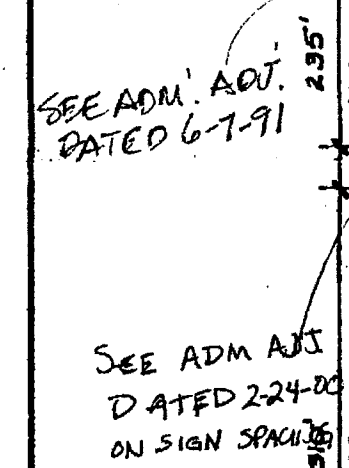
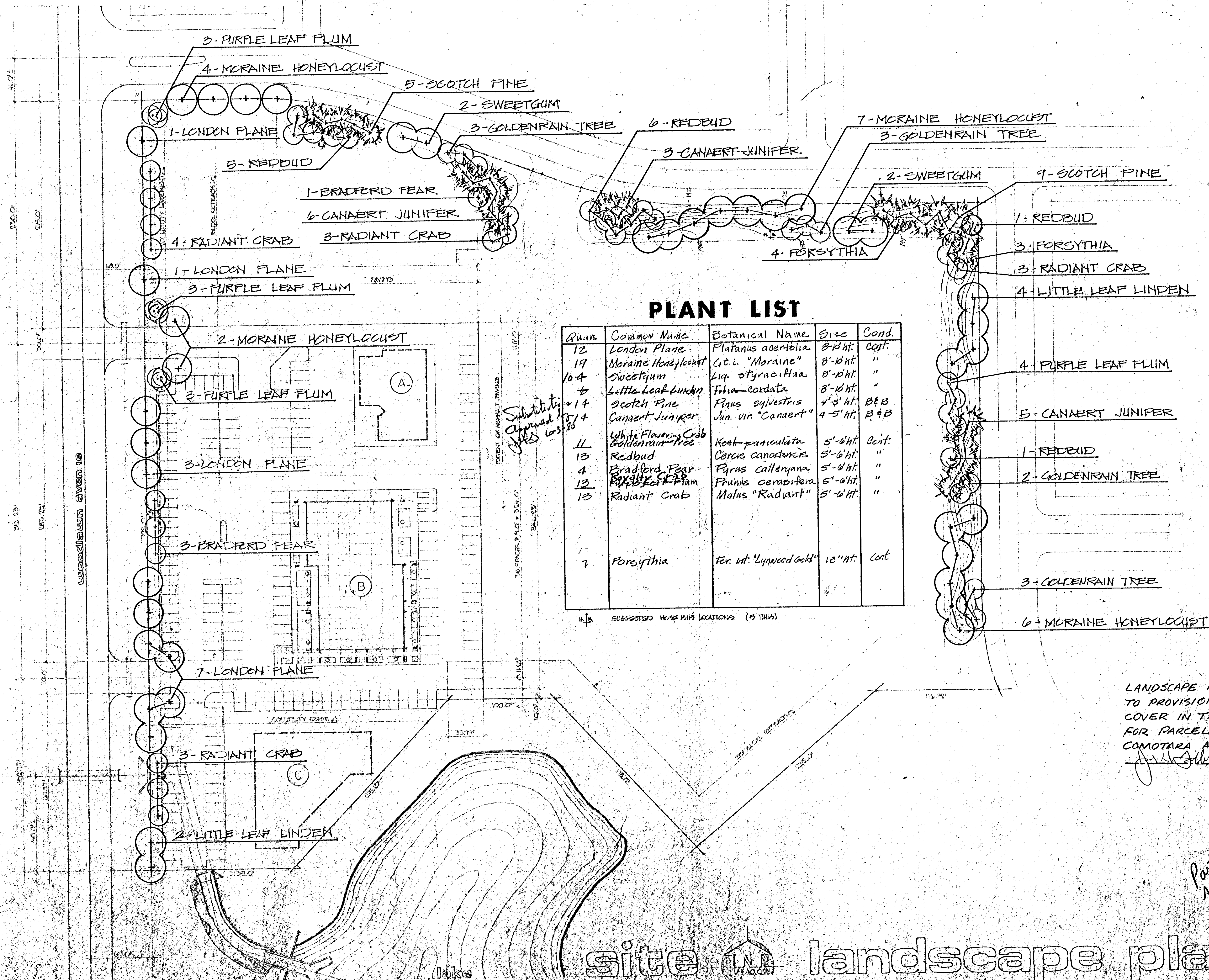




