

GENERAL REQUIREMENTS

1. HIGH CONTRAST ADVERTISEMENTS SHALL BE PERMITTED ALONG ROCK ROAD, KELLOGG, AND LONGFELLOW LANE. SIGNAGE SHALL NOT EXCEED 10' IN HEIGHT ALONG ROCK ROAD AND KELLOGG, OR 20' IN HEIGHT ALONG LONGFELLOW LANE. SUBJECT TO THE APPROVAL OF CITY ENGINEER. SEE ADMINISTRATIVE ADJUSTMENT DATED 01/10/11.
2. MAXIMUM BUILDING COVERAGE SHALL BE 50% BY PARCELS 1 & 2.
3. NET LAND AREA FOR EACH SITE OR SITE ACRES.
4. SCREENING: A LANDSCAPE WITH 10' TALL BUSHES OR OTHER SIMILAR MATERIAL SHALL BE PROVIDED ALONG THE PROPERTY LINE ADJACENT TO THE RESIDENTIAL AREAS ALONG THE SOUTH & WEST SIDES OF PARCELS 2 AND 5.
5. A PLANTING STRIP OF LOW GROWING PLANTS NOT EXCEEDING 6' IN HEIGHT SHALL BE PROVIDED ALONG THE 25' FRONT YARD SETBACK ON LONGFELLOW LANE. STRIP CAN NOT BE EXCEEDED FROM CONTINENTAL FIRELINE. PLANTING STRIP SHALL BE PLANTED IMMEDIATELY WEST OF EASEMENT.
6. CURBS CITY LIMITED TO THOSE SHOWN ON SITE PLAN EXISTING CURBS. CURBS ADJACENT TO PARCELS 1 & 2 SHALL REMAIN UNTIL JUNE 30, 1973.
7. PROPERTY ADJACENT TO PARCELS 1 & 2 PARCELS 1 & 2 INDICATED TO BE DEDICATED TO CITY SHALL BE DEDICATED ON LINE 02.111. PROPERTY ADJACENT TO PARCELS 2 INDICATED TO BE DEDICATED TO CITY SHALL BE DEDICATED UPON APPROVAL OF PLAN.
8. DRAINAGE: PROBLEMS WILL BE SOLVED AT TIME OF PLANTING.
9. ANY ADJUSTMENTS TO CONTINENTAL FIRE LINE TO BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
10. PARKING SHALL BE PROVIDED AS REQUIRED BY THE ZONING ORDINANCE.

PARCEL 1

TOTAL NET AREA: 0.15 OF (0.15 ACRES)
 MAXIMUM BUILDING COVERAGE (50%): 13,013 SF
 MAXIMUM BUILDING HEIGHT: 20 FT
 MAXIMUM GROSS FLOOR AREA: 1,918 SF
 BUILDING SETBACK: NORTH 20' EAST 20' SOUTH 20' WEST 10'

PROPOSED USE

EXTENSION FOR AUTOMOBILE SALES AGENCY IN EVENT OF ZONING AGENCIES APPROVAL

PARCEL 2

TOTAL NET AREA: 250.11 (2.09 ACRES)
 MAXIMUM BUILDING COVERAGE (50%): 73,013 SF
 MAXIMUM BUILDING HEIGHT: 20 FT
 MAXIMUM GROSS FLOOR AREA: 1,918 SF
 BUILDING SETBACK: NORTH 125 FEET EAST 23 FEET (SEE MEMO DATED 09/15/75) SOUTH: 68 FEET EXCEPT 8 FEET ADJACENT TO LOT 1 BLOCK 1 EAST SIDE CENTER 2ND. ADD. (PER ADM. ADJ. DATED 10/19/75) WEST: 15 FEET EXCEPT WHERE REDUCED TO 12 FEET WITHIN THE SOUTHERN 80 FEET (PER ADM. ADJ. DATED 10/19/75)

