

1. LEGAL DESCRIPTION LOT 30, BLOCK 3, WOODLAWN EAST ADDITION, WICHITA, KANSAS, EXCEPT THE NORTH 60 FEET THEREOF.
2. TOTAL NET LAND AREA = 380,285 OR 9.73 ACRES.
3. SIGNS SHALL BE PERMITTED BY CHAPTER 24 OF THE CODE OF THE CITY OF WICHITA. PROVIDED HOWEVER THAT NO OFFSITE OR PORTABLE ADVERTISING SIGNS SHALL BE PERMITTED.
4. THE MASONRY WALL ALONG THE NORTH LINE OF PARCELS 1 AND 3 SHALL REMAIN IN PLACE AS A REQUIREMENT OF THIS PLAN. IF THE WALL SHOULD BE REMOVED FOR ANY REASON, A NEW 6' TO 8' HIGH SOLID OR SEMI-SOLID WALL OF BRICK, STONE, MASONRY, ARCHITECTURAL STONE OF A SIMILAR MATERIAL SHALL BE CONSTRUCTED. THE WALL WILL BE REDUCED TO A 3' HEIGHT WITHIN 35 FEET OF ROCK ROAD.
5. THE SITE SHALL MAINTAIN SCREENING ALONG THE WEST PROPERTY LINE WHERE THE CUP ABUTS RESIDENTIAL ZONING. THE SOUTH 200 FEET OF THE WEST PROPERTY LINE SHALL BE DEVELOPED WITH A MASONRY WALL ALONG THE WEST PROPERTY LINE PRIOR TO ISSUING A BUILDING PERMIT FOR A BUILDING WITHIN THE SOUTH 200 FEET OF PARCEL 3. IF NO BUILDING EXISTS WITHIN THE SOUTH 200 FEET OF PARCEL 3, A MASONRY WALL SHALL NOT BE REQUIRED.
6. THE EXISTING PLANTING STRIPS ALONG THE NORTH LINE, THE WEST LINE, AND THE WEST 150' OF THE SOUTH LINE OF PARCELS 1 AND 3 SHALL REMAIN IN PLACE AS A REQUIREMENT OF THIS PLAN. IF THE PLANTING STRIPS ARE REMOVED FOR ANY REASON, A NEW 10' PLANTING STRIP SHALL BE INSTALLED. A NEW LANDSCAPE PLAN SHALL BE SUBMITTED PRIOR TO PLANTING THE STRIPS.
7. ACCESS CONTROL SHALL BE AS FOLLOWS:
 - 4 POINTS OF ACCESS TO CENTRAL AVE. SHALL BE ALLOWED OF WHICH ONE SHALL BE A MAJOR ENTRANCE.
 - 3 POINTS OF ACCESS TO ROCK ROAD SHALL BE ALLOWED OF WHICH ONE SHALL BE A MAJOR ENTRANCE.
8. MINIMUM BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN.
9. FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN THE SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING. THE FIRE CHIEF OR HIS REPRESENTATIVE SHALL REVIEW AND APPROVE THE LOCATION AND DESIGN OF ALL FIRE LANES PRIOR TO FINAL APPROVAL OF THE PARKING PLAN.
10. A SITE CIRCULATION PLAN SHALL BE SUBMITTED TO THE M.A.P.C. DIRECTOR FOR APPROVAL PRIOR TO REQUESTING A BUILDING PERMIT FOR A NEW BUILDING.
11. UTILITIES SHALL BE INSTALLED UNDERGROUND ON ALL PARCELS.
12. PARKING AS PER ZONING ORDINANCE SECTION NO. 28.04.140
13. THE TRANSFER OF TITLE OF ALL OR ANY PORTION OF THE LAND INCLUDED WITHIN THE COMMUNITY UNIT PLAN OR ANY AMENDMENT THEREO DOES NOT CONSTITUTE A TERMINATION OF THE PLAN, BUT THE PLAN SHALL RUN WITH THE LAND AND BE BINDING UPON THE PRESENT OWNER, THEIR SUCCESSORS AND ASSIGNS.
14. ONE RESTAURANT WITH A DRIVE-THROUGH WINDOW SHALL BE PERMITTED ON PARCEL 2.
15. THE PARCEL BOUNDARIES SHALL BE REVISED AS SHOWN ON THE ATTACHED CUP DRAWING.
16. THE SITE SHALL BE DEVELOPED IN CONFORMANCE TO THE SITE PLAN. THE SETBACK REDUCTIONS SHALL NOT BE EXPANDED BEYOND THE AREA DEPICTED ON THE SITE PLAN, WITH THE MINIMUM SETBACK BEING NO LESS THAN 20 FEET.
17. A BARRIER SHALL BE PROVIDED ALONG THE OUTSIDE EDGE OF THE QUEUING LANE TO PROTECT THE RETAINING WALL AND SIDEWALK FROM ENCRoACHMENT BY VEHICLES.
18. THE APPLICANT SHALL DEDICATE BY SEPARATE INSTRUMENT COMPLETE ACCESS CONTROL FROM THE MAIN ENTRANCES ON ROCK ROAD AND CENTRAL AVENUE TO THE CORNER OF THE PARCEL.
19. THE DEVELOPMENT OF PARCEL 2 SHALL BE REQUIRED TO COMPLY WITH OTHER BUILDING CODE REQUIREMENTS, INCLUDING PARKING REQUIREMENTS, AND SHALL NOT NEGATIVELY IMPACT THE PROVISION OF REQUIRED PARKING FOR OTHER USES ON THE CUP.

