

# COMMUNITY UNIT PLAN FANTASEA DP - 95

AMENDMENT #3  
**APPROVED CUP**  
MAPC 1-23-03 DM  
WCC 4-8-03 DM  
PERTAINS TO PARCEL C

AMENDMENT #2  
**APPROVED CUP**  
MAPC 02/26/98 DM  
WCC 03/24/98 DM  
SHEET 1 OF 2  
MAPD COPY 1 OF 2

As Per Admin Adj. CUP 2017-53  
12-11-17 RLM  
**APPROVED CUP**  
MAPC 1-23-03 RLM  
WCC 4-8-03 RLM  
2 sheets  
MAPD COPY 4 OF 4

## GENERAL PROVISIONS:

- All utilities are to be installed underground.
- All drives indicated on the plan shall be private drives.
- A landscape buffer shall be provided as shown along 32nd Street to screen the proposed development. The buffer shall have a minimum 6 feet high berm with a maximum slope of 4:1 facing 32nd Street. Said screening shall consist of evergreen trees, minimum 8 to 9 feet high at the time of planting, planted in two staggered rows on the south face of the berm, with a maximum tree spacing of 15 feet in each row. *For Parcel D and The Western 24' of Parcel D, See Admin. Adj. dated 11/13/02 for requirements for screening of Parcel A.*
- Loading areas and docks in Parcel D shall be screened from ground level view with a masonry wall along Woodlawn and K-96. Screening of all trash dumpsters, outside storage, and mechanical equipment will be constructed of material to match and preferably be connected to the buildings they support.
- A landscape plan for Parcel D shall be submitted to the planning department for approval prior to the issuance of any building permits.
- The owner of Parcel D shall guarantee the following improvements at the time of platting: a third NB Woodlawn exit/loop lane from 32nd Street to K-96; a SB left-turn lane on Woodlawn to serve the major entrance to the CUP; signalization of the intersection of the south drive and Woodlawn; a right-turn lane on 32nd Street; and a contribution of \$10,000 toward and future "traffic calming" measures in 32nd Street that are approved and installed by the City between Rock Road and Woodlawn provided that the Traffic Engineer determines that the traffic being generated by the development of this parcel is contributing significantly to traffic volume increases on 32nd Street.
- All parking light poles in Parcel A and D shall be of the same color and design and shall have cutoff fixtures which direct light away from nearby residential areas. Light Poles shall be limited to a maximum height of 30 feet except those within 200 feet of 32nd Street. Those poles shall be limited to 20 feet in height unless the fixtures are angled to direct light in a northward direction.
- Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of any building permits.
- Hours of operation for the water-park shall be not later than 12:00 p.m.
- All drainage ways and dedications shall be confirmed at the time of platting. A lot grading plan shall be prepared in general conformance with the concept drainage plan for review prior to issuance of any building permits.
- Any open space, signs, drainage facilities, drives, or parking areas shall be privately owned and maintained unless otherwise determined at the time of platting.

- Final determination of street right-of-way and pavement widths shall be resolved at the time of platting.
- A 10 foot landscape buffer strip/wall easement shall be established along the east line of Parcel D for future construction by the owner of that parcel of an 8 foot masonry wall and landscaping at 2 times the minimum buffer tree planting requirements, if and when a permit application for residential uses is filed on Parcel A.
- Fire lanes shall be in accordance with the fire code of the City of Wichita. All building permits shall be reviewed by the fire chief and/or his representatives for approval of site plans, fire lanes, and fire hydrant access prior to the issuance of any building permits. Fire lanes may be used for loading and unloading, but no parking.
- The transfer of title on all or any portion of the land included in the CUP, does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon the present owners, their successors, assigns, and lessees unless otherwise amended.
- Trash receptacles located within Parcel D shall be screened with a masonry wall to reasonably hide them from ground view.
- All building exteriors within Parcel D shall share the same predominate exterior building material, color, and texture.
- If multiple ownership is anticipated, an agreement providing for the maintenance of reserves, open spaces, internal drives, parking areas, drainage improvements, etc., shall be filed with the plat of the area.
- The development of Parcels A and D should be generally in accordance with the site plan as drawn on the CUP drawing including the location and extent of outside display areas.
- At the time of platting, a cross-lot circulation agreement between Parcel A and D and an assignment of responsibilities for maintaining the landscaped berm area shall be required.
- Off-street parking for Parcels A and D shall be provided in accordance with the zoning code. A minimum number of 480 parking spaces shall be provided in Parcel A based upon the proposed uses unless the required spaces are provided in conjunction with Parcel D through a "shared parking" agreement between the two parcels; or through a reduction in this requirement approved in accordance with the zoning code. *Per Admin. Adjustment dated 04/08/01 regarding the use of the outdoor pool (BLD 12003-00273) from 480 spaces to 367 spaces (see letter) 11/19/03*
- The development of Parcel A and D 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.
- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

- This development contains approximately 45.6 gross acres in four parcels. The uses and restrictions for each parcel is as follows:

**PARCEL A:**  
Proposed uses: Wave pool, water slide, both house, entry structure, parking security fencing, concession facilities, picnic facilities, pool playground, equipment and maintenance building, swimming pools, fountains, family pavilion, umbrella tables and trellis structures, boat dock facilities on lake, tensile structures, toilet facilities, ice skating (indoor and outdoor), sledding and tubing runs, ski run, tow lift, warming house, curling courts, kiosk, signs, flags, graphics and playground equipment (no commercial amusement rides), miniature golf, and all uses permitted in the single-family residential (SF-8) district.  
See Administration Adjustment dated 04/08/01 adding recreation and entertainment, outdoor and indoor and personal improvement services.

Gross area - 25.3 acres  
Net area - 25.3 acres  
Maximum building coverage - 82,500 SF  
Maximum Gross Floor Area - 82,500 SF  
Maximum building height - 40'  
Maximum number of picnic shelters - 4  
Setbacks: 32nd Street - 100'  
North Property Line - 50'  
East Property Line - 50' from KGE Esmt  
From Parcel B - 50'  
From Parcel C - 50'

**PARCEL B:**  
Proposed Uses: Child care center (subject to BZA approval), Duplexes or Townhouses, or School - per Admin. Adj. CUP 2017-53  
Number of Dwelling Units: Duplexes - 10 Townhouses - 17  
Gross area - 1.42 acres  
Net area - 1.42 acres  
Density - Duplex, 8 DU/ac; Townhouse, 12 DU/ac  
Max. Building Coverage - 30%  
Max. Building Height - 35 feet  
Setbacks - Front, 25'; Side, 20'; Rear, 20'  
Parking - As per Section 28.04.140. However, since on-street parking is prohibited on 32nd Street North, adequate on-site parking must be provided for all client vehicles, as well as those of employees.

**PARCEL C:**  
Proposed uses: Duplexes and Townhouses, School, Child care center (subject to BZA approval) (Parcel 1).

Gross area - 4.48 acres  
Net area - 4.48 acres  
Maximum building coverage - 30%  
Maximum building height - 35 feet  
Setbacks - front, 25'; side, 20'; rear, 20'.  
Parking - 1.5 spaces / DU

**PARCEL 1)**  
Number of dwelling units - Duplexes, 14; Townhouses, 21  
Gross Area - 1.74 acres  
Net Area - 1.74 acres

**PARCEL 2)**  
Number of dwelling units - Duplexes, 8; Townhouses, 13  
Gross Area - 1.05 acres  
Net Area - 1.05 acres  
Setbacks - front, 25'; side, 0'; rear, 20'.

**PARCEL 3A)**  
Number of dwelling units - Duplexes, 6; Townhouses, 9  
Gross Area - 0.79 acres  
Net Area - 0.79 acres  
Setbacks - front, 25'; side, 0'; rear, 20'.  
See Administration Adjustment dated 12-21-99 eliminating side setback on eastern boundary of Parcel B and western boundary of Parcel C.  
See CUP 2002-53 letter dated 4-9-03 + "Proposed Changes" (which were approved by the 4-9-02 letter) and 32nd St N responsibility for widening.

**PARCEL D:**  
Proposed Uses: Retail (general), Office (general), restaurant, bank or financial institution, automated teller machines, construction sales and service (as restricted in the LC district and by Section III-D[bb]), vehicle repair (limited), service station, convenience store, parking areas (commercial and accessory), and single family residential.

Gross area - 12.4 acres  
Net area - 12.4 acres  
Maximum building coverage - 130,000 SF  
Maximum Gross Floor Area - 130,000 SF  
Maximum building height - 35' (except that up to 15% of the parapet on any building facade may extend to 40 feet as a decorative element).  
Setbacks: Woodlawn - 50'  
32nd Street - 100'  
North Property Line - 50'

Outdoor storage shall be subject to the limitations and standards for development in LC districts, except that year-round display and storage permitted under these standards shall be behind screening walls.

All open display shall be limited to the limitations and standards for development in LC districts, except that year-round display and seasonal nursery/garden display areas are permitted as indicated on the site plan. Any fencing of these areas must be of wrought iron or similar materials that are approved by the Planning Director.

Admin. Adjustment dated 05/05/02 shall allow 640 s.f. large equipment storage area as indicated in Parcel D. Storage area shall be constructed of 3" CMU block perimeter wall w/ textured surface coating. Color to match existing Home Depot exterior wall color. Height of CMU block wall shall not exceed 10 feet. A 9 foot wide gate shall be allowed at the east opening of the storage area to be constructed of black vinyl coated metal mesh with 1"x1" tube style picket inserts.

**PARCEL 3B)**  
Number of dwelling units - Duplexes, 8; Townhouses, 11  
Gross Area - 0.90 acres  
Net Area - 0.90 acres  
Setbacks - front, 25'; side, 0'; rear, 20'.

- Access Controls: Parcel A shall share one opening onto Woodlawn with Parcel D and shall have complete access control onto 32nd Street. Parcel B shall have two openings onto 32nd Street. Parcel C shall have two openings onto 32nd Street except that there shall be complete access control over the east 125 feet of Parcel C. Parcel D shall have two openings onto Woodlawn and shall have complete access control onto 32nd Street.

- Signage: Parcel A shall be permitted to have one monument sign along Woodlawn with a maximum area of 200 SF and with 180 SF of this signage being attached to a monochromatic design incorporated as an integral part of the sign base and as shown on Attachment #1 (AA dated 12/28/02) of Wichita. Parcel C shall have signage per the sign code for the City of Wichita. Parcel D shall be permitted to have one monument sign along Woodlawn with a maximum area of 100 SF. Parcel D shall be permitted to have one pylon sign along K-96 with a maximum area of 200 SF.