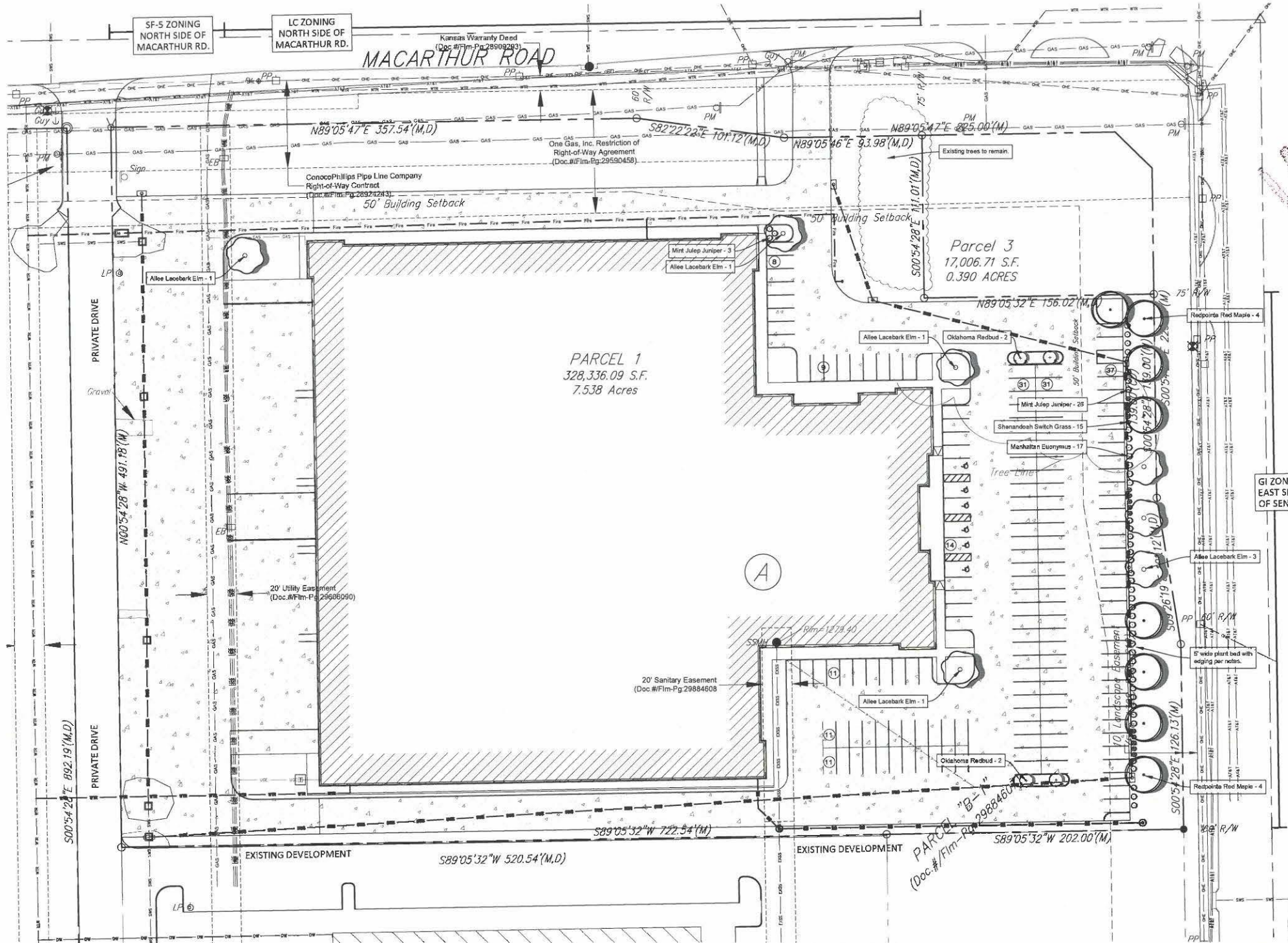
SHEET 1 OF ONE SHEETS



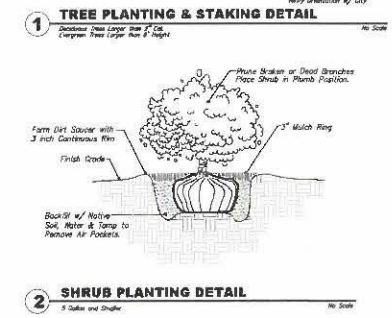
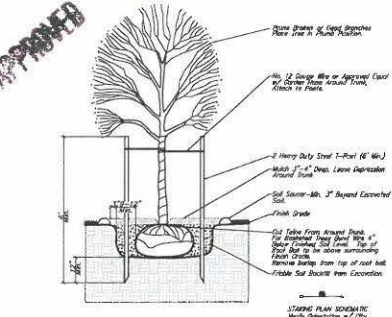
LANDSCAPE PLAN APPROVED SUBJECT
TO PROVISION OF WATER AND GROUND
COVER IN THE PLANTING STRIPS
FOR PARCEL NO. 1-C OF THE
CAMOTARA AMENDED C.U.P. (DP-146)
J. H. [Signature] 6-26-79
date

Partially
supplemented by
Parcel 1-B plan
approved 5/26/94

LANDSCAPE DESIGN BY
JON M. RISCAL
LANDSCAPE ARCHITECT
1100 AMIDON
NIGHTS KILBAG



LANDSCAPE PLAN
8/9/23
Thing 3K



LANDSCAPE CALCULATIONS

Lange Seneca Street Industrial, PUD # 46

STREET YARD

Lot depth:
491' (north-south) + 723' (east-west) = 1214'
/ 2 (two frontages) = 607'
Square footage factor: 20

Street Yard:
MacArthur Road
552.6' lot frontage x 20 = 11,052 sq ft street yard req'd.
11,052 / 500 = 22.1 trees required
Trees Provided: 2 trees (due to OneGas & ConocoPhillips easements), plus existing trees to remain at northeast corner.

Seneca Road:
566.3' lot frontage x 20 = 7,326 sq ft street yard req'd.
7,326 / 500 = 14.7 trees required
Trees Provided: 13 shade trees & 4 ornamental trees

PARKING LOT

Continuous screen required
1 tree required / 20 stalls
163 stalls proposed
163/20 = 8.2 trees required

Trees provided: 15

BUFFER

Linear feet adjacent residential zoning (across MacArthur): 78'
No buffer provided due to easements and location at site entry.

LEGAL DESCRIPTION

Parcel 1, part of Lot 1, Block A, Cross Gate Addition, Wichita, Sedgewick County, Kansas.

SITE INFORMATION

Total Area: 328,336 sq. ft. (7.538 acres)
Disturbed Area: 328,336 sq. ft. (7.538 acres)
Impervious Area, pre-constr: 20 sq. ft. (0.00 acres)
Impervious Area, post-constr: 328,336 sq. ft. (7.538 acres)

BENCHMARKS

Site Benchmark - 1
"X" chiseled on top of concrete, west side of private drive entrance from MacArthur.
Elevation = 1278.78 (NAVD 88)

Site Benchmark - 2
"X" chiseled on top of concrete near power pole, NE corner of site.
Elevation = 1278.94 (NAVD 88)

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.