PROPOSED USE

RESTAURANT AND CLUB

PARCEL 3

TOTAL NET AREA: 24,061 (2.04 ACRES)
 MAXIMUM BUILDING COVERAGE (50%): 12,030 SF
 MAXIMUM BUILDING HEIGHT: 20 FT
 MAXIMUM GROSS FLOOR AREA: 1,918 SF
 BUILDING SETBACK: NORTH 15' EAST 40' SOUTH 40' WEST 10' (SETBACKS APPLY TO EXISTING BUILDINGS)

PROPOSED USE

LIQUOR STORE (PROPOSED USE), RESTAURANT, SERVICE STATION, OR RETAIL STORE

PARCEL 4

TOTAL NET AREA: 18,075 SF (0.16 ACRES)
 MAXIMUM BUILDING COVERAGE (50%): 9,037 SF
 MAXIMUM BUILDING HEIGHT: 20 FT
 MAXIMUM GROSS FLOOR AREA: 1,918 SF
 BUILDING SETBACK: NORTH 10' EAST 20' SOUTH 20' WEST 10'

PROPOSED USE

PIZZA HUT RESTAURANT (PROPOSED USE) AND RETAIL STORE

PARCEL 5

TOTAL NET AREA: 23,013 SF (0.2 ACRES)
 MAXIMUM BUILDING COVERAGE (50%): 11,506 SF
 MAXIMUM BUILDING HEIGHT: 10' (10' FOR 90' BLDG., 22' FOR 110' BLDG. HT.)
 MAXIMUM GROSS FLOOR AREA: 250,000 SF
 BUILDING SETBACK: NORTH 125' SOUTH 80' EAST 20' WEST 30'

PROPOSED USE

LIQUOR STORE, HOTEL, RETAIL STORE, HOTEL, THEATER, OFFICES, RESTAURANT, CLUB

See BZA 18-73 for temp. use of west portion for auto sales

APPROVED CUP
 MAPC 4-26-1973
 BCC 5-15-1973
 Per admin adj. 10-19-2016
 Copy 1 of 4 MAPD

OFFICE COPY
 DO NOT REMOVE
 File #2

APPROVED CUP
 MAPC 4/26/73
 BCC 5/15/73
 Per Admin Adjustment 10-21-08
 MAPD Copy 2 of 2

AMENDED COMMUNITY UNIT PLAN
 EAST SIDE CENTER WICHITA, KANSAS
 TRANSCAMERICAN INVESTMENT PROPERTIES INC.
 ROBSON, KUHNEL & SPANGENBERG ARCHITECTS