{ ABOUT 11 }

A. NET AREA = 204,852 SQUARE FEET, OR 4.70 ACRES

B. MAXIMUM BUILDING COVERAGE SHALL NOT EXCEED 167 PER CENT OF THE NET LAND AREA 34,175 SQUARE FEET

C. MAXIMUM GROSS FLOOR AREA = 51,213 SQUARE FEET

D. FLOOR AREA RATIO = 25 %

E. MAXIMUM BUILDING HEIGHT = 35 FEET

F. MAXIMUM NUMBER OF BUILDINGS = 3 DOES NOT INCLUDE A MAINTENANCE STORAGE SHED.

G. BUILDING SETBACKS: ROCK ROAD - 80 FEET
CENTRAL AVE. - 60 AND 175 FEET
WEST LINE - 35 AND 50 FEET
NORTH LINE - 35 FEET

H. ACCESS TO LOT(S): TWO TO CENTRAL AVE. - ONE OF WHICH IS TO BE A MAJOR ENTRANCE.
TWO TO ROCK ROAD - ONE OF WHICH IS TO BE A MAJOR ENTRANCE.

I. PROPOSED GENERAL USES: INCLUDE RETAIL USES, LIQUOR STORES, FINANCIAL INSTITUTIONS, RESTAURANTS (EXCEPT DRIVE UP OR DRIVE THROUGH RESTAURANTS), OFFICES, AND SHOPPING CENTER FACILITIES, EXCEPT SERVICE STATION AND CONVENIENCE STORES AND EXCEPT DRINKING ESTABLISHMENTS AND TAVERNS AND WIRELESS COMMUNICATION FACILITY PER ADMINISTRATIVE ADJUSTMENT DATED 11-20-00 & 05-17-02 & 06-19-02 & 12-05-05 & 01-03-06

PARCEL 2	
A. NET AREA	= 34,410 SQUARE FEET, or 0.79 ACRES
B. MAXIMUM BUILDING COVERAGE SHALL NOT EXCEED 30 PER CENT OF THE NET LAND AREA OR 10,323 SQUARE FEET	
C. MAXIMUM GROSS FLOOR AREA	= 10,323 SQUARE FEET
D. FLOOR AREA RATIO	= 30 %
E. MAXIMUM BUILDING HEIGHT	= 35 FEET
F. NUMBER OF BUILDINGS	= 1 IF THE PARCEL IS DEVELOPED AS A SERVICE STATION, SEP STRUCTURES FOR A CAR WASH CANOPY SHALL BE ALLOWED. CAR WASH WILL REQUIRE A B APPROVAL.
G. BUILDING SETBACKS.	CENTRAL AVE. - 20 FEET ROCK ROAD - 20 FEET
H. ACCESS POINTS:	2 TO CENTRAL AVE. AND 1 TO ROCK ROAD.
I. PROPOSED GENERAL USES:	SERVICE STATIONS AND ASSOCIATED CAR WASH WITH BZA APPROVAL, RETAIL USES, FINANCIAL INSTITUTIONS, OFFICES AND PRIVATE CLUBS AND ONE RESTAURANT WITH DRIVE-THRU SERVICE.