LANDSCAPE NOTES

- All landscape work shall be done in accordance with industry standards.
- Trees with broken leaders or no central leader will not be accepted.
- All turfgrass areas shall be seeded with buffalograss (or other per Owner) at 2.5 to 3 lbs per 1,000 sq ft and fertilized at 40 lbs per acre.
- All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Treflan (5%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be mulched to a depth of 10-12".
- Mulch all planting beds with min. 3" of mulch. Mulch all tree saucer walls with min. 3" of mulch. Mulch material to be premium cedar mulch of uniform consistency.
- Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge thickness, commercial grade, or approved equal.
- General Contractor to supply and place at a depth of 4", all topsoil on site within the Limits of Construction.
- Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free of trash, or other matter toxic to plant growth.
- Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
- Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 687-2470/1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
- Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
- The Landscape Contractor shall coordinate with the G.C. to gain site access to install the plants and maintain grounds, until final acceptance from owner. Upon final acceptance, the one (1) year guarantee period will begin.
- The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
- The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
- The Landscape Contractor is responsible for any damage done to the exterior of the building or any part of the parking lot when installing or maintaining the plantings before final acceptance.
- Full planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 30. For grass seeding, fall season shall be September 1 thru mid October. Spring season for seeding shall be from March 15 thru mid May.
- Plants to be manually watered until establishment. If irrigation system is desired by Owner, refer to Irrigation Notes this sheet.

IRRIGATION NOTES

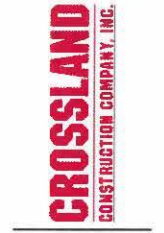
- Automatic Irrigation systems shall be equipped with an automatic rain sensing device.
- All irrigation work is to be installed in compliance with all local codes and regulations.
- The Irrigation Contractor does not start irrigation construction until final shop drawings are submitted and approved to the Landscape Architect and/or Owner prior to construction for final approval which includes: Rainbird, Toro, Hunter products, or approved equal, which will illustrate type of head, head coverage, valve location, piping and accessories, and main line location. Included in shop drawings show zone pressure, valve size, GPM requirements and pipe sizing.
- Prior to construction, Irrigation Contractor to locate all existing and proposed utilities and electrical wiring.
- Contractor shall not install irrigation system when any obstructions in the field exist. Contact the Landscape Architect for clarification before proceeding around obstructions.
- Heads to be adjusted to not spray on buildings, walks, or drives. Spray Heads will be located nearest to planting bed edge using funny pipe and fittings. Spray Heads to be located and sized so not to be susceptible to damage by automobile overhangs.
- Irrigation Contractor shall coordinate with Paving Contractor to locate and install required irrigation lines sleeving prior to any paving. Combine piping when possible to save on sleeving material. Sleeves to be min. 20" below finish grade. Verify final depth w/ Paving Contractor for adequate coverage.
- Automatic drainage valves to be located at the ends of lines and at the lowest points on the lines.
- Irrigation Contractor to verify location of water supply with GC prior to installation of system. Irrigation Contractor shall verify static pressure.
- Locate Irrigation Controller per Owner's direction.

LANDSCAPE PLAN

SCALE 30 0 30

PLANT SCHEDULE

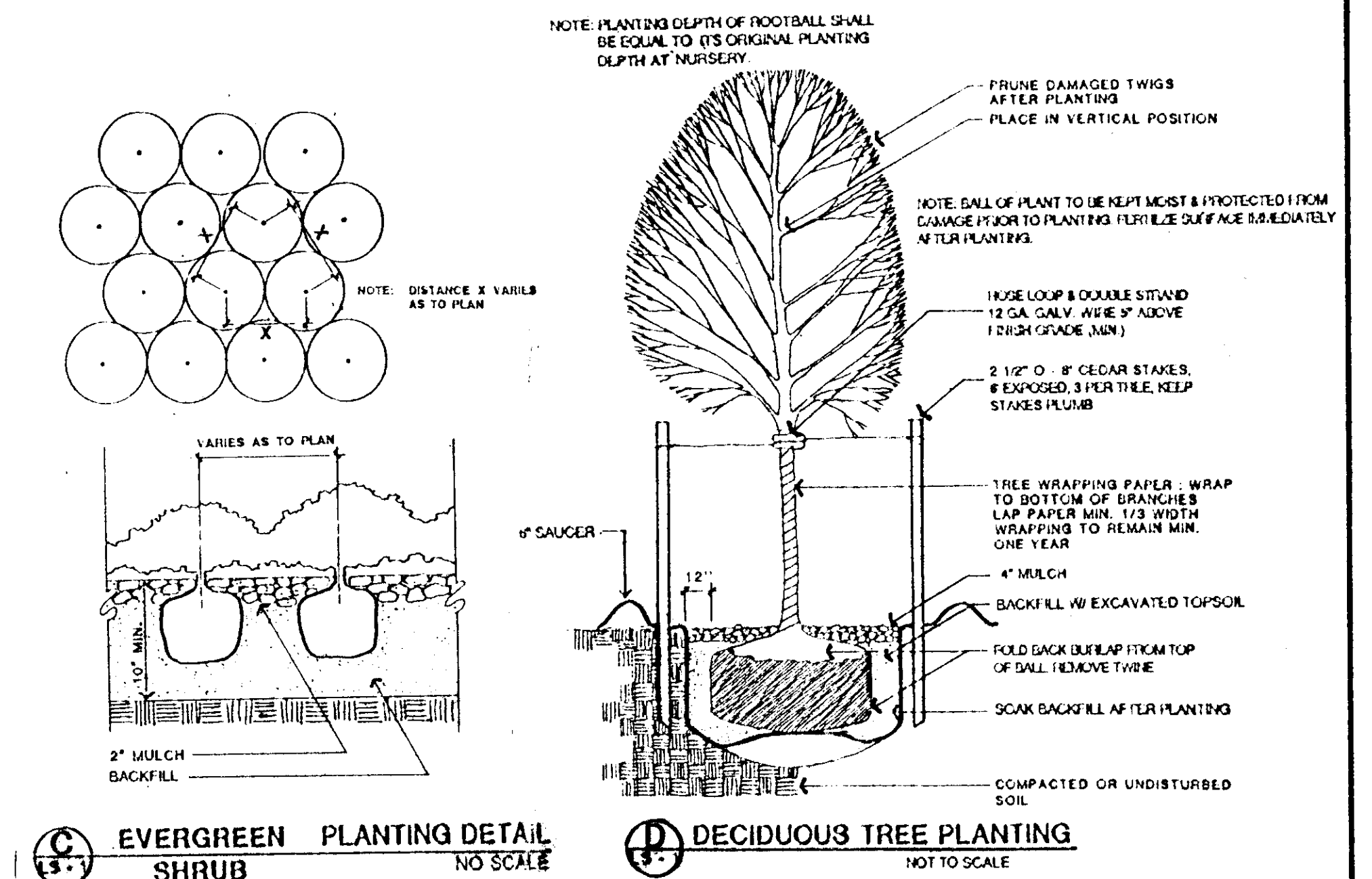
TREES	QTY	BOTANICAL NAME	COMMON NAME	COMMENTS
1	8	ACER RUBRUM 'FRANK JR.' TM	REDPOINTE RED MAPLE	2" CALIPER MIN.
2	7	ULMUS PARVIFOLIA 'ALLEE' TM	ALLEE LACEBARK ELM	2" CALIPER MIN.
3	4	CERIS CANADENSIS TEXENSIS 'OKLAHOMA'	OKLAHOMA REDBUD	2" CAL. MIN.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	COMMENTS
4	17	EUONYMUS KALUISCHOWICUS 'MANHATTAN'	MANHATTAN EUONYMUS	18" TALL / 2 GAL. MIN.
5	29	JUNIPERUS CHINENSIS 'MINT JULEP'	MINT JULEP JUNIPER	18" TALL / 2 GAL. MIN.
6	15	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	18" TALL / 2 GAL. MIN.