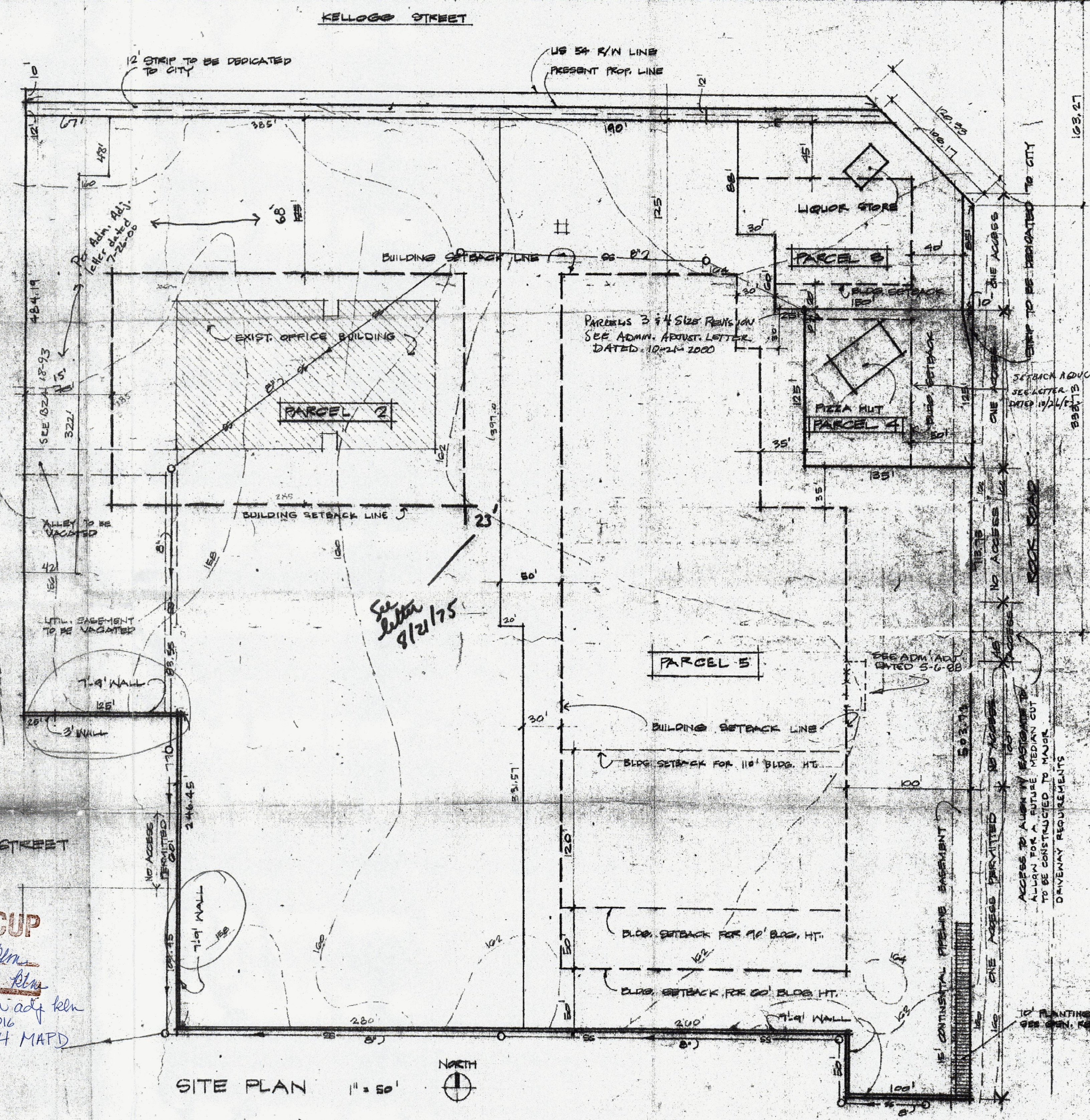
9 APRIL 1973

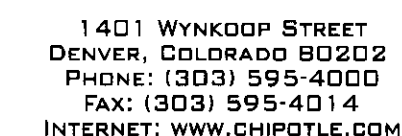
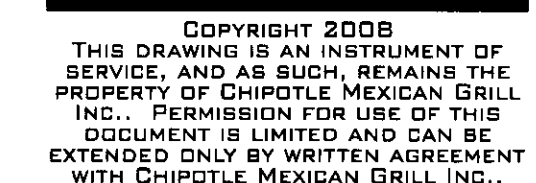
Administrative Adjustment 3-20-13
 Parcel 1 is now part of DP-331

REVISED PER ADMINISTRATIVE ADJUSTMENT: 10-19-16

APPROVED CUP
 MAPC 4-26-73
 BCC 5-15-73
 ADM. ADJ. 10-21-08
 ADM. ADJ. 4-3-17 DM

East side center reg. off-street parking 255 spaces
 5600 318 on plan





Wichita East
Store No. 1302
535 S. Rock Rd.
Wichita, KS 67207

[illegible]

DDG Project No. 01140

Architectural Site & Landscape Plan

1. ALL SITE WORK INCLUDING, BUT NOT LIMITED TO, GRADING, EXCAVATION, FILL, SITE UTILITIES, PAVING, CURBING, PARKING, SIDEWALKS, TRASH ENCLOSURE, SITE LIGHTING, AND LANDSCAPING WILL BE PROVIDED BY THE TENANT'S GENERAL CONTRACTOR, U.N.O.
2. GENERAL CONTRACTOR TO REVIEW RESPONSIBILITY MATRIX (SHEET A001) PRIOR TO AND DURING CONSTRUCTION.