PARCEL 3

A. NET AREA = 141,022 SQUARE FEET, or 3.24 ACRES

B. MAXIMUM BUILDING COVERAGE SHALL NOT EXCEED 24.8 PER CENT OF THE NET LAND AREA OR 35,000 SQUARE FEET

C. MAXIMUM GROSS FLOOR AREA = 35,256 SQUARE FEET

D. FLOOR AREA RATIO = 25%

E. MAXIMUM BUILDING HEIGHT = 35 FEET

F. NUMBER OF BUILDINGS = 1

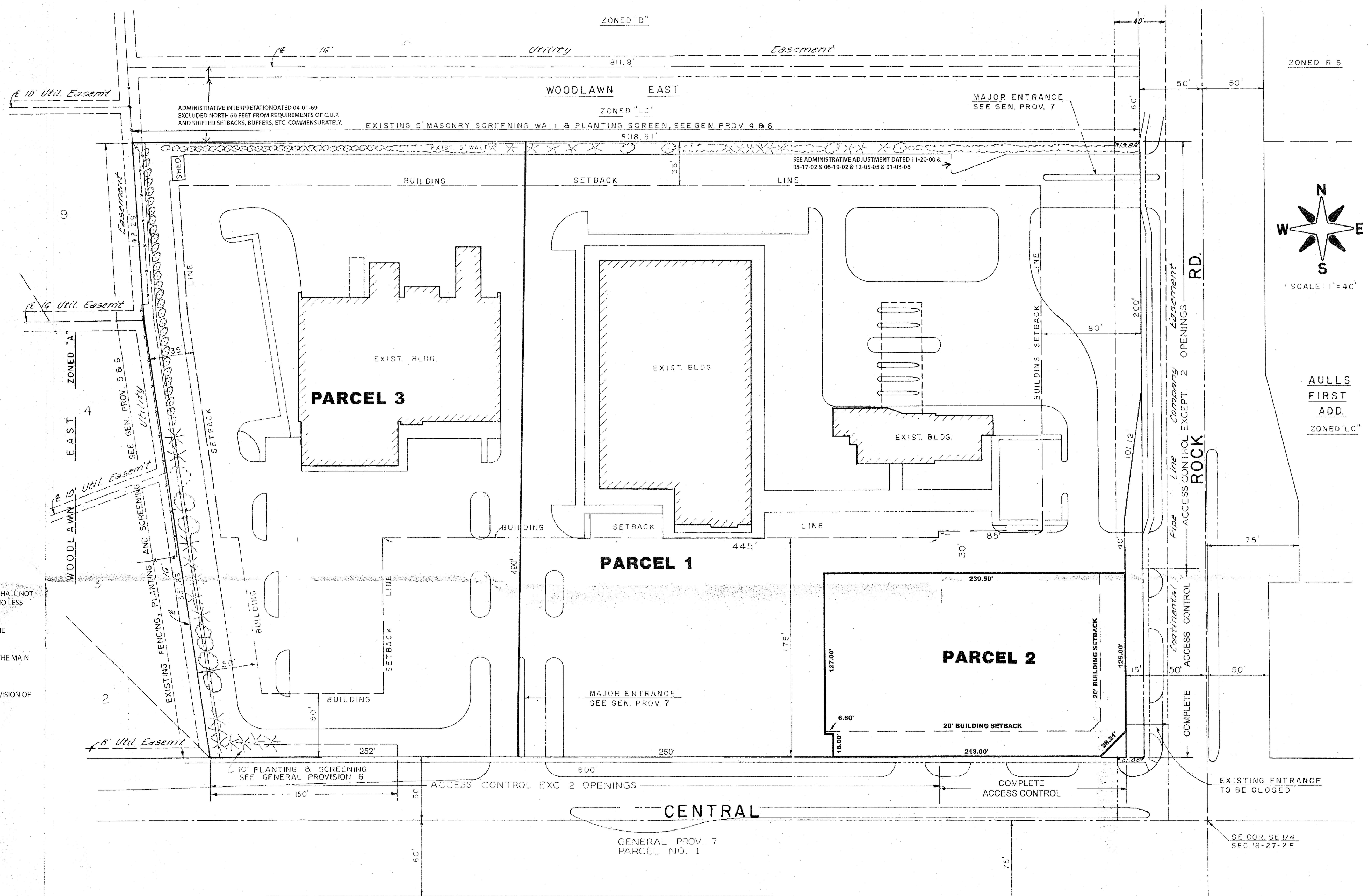
IF THE PARCEL IS DEVELOPED AS A SERVICE STATION, SEPARATE STRUCTURES FOR A CAR WASH AND CANOPY SHALL BE ALLOWED. THE CAR WASH WILL REQUIRE A B2A APPROVAL.

