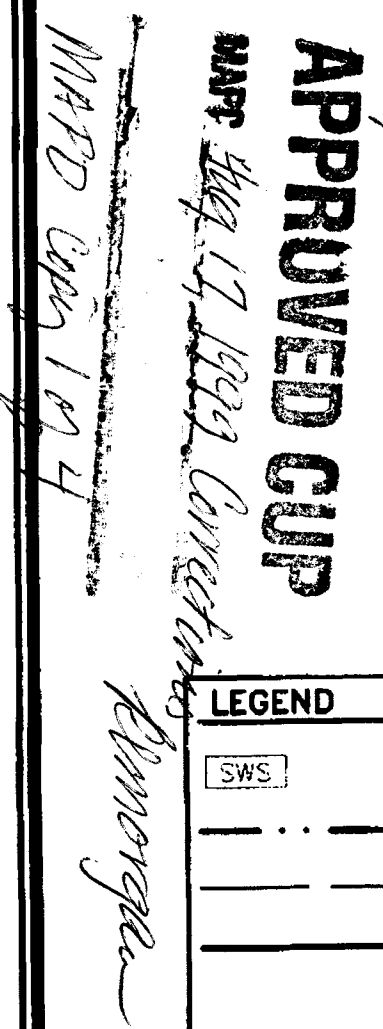




PARCEL NO. 4, 4A, 4B, 4C, & 4D COMMERCIAL BUILDING AREA				
(X)	BLDG.	70'-0"x135'-0"	8,450 S.F.	BUILDING SHALL BE PRE-ENGINEERED METAL STRUCTURE WITH GUARDING SEAM METAL WITH A GALVALUM STANDARD FINISH.
	C. WALK	7'-0"x135'-0"	945 S.F.	ENDWALLS & SIDEWALLS SHALL HAVE MFR STANDARD PANELS WITH SYNTHETIC STUCCO WITH LIGHT COLOR OF WHITE OR EARTH TONES.
	TOTAL		10,395 S.F.	CONCRETE WALK SHALL HAVE A MANSARD SIMILAR MATERIALS.
				ROOF SIDE WALL EAVE HEIGHT SHALL BE 1' ROOF PITCH SHALL BE 12" MAX. MAX HEIGHT OF BUILDING ON EAST SHALL NOT EXCEED 22'-0".
				BUILDING SIZE MAY VARY SLIGHTLY WITH MANUFACTURES STANDARDS.

GENERAL PROVISIONS: (#4) = 4A, 4B, 4C, & 4D

1. Total Net Land Area 538,821 Sq. Ft. of 12.36 Acres.
2. Signage on Ridge Rd. and Central Ave. as permitted by zoning ordinance. Signage on Country Acres and Newell as permitted by zoning ordinance where across the street from non-residentially zoned parcels. Signage will be permitted on Country Acres or Newell where across the street from property zoned residential. Portable signage will be permitted for up to thirty (30) days for a new business or remodeling an existing business or tenant space.
3. A solid or semi-solid wall at least five (5) feet, but no more than eight (8) feet high, constructed of brick, stone, masonry or structural steel or other approved material shall be installed along the property lines as indicated on the plan when the service area, storage area, or rear of commercial structure is located behind the property line. The separate street trees (as approved by the City Forester) shall be planted no further apart than fifty (50) feet centers in the public "Planting" area, but they shall not be and shall be maintained by the owner of the adjacent parcel.
4. A planting strip consisting of trees, grass, and low shrubbery not less than ten (10) feet in width shall be installed as indicated on the plan when the wall, as specified above, is required. As required, a landscape architect or a landscape architect for the planting strips, indicating the type, location and specifications of plant materials and method of providing water to the plants, shall be submitted to the Planning Department for their review and approval.
The required screening on Parcel's #1A and (#4) shall be installed prior to the issuance of any occupancy permits within Parcel's #1A and (#4) when the wall, as specified above, is required. "see Parcel 4, 4A, 4B, 4C, & 4D (Alternate Residential Use) Item (N) Fencing to properly maintain the wall and street trees or the planting strips shall be considered a violation of the C.U.P. After a joint determination by the Director of Planning and the Superintendent of Central Inspection.
4. An 8 foot high solid wall of brick, stone, masonry, architecture or other similar materials shall be constructed along the southwesternly line of Parcel's #4 developed with commercial uses. If Parcel's #1A and (#4) are developed as Warehouse (self service storage) an 8 foot high solid concrete wall having a base of 12" shall appear along the southwesternly line of Parcel's #4 to Country Acres Avenue, the southwesternly line and Newell. If Parcel's (#4) is developed residential use a 6 to 8 foot high wall of materials as listed for Parcel's (#4) shall be constructed on the north, east, south, southwesternly, and west in conjunction with carport walls. Said walls to be reduced to 3 foot in building setback areas. Use AA letter dated 01/21/201 for adjustment
5. Use AA letter dated 01/26/201 for adjustment
5. Access Controls shall be as follows:
3 points of access to Central Ave. from Parcel #1 shall be constructed to major entrance standards.
2 points of access to Ridge Rd.
The northern opening to Ridge Rd. from Parcel #1 shall be constructed major entrance standards.
4 points of access to Country Acres. (If site is developed for commercial use, a 30 foot wide approach would be permitted within the northern 30 feet of Parcel's (#4))
4 points of access to Country Acres if Parcel's (#4) is developed residential (without restriction on location).
4 points of access to Newell. If site is developed for commercial use, a 30 foot wide approach would be permitted approximately 110 feet west of the existing westmost approach, so as to align with the existing approach on the South side of the street.
4 points of access to Newell if Parcel's (#4) is developed residential (without restriction on location).
6. Utilities shall be installed underground.
7. A fire lane, a minimum of twenty-five (25) feet in width w/ sufficient turning radius at corners to accommodate standard fire apparatus) shall be provided for all commercial structures within Parcel 1. A fire lane of twenty (20) feet in width w/ sufficient turning radius for standard fire apparatus shall be provided for all commercial structures within all other Parcels. Said fire lanes shall have a minimum of 8' asphalt thickness. No parking shall be allowed in such fire lanes although it is permitted for emergency fire apparatus and passenger loading and unloading. Prior to the final approval of the parking plan, the fire chief or his designated representative shall approve the plan, the location of the fire lane or lanes.
8. The transfer of title of all or any portion of the land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof. The plan shall remain in effect and shall be binding upon present owners, their successors and assigns.
9. The major entrances to Parcel No. 1 from Central Ave. and Ridge Rd. shall be maintained to meet June 1, 1986 City Traffic Engineering Standards.
10. All outdoor lights for uses in all Parcels shall be directed into the uses established and away from adjacent property. All outdoor equipment shall be screened from view by the C.U.P.
11. Cross parking and access shall be provided between all Parcels except where controlled by security fences or enclosures.