ASPEN REAL ESTATE ADVISORS
IRON HORSE - EAST BUILDING
1217 W. MACARTHUR ROAD, WICHITA, KS 67217

LANDSCAPE PLAN

L-100



PLANT LIST:				
QUANT.	COMMON NAME / BOTANICAL NAME	SIZE	COND.	REMARKS
1	SHADEMASTER - SYLVESTRE <i>Gleditsia triacanthos 'Shademaster'</i>	2 1/2 - 3"	BB	BID ALT.
2	GOLDENRAINTREE <i>Koeleria paniculata</i>	2 1/2 - 3"	BB	
2	REDBUD <i>Cercis canadensis</i>	6 - 8'	BB	CLUMP
1	AMUR MAPLE <i>Acer ginnala</i>	6 - 8'	BB	
6	DWARF WINGED BURNING BUSH <i>Euonymus alatus compacta</i>	24 - 30"	CONT	
3	CISTENA PLUM <i>Prunus x cistena</i>	5 GAL	CONT	
17	SNOWMOUND SPIREA <i>Spiraea nipponica 'Snowmound'</i>	2 GAL	CONT	BID ALT.
20	ANTHONY WATERER SPIREA <i>Spiraea buxifolia 'Anthony Waterer'</i>	2 GAL	CONT	BID ALT.
17	SARCOXIE EUONYMUS <i>Euonymus radicans 'Sarcocoe'</i>	2 GAL	CONT	BID ALT.
9	ANDORRA JUNIPER <i>Juniperus horizontalis 'Plumosa'</i>	2 GAL	CONT	BID ALT.
33	MINT JULEP JUNIPER <i>Juniperus chinensis 'Mint Julep'</i>	5 GAL	CONT	
14	BLUE CHIP JUNIPER <i>Juniperus horizontalis 'Blue Chip'</i>	2 GAL	CONT	BID ALT.
50	PERENNIALS/ANNUALS	4"	POT	BID ALT.
2	SCOTCH PINE <i>Juniperus sylvestris</i>	6 - 8'	BB	

- ## NOTES:
1. LANDSCAPE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES (INCLUDING THOSE INDICATED ON THE PLAN) PRIOR TO INSTALLATION OF PLANT MATERIAL AND IRRIGATION SYSTEM. UTILITIES CAN BE FLAGGED BY CALLING 682-2470.
 2. AREAS DENOTED AS "SEEDED" ARE TO BE SEEDDED WITH REBEL II FESCUE AS CONSTRUCTION SCHEDULE PERMITS.
 3. THE PROPOSED LANDSCAPE PLAN IS TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM. THE AREAS TO BE IRRIGATED INCLUDE ALL PARKING ISLANDS, ALL SHRUB BEDS, AND ALL SEEDDED AREAS INDICATED AS REBEL II FESCUE ON THIS PLAN.
 4. THE LANDSCAPE CONTRACTOR AND/OR IRRIGATION CONTRACTOR IS RESPONSIBLE FOR OBTAINING A MINOR STREET PRIVILEGE PERMIT FROM THE CITY ENGINEER'S OFFICE PRIOR TO ANY CONSTRUCTION OF IRRIGATION SYSTEM, TREE PLANTING, OR ANY OTHER PERMANENT STRUCTURE IN THE PUBLIC RIGHT-OF-WAY.
 5. THE PROPOSED PARKING ISLAND PLANTED WITH ANDORRA JUNIPER NEEDS TO BE EXCAVATED TO A DEPTH 30" BELOW THE TOP OF THE PROPOSED ISLAND CURB OR TO A DEPTH SUFFICIENT TO REMOVE ALL TRACES OF THE SOIL STABILIZER MATERIAL AND COMPACTED SOIL WITHIN THE LIMITS OF THE ISLAND PERIMETER. THE ISLAND SHOULD BE BACKFILLED WITH TOPSOIL PRIOR TO PLANTING OPERATIONS.
 6. THE PLANTING SOIL MIXTURE FOR THE PARKING ISLAND PLANTINGS, TREES, AND SHRUB PLANTINGS SHALL BE EXCAVATED TOPSOIL. NO EXCAVATED SUBSOIL SHALL BE ALLOWED AS BACKFILL.
 7. ALL SHRUB BEDS ARE TO BE MULCHED WITH SHREDDED CYPRESS MULCH TO A MINIMUM DEPTH OF AT LEAST 2".
 8. STEEL EDGING INDICATED ON THE PLAN IS TO BE RYERSON STEEL EDGING OR EQUAL AND IS TO BE INSTALLED AS PER MANUFACTURER'S DIRECTION.