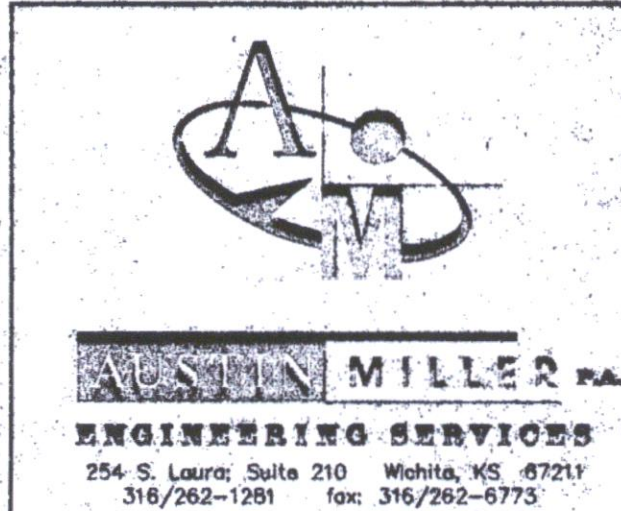
- Sign Heights: Along Woodlawn - 20'; Along K-96 - 35'
- The approval of this plan shall constitute a waiver of the wall which would normally be required on the north line of Parcel C and the west line of Parcel B.
- Building signs for Parcel D shall be limited to the requirements as defined in the sign code for LC commercial districts. No building signs in Parcel D shall be permitted on the east facade or any south facing facade of a building within 200 feet of 32nd Street.
- Signs or monuments for Parcels B and C designating the name of this development shall be permitted adjacent to the entry drives providing they follow appropriate city codes.

Revised: 11/6/02

Revised 10-8-2014

REVISED 11-29-2017

Revised 7/5/24 April 22, 1998







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

July 5, 2024

Center Pointe Properties, Inc.  
Attn: Bart  
6834 E. 32<sup>nd</sup> Street North  
Wichita, KS 67226

Ginny Pearce  
1006 W. Central Ave.  
Andover, KS 67002

**RE: CUP2024-00021** – Administrative Adjustment in the City to the Fantasea CUP DP-95, to permit School on Parcel B, on property zoned MF-18 Multi-Family Residential District; generally located on the north side of East 32<sup>nd</sup> Street North, within one-quarter mile east of North Woodlawn Blvd (6834 E. 32<sup>nd</sup> Street North).

**Legal Description:** Lot 1, Block 1, Fantasea II Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants,

We received and reviewed your request for an Administrative Adjustment to CUP DP-95 to permit School on Parcel B. The subject site is zoned MF-18 Multi-Family Residential District (MF-18), but permitted uses under Parcel B are restricted to only: Child Care Center (subject to BZA approval), Duplexes or Townhouses. If the subject site were not in CUP DP-95, the MF-18 District would permit School by-right. Additionally, Parcel C, abutting to the east and also zoned MF-18, lists School as a permitted use. Furthermore, the property to the south is developed with a school.

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

**GENERAL PROVISIONS**

Parcel B:

Proposed Use: Child Care Center (subject to BZA approval, Duplexes, Townhouses, **or School**).

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.

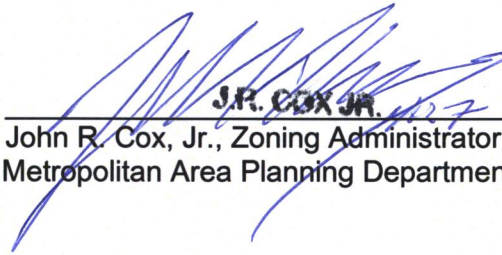
Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

The "Development Application" sign should now be removed from the property. Please submit 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.



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Scott Wadle, Director  
Metropolitan Area Planning Department

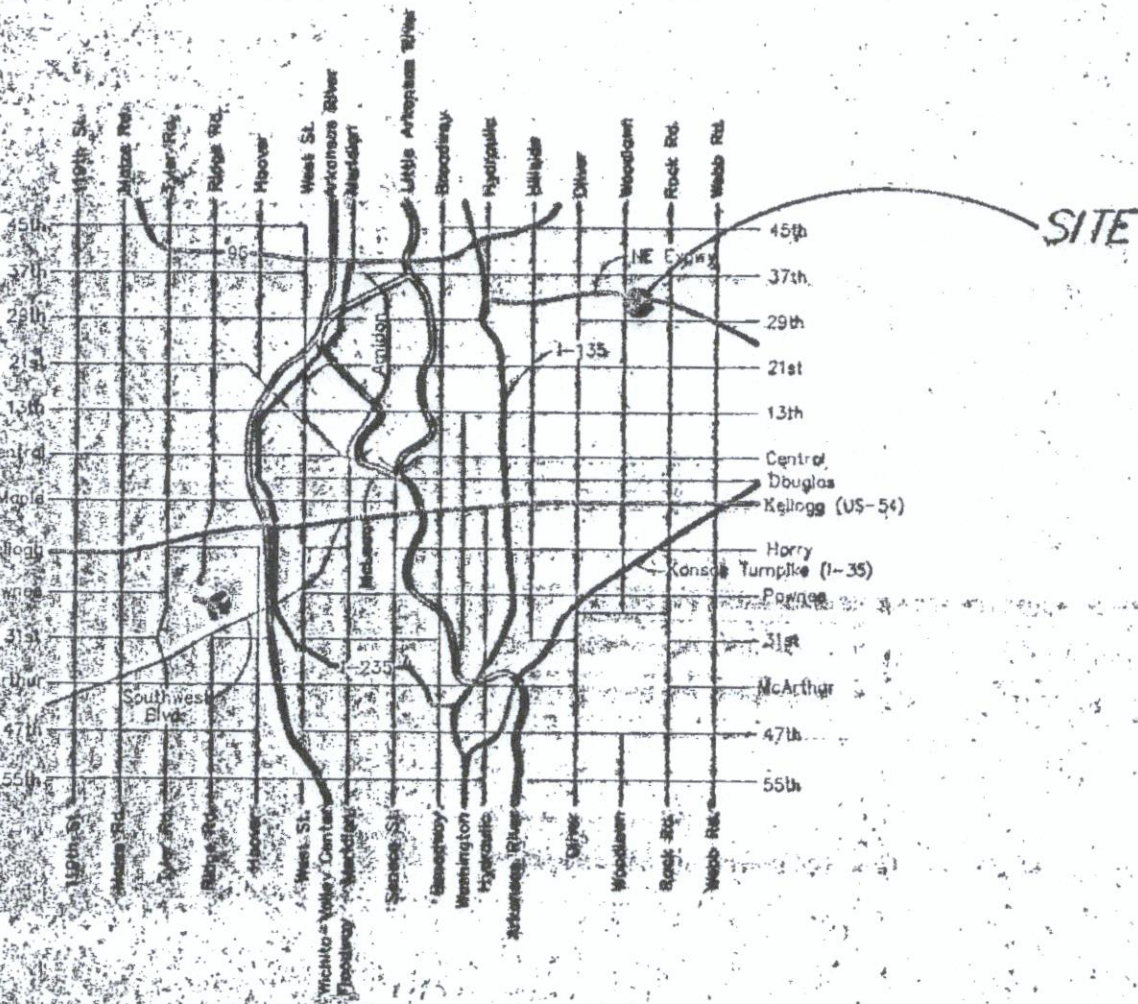


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J.R. COX JR.  
John R. Cox, Jr., Zoning Administrator  
Metropolitan Area Planning Department

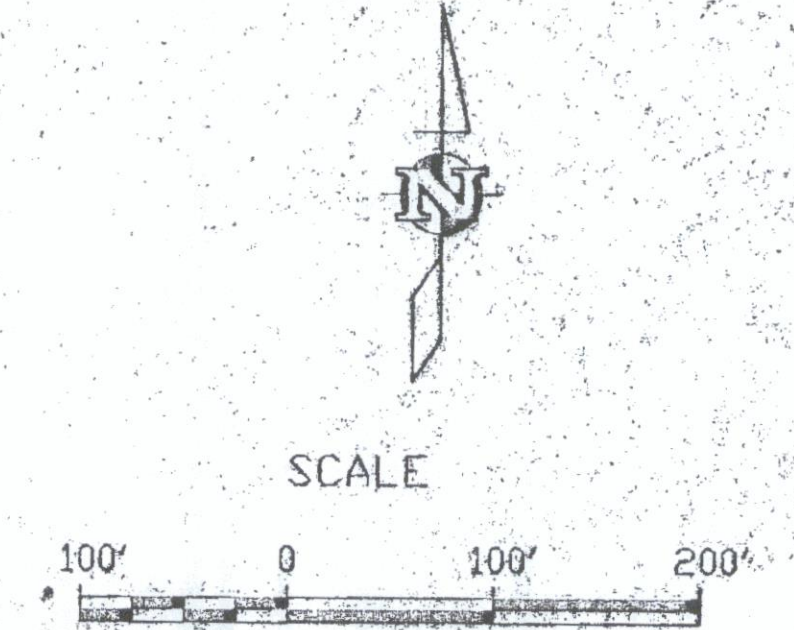
cc: MABCD  
Brandon Johnson, CM District I  
Cameron Jackson, CSR District I





LOCATION MAP

# COMMUNITY UNIT PLAN FANTASEA DP - 95

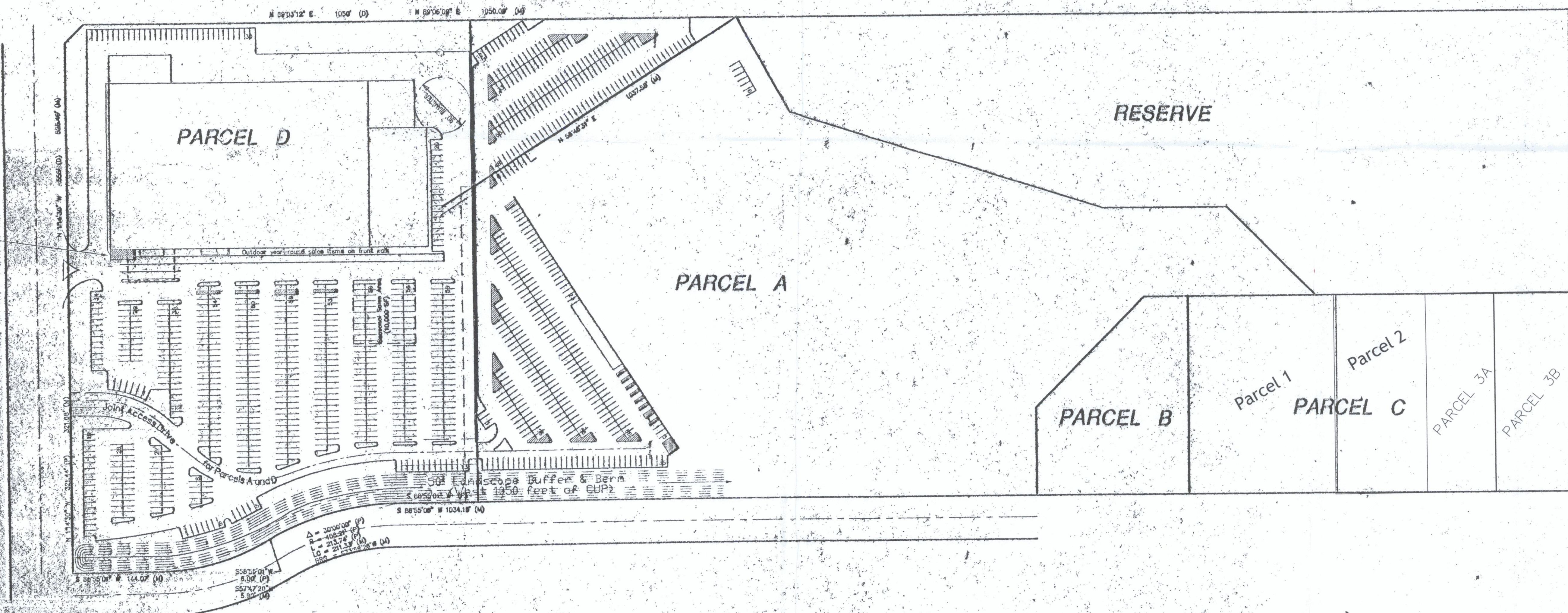


AMENDMENT #3  
**APPROVED CUP**  
MAPC 1-23-03 DM  
WCC 4-8-03 DM  
PERTAINS TO PARCEL C

AMENDMENT #2  
**APPROVED CUP**  
MAPC 03/26/98 DM  
WCC 03/24/98 DM  
SHEET 2 of 2  
MAP.D copy 1 of 2

**APPROVED CUP**

AA approved on 05/22/98  
above stated quantities of  
work, reduction in parking, and  
moving masonry wall from  
Parcel D to Parcel A.  
Large Equipment Storage  
Area See A.A.  
dated 05/05/02