Parcel #1

- (A) Net area 311,609 Sq. Ft. or 7.15 Acres.
- (B) Maximum Building Coverage shall not exceed 30 percent of net land area or 93,482 Sq. Ft.
- (C) Maximum gross floor area 124,804 Sq. Ft.
- (D) Floor Area Ratio 40 percent
- (E) Maximum Building Height 35 feet
- (F) Existing Building Coverage 92,271 Sq. Ft.
- (G) Setbacks
 - 1) Central Area as shown on plan
 - 2) Ridge Rd. as shown on plan
 - 3) Country Acres as shown on plan
 - 4) Newell as shown on plan
- (H) Parking ratio as per zoning ordinance.
- (I) Access Points:
 - 1 to Central Area. (major entrance)
 - 2 to Ridge Rd. (one is to be a major entrance)
 - 2 to Country Acres
 - 1 to Newell
- (J) Proposed General Use: Shopping Center Facilities, Retail Uses, Theatre, Liquor Store, Financial Institutions, Restaurants, Offices, Animal Care, and Recreation Center.
- (K) Maximum number of buildings: Three (3)

Parcel #1A

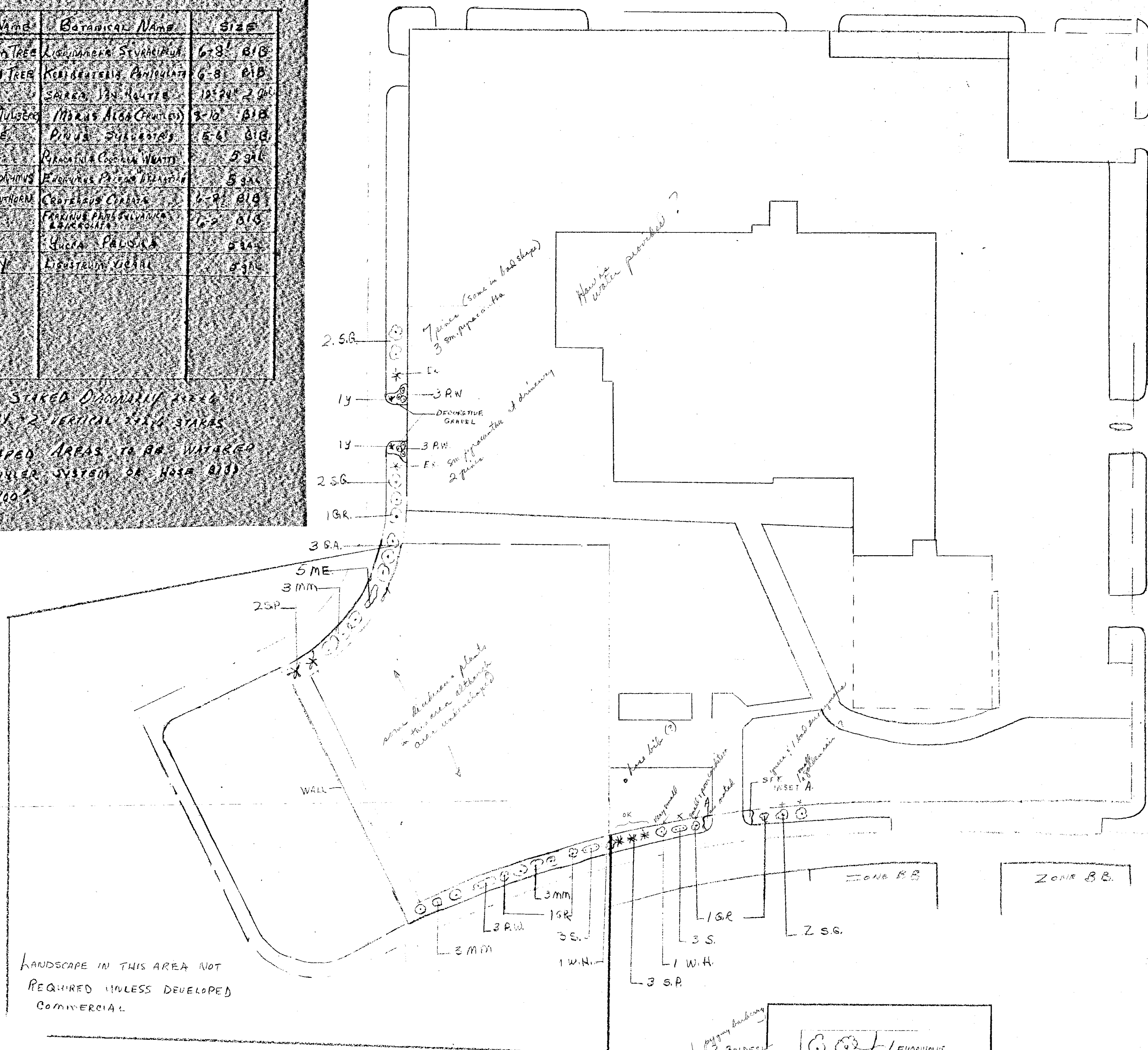
- (A) Net area 22,243 Sq. Ft. or 0.51 Acres.
- (B) Maximum Building Coverage shall not exceed 30 percent of net land area or 6,673 Sq. Ft.
- (C) Maximum gross floor area 8,597 Sq. Ft.
- (D) Floor Area Ratio 40 percent
- (E) Maximum Building Height 35 feet
- (F) Existing Building Coverage 1,702 Sq. Ft.
- (G) Setbacks: Newell 35'
 - North side 20'
 - East side 20'
 - West side 20'
- (H) Parking ratio as per zoning ordinance (if developed commercial parking lot one standard space per 8,000 sq. ft. (if developed self storage).
- (I) Access Points: 1 to Newell (if developed commercial)
Cross access thru Parcel #4 (if developed as self storage)
- (J) Proposed General Uses: Shopping Center Facilities, Retail Uses, Theatre, Local Financial Institutions, Restaurants, Offices, Animal Care Center, Recreational Center.
- (K) Maximum number of buildings: One (1) if developed commercial