ZONING DISTRICT: LC - LIMITED COMMERCIAL DISTRICT, CUP DP-44

SITE DESCRIPTION: LOT 5, EAST SIDE CENTER, AN ADDITION TO WICHITA, KANSAS, SEDGWICK COUNTY, KANSAS.

SITE AREA: 23,497 SF OR .54 ACRES

LANDSCAPE CALCULATIONS:

<u>STREET YARD LANDSCAPING:</u>		
290'	TOTAL PROPERTY FRONTAGE	SHADE TREES REQUIRED: 4
70'	PERPENDICULAR DISTANCE	TREES PROVIDED: 2 SHADE TREES, 4 ORNAMENTAL TREES
220'	ADJACENT STREET FRONTAGE	* 1 SHADE TREE = 2 ORNAMENTAL TREES
2.8	REQUIRED SQ. FT. FACTOR	
1816	TOTAL SQ. FT. REQUIRED	

RATIO: 1 AUTOMOBILE PARKING SPACE FOR EACH 3 OCCUPANTS, WHEN TOTAL PARKING SPACES REQUIRED IS BETWEEN 26 AND 50, 2 OF THOSE SPACES MUST BE ACCESSIBLE.

REQUIRED: 33 AUTOMOBILE PARKING SPACES, (INCLUDING 2 H.C. PARKING SPACES)

PROVIDED: 34 AUTOMOBILE PARKING SPACES, (INCLUDING 2 H.C. PARKING SPACES)

TURF
ALL AREAS DESIGNATED TO RECEIVE TURF SHALL BE SODDED WITH CYNDON DACTYLON 'MIDFIELD' OR APPROVED
EQUAL SOD FORMING BERMUDAGRASS.

SUBSTITUTION OF SPECIFIED MATERIAL ACCEPTABLE ONLY UPON APPROVAL OF ARCHITECT AND DEMONSTRATION OF UNAVAILABILITY OF SPECIFIED MATERIAL. ALL MATERIALS TO BE PLACED IN PREPARED PLANTING BEDS.

BULB-TYPE 4" VINYL EDGINGS AT TURF/PLANTING BED TRANSITIONS.

PREPARED PLANTING BEDS SHALL CONSIST OF 1/2 TOPSOIL & 1/2 PEAT TO A DEPTH OF 12" WITH 4" "SUMMER FIELD" COMPOST USED AS MULCH.

CONTRACTOR SHALL MAINTAIN TURF AND PLANT MATERIALS; INCLUDING, BUT NOT LIMITED TO, FERTILIZATION, WATERING AND INSECT CONTROL TO ESTABLISH AND MAINTAIN HEALTHY TURF AND PLANT MATERIALS; FOR A PERIOD OF 12 MONTHS AFTER SUBSTANTIAL COMPLETION OF ENTIRE BUILDING PROJECT. DURING THIS TIME REPLACE ANY DEAD OR DAMAGED TURF AND/OR PLANT MATERIALS.

RAINBIRD (OR EQUAL) LANDSCAPE IRRIGATION SYSTEM MEETING REQUIREMENTS OF REGION AND SPECIFIED PLANT MATERIAL.

CP	CHINESE PISTACHE (2" CAL, B&B) PISTACHIA CHINENSIS
RLJB	RED LEAF JAPANESE BARBERRY (2 GAL) BERBERIS THUNBERGI ATROPURPUREA
AM	AMUR MAPLE (1" CAL, B&B) ACER GINNALA
DKR	DOUBLE KNOCKOUT ROSE (2 GAL) ROSA HYBRIDA 'RADTOK', DEEP RED (PP16202)
MG	PLUME GRASS (MAIDEN GRASS) (2 GAL) MISCANTHUS SINESIS 'GRACILIMUS'

 NEW PLANTING BED
 NEW TURF
 NEW CONCRETE PAVING

DP-44 Parcel 3

APPROVED 12-08-08 BY P66
MAPD Copy 1 of 2

NOTE:
SEE CIVIL DRAWINGS FOR METHOD OF CONVEYING
THE STORM WATER FROM THE CONCRETE PATIO
AND ROOF DOWNSPOUTS TO PARKING LOT.