Revised: 11/6/02  
**Revised 10-8-2014**  
Revised 11-27-2017



# COMMUNITY UNIT PLAN FANTASEA DP - 95

AMENDMENT #3  
**APPROVED CUP**

MAPC 1-23-03 DM  
WCC 4-8-03 DM  
PERTAINS TO PARCEL C

AMENDMENT #2  
**APPROVED CUP**

MAPC 02/26/98 DM  
WCC 03/24/98 DM  
SHEET 1 OF 2  
MAPD COPY 1 OF 2

AMENDMENT #1  
**APPROVED CUP**

MAPC 1-23-03 DM  
WCC 4-8-03 DM  
2 sheets  
MAPD COPY 4 OF 4

## GENERAL PROVISIONS:

- All utilities are to be installed underground.
- All drives indicated on the plan shall be private drives.
- A landscape buffer shall be provided as shown along 32nd Street to screen the proposed development. The buffer shall have a minimum 5-foot high berm with a maximum slope of 4:1 facing 32nd Street. Solid screening shall consist of evergreen trees, minimum 8 to 9 feet high at the time of planting, planted in two staggered rows on the south face of the berm, with a maximum tree spacing of 15 feet in each row. For Parcel D and the western 240' of Parcel D, see Admin. Adjust. dated 11/15/02 for requirements for remainder of Parcel A. Loading areas and docks in Parcel D shall be screened from ground level view with a masonry wall along Woodlawn and K-96. Screening of all trash dumpsters, outside storage, and mechanical equipment will be constructed of material to match and preferably be connected to the buildings they support.
- A landscape plan for Parcel D shall be submitted to the planning department for approval prior to the issuance of any building permits.
- The owner of Parcel D shall guarantee the following improvements at the time of platting: a third NB Woodlawn over/decad lane on 32nd Street to K-96; a SB left-turn lane on Woodlawn to serve the major entrance to the CUP; signalization of the intersection of the south drive and Woodlawn; a right-turn lane on 32nd Street; and a contribution of \$10,000 toward and future "traffic calming" measures in 32nd Street that are approved and installed by the City between Rock Road and Woodlawn provided that the Traffic Engineer determines that the traffic being generated by the development of this parcel is contributing significantly to traffic volume increases on 32nd Street.
- All parking light poles in Parcel A and D shall be of the same color and design and shall have cutoff fixtures which direct light away from nearby residential areas. Light Poles shall be limited to a maximum height of 30 feet except those within 200 feet of 32nd Street. Those poles shall be limited to 20 feet in height unless the fixtures are angled to direct light in a northward direction.
- Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of any building permits.
- Hours of operation for the water-park shall be not later than 12:00 p.m.
- All drainage ways and dedications shall be confirmed at the time of platting. A lot grading plan shall be prepared in general conformance with the concept drainage plan for review prior to issuance of any building permits.
- Any open spaces, signs, drainage facilities, drives, or parking areas shall be privately owned and maintained unless otherwise determined at the time of platting.

- Final determination of street right-of-way and pavement widths shall be resolved at the time of platting.
- A 10 foot landscape buffer strip/wall easement shall be established along the east line of Parcel D for future construction by the owner of that parcel of an 8 foot masonry wall and landscaping at 2 times the minimum buffer tree planting requirements, if and when a permit application for residential use is filed on Parcel A.
- Fire lanes shall be in accordance with the fire code of the City of Wichita. All building permits shall be reviewed by the fire chief and/or his representatives for approval of site plans, fire lanes, and fire hydrant access prior to the issuance of any building permits. Fire lanes may be used for loading and unloading, but no parking.
- The transfer of title on all or any portion of the land included in the CUP does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon the present owners, their successors, assigns, and lessees unless otherwise amended.
- Trash receptacles located within Parcel D shall be screened with a masonry wall to reasonably hide them from ground view.
- All building exteriors within Parcel D shall share the same predominate exterior building material, color, and texture.
- If multiple ownership is anticipated, an agreement providing for the maintenance of reserves, open spaces, internal drives, parking areas, drainage improvements, etc., shall be filed with the plat of the area.
- The development of Parcels A and D should be generally in accordance with the site plan as shown on the CUP drawing including the location and extent of outside display areas.
- At the time of platting, a cross-lot circulation agreement between Parcel A and D and an assignment of responsibilities for maintaining the landscaped berm area shall be required.
- Off-street parking for Parcels A and D shall be provided in accordance with the zoning code. A minimum number of 480 parking spaces shall be provided in Parcel A based upon the proposed uses unless the required spaces are provided in conjunction with Parcel D through a "shared parking" agreement between the two parcels; or through a reduction in this requirement approved in accordance with the zoning code. For Admin. Adjustments dated 04/08/01 exception, parking for Parcel A is not subject to the zoning code with respect to the building improvements (BDD 2003-0023) from 480 spaces to 367 spaces (see 11/15/02).
- The development of Parcel A and D 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.
- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

- This development contains approximately 45.6 gross acres in four parcels. The uses and restrictions for each parcel is as follows:

### PARCEL A:

Proposed uses:  
Wave pool, water slide, bath house, entry structure, parking security fencing, concession facilities, picnic facilities, pool playground, equipment and maintenance building, swimming pools, fountains, family pavilion, umbrellas, tables and stools, structures, boat dock facilities on lake, tennis structures, toilet facilities, ice skating (indoor and outdoor), sledding and tubing runs, ski run, low lift, warming houses, curling courts, kiosk, signs, flags, graphics and playground equipment (no commercial amusement rides), miniature golf, and all uses permitted in the single-family residential (SF-6) district.  
See Administration Adjustment dated 04/08/01 adding recreation and entertainment, outdoor and indoor and personal improvement services.

Gross area - 25.3 acres  
Net area - 25.3 acres  
Maximum building coverage: 82,500 SF  
Maximum Gross Floor Area - 82,500 SF  
Maximum building height - 40'  
Maximum number of picnic shelters - 4  
Setbacks: 32nd Street - 100'  
North Property Line - 50'  
East Property Line - 50' from KGE Esmt  
From Parcel B - 90'  
From Parcel C - 50'

### PARCEL B:

Proposed Uses: Child care center (subject to BZA approval), Duplexes or Townhouses.  
Number of Dwelling Units: Duplexes - 10 Townhouses - 17  
Gross area - 1.42 acres  
Net area - 1.42 acres  
Density - Duplex, 8 DU/ac; Townhouse, 12 DU/ac  
Max. Building Coverage - 30%  
Max. Building Height - 35 feet  
Setbacks - Front, 25'; Side, 20'; Rear, 20'  
Parking - As per Section 28.04.140. However, since on-street parking is prohibited on 32nd Street North, adequate on-site parking must be provided for all client vehicles, as well as those of employees.

PARCEL C:  
Proposed uses: Duplexes and Townhouses, School, Child care center (subject to BZA approval) (Parcel 1).

Gross area - 4.48 acres  
Net area - 4.48 acres  
Maximum building coverage - 30%  
Maximum building height - 35 feet  
Setbacks - front, 25'; side, 20'; rear, 20'.  
Parking - 1.5 spaces / DU

### PARCEL 1)

Number of dwelling units - Duplexes, 14; Townhouses, 21  
Gross Area - 1.74 acres  
Net Area - 1.74 acres

### PARCEL 2)

Number of dwelling units - Duplexes, 8; Townhouses, 13  
Gross Area - 1.05 acres  
Net Area - 1.05 acres  
Setbacks - front, 25'; side, 0'; rear, 20'.

### PARCEL 3A)

Number of dwelling units - Duplexes, 6; Townhouses, 9  
Gross Area - 0.79 acres  
Net Area - 0.79 acres  
Setbacks - front, 25'; side, 0'; rear, 20'.  
See Administration Adjustment dated 12-21-99 eliminating side setback on eastern boundary of Parcel B and western boundary of Parcel C.  
See CUP2002-53 letter dated 4-9-03 + "Proposed Changes" (which were approved by the 4-9-02 letter) and 32nd St N responsibility for widening.

### PARCEL D:

Proposed Uses:  
Retail (general), Office (general), restaurant, bank or financial institution, automated teller machines, construction sales and service (as restricted in the LC district and by Section III-D[bb]), vehicle repair (limited), service station, convenience store, parking areas (commercial and accessory), and single family residential.

Gross area - 12.4 acres  
Net area - 12.4 acres  
Maximum building coverage: 130,000 SF  
Maximum Gross Floor Area - 130,000 SF  
Maximum building height - 35' (except that up to 15% of the parapet on any building facade may extend to 40 feet as a decorative element).  
Setbacks: Woodlawn - 50'  
32nd Street - 100'  
North Property Line - 50'

Outdoor storage shall be subject to the limitations and standards for development in LC districts and any temporary truck/trailer storage permitted under these standards shall be behind screening walls.

All open display shall be limited to the limitations and standards for development in LC districts, except that year-round display and seasonal nursery/garden display areas are permitted as indicated on the site plan. Any fencing of these areas must be of wrought iron or similar materials that are approved by the Planning Director.

Admin. Adjustment dated 05/05/02 shall allow 640 s.f. large equipment storage area as indicated in Parcel D. Storage area shall be constructed of 8" CMU block perimeter wall w/ textured surface coating. Color to match existing Home Depot exterior wall color. Height of CMU block wall shall not exceed 10 feet. A 9 foot wide gate shall be allowed at the east opening of the storage area to be constructed of black vinyl coated metal mesh with 1"x1" tube style picket inserts.

PARCEL 3B)  
Number of dwelling units - Duplexes, 8; Townhouses, 11  
Gross Area - 0.90 acres  
Net Area - 0.90 acres  
Setbacks - front, 25'; side, 0'; rear, 20'.