G. BUILDING SETBACKS.

H. ACCESS POINTS:

I. PROPOSED ORIGINAL USES: INCLUDE RETAIL USES, LIQUOR STORES, FINANCIAL INSTITUTIONS, RESTAURANTS, (EXCEPT DRIVE UP OR DRIVE THROUGH RESTAURANTS), OFFICES, AND SHOPPING CENTER FACILITIES, EXCEPT SERVICE STATION AND CONVENIENCE STORES AND EXCEPT DRINKING ESTABLISHMENTS AND TAVERNS.

See drawing
One shared drive to Central



MARC 6-21-90 *MM*
 BCC 7-17-90 *MM*
 WATD 10/2

DP-5
MORRIS TOWN
COMMERCIAL C.U.P.

AMENDMENT #2 APPROVED: JANUARY 6, 2011
 REVISED PER ADJUSTMENT: FEBRUARY 25, 2015
 REVISED PER ADJUSTMENT: JANUARY 8, 2016
 REVISED PER ADJUSTMENT: MARCH 24, 2016

BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211



FILE COPY

February 25, 2015

Wichita-Sedgwick County Metropolitan Area Planning Department

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

RE: CUP2015-02 – City CUP Administrative Adjustment to DP-5 to Parcel 1, creating Parcel 3, of the Morris Town Community Unit Plan, located at the northwest corner of Rock Road and East Central Avenue.

Dear Applicant:

We received and reviewed your request for an Administrative Adjustment to DP-5, to adjust Parcel 1 and create Parcel 3, redistributing building coverage between Parcel 1 and Parcel 3. Building coverage and floor area will be distributed proportionately on the revised CUP. Uses permitted on existing parcels do not change. Proposed modifications as follows:

Parcel 1:

Net Area:	4.70 acres/204,852 sq. ft.
Maximum Building Coverage:	40,970 sq. ft. (20%)
Maximum Floor Area:	51,213 sq. ft. (25%)

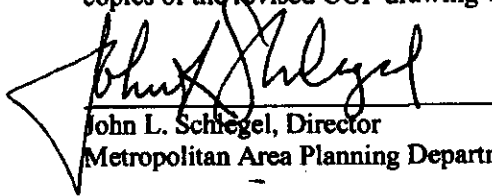
Parcel 3:

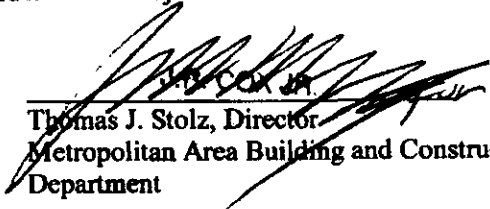
Net Area:	3.24 acres/141,022 sq. ft.
Maximum Building Coverage:	28,204 sq. ft. (20%)
Maximum Floor Area:	35,256 sq. ft. (25%)