- (L) Maximum number of buildings: Three (3) if developed self storage
- (M) As developed a self-service storage apartment for the manager office and dwelling with garage shall be an allowed use.

PROPOSED AMENDMENTS TO: COMMUNITY UNIT PLAN NO. DP-17 CENTRAL HEIGHTS SHOPPING CENTER			
 FELT/KINGDOM ASSOCIATES Architecture Planning Interior Design Code Consulting Barrier Free Design 1800 South Longford Court Wichita, KS 67207 316-686-4308			
DP-17 Amend #6 MAPC 02-26-98 WCC 04-07-98 Per Admin. Adjust. of July 26, 1999 Per Admin. Adjust. 01-12-01; 01-06-01 Per CON 2008-00004 Admin. Adjust. CUP2017-03 02-21-17 <i>KLW/STW</i>			
© 1999 FELT/KINGDOM ASSOCIATES ALL RIGHTS RESERVED Unauthorized reproduction is a Violation Of Applicable Laws + Subject To Criminal Prosecution			
Project No: 99035			
Editions & Revisions	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;"> JULY 8, 1999 AUG. 17, 1999 </td> <td style="padding: 5px; text-align: center;"> REVIEW BY MAPC CORRECTIONS PER REVIEW </td> </tr> </table>	JULY 8, 1999 AUG. 17, 1999	REVIEW BY MAPC CORRECTIONS PER REVIEW
JULY 8, 1999 AUG. 17, 1999	REVIEW BY MAPC CORRECTIONS PER REVIEW		
Sheet DP-17			

PLANT LIST

Code	Qty	Common Name	Botanical Name	Size
S.G.	6	SWEET GUM TREE	LICHTENBERG STRAUCHHAU	6-8' B/B
S.R.	5	GOLDED RAIN TREE	KORDBENTERIA PANICULATA	6-8' B/B
S.	6	SPIREA	SPIREA VAN HOUTTE	12-24" 2 1/2"
M.M.	6	MAPLE LEAF MULBERRY	MORUS ALBA (FRUITED)	8-10' B/B
S.P.	5	SCOTCH PINE	PINUS SCOTLANDICA	5-6' B/B
P.W.	9	PRACANGLA	PRACANGLA COCCINEA (WEATT)	5 3/4'
M.E.	15	MADAGASCAN EUPHORBIA	EUPHORBIA P. (C. B. BRASSIA)	5 3/4'
W.N.	2	WASHINGTON NUTHOAK	COEGLAUS CRATAEG	6-8' B/B
G.A.	3	GREEN ASH	FRAXINUS PRINCEPS (WILLM.) BACCOLEATA	6-8' B/B
Y.	4	YUCCA	YUCCA PALMIRA	5 3/4'
G.V.	4	GOLDEN VIOLET	LIGUSTRUM VIOLEA	5 3/4'