- Access Controls:  
Parcel A shall share one opening onto Woodlawn with Parcel D and shall have complete access control onto 32nd Street.  
Parcel B shall have two openings onto 32nd Street except that there shall be complete access control over the east 125 feet of Parcel C.  
Parcel D shall have two openings onto Woodlawn and shall have complete access control onto 32nd Street.
- Signage:  
Parcel A shall be permitted to have one monument sign along Woodlawn with a maximum area of 200 SF and with 100 SF of this sign being limited to a monochromatic design incorporated as an integral part of the sign base and as shown in Attachment 1.  
Parcel C shall have signage per the sign code for the City of Wichita. (Admin. Adjust. 10/28/02)  
Parcel D shall be permitted to have one monument sign along Woodlawn with a maximum area of 100 SF.  
Parcel D shall be permitted to have one pylon sign along K-96 with a maximum area of 200 SF.
- Sign Heights:  
Along Woodlawn - 20'; Along K-96 - 35'
- The approval of this plan shall constitute a waiver of the wall which would normally be required on the north line of Parcel C and the west line of Parcel B.
- Building signs for Parcel D shall be limited to the requirements as defined in the sign code for LC commercial districts. No building signs in Parcel D shall be permitted on the east facade or any south facing facade of a building within 200 feet of 32nd Street.
- Signs or monuments for Parcels B and C designating the name of this development shall be permitted adjacent to the entry drives providing they follow appropriate city codes.

Revised: 11/6/02

Revised 10-8-2014

REVISED 11-29-2017

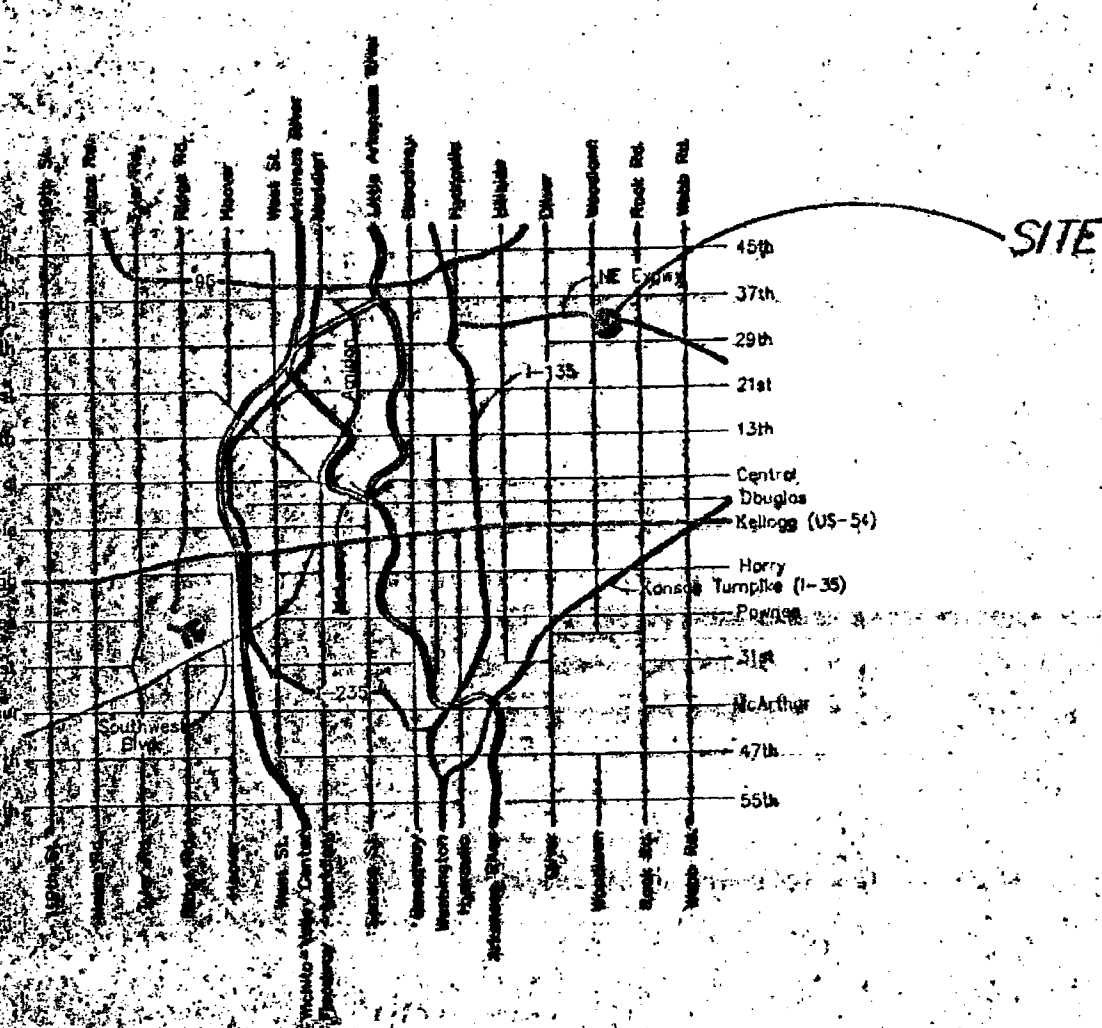
April 22, 1998



**AUSTIN MILLER**  
ENGINEERING SERVICES  
254 S. Laura, Suite 210 Wichita, KS 67211  
316/262-1201 fax 316/262-6775



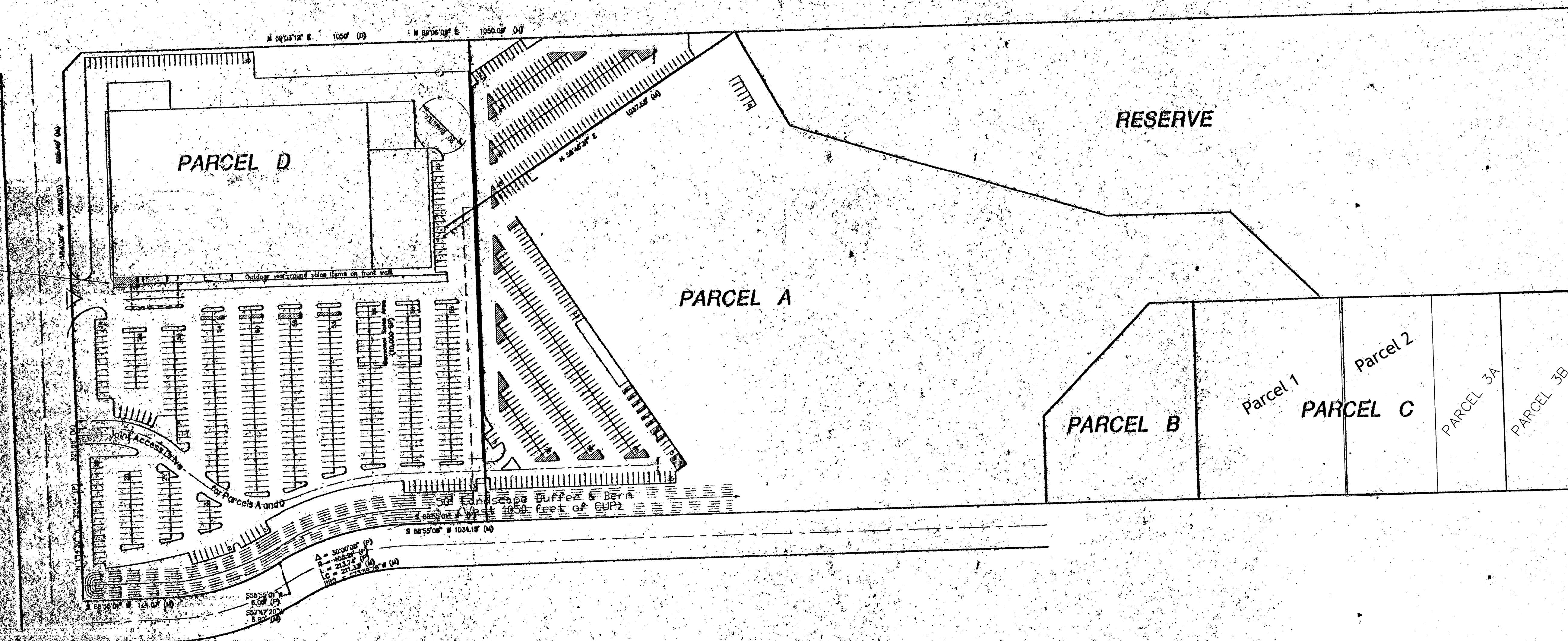
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AMENDMENT #3  
APPROVED CUP  
MAPC 1-23-03 DM  
WCC 4-8-03 DM  
PERTAINS TO PARCEL C

AMENDMENT #2  
**APPROVED CUP**  
MAPC 03/26/98 DM  
WCJ 03/24/98 DM  
SHEET 2 of 2  
MAPD copy 1 of 2

APPROVED CLIP



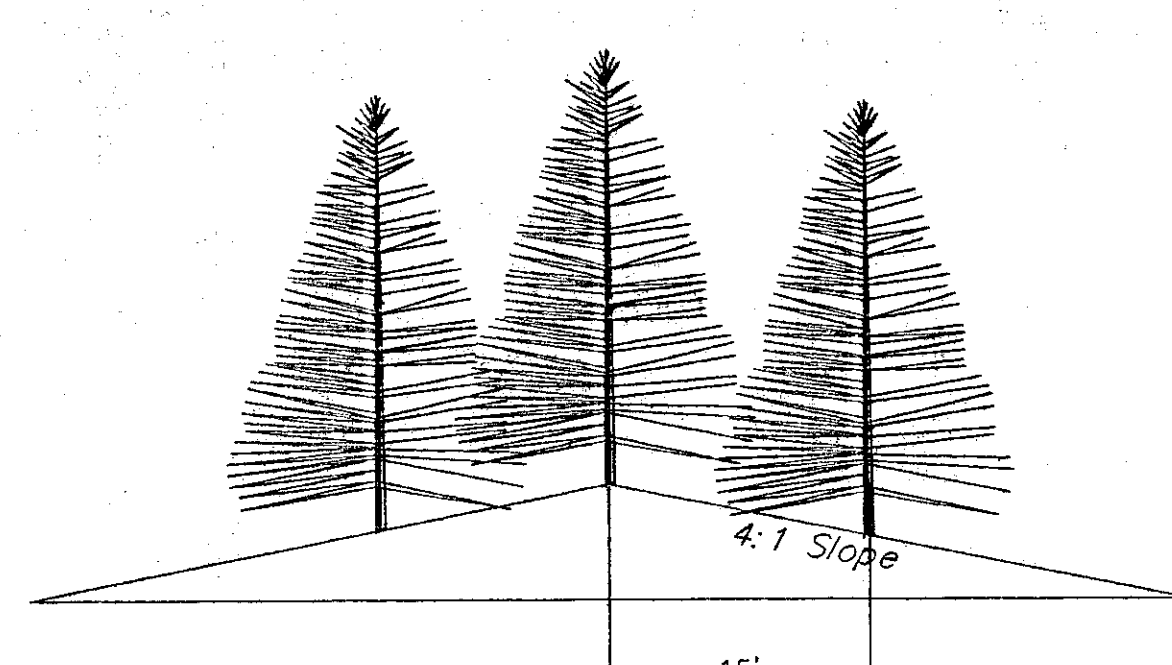
AA approved on 05/22/98  
about signage, guarantee of  
work reduction in parking and  
moving masonry wall from  
Parcel D to Parcel A  
Large Equipment Storage  
Area See A.A.  
dated 05/05/92