Architectural Site & Landscape Plan
1" = 10'

Pole Sign Elevations



Wichita-Sedgwick County Metropolitan Area Planning Department

EBHQ, LLC
7701 E. Kellogg, Suite 100
Wichita, KS 67207

October 19, 2016

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

RE: CUP2016-38 – City CUP Administrative Adjustment to Parcel 2 on DP-44 East Side Center Community Unit Plan; generally located south of Kellogg and west of Rock Road (7701 E. Kellogg)

Legal Description: LOT 2 EXC BEG 15 FT E & 76.5 FT S NW COR TH E 59 FT S 89 FT W 59 FT N 89 FT TO BEG EAST SIDE CENTER ADDITION, Wichita, Sedgwick County, Kansas

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-44, the East Side Center Commercial Community Unit Plan ("CUP"). We understand that you wish to reduce the rear building setback for a proposed accessory storage building (approximately 65 feet by 100 feet) to eight feet along the south side of the building on the common property line with Lot 1, Block 1, East Side Center 2nd Addition, and reduce the west street-side setback from 15 feet to 12 feet only along the west side of the proposed building on Longfellow Lane. The setback adjustment shall apply only to the depth and width of the proposed building per the submitted site plan.

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 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

Kyle J. McLaren, Interim Director
Metropolitan Area Building and Construction
Department

cc: Kyle J. McLaren, MABCD
J.R. Cox, MABCD
Pete Meitzner, CM District II
Laura Rainwater, Community Services Representative District II