1. ALL TREES STAKED DIAGONALLY AT 20' INTERVALS - 2 VERTICAL STAKES STAKES
2. LANDSCAPED AREAS TO BE WATERED BY SPRINKLER SYSTEM ON HOSE (13) EVERY 100'



APPROVED LANDSCAPE PLAN
for DP-17

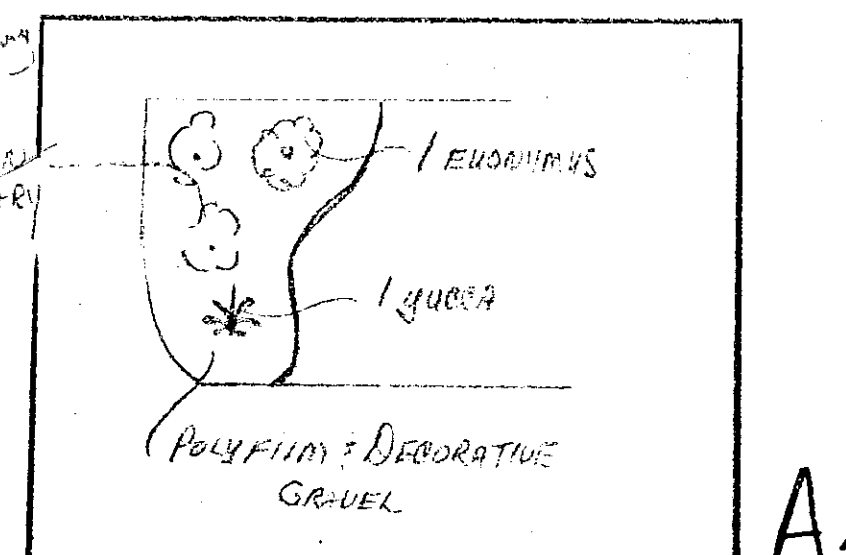
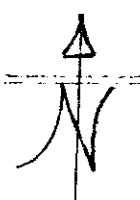
Asst. Attorney 3-16-81
DATE

1/8/86 field check

CENTRAL HEIGHTS Mall

$1' = 60' 0''$

Designed By SURVIVSIDE NURSE:



GENERAL PLANTING NOTES

1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE ARCHITECT/LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE OWNER'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
4. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
5. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
6. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING THE LOCAL UTILITY LOCATOR SERVICE. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
7. GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR.
8. BACKFILL FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL SOIL, EXCAVATED FROM PLANTING PITS MIXED WITH COMPOST AND WELL-ROTTED MANURE AT A RATIO OF THREE (3) PARTS SOIL TO ONE (1) PART COMPOST AND WELL-ROTTED MANURE.
9. FERTILIZE ALL PLANTS WITH 6-10-4 COMMERCIAL FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER.
10. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS.
11. ALL LANDSCAPE EDGING IS TO BE A COMMERCIAL GRADE BLACK PLASTIC EDGING. INSTALL EDGING WITH STAKES AND AT ELEVATION SPECIFIED BY MANUFACTURER.
12. INSTALL SHREDDED HARDWOOD MULCH IN ALL PLANT BEDS AND TREE SAUCERS. PLACE 3"-4" OF MULCH IN ALL PLANT BEDS AND TREE SAUCERS.
13. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
14. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE OWNER'S REPRESENTATIVE PRIOR TO STARTING CONSTRUCTION.
15. A READILY AVAILABLE, PERMANENT WATER SUPPLY SHALL BE AVAILABLE TO PROVIDE WATER FOR TURF AND PLANT MATERIAL.

LEGAL DESCRIPTION

NORTH 100.00 FEET OF THE WEST 115.00 FEET OF LOT 4, BLOCK K, MEADOWVIEW ESTATES, AN ADDITION IN SEDGWICK COUNTY, KANSAS.

LEGEND

- SOD
- CONCRETE

LANDSCAPE CODE CALCULATIONS

(Reduction in plant materials due to 'Cost Cap' provision. Total project cost \$60,000.)

LANDSCAPED STREET YARD REQUIRED

Method 2:
215 (total lineal feet of street frontage)
-44 (greatest perpendicular distance)
171 (adjusted street frontage number)

171×8 (sq. ft. factor)
1368 (total landscaped street yard required)

Landscaped Street Yard Provided:
1374 Total sq. ft.