Revised 11-27-2017



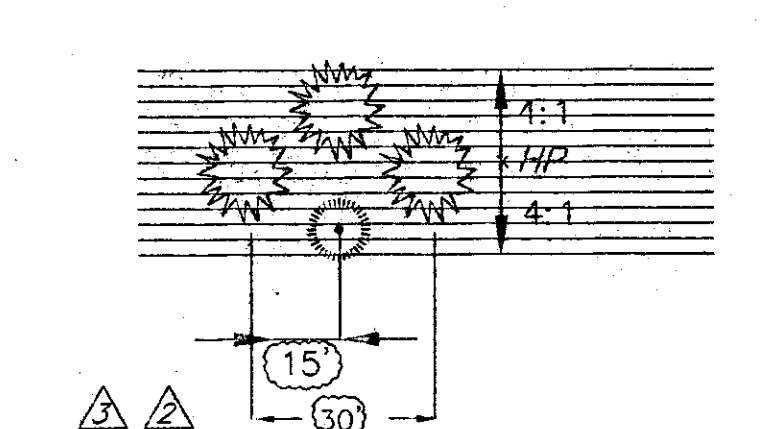
**AUSTIN MILLER**  
**ENGINEERING SERVICES**  
254 S. Laura; Suite 210 • Wichita, KS 67211  
316/262-1281 fax: 316/262-6773





SCALE: 1" = 100'