DP-46 PARCEL 1-B
LANDSCAPE PLAN
APPROVED 5/26/91 BY LO

113.48' x 20 = 2250 S.F. STREET YARD REQUIRED
13000± S.F. STREET YARD PROVIDED

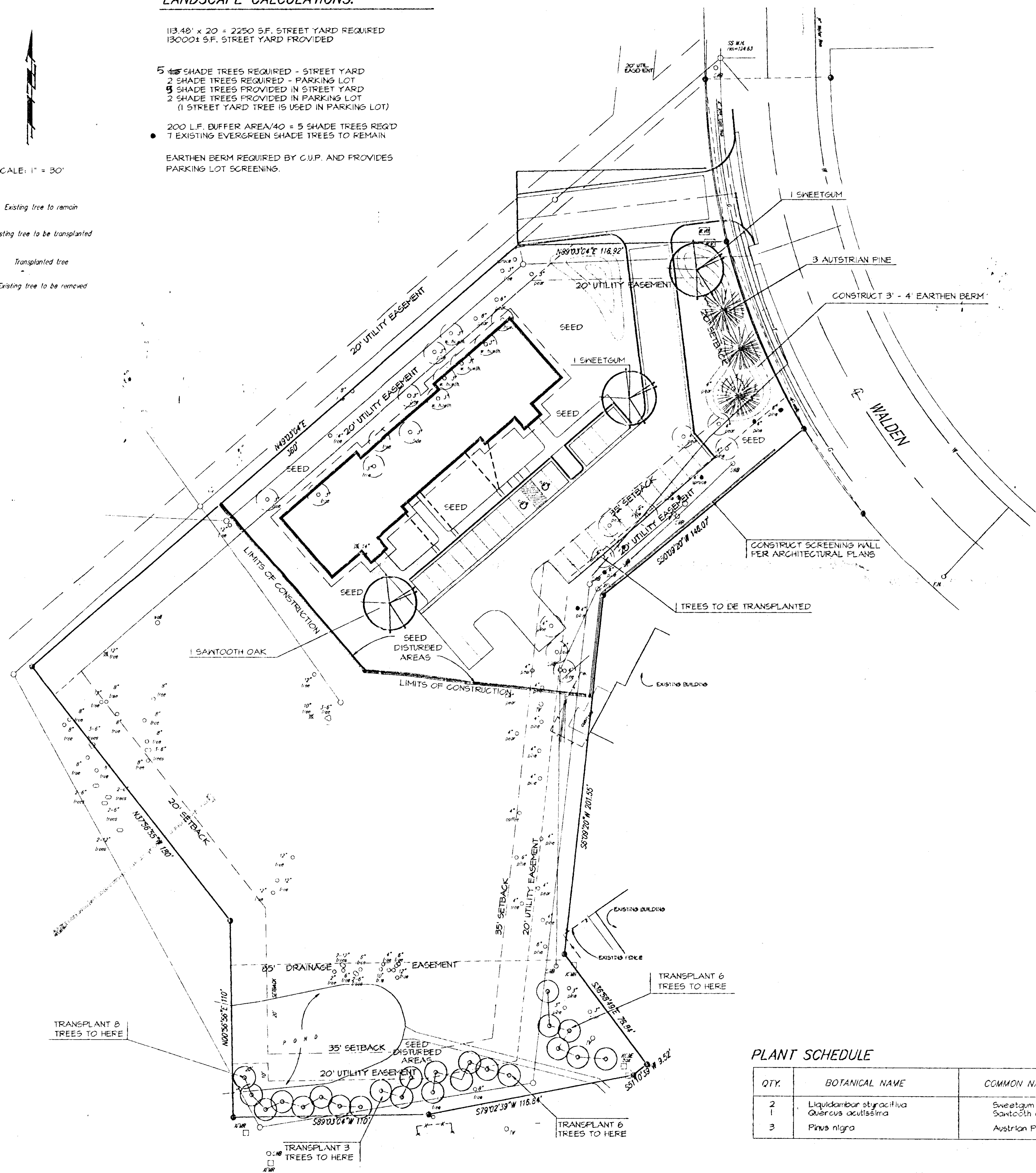
5 ~~4~~ SHADE TREES REQUIRED - STREET YARD
2 SHADE TREES REQUIRED - PARKING LOT
3 SHADE TREES PROVIDED IN STREET YARD
2 SHADE TREES PROVIDED IN PARKING LOT
(1 STREET YARD TREE IS USED IN PARKING LOT.)