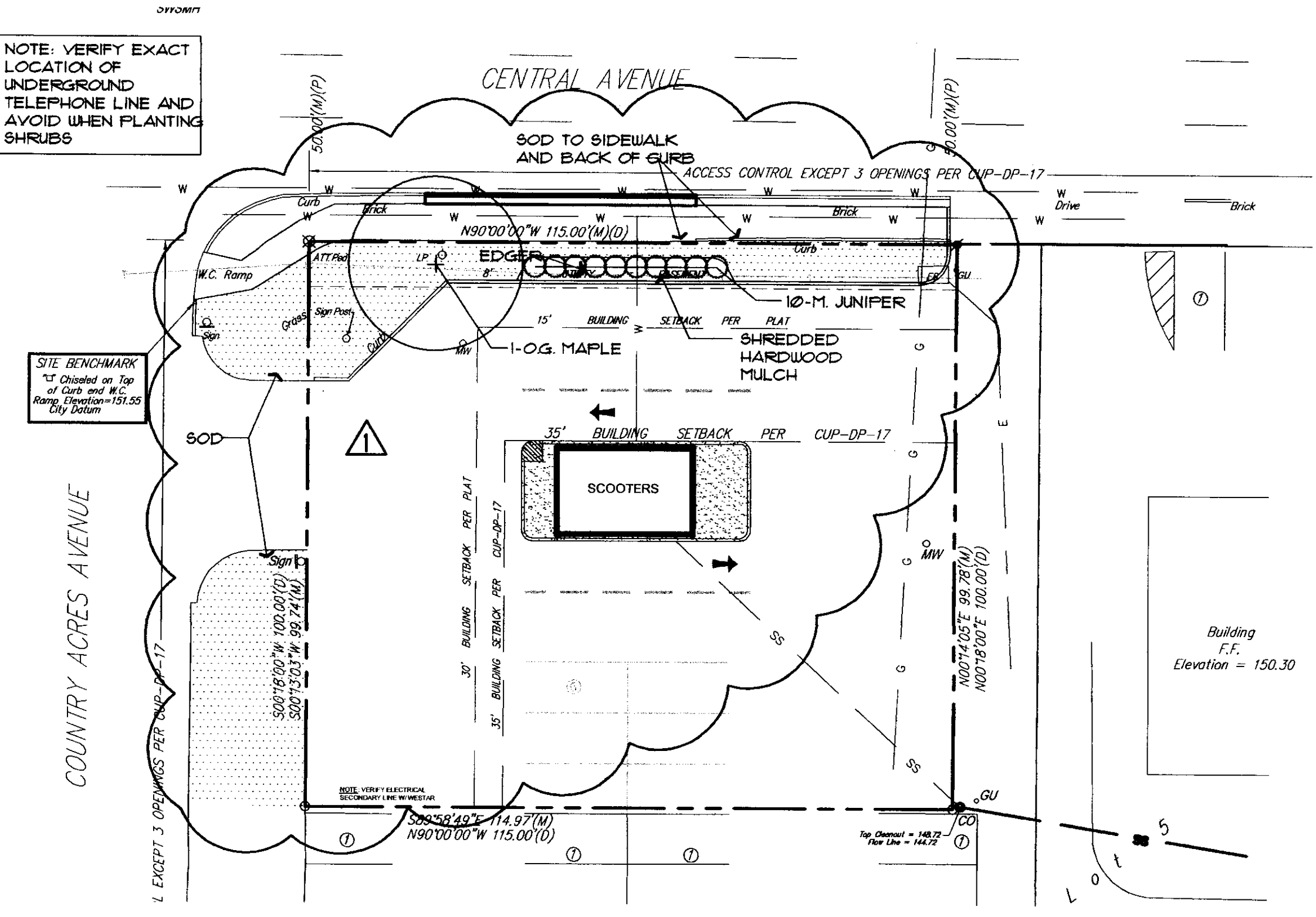
Shade Trees Required:
1368 SF/500 = 2.73 or 3 trees

Shade Trees Provided:
Due to the 'Cost Cap' provision in the Wichita Landscape Ordinance, 1 shade tree + 10 shrubs will be provided.

PARKING LOT SCREENING AND LANDSCAPING
Due to the 'Cost Cap' provision in the Wichita Landscape Ordinance, the parking lot will be partially screened by 10 shrubs.

Parking Lot Trees Required
4 total parking stalls
0 tree req'd.

