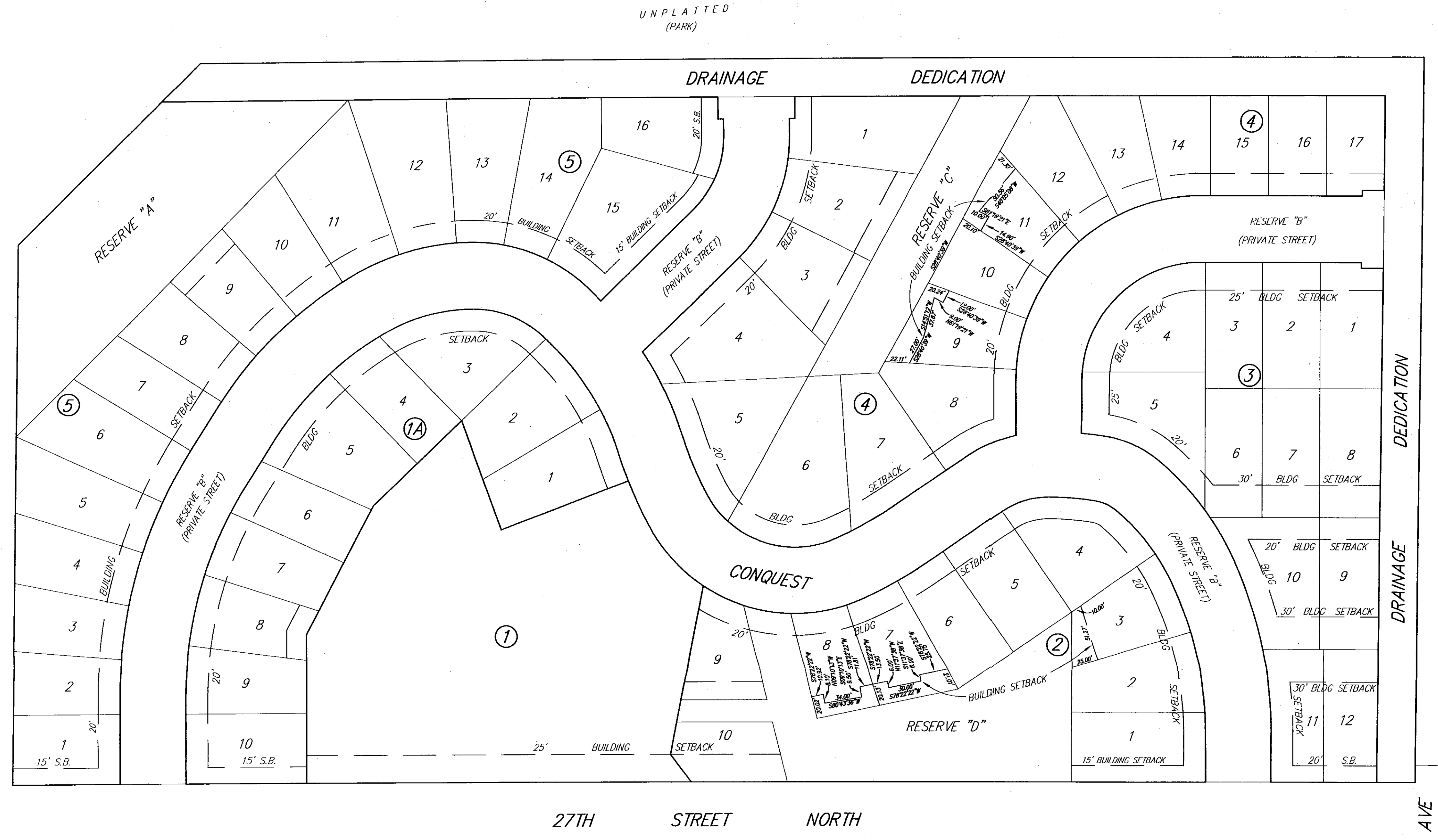
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 - MAXIMUM GROSS FLOOR AREA:
 - FLOOR AREA RATIO:
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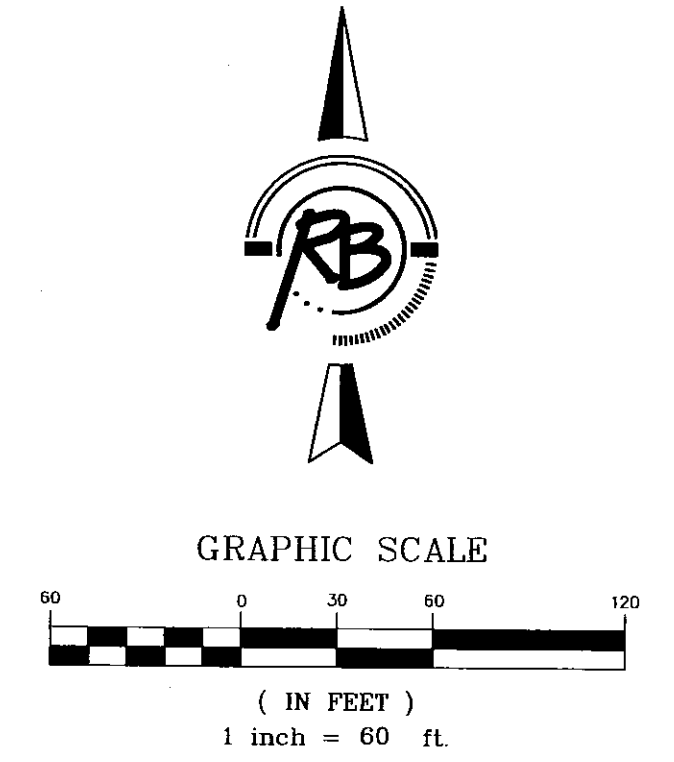
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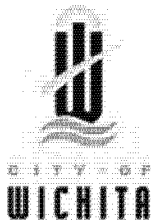
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 www.rbkansas.com E-mail: info@rbkansas.com



Wichita-Sedgwick County Metropolitan Area Planning Department

Baughman Company
Russ Ewy
315 Ellis
Wichita, KS. 67211

July 13, 2018

RE: ZON2018-00020 and CUP2018-00024- City CUP amendment to DP-47 D.I.T. Commercial CUP with zone change from GC General Commercial to LI Limited Industrial (ZON2018-20) to allow additional industrial and commercial uses; generally located at the northeast corner of MacArthur Rd and Hydraulic Avenue (3900 S. Hydraulic)

Dear Applicant;

At its regular meeting on July 12, 2018, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to APPROVE the request.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on July 26, 2018. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk by July 26, 2018 at 5:00 p.m.

The application is scheduled for consideration by the City Council on Tuesday, August 14, 2018. The City Council meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

A handwritten signature in black ink that reads 'Kyle C. Kobe'.

Kyle C Kobe
Associate Planner

Copies to: MABCD
James Clendenin, Council Member District III
Maddy Campbell, CSR District III
Starlite Drive-In Theatre Corp, 3900 S Hydraulic St, Wichita, KS, 67216