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichita.gov

SITE PLAN

Oct 25/2016 *Blumorg*

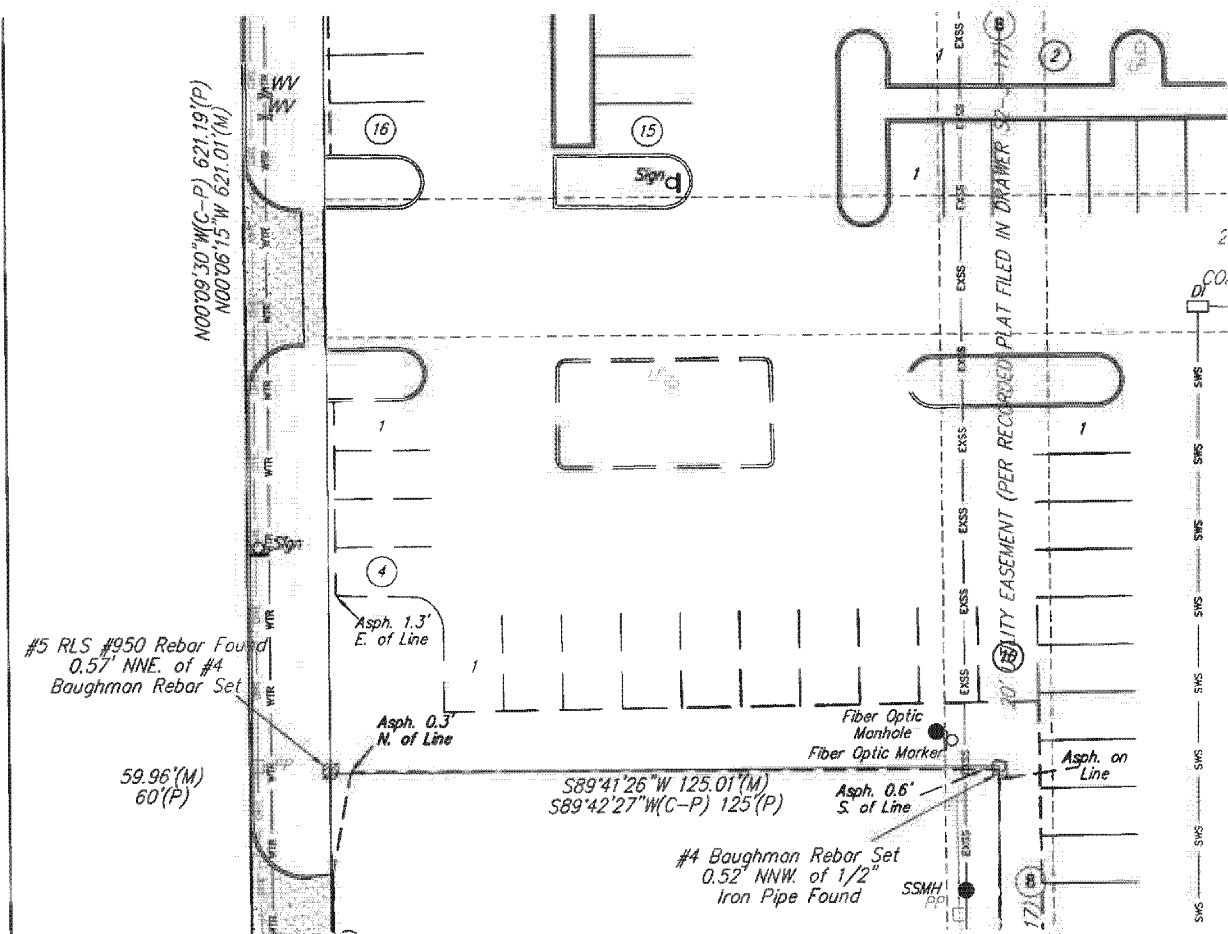
EQUITY BANK STORAGE BUILDING

7701 EAST KELLOGG DRIVE - WICHITA, KS

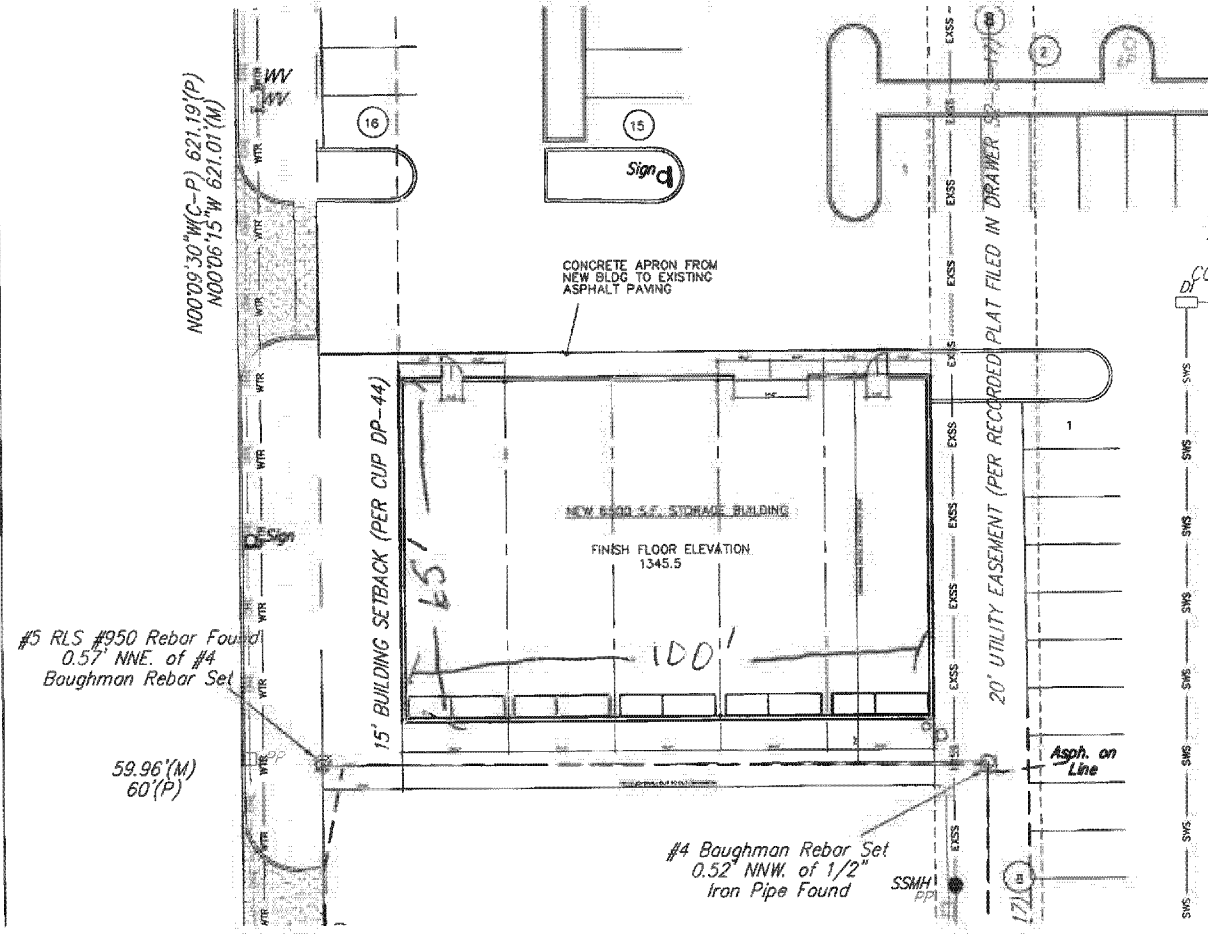
PROJECT NO.	16-0046
ISSUE:	DATE:
NOT FOR CONSTRUCTION	

ARCHITECTURAL
PLANS

A1.1



B DEMO PLAN
SCALE: 1/16" = 1'-0"



A FLOOR PLAN
SCALE: 1/16" = 1'-0"





Wichita-Sedgwick County Metropolitan Area Planning Department

April 3, 2013

Kellogg & Armour, LLC
6205 East Kellogg
Wichita, KS 67218

K.E. Miller Engineering, P.A.
Kirk Miller
516 South Market
Wichita, KS 67202

RE: DP-44 – Administrative Adjustment to DP-44 East Side Center Community Unit Plan (“CUP”), Parcel 1 to remove Parcel 1 from the DP-44 East Side Center CUP and incorporate the property into Parcel 1 of the Davis Moore Automotive CUP DP-331 (CUP2012-00037 and ZON2012-00035), generally located south of East Kellogg Drive South and South Longfellow Lane. (CUP2013-00007)

We have received and reviewed your request for an Administrative Adjustment to remove Parcel 1 from DP-44 and place that property in Parcel 1 of the Davis Moore Automotive CUP DP-331, created by CUP2012-00037 and approved by the Metropolitan Area Planning Commission (MAPC) on January 24, 2013, and City Council on February 26, 2013.