BUFFERS REQUIRED
No buffer required



SITE LANDSCAPE PLAN

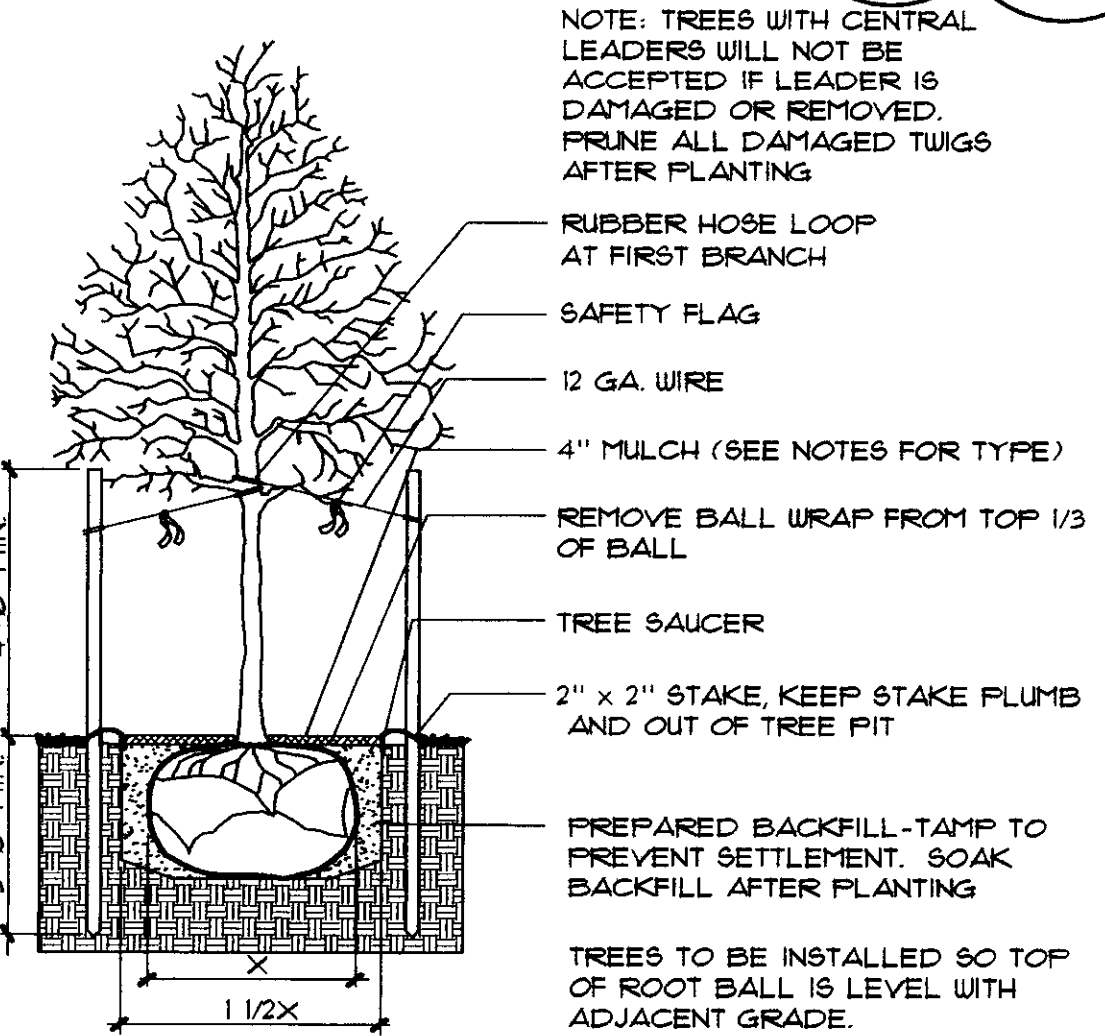
1" = 20'-0"



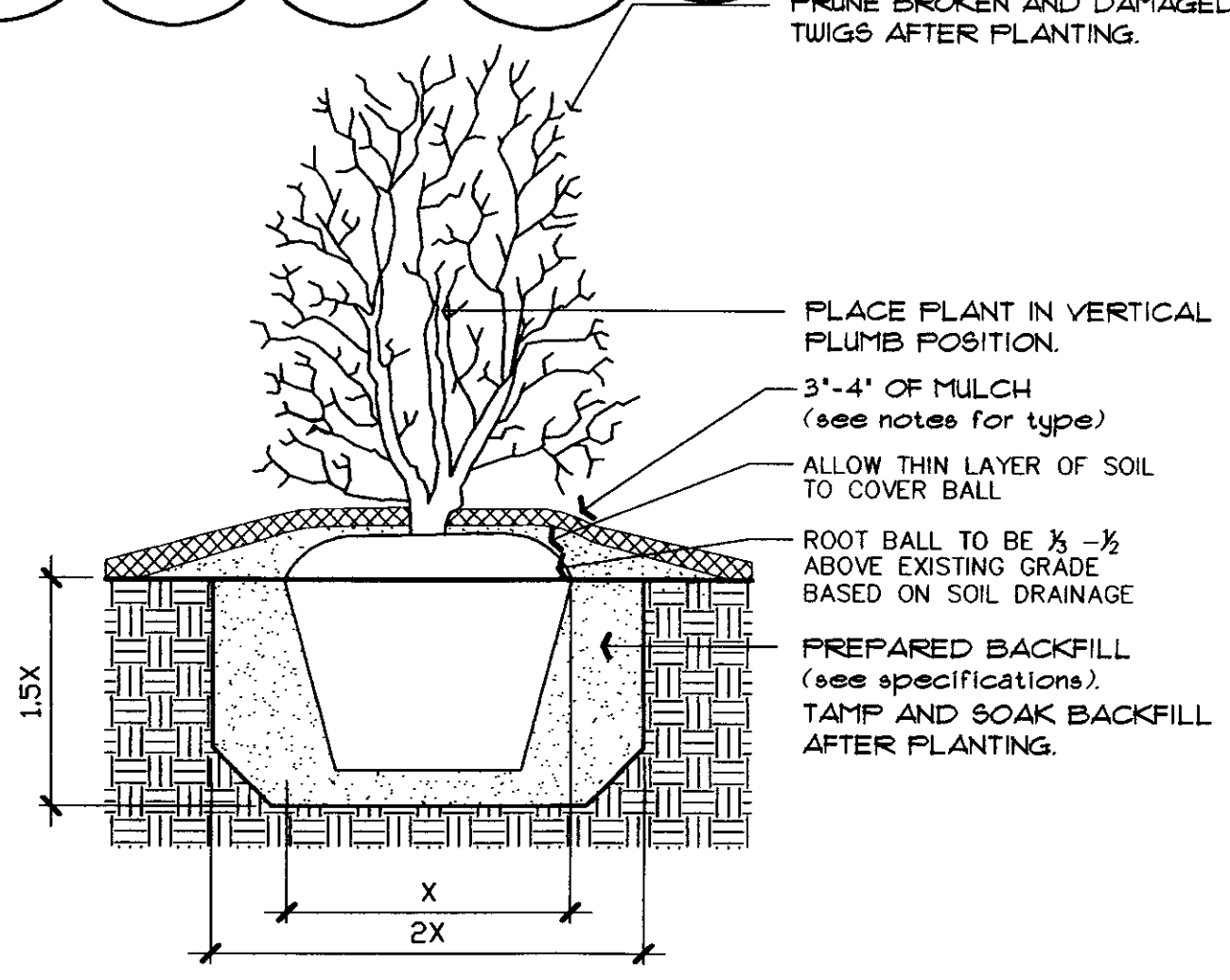
DR-17 PARCEL 2
LANDSCAPE PLAN
DATE 08-31-07 BY [signature]
See Attached Weir
MAPD Copy 1 of 2