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

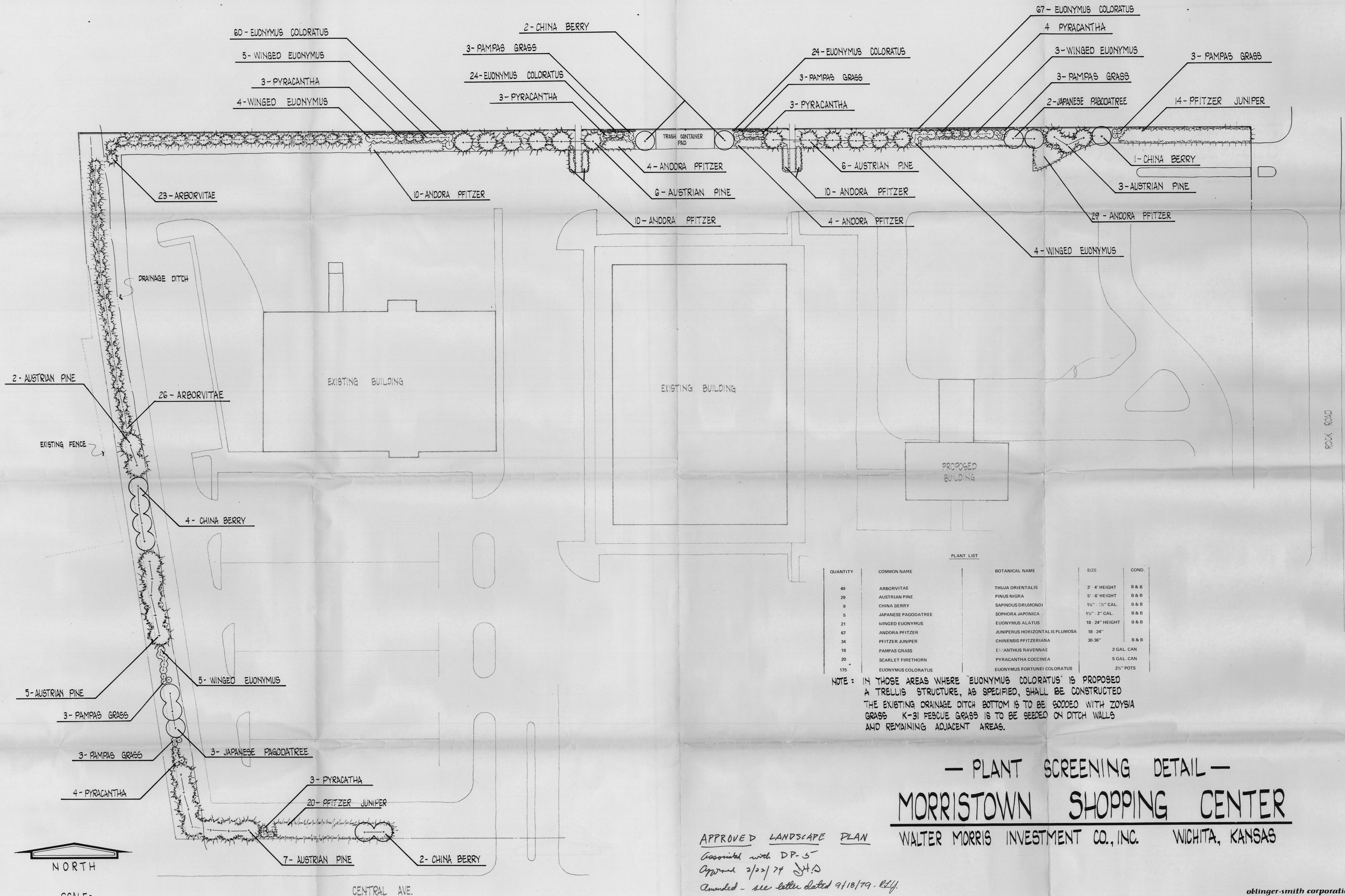

Thomas J. Stolz, Director
Metropolitan Area Building and Construction
Department

cc: J.R. Cox, MABCD
Pete Meitzner, CM District II
Alana Haynes, Community Liaison District