200 L.F. BUFFER AREA/40 = 5 SHADE TREES REQ'D
7 EXISTING EVERGREEN SHADE TREES TO REMAIN

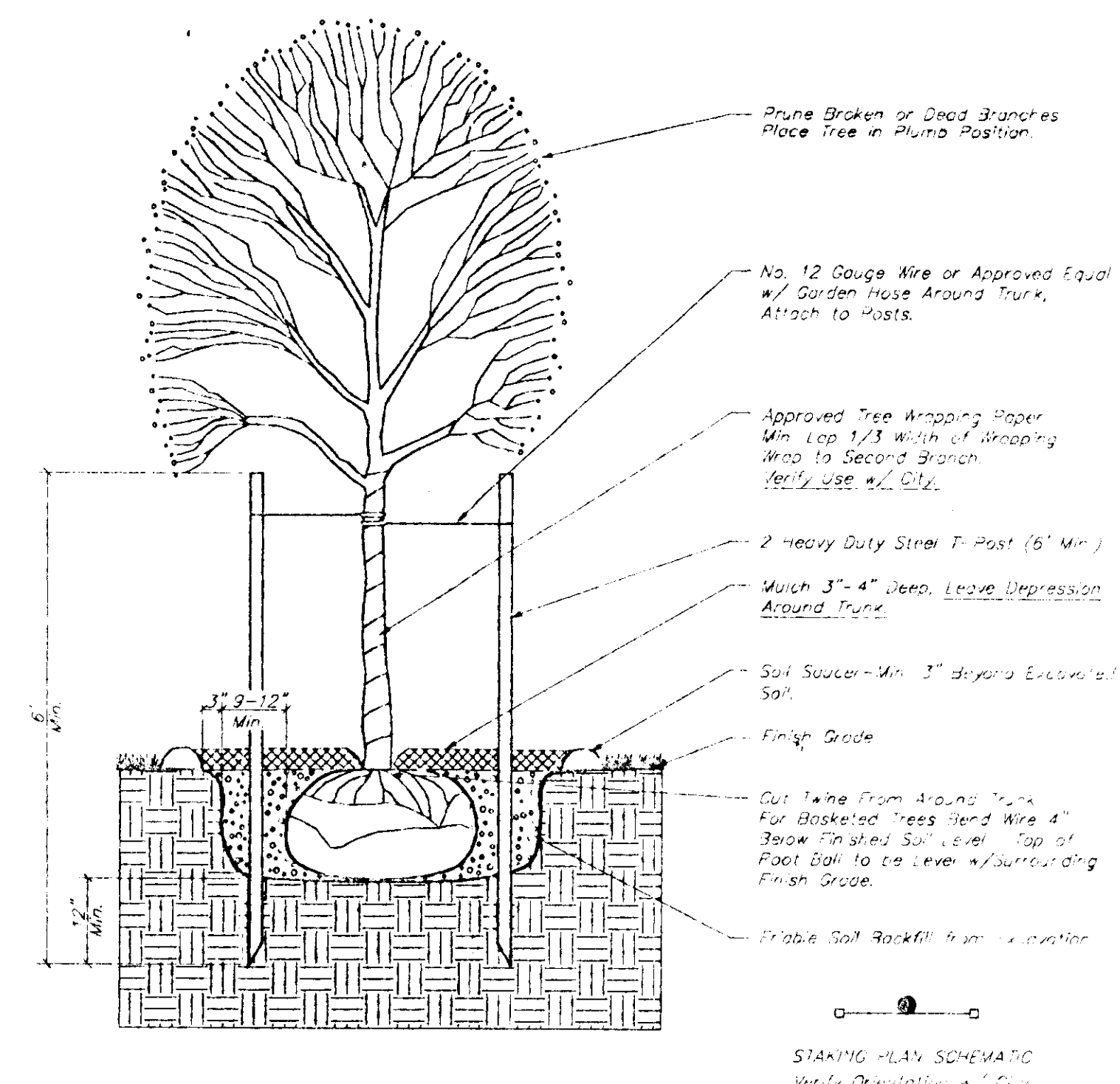
EARTHEN BERM REQUIRED BY C.U.P. AND PROVIDES
PARKING LOT SCREENING.

SCALE: 1" = 30'

 Existing tree to remain
 Existing tree to be transplanted
 Transplanted tree
 Existing tree to be removed



1. All landscape work shall be done in accordance with industry standards.
2. All areas called out on the plan as "Seed" shall be seeded and fertilized as follows:
SEED--
Kansas Premium Blend Blend 6-8#/1000 sq ft.
(equal parts of Olympic II, Bonanza, Apache, and Monarch varieties.)
FERTILIZER--
18-20-6 ratio 4#/1000 sq ft.
3. Trees with broken leaders will not be accepted.
4. Mulch old tree saucer wells with 4" of mulch. Mulch material to be shredded cypress mulch.
5. Berms to be created with on-site soil. The top 3" shall be sterile, friable topsoil. If topsoil is unavailable on-site, topsoil shall be hauled on site. It shall be free of trash or other material toxic to plant growth.
6. Plant materials to be watered by a quick coupler system. Couplers to be spaced so that 100' hose can reach the farthest plantings.
7. Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
8. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.



Deciduous Trees Larger than 2" Cal. No Scale
Evergreen Trees Larger than 6' Height

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
2	Liquidambar styraciflua	Sweetgum	2"-2 1/2" Cal.	B & B	Single Stem Only
1	Quercus acutissima	Santafoth Oak	2"-2 1/2" Cal.	B & B	Single Stem Only
3	Pinus nigra	Austrlian Pine	6'-6 1/2" Ht.	B & B	Single Stem Only

APPROVED 6/27/96 BY LO

Supersedes 6/19/95 plan as amended by 6/12/96 memo

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
306-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

DATE DRAWN

REVISIONS

NEW BLDG. LOCATION
7-16-95
NEW TREE SPECIES
6-27-96 JUL

PRINTS ISSUED

CITY REVIEW
6-8-75

CITY REVIEW NEW BLDG.
6-30-95

**JEFF KREIBEL
ASSOCIATES**
ARCHITECTURE
1300 E. LEWIS WICHITA, KS 67211
316-267-8233 FAX 316-267-0566

DATE _____

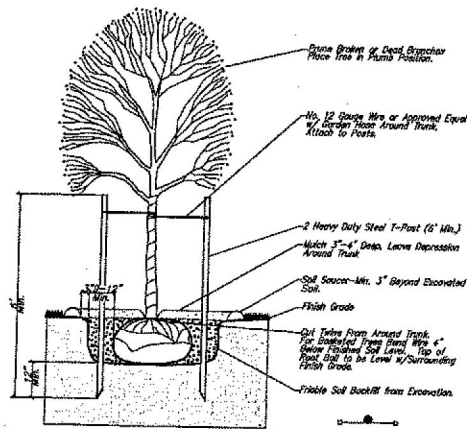
**OFFICE BUILDING FOR ALCON INC.
LOT 1 COMOTARA VILLAGE SECOND ADDITION
WICHITA, KANSAS**

PROJECT NUMBER
44163
SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER

LS1

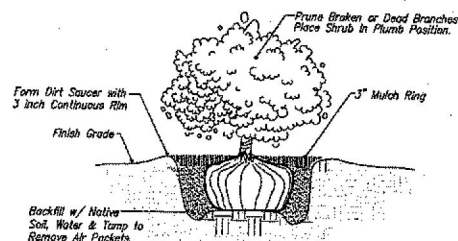
MAPD 1 OF 1 SHEET



1 TREE PLANTING & STAKING DETAIL

Disturbance Area Larger than 5' Dia.
Clearance Area Larger than 5' Dia.