PLANT SCHEDULE

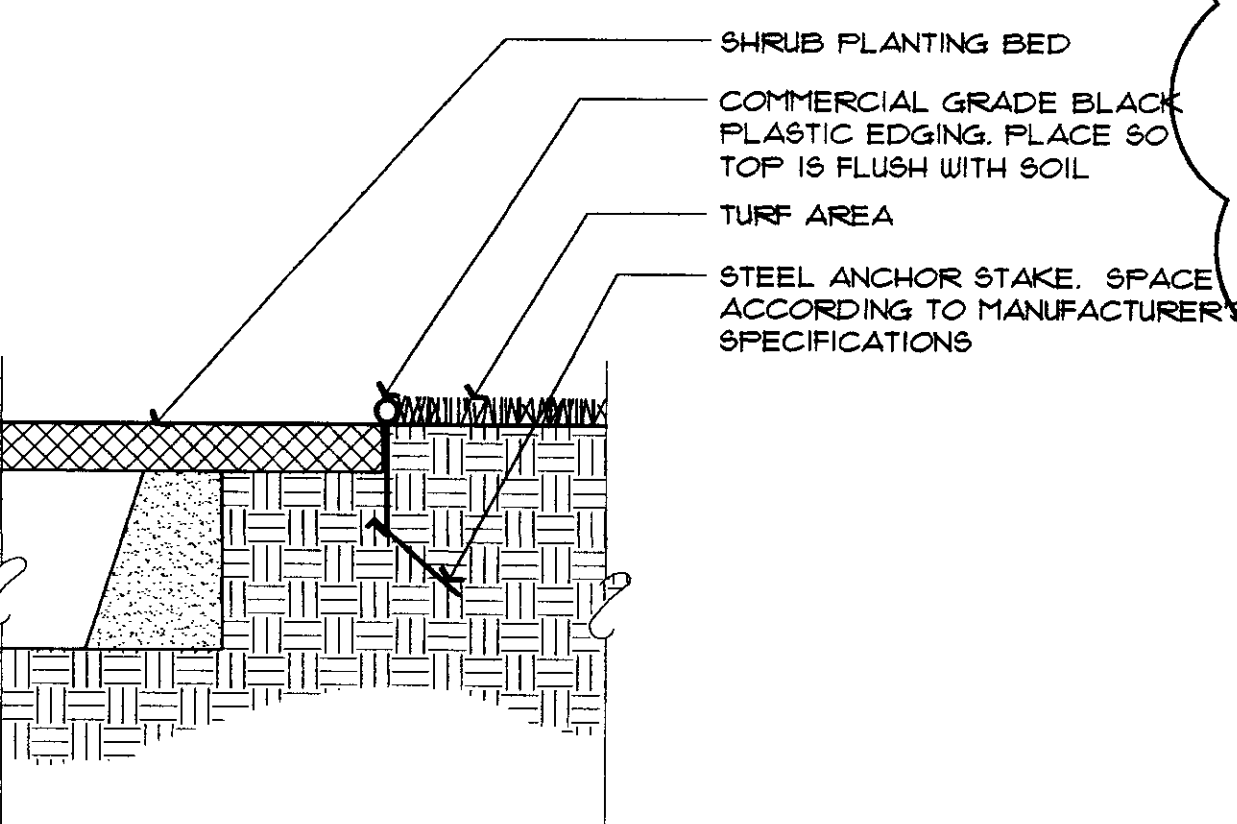
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
ORNAMENTAL TREES					
1	OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2-1/2' CAL.	B & B	
EVERGREEN SHRUBS					
10	MINT JULEP JUNIPER	JUNIPERUS CHINENSIS 'MINT JULEP'	24" HT.	CONT.	