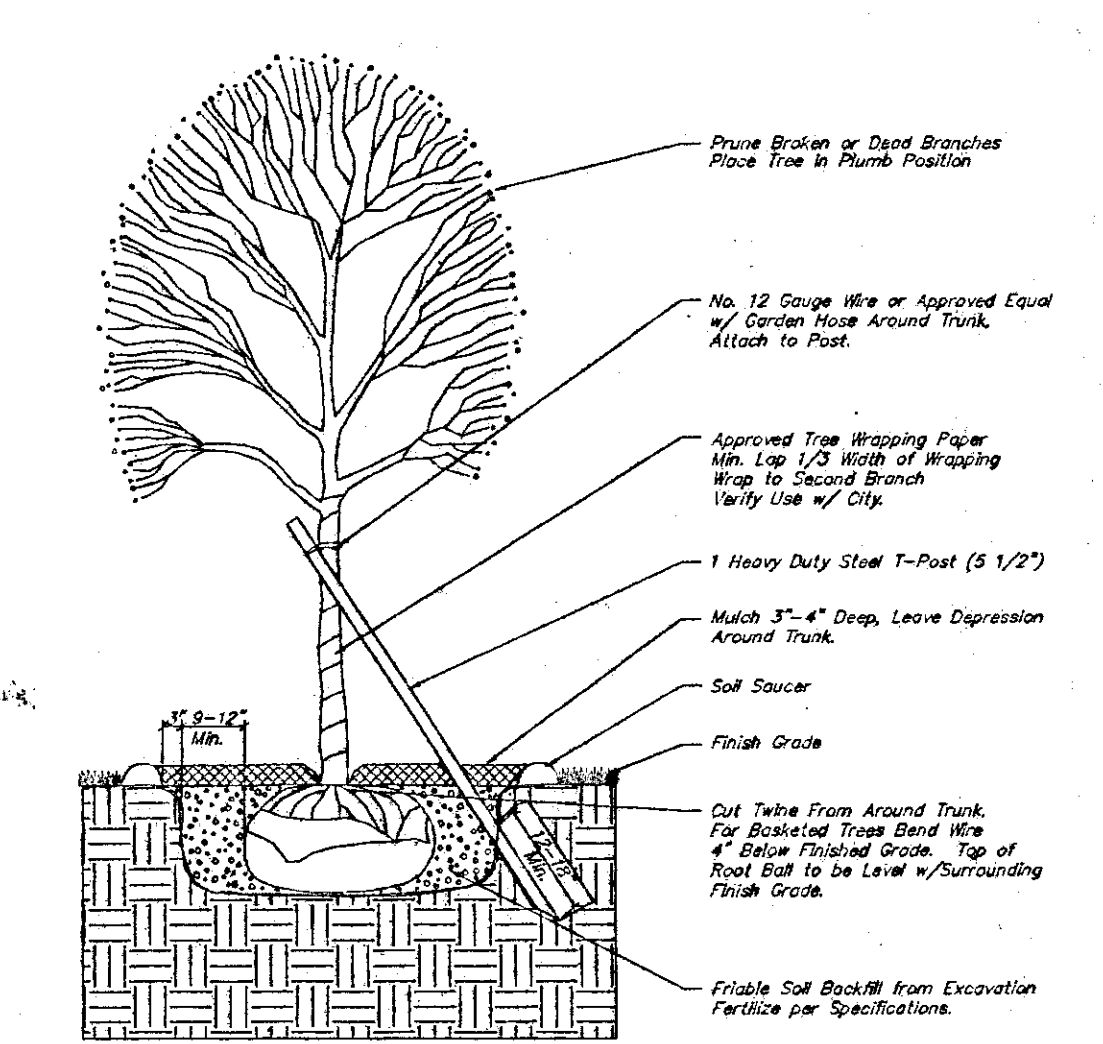
SECTION A-A



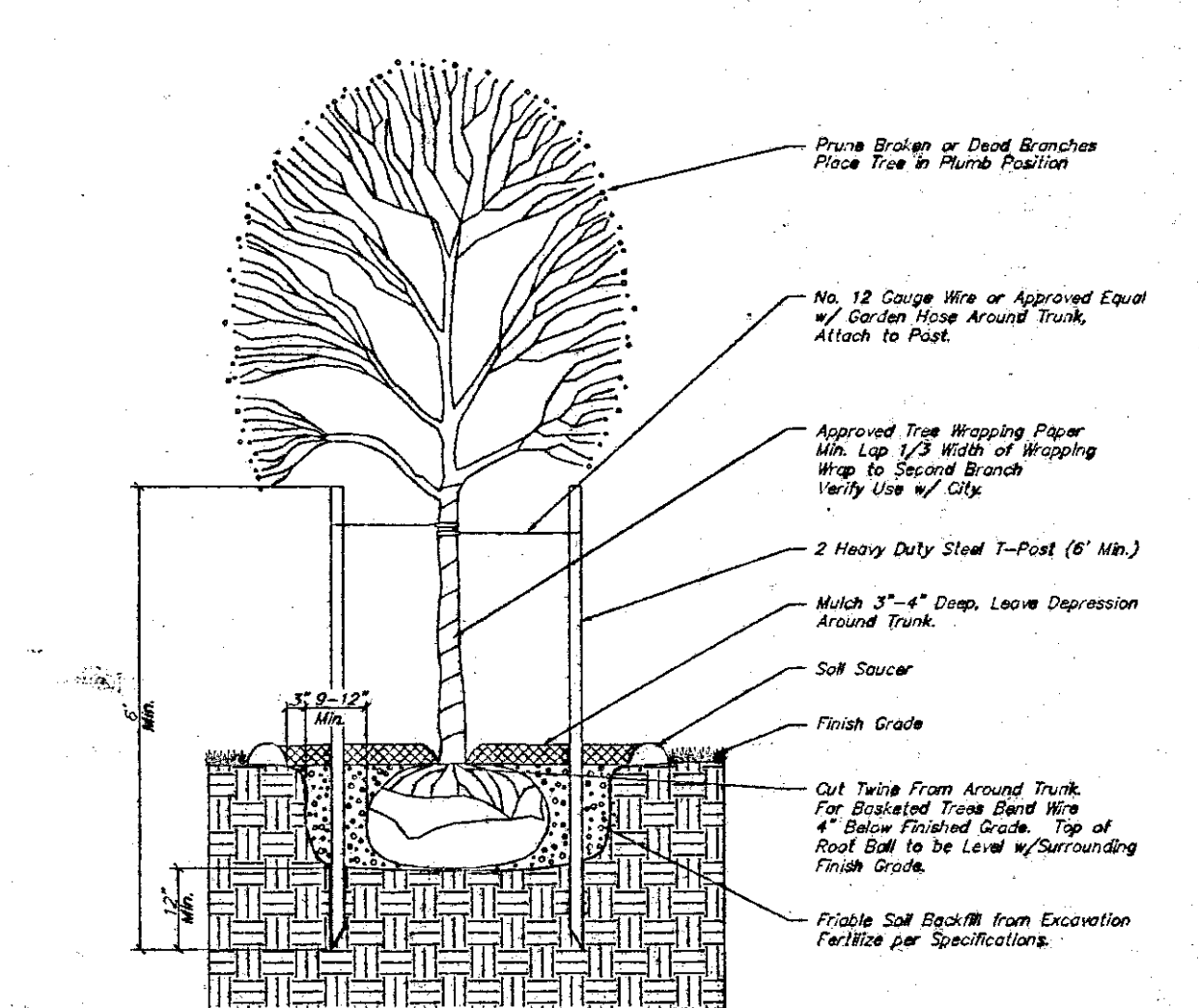
BERM PLANTING DETAIL

### CALCULATIONS

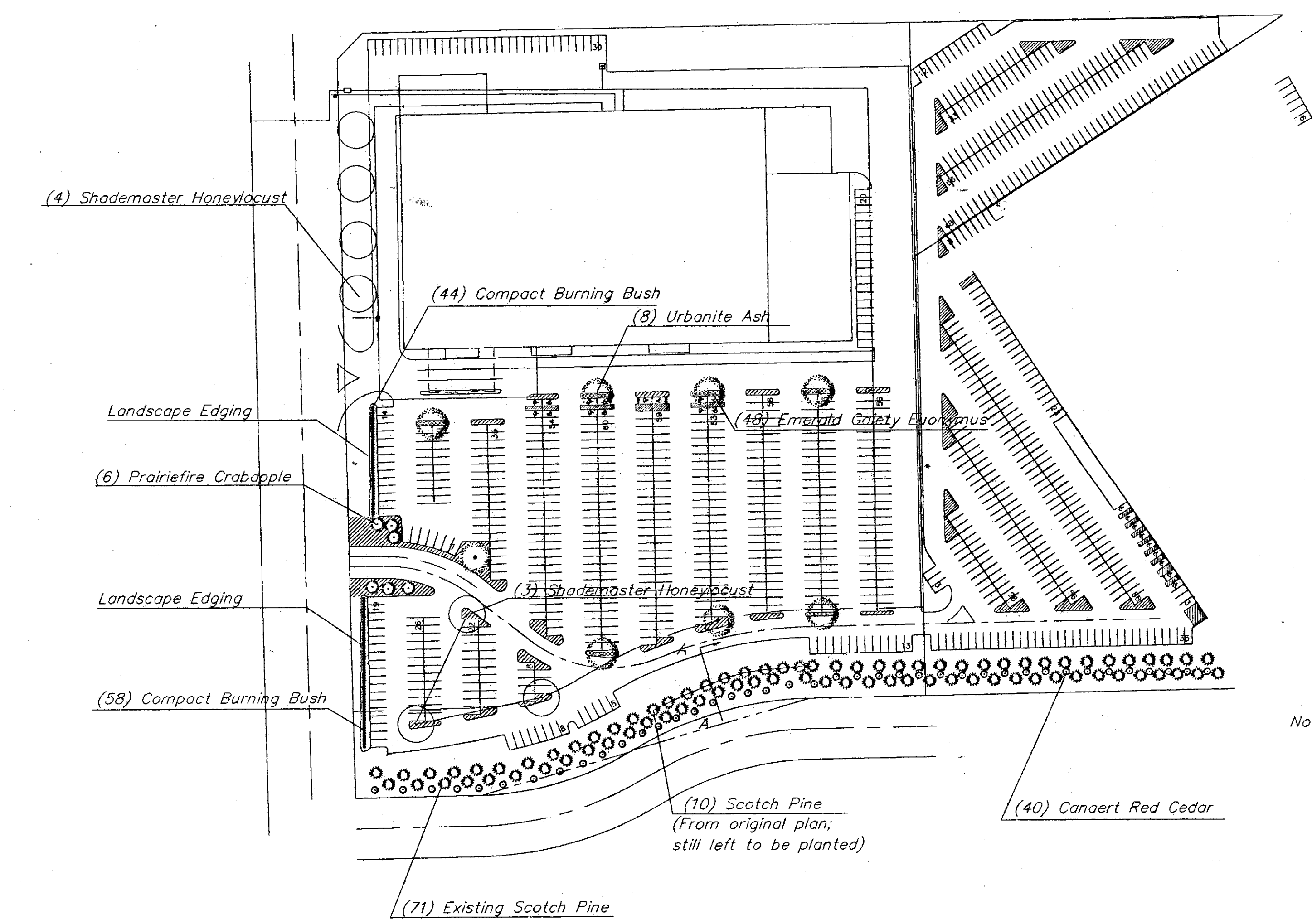
Landscaped Street Yard Required:  
 $877 + 643 = 1520 - 509 + 1011$   
 $1011 \times 20 = 20,220 \text{ S.F.}$   
Landscaped street yard provided = 72,660 S.F.  
Street yard trees required = 40 shade trees  
Street yard trees provided = 94 trees  
Parking lot trees required = 32 shade trees - 47 = 0 trees  
Parking lot trees shown = 18 trees  
Buffer area required = 643' divided by 40 = 16 trees  
Buffer area trees shown = 121 trees



TREE PLANTING & STAKING DETAIL  
Deciduous Trees 2 1/2" Cal. and Smaller  
Evergreen Trees 6" Height and Smaller  
No Scale



TREE PLANTING & STAKING DETAIL  
Deciduous Trees Larger than 2 1/2" Cal.  
Evergreen Trees Larger than 6" Height  
No Scale



Note: Total Trees on Berm = 81 Scotch Pine  
= 40 Canaert Juniper

Areas to be sodded w/  
K-31 Fescue.

### PLANTING NOTES:

- All work shall be done in accordance with City of Wichita Landscape Specifications.
- Trees with broken leaders will not be accepted.
- 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 subsoil, clay lumps, brush, weeds, roots, stones, 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.
- All shrub plantings will be mulched a minimum of 4". Mulch material to be per City of Wichita specifications.
- Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
- Seed the property with 'K-31' Tall Fescue at a rate of 8 lbs/1,000 s.f.
- All mulched planting areas shall be contained within commercial grade metal edging.
- Landscape contractor to provide irrigation drawings for all landscaped areas. Landscape contractor to pay for tap fees, vault and meter, and all other costs incidental to landscape work.
- Mulch all tree saucer wells with 4" of mulch. Mulch material to be per City of Wichita specifications.
- Coordinate with site lighting see sheet ESP1.
- Coordinate location of conduit for irrigation with paving contractor.
- Remaining tree locations to be determined on-site by landscape architect.

DP-95  
Parcel A (Portion)  
**LANDSCAPE PLAN**  
APPROVED 12/11/98 BY *DBA*  
SUPERSEDES PLAN APPD. 11/25/98

12/8/98  
7/17/98  
5/27/98

### PLANT SCHEDULE:

| QTY. | BOTANICAL NAME                                          | COMMON NAME             | SIZE      | CONDITION | REMARKS        |
|------|---------------------------------------------------------|-------------------------|-----------|-----------|----------------|
| 81   | <i>Pinus sylvestris</i>                                 | Scotch Pine             | 8'-10'    | B&B       |                |
| 40   | <i>Juniperus virginiana 'Canaertii'</i>                 | Canaert Red Cedar       | 8'-10'    | B&B       |                |
| 8    | <i>Fraxinus pennsylvanica 'Urbanite'</i>                | Urbanite Ash            | 2" cal.   | B&B       |                |
| 7    | <i>Gleditsia triacanthos var. inermis 'Shademaster'</i> | Shademaster Honeylocust | 2" cal.   | B&B       |                |
| 48   | <i>Euonymus fortunei 'Emerald Gaiety'</i>               | Emerald Gaiety Euonymus | 2 gal.    | Container | Space 4' o.c.  |
| 102  | <i>Euonymus alatus 'compacta'</i>                       | Compact Burning Bush    | 5 gal.    | Container | Space 3' o.c.  |
| 6    | <i>Malus species 'Prairiefire'</i>                      | Prairiefire Crabapple   | 1.5" cal. | B&B       | Space 20' o.c. |



# NEW YMCA

## WAVE POOL

## PLAY Equipment

## PAVILLION

PARKING

PARKING

Existing Mix of Evergreen & Deciduous Trees Provides Screening

Note: Trees shaded are a bid alternate. Final layout of trees shall be adjusted to final design of berms, walk and skate park.

DP-95 Parcel A  
LANDSCAPE PLAN

11/10/2002  
SHEET 2 of 2

## Landscape Plan - Building Area

YMCA North Branch

3330 N. Woodlawn

Note:  
Total Quantity of Fescue Sod = 3396 Sq. Yd.

LANDSCAPE  
ARCHITECTS  
PLANNERS

**rice-foster**  
associates

J. Michael Rice, AIA  
David W. Foster, ASLA  
Debra J. Foster  
John Long

1413 E. Second St.  
Wichita, KS 67214  
Tel: 316.767.4975  
Fax: 316.262.7316

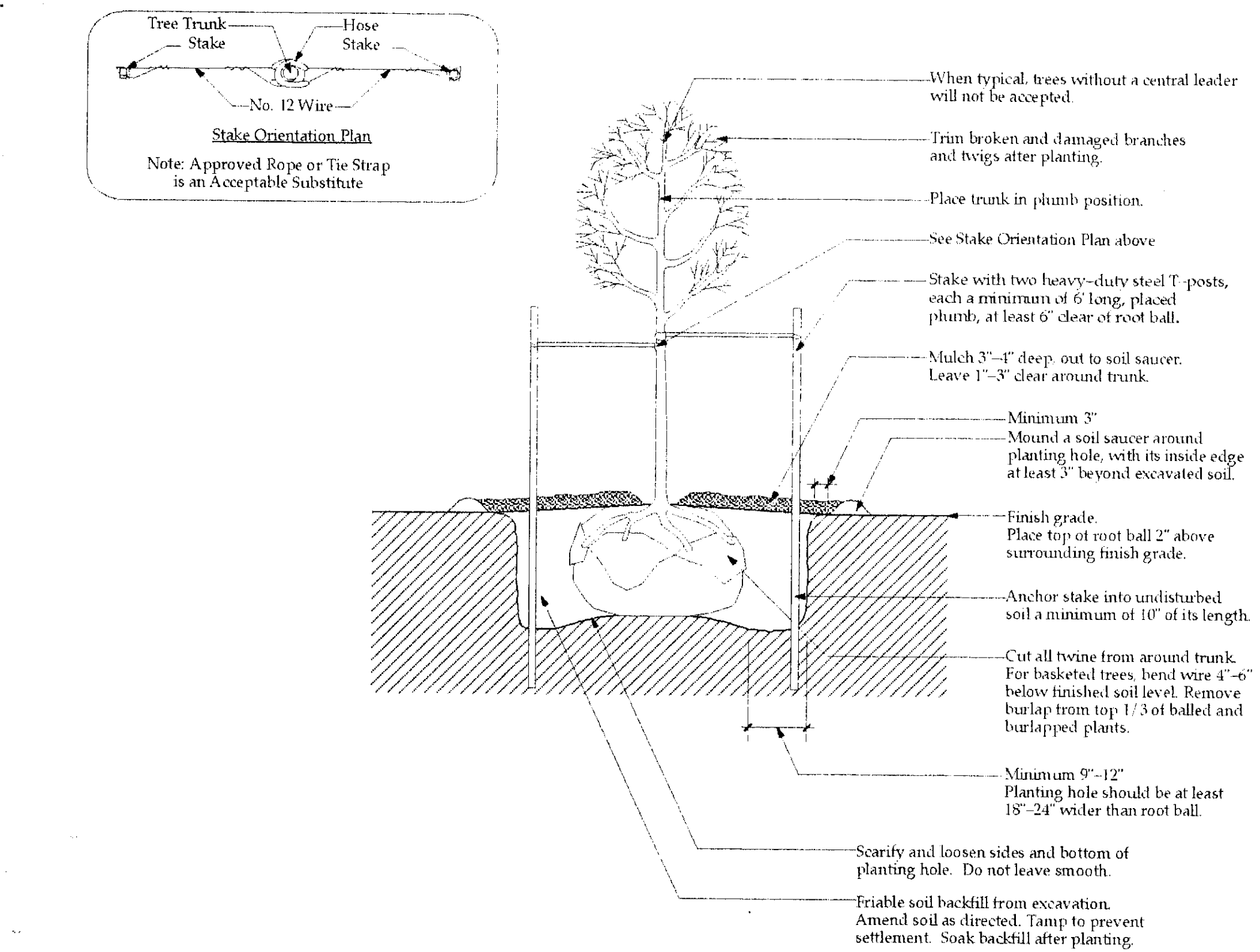
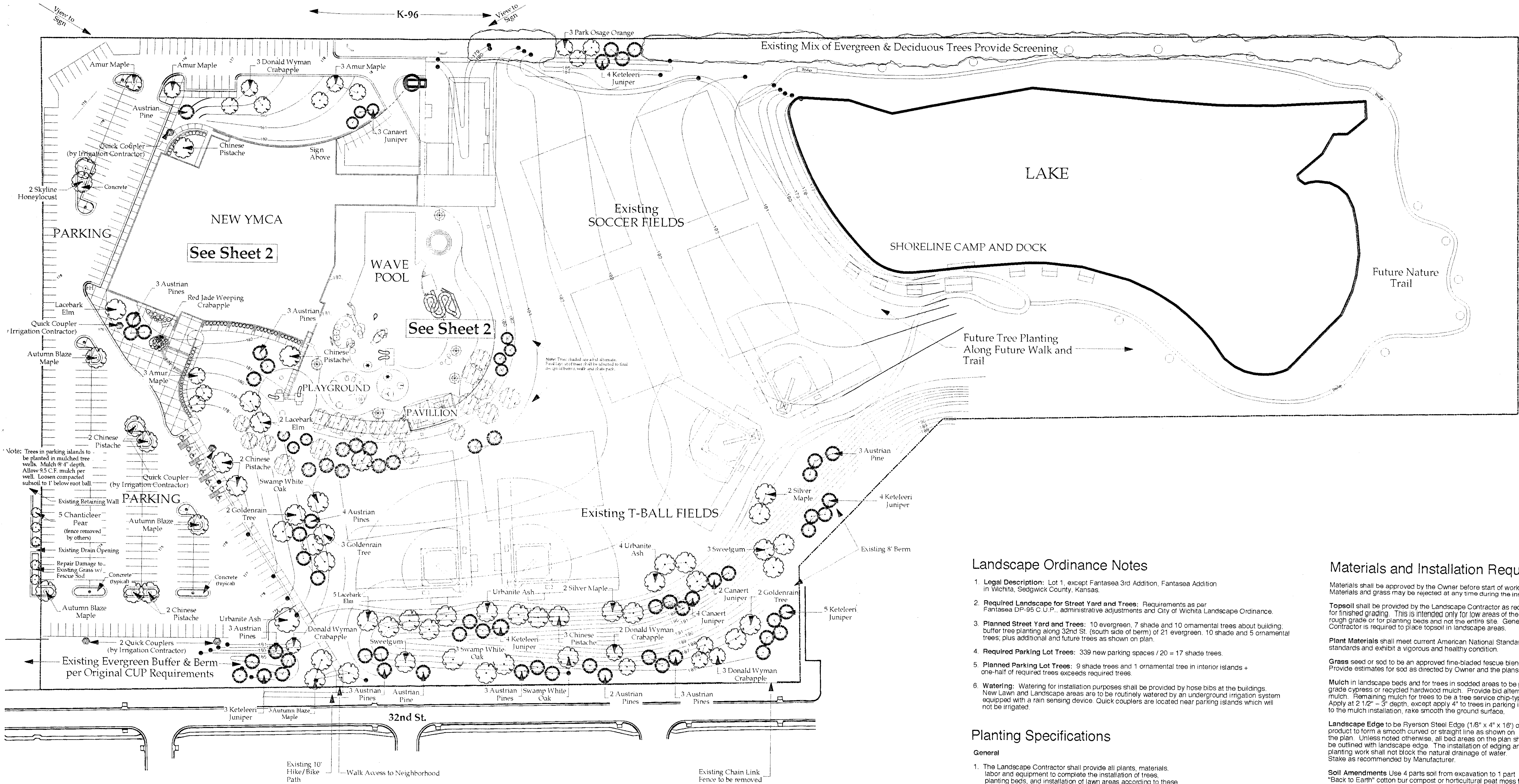
project  
02094  
date  
11/07/2002  
drawn by  
DWF  
JLL  
revisions