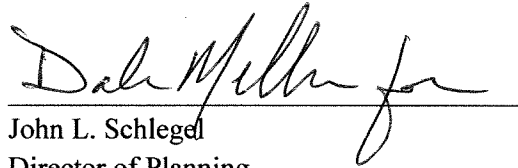
On the basis of our review, an adjustment to the CUP in the manner you have requested and granted herein would be consistent with the approved CUP and will not have an adverse effect on the CUP or on adjacent properties, nor will it be a substantial deviation from the original plan.

Our signatures below indicate that an administrative adjustment has been granted to adjust the CUP as follows. This adjustment shall not be deemed to alter any other provisions of the CUP, except as expressly stated herein.

Parcel 1 of the East Side Center DP-44 (approved by the MAPC on 4-26-1973 and the BCC on 5-15-1973) containing 24,375 square feet and located on the west side of Longfellow Lane south of East Kellogg Drive is now removed from DP-44 and incorporated into the Davis Moore Automotive CUP DP-331 as part of DP-331's Parcel 1.

The approval of this Administrative Adjustment is subject to the applicant submitting, within 30 days, four revised DP-44 CUP drawings that reflect the approved adjustment.

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


John L. Schlegel
Director of Planning


 Tom Stolz
Director of the Metropolitan Area Building and
Construction Department

cc: Paul Hays, Office of Central Inspection
J. R. Cox, Office of Central Inspection