1 TREE PLANTING DETAIL
IN TURF AREAS NO SCALE



2 SHRUB PLANTING DETAIL
NO SCALE



3 LANDSCAPE EDGING
NO SCALE





Wichita-Sedgwick County Metropolitan Area Planning Department

February 21, 2017

Arrowhead West, Inc.
Attn: Lori B. Pendergast, President
1100 Wyatt Earp
Dodge City, KS 67801-1417

MKEC Engineering, Inc.
Attn: Brian Lindebak
411 N. Webb
Wichita, KS 67206-2521

RE: CUP2017-03 – City Administrative Adjustment #2 to CUP DP-17 to reflect changes per lot split LSP 2017-02 on property located on the southwest corner of West Central and North Ridge Road (613 N. Ridge Road)

Legal Description: Lots 4 and 5, Block K, Meadowview Estates Addition, Wichita, Sedgwick County, KS

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-17, to reflect changes per lot split LSP2017-02.

Proposed modifications are as follows:

As a result of the Lot Split (LSP2017-02):

- Split Parcel 4 into Parcel 4, 4A, 4B, 4C, and 4D
- Shown new Parcel dimensions and areas.
- Properly depicted GC Zoning Area on Parcel 4D
- Modified Parcel No. 4 Self Storage Building Area Table to include *Parcel No. 4, 4A, 4B, 4C, & 4D*
- Modified Parcel No. 4 Commercial Building Area Table to include *Parcel No. 4, 4A, 4B, 4C, & 4D*
- Modified General Provisions #3, 4, & 5 to change any reference to Parcel #4 as {#4} = *Parcel 4, 4A, 4B, 4C, & 4D*
- Modified General Provision #3, paragraph 3 to restate: The required screening on Parcel's #1A and #4, 4A, 4B, 4C, & 4D shall be installed prior to the issuance of any occupancy permits within Parcels #1A and #4, 4A, 4B, 4C, & 4D when required by parcel data, *provided however * see Parcel 4, 4A, 4B, 4C, & 4D (Alternate Residential Use) item (N)*
- Modified Parcel #4, *4A, 4B, 4C, & 4D* Description:

(A) Net Area *140,808 Sq. Ft.* or 3.23 Acres (*collectively*).

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

T 316.268.4421 F 316.268.4390

www.wichita.gov

(B) Maximum Building Coverage shall not exceed 30 percent of net land area or ~~42,141~~ **42,242 Sq. Ft.** (if developed for commercial use). Maximum Building Coverage shall not exceed 40 percent of net land area or **56,323 Sq. Ft.** (if developed Warehouse (self-service storage).

(C) Maximum gross floor area **56,323 Sq. Ft.**

- Modified Parcel #4, **4A, 4B, 4C, & 4D (Alternate Residential Use)** Description:

(A) Net Area **140,808 Sq. Ft.** or 3.23 Acres (*collectively*).

(B) Maximum Building Coverage shall not exceed 35 percent of net land area or **49,283 Sq. Ft.**

(C) Maximum gross floor area **56,323 Sq. Ft.**

(M) Proposed General Uses: **Residential**

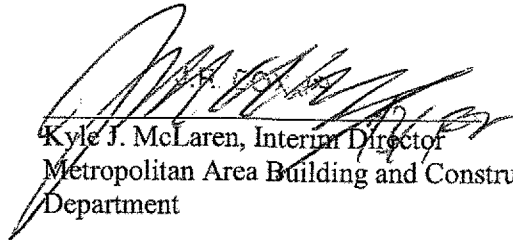
On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

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

The "Development Application" sign should now be removed from the property. Please submit four (4) copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.



Dale Miller, Director
Metropolitan Area Planning Department



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

cc: Kyle J. McLaren, MABCD
J.R. Cox, MABCD
Paul Hays, MABCD
Bryan Frye, CM District V
Laura Rainwater, Community Liaison District V



Wichita-Sedgwick County Metropolitan Area Planning Department

February 7, 2014

Arrowhead West, Inc.
1100 East Wyatt Earp
Dodge City, KS 67801

RE: Administrative Adjustment (CUP2014-00002) to reduce building setback from 20 feet to 10 feet along the north line of Parcel 4 and on the north, east and west sides of Parcel 1-A of the Central Heights Shopping Center Community Unit Plan ("CUP") DP-17. CUP DP-17 is located at the southwest corner of West Central Avenue and North Ridge Road.

Currently, Parcel 4 of CUP DP-17 requires a 20-foot building setback along the north line of Parcel 4 and where Parcel 4 abuts Parcel 1-A (see Parcel #4(J) Alternate Use standards). The applicant is proposing to reduce the 20-foot building setback to 10 feet.

We have reviewed your request and have approved the requested adjustment as described above.

All other applicable development standards shall apply unless specifically adjustment 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.

A handwritten signature in black ink, appearing to read 'John L. Schlegel', written over a horizontal line.

John L. Schlegel
Director of Planning

A handwritten signature in black ink, appearing to read 'Tom J. Stolz', written over a horizontal line.

Tom J. Stolz
Director of the Metropolitan Area Building and
Construction Department