north  
scale  
1"=20'  
sheet  
2 of 2

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Tree Planting and Staking Detail (no scale)

| Plant Schedule                   |                                        |                                                     |                |                             |
|----------------------------------|----------------------------------------|-----------------------------------------------------|----------------|-----------------------------|
| Quantity                         | Common Name                            | Botanical Name                                      | Size           | Specification               |
| TREES                            |                                        |                                                     |                |                             |
| 3                                | Amur Maple                             | <i>Acer ginnala</i>                                 | 1 3/4"-2" Cal  | B&B                         |
| 4                                | Silver Maple                           | <i>Acer saccharinum</i>                             | 1 3/4"-2" Cal  | B&B                         |
| 6                                | Autumn Blaze Maple                     | <i>Acer x freemanii 'Autumn Blaze'</i>              | 2'-2 1/2" Cal  | B&B                         |
| 6                                | Urbanite Green Ash                     | <i>Fraxinus pennsylvanica 'Urbidell'</i>            | 2'-2 1/2" Cal  | B&B                         |
| 2                                | Skyline Honeylocust                    | <i>Gleditsia triacanthos var. inermis 'Skyline'</i> | 2'-2 1/2" Cal  | B&B                         |
| 20                               | Keteleeri Juniper                      | <i>Juniperus chinensis 'Keteleeri'</i>              | 6'-7' height   | B&B                         |
| 9                                | Canasert Juniper                       | <i>Juniperus virginiana 'Canasert'</i>              | 6'-7' height   | B&B                         |
| 7                                | Goldenrain Tree                        | <i>Koeleria paniculata</i>                          | 1 3/4"-2" Cal  | B&B                         |
| 4                                | American Sweetgum                      | <i>Liquidambar styraciflua</i>                      | 1 3/4"-2" Cal  | B&B                         |
| 3                                | Osage Orange 'Park'                    | <i>Madrora pomifera 'Park'</i>                      | 1 3/4"-2" Cal  | B&B                         |
| 9                                | Donald Wyman Crabapple                 | <i>Malus sp. 'Donald Wyman'</i>                     | 1 3/4"-2" Cal  | B&B                         |
| 1                                | Red Jade Weeping Crabapple             | <i>Malus sp. 'Red Jade'</i>                         | 1 3/4"-2" Cal  | B&B                         |
| 29                               | Austrian Pine                          | <i>Pinus nigra var. nigra</i>                       | 7'-8' height   | B&B                         |
| 11                               | Chinese Pistache                       | <i>Pistacia chinensis</i>                           | 2'-2 1/2" Cal  | B&B                         |
| 5                                | Chanticleer Pear                       | <i>Pyrus calleryana 'Chanticleer'</i>               | 1 3/4"-2" Cal  | B&B                         |
| 5                                | Swamp White Oak                        | <i>Quercus bicolor</i>                              | 2'-2 1/2" Cal  | B&B                         |
| 6                                | Lacebark Elm                           | <i>Ulmus parviflorus</i>                            | 2'-2 1/2" Cal  | B&B                         |
| 137                              | Total Trees                            |                                                     |                |                             |
| ALTERNATE BID TREES              |                                        |                                                     |                |                             |
| 5                                | Amur Maple                             | <i>Acer ginnala</i>                                 | 1 3/4"-2" Cal  | B&B                         |
| 6                                | Autumn Blaze Maple                     | <i>Acer x freemanii 'Autumn Blaze'</i>              | 2'-2 1/2" Cal  | B&B                         |
| 6                                | Urbanite Green Ash                     | <i>Fraxinus pennsylvanica 'Urbidell'</i>            | 2'-2 1/2" Cal  | B&B                         |
| 5                                | Keteleeri Juniper                      | <i>Juniperus chinensis 'Keteleeri'</i>              | 6'-7' height   | B&B                         |
| 5                                | Canasert Juniper                       | <i>Juniperus virginiana 'Canasert'</i>              | 6'-7' height   | B&B                         |
| 5                                | Austrian Pine                          | <i>Pinus nigra var. nigra</i>                       | 7'-8' height   | B&B                         |
| 1                                | Londonplane Tree                       | <i>Platanus occidentalis 'Bloodgood'</i>            | 1 3/4"-2" Cal  | B&B                         |
| 2                                | Sawtooth Oak                           | <i>Quercus acutissima</i>                           | 1 3/4"-2" Cal  | B&B                         |
| 1                                | Lacebark Elm                           | <i>Ulmus parviflorus</i>                            | 2'-2 1/2" Cal  | B&B                         |
| 38                               | Total Trees                            |                                                     |                |                             |
| SHRUBS                           |                                        |                                                     |                |                             |
| 19                               | Crimson Pygmy Berberry                 | <i>Berberis thunbergii 'Crimson Pygmy'</i>          | 2 gallon       | Container                   |
| 12                               | Wintergreen Boxwood                    | <i>Buxus microphylla 'Wintergreen'</i>              | 15"-18" height | B&B or Container            |
| 7                                | Manhattan Euonymus                     | <i>Euonymus alatus 'Manhattan'</i>                  | 2 gallon       | Container                   |
| 29                               | Compact Arbutus Juniper                | <i>Juniperus horizontalis 'Compact Arbutus'</i>     | 2 gallon       | Container                   |
| 7                                | Ice Blue Juniper                       | <i>Juniperus horizontalis 'Ice Blue'</i>            | 2 gallon       | Container                   |
| 9                                | Magic Carpet Spirea                    | <i>Spiraea japonica 'Magic Carpet'</i>              | 2 gallon       | Container                   |
| 19                               | Anthony Waterer Spirea                 | <i>Spiraea x bumalda 'Anthony Waterer'</i>          | 2 gallon       | Container                   |
| 97                               | Total Shrubs                           |                                                     |                |                             |
| GROUNDCOVERS, VINES & PERENNIALS |                                        |                                                     |                |                             |
| 55                               | Variegated Liriope                     | <i>Liriope muscari 'Variegata'</i>                  | 1 gallon       | 15" o.c. triangular spacing |
| 55                               | Total Groundcovers, Vines & Perennials |                                                     |                |                             |

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

### Landscape Ordinance Notes

- Legal Description:** Lot 1, except Fantasea 3rd Addition, Fantasea Addition in Wichita, Sedgwick County, Kansas.
- Required Landscape for Street Yard and Trees:** Requirements as per Fantasea DP-95 C.U.P., administrative adjustments and City of Wichita Landscape Ordinance.
- Planned Street Yard and Trees:** 10 evergreen, 7 shade and 10 ornamental trees about building; buffer tree planting along 32nd St. (south side of berm) of 21 evergreen, 10 shade and 5 ornamental trees; plus additional and future trees as shown on plan.
- Required Parking Lot Trees:** 339 new parking spaces / 20 = 17 shade trees.
- Planned Parking Lot Trees:** 9 shade trees and 1 ornamental tree in interior islands + one-half of required trees exceeds required 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. Quick couplers are located near parking islands which will not be irrigated.

### Planting Specifications

#### General

- The Landscape Contractor shall provide all plants, materials, labor and equipment to complete the installation of trees, planting beds, and installation of lawn areas according to these specifications and the planting plan. Estimate rescue sod areas only for grass. Other disturbed areas to be seeded in spring by others.
- Rough grading shall be by the General Contractor. The Landscape Contractor shall be responsible for finished grading prior to grass installation and planting operations.
- Prior to landscape work, flag all underground utilities by calling Kansas One-Call (Phone: 1-800-344-7233).
- Notify the Owner of variances between the plan and site conditions which affect planting operations.
- Prior to the start of fine grading, if season permits, the Landscape Contractor shall spray to kill weeds and grass in planting bed and lawn areas. Use Round-up or similar chemical in as many applications as required for complete kill.
- The Landscape Contractor shall be responsible to coordinate landscape work with work of the Irrigation Contractor and other Contractors affected by landscape work. Irrigation Contractor is Premier Landscaping. Contact Bill Suhlsatz Ph 733-4773. Landscape Contractor shall be responsible to make repairs to irrigation system when damaged by landscape work. Irrigation Contractor shall flag main line and zone lines as possible when requested with two days minimum notice.

### Materials and Installation Requirements

Materials shall be approved by the Owner before start of work. Materials and grass may be rejected at any time during the installation.

**Topsoil** shall be provided by the Landscape Contractor as required for finished grading. This is intended only for low areas of the rough grade or for planting beds and not the entire site. General Contractor is required to place topsoil in landscape areas.