No Scale



2 SHRUB PLANTING DETAIL

5 Gallon and Smaller

No Scale

LANDSCAPE PLAN

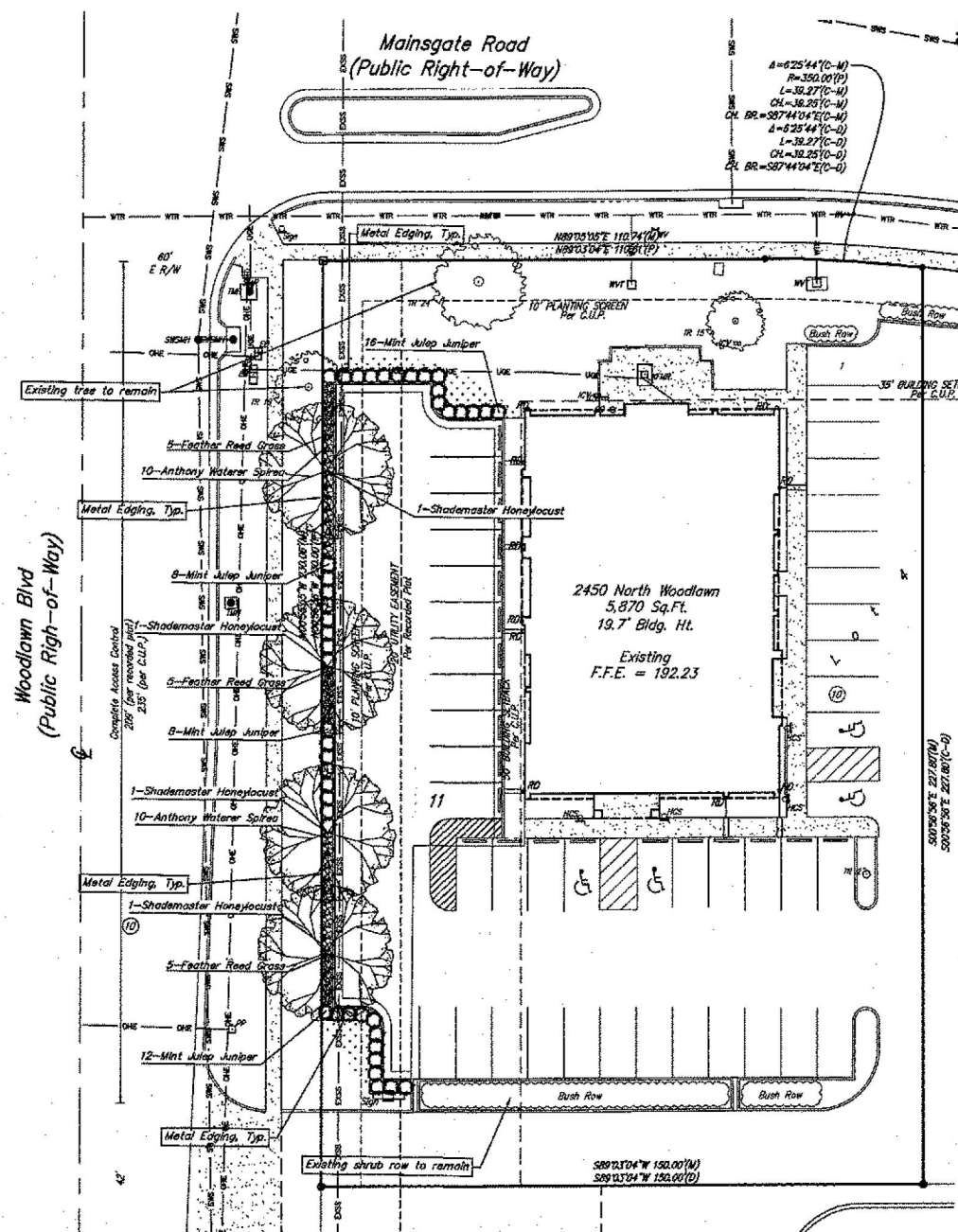
APPROVED 6-3-15 NBS

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
	4	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Honeylocust	9 & B	3" Cal	Full & Healthy
	15	Callaragrostis x acutiflora 'Yan Foerster'	Feather Reed Grass	3 gal		Full & Healthy
	44	Juniperus chinensis 'Monter'	Mint Juniper	6 gal		Full & Healthy
	20	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	3 gal		Full & Healthy
	770 sf	Festuca arundinacea	Kansas Premium Tall Fescue	seed		

IRRIGATION NOTES

- All irrigation work is to be installed/adjusted in compliance with all local codes and regulations.
- Landscape Contractor shall be responsible for preparing final shop drawings for review and approval. Irrigation Contractor shall design system so turf heads are on separate zones from drip irrigation.
- All turf areas shall be head-to-head coverage with triangle spacing where possible. Contractor is responsible for adequate coverage in shrub bed zones using drip system.
- The irrigation Contractor SHALL NOT START irrigation construction until final shop drawings are submitted and approved by the Landscape Architect and/or Owner prior to construction. For final approval: Use Rainbird products or approved equal, which will illustrate type of head, head coverage, valve location, piping and accessories, and main line location. Included in shop drawings show zone pressure, valve size, GPM requirements and pipe sizing. Also specify a rain switch or moisture sensing device per City Codes.
- Prior to construction, irrigation Contractor to locate all existing and proposed utilities and electrical wiring.
- Contractor shall not install irrigation system when any obstructions in the field exist. Contact the Landscape Architect for clarification before proceeding around obstructions.
- Heads to be adjusted to not spray on walls, walks, streets or drives. Spray Heads will be located nearest to planting bed edge using funny pipe and fittings.
- Irrigation Contractor shall coordinate with Paving Contractor to locate and install required irrigation lines sleeving prior to any paving if possible. Combine piping when possible to save on sleeving material. Sleeves to be min. 20" below finish grade. Verify final depth w/ Paving Contractor for adequate coverage.
- Automatic drainage valves to be located at the ends of lines and at the lowest points on the lines.