**Plant Materials** shall meet current American National Standards Institute standards and exhibit a vigorous and healthy condition.

**Grass seed or sod** to be an approved fine-bladed fescue blend. Provide estimates for sod as directed by Owner and the plans.

**Mulch** in landscape beds and for trees in sodded areas to be premium grade cypress or recycled hardwood mulch. Provide bid amount for cedar mulch. Remaining mulch for trees to be a tree service chip-type mulch. Apply at 2 1/2" - 3" depth, except apply 4" to trees in parking islands. Prior to the mulch installation, rake smooth the ground surface.

**Landscape Edge** to be Ryerson Steel Edge (1/8" x 4" x 16") or equal product to form a smooth curved or straight line as shown on the plan. Unless noted otherwise, all bed areas on the plan shall be outlined with landscape edge. The installation of edging and planting work shall not block the natural drainage of water. Stake as recommended by Manufacturer.

**Soil Amendments** Use 4 parts soil from excavation to 1 part "Back to Earth" cotton bur compost or horticultural peat moss for planting backfill.

**Fertilizer** for planting backfill to be Milorganite (6-2-0) or other approved product installed per Manufacturer's instructions.

**Pre-emergent weed control** such as Dacthal, Treflan or approved similar product shall be installed per Manufacturer's instruction in all beds except tree wells. Do not apply in tree wells of individual trees in grass areas.

**Tree Wrap** shall be 4" Forces wrap or other approved product (i.e. DSWitt Tree Wrap). Securely wrap from ground level to second level of branches on the trunk. Use of wrap is at the Landscape Contractor's discretion.

### Acceptance and Guarantee

- Prior to acceptance, plantings and grass areas shall be maintained, watered and kept clean by the Landscape Contractor.
- When landscape work is completed, the Owner or his Representative and Landscape Contractor shall meet to review the installation. When the installation is in accordance with the plans and specifications the work shall be accepted. Work may be accepted in phases for payment due to seasonal planting requirements.
- Guarantee for plantings shall be one year. Guarantee for grass sod areas shall be through May 15th when installed during the fall or winter season and for 30 days when installed in the spring or summer. At the end of the guarantee period dead plants and those not in a vigorous, thriving condition shall be replaced as originally specified. There shall be no additional cost to the Owner for replacements except due to vandalism.

## Site Landscape Plan

YMCA North Branch

3330 N. Woodlawn

LANDSCAPE ARCHITECTS PLANNERS

**rice-foster associates**

J. Michael Rice, AIA  
David W. Foster, ASLA  
Debra J. Foster  
John Long

Project 02094  
Date 11/07/2002  
Drawn by DWF/JLL  
Revisions  
Scale 1"=50'  
Sheet 1 of 2

1415 E. Second St.  
Wichita, KS 67220  
Tel 316.262.4525  
Fax 316.262.7315

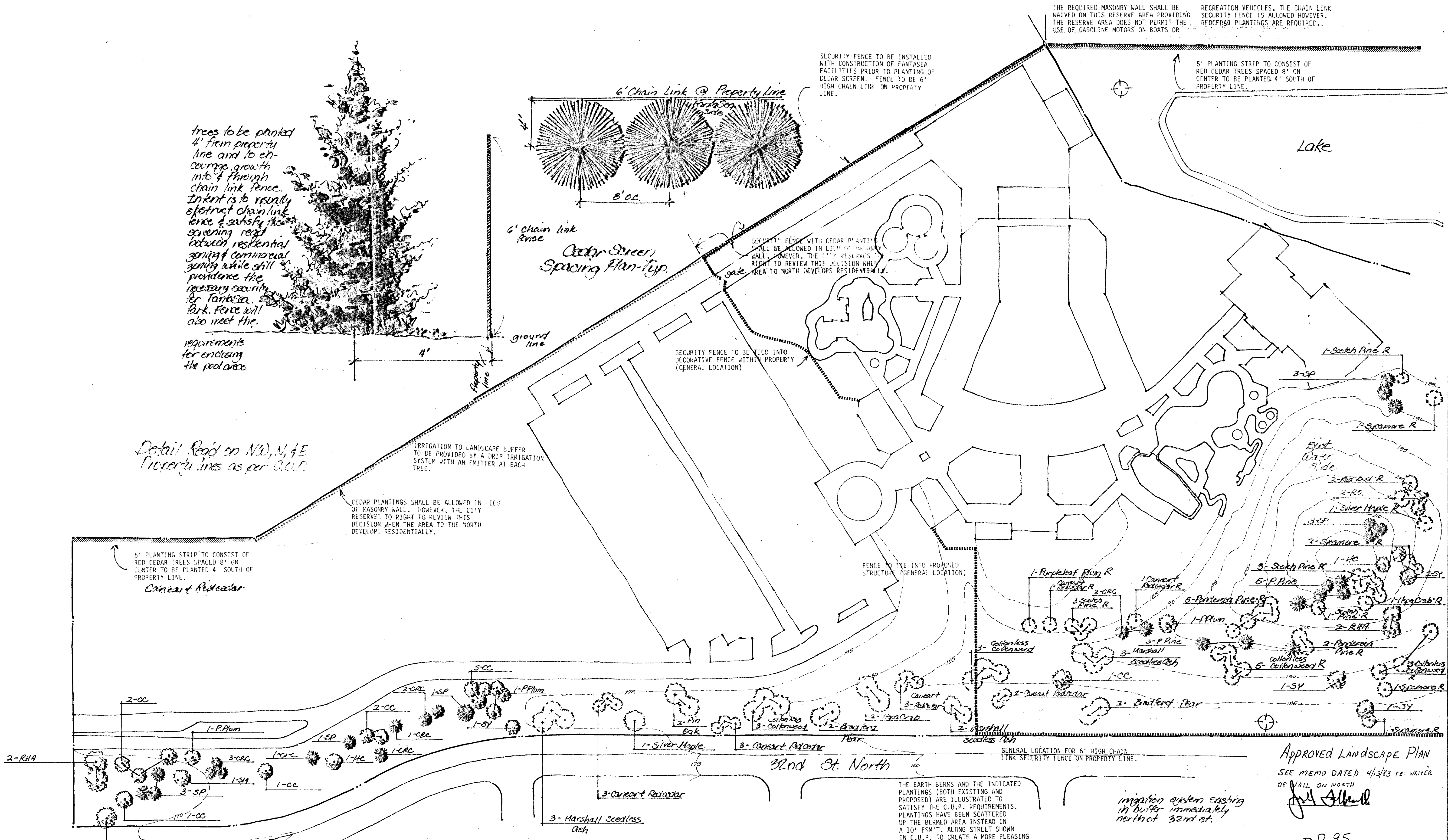
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trees to be planted 4' from property line and to encourage growth into & through chain link fence. Intent is to visually obstruct chain link fence & satisfy the governing reqd between residential zoning & commercial zoning while still provide the necessary security for Fantasia Park. Fence will also meet the requirements for enclosing the pool areas

Detail Road on NW, N, & E Property lines as per C.U.P.



### PLANT LIST'S PROPOSED BUFFER

| Quan                     | Plant Name                            | Size  | Cond. |
|--------------------------|---------------------------------------|-------|-------|
| 6                        | Marshall Seedless Ash                 | 8-10' | BB    |
| 11                       | Concrete Reinforced                   | 4'    | BB    |
| 2                        | Silver Maple                          | 8-10' | BB    |
| 2                        | Pin Oak                               | 8-10' | BB    |
| 6                        | Colonless Cottonwood                  | 8-10' | BB    |
| 4                        | Broad Leaf Pear                       | 6-8'  | BB    |
| 2                        | Hera Crabapple                        | 6-8'  | BB    |
| LANDSCAPE BUFFER 8' O.C. |                                       |       |       |
| 157                      | Concrete Reinforced (This sheet only) |       | BB    |

### REPLACEMENTS IN EXISTING BUFFER

| Quan | Plant Name           | Size  | Cond. |
|------|----------------------|-------|-------|
| 1    | Purpleleaf Plum      | 6-8'  | BB    |
| 2    | Concrete Reinforced  | 4'    | BB    |
| 10   | Scotch Pine          | 4-5'  | BB    |
| 7    | Ponderosa Pine       | 4-5'  | BB    |
| 8    | Colonless Cottonwood | 8-10' | BB    |
| 1    | Hera Crabapple       | 6-8'  | BB    |
| 5    | Sycamore             | 8-10' | BB    |
| 1    | Silver Maple         | 8-10' | BB    |
| 2    | Rat Bud              | 6-8'  | BB    |

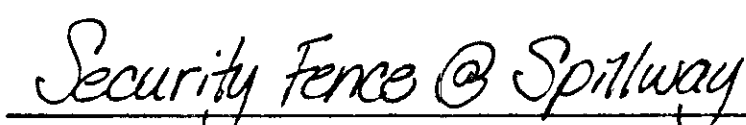
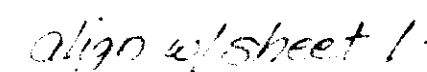
### KEY

- Existing Plant Material
- Proposed Buffer Plant Material
- Replacements in Existing Buffer

APPROVED LANDSCAPE PLAN  
SEE MEMO DATED 4/15/83 RE: WAIVER OF WALL ON NORTH  
J. L. Albrecht  
DP-95

Notes:  
1. Landscape contractor to verify location of all utilities including irrigation system.  
2. Irrigation to landscape buffer to be provided by a drip system with an emitter @ each tree





## Security Fence @ Lake Inlet

Scale 1/4" = 1'-0"  
Note: All dimensions approx.  
Contr. to Ver. fy.  
Fence to be constructed on Property line





December 15, 2014

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

Kansas Elks Training Center for the Handicapped, Inc.  
1006 E. Waterman  
Wichita, KS 67211

K.E. Miller Engineering  
Kirk Miller  
117 E. Lewis  
Wichita, KS 67202

**RE: CUP2014-34** – City CUP Administrative Adjustment to DP-95 to create Parcel 2 and 3 as show on the approved Lot Split LSP2014-00021 for Lot 2, Block 1, Parcel 2 of Fantasea II Addition. The property is generally located at the Northwest corner of 32<sup>nd</sup> Street and Gouverneur, East of Woodlawn and South of K-96.

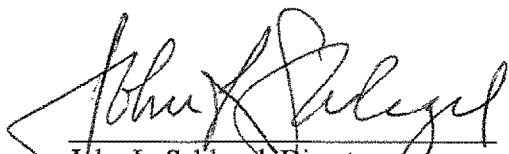
Dear Applicant:

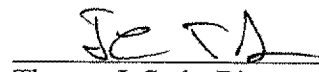
We received and reviewed your request for an Administrative Adjustment to DP-95, the Fantasea II Community Unit Plan ("CUP"), creating Parcels 2 and 3 consistent with a lot split of Parcel 2. Building coverage and floor area will be distributed proportionately on the revised CUP. Uses permitted on existing parcels do not change.

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.

  
John L. Schlegel, Director  
Metropolitan Area Planning Department

  
Thomas J. Stolz, Director  
Metropolitan Area Building and Construction  
Department

cc: J.R. Cox, MABCD  
Lavonta Williams, CM District I  
Alana Haynes, Community Liaison District  
City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

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