SITE LANDSCAPE PLAN

Scale 1" = 20'-0"

LANDSCAPE CALCULATIONS:

Street Yard Requirement: 230'x8= 1,840 sf
Street Yard Shown: 3,040 sf
Shade Trees Required: 1,840/500=3.68= 4 Shade Trees
Shade Trees Shown: 4 Shade Trees
Parking Stalls Required: 11/20= .55= 1 Shade Tree
Parking Stalls Shown: 1 Shade Trees from Streetyard Req.

BENCHMARK

* Chiseled on Top of Curb approx. 7' west and 20' south of the SW property corner the West 150 feet of Lot 4, Comotara Villages Addition, an Addition to Wichita, Sedgewick County, Kansas.

Elevation=186.82 City Datum

LEGAL DESCRIPTION

The West 150 feet of Lot 4, Comotara Villages Addition, an Addition to Wichita, Sedgewick County, Kansas.

SITE INFORMATION

Total Area: ±34,467 sq. ft. (0.79 acres)
Disturbed Area: ±7,750 sq. ft. (0.18 acres)
Impervious Area: ±5,754 sq. ft. (0.13 acres)
Additional Parking Provided: +9 Spaces

LANDSCAPE NOTES

- All landscape work shall be done in accordance with industry standards.
- All areas called out as seeded shall be seeded and fertilized per City of Wichita specifications.
- Trees with broken leaders or no central leader will not be accepted.
- All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Treflan (50%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled to a depth of 10-12".
- Mulch all planting beds with min. 3" of mulch. Mulch all tree saucer wells with min. 3" of mulch. Mulch material to be premium cedar mulch of uniform consistency.
- Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge thickness, commercial grade, or approved equal.
- General Contractor to supply and place at a depth of 4", all topsoil on site.
- Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grasses, or other vegetation. It shall be free of trash, or other matter toxic to plant growth.
- Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
- Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 687-2470/1-800-364-7233. Contractor shall be responsible for any damage done to existing utilities.
- Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
- The Landscape Contractor shall coordinate with the G.C. to gain site access to install the plants and maintain grounds, until final acceptance from owner. Upon final acceptance, the one (1) year guarantee period will begin.
- The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
- The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
- The Landscape Contractor is responsible for any damage done to the exterior of the building or any part of the parking lot when installing or maintaining the plantings before final acceptance.
- Fall planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 30. For grass seeding, fall season shall be September 1 thru mid October. Spring season for seeding shall be from March 15 thru mid May.
- Landscape Contractor shall provide maintenance until final project acceptance including landscape maintenance and watering.

COMOTARA VILLAGES ADDITION	
LANDSCAPE PLAN	
SITE IMPROVEMENTS	
Baughman Engineering, P.A. 115 West 10th, Suite 100, Wichita, KS 67203 P: 316-262-2771 F: 316-262-2772	
ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE	
PROJECT NUMBER	DESIGN DML
REVISIONS	DATE 3/11/15
SCALE AS SHOWN	SHEET 3 OF 4
B:\Projects\Comotara Villages\Engineering\CV_BASE.dwg 13-01-E199	



Wichita-Sedgwick County Metropolitan Area Planning Department

March 24, 2017

Caro Properties, LLC
2420 N. Woodlawn, Bldg 300
Wichita, KS 67220

RE: CUP2017-00004 - City Conditional Use request to allow a Personal Improvement Service in GO General Office zoned property in the Comotara Community Unit Plan CUP DP-46; generally located northeast of Woodlawn Boulevard and East 21st Street North (2420 N. Woodlawn)

Dear Applicant:

At its regular meeting on **March 23, 2017**, 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 April 6, 2017. 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 **April 6, 2017 at 5:00 p.m.**

If there are not any protests, the MAPC's approval is final. If there are protests, this application will be presented to the Wichita City Council on **Tuesday, May 9, 2017, beginning at 9:00 a.m.** 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,

Kathy L. Morgan, Senior Planner
Current Plans Division

Copies to: MABCD
Pete Meitzner, Council Member District II
Laura Rainwater, CSR District II
Eleanor Pauls, 2420 N. Woodlawn, Bldg. 100-H; Wichita, KS 67220



Wichita-Sedgwick County Metropolitan Area Planning Department

January 5, 2015

KOCRE2, LLC
Attn: Dr. Prince T. Chan
2450 North Woodlawn Boulevard
Wichita, Kansas 67220

Baughman Company, PA
Attn: Russ Ewy
315 Ellis
Wichita, KS 67211

RE: City Administrative Adjustment (CUP2014-00043) to adjust the Comotara Phase I Community Unit Plan (CUP) DP-46 to reduce the required 10-foot landscape buffer on Parcel 1-B from 10 feet to three feet on property located at the southeast corner of North Woodlawn Avenue and East Mainsgate Road.

Commercial and Office General Provision 10 of the Comotara Phase I CUP requires a 10-foot wide planting strip at specified locations within the CUP. The western border of Parcel 1-B is one of the locations requiring the 10-foot planting strip. The applicant is requesting an Administrative Adjustment to reduce the required 10-foot planting strip to three feet in order to facilitate the construction of additional parking on the west side of the parcel's existing building.

The proposed adjustment will not adversely impact the safety and convenience of vehicular traffic; it facilitates the construction of additional parking that should enhance traffic circulation. The proposed adjustment will not create an adverse impact on existing surrounding uses since a planting strip is still required. The proposed adjustment is not incompatible with development and landscaping on adjacent sites since there is minimal landscaping on adjacent properties. The proposed adjustment will not be detrimental to the public health, safety or welfare as it facilitates the construction of additional parking while maintaining some level of landscaping.

We have reviewed your request and have approved the requested adjustment as described above subject to the submission of four revised CUP drawings and the submission of a landscape plan for approval to Metropolitan Area Planning Department at the time of application for the proposed parking lot.

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



Tom J. Stolz
Director of the Metropolitan Area Building and
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cc: Lavonta Williams, WCC
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