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PLANT LIST				
QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	COND.
49	ARBORVITAE	THUJA ORIENTALIS	3' - 4' HEIGHT	B & B
29	AUSTRIAN PINE	PINUS NIGRA	5' - 6' HEIGHT	B & B
9	CHINA BERRY	SAPINDUS DRUMMONDI	1 1/2" - 2" CAL.	B & B
5	JAPANESE PAGODATREE	SOPHORA JAPONICA	1 1/2" - 2" CAL.	B & B
21	WINGED EUONYMUS	EUONYMUS ALATUS	18 - 24" HEIGHT	B & B
67	ANDORA PFITZER	JUNIPERUS HORIZONTALIS PLUMOSA	18 - 24"	B & B
34	PFITZER JUNIPER	CHINENSIS PFITZERIANA	30 - 36"	B & B
18	PAMPAS GRASS	E. ANTHUS RAVENNAE		2 GAL. CAN
20	SCARLET FIRETHORN	PYRACANTHA COCCINEA		5 GAL. CAN
175	EUONYMUS COLORATUS	EUONYMUS FORTUNEI COLORATUS		2 1/2" POTS

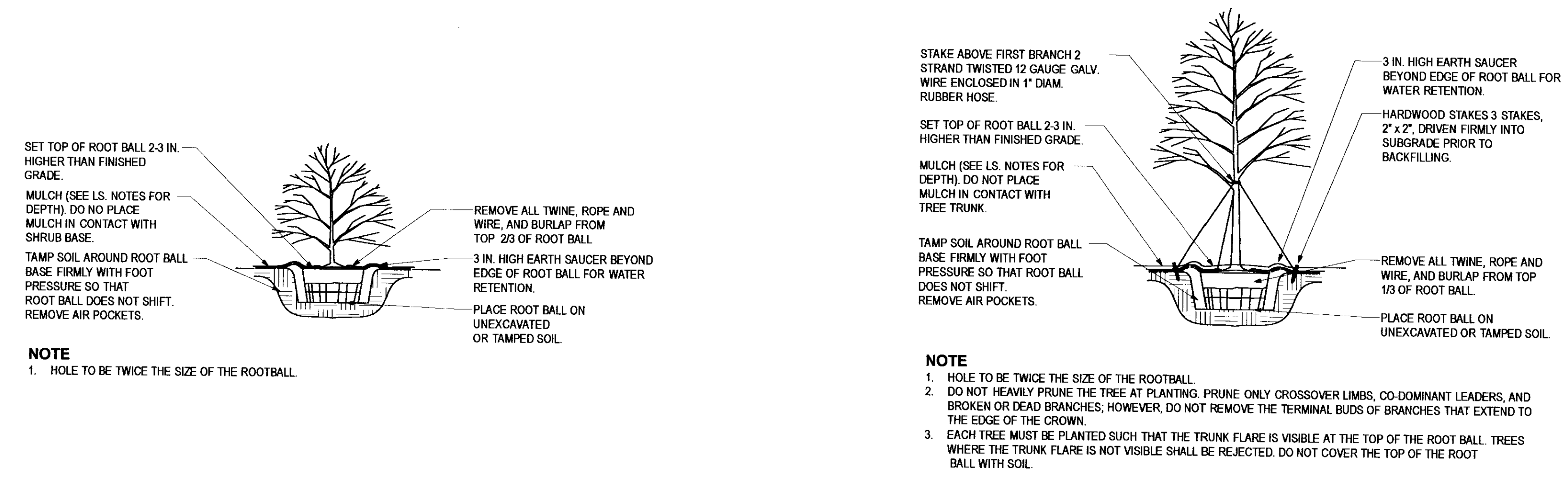
NOTE: IN THOSE AREAS WHERE 'EUONYMUS COLORATUS' IS PROPOSED A TRELLIS STRUCTURE, AS SPECIFIED, SHALL BE CONSTRUCTED. THE EXISTING DRAINAGE DITCH BOTTOM IS TO BE SEEDED WITH ZOYSIA GRASS. K-31 FESCUE GRASS IS TO BE SEEDED ON DITCH WALLS AND REMAINING ADJACENT AREAS.

— PLANT SCREENING DETAIL —
MORRISTOWN SHOPPING CENTER
 WALTER MORRIS INVESTMENT CO., INC. WICHITA, KANSAS

APPROVED LANDSCAPE PLAN
 Associated with DP-5
 Approved 2/22/74 JH.S
 Amended - see letter dated 9/18/79 - L.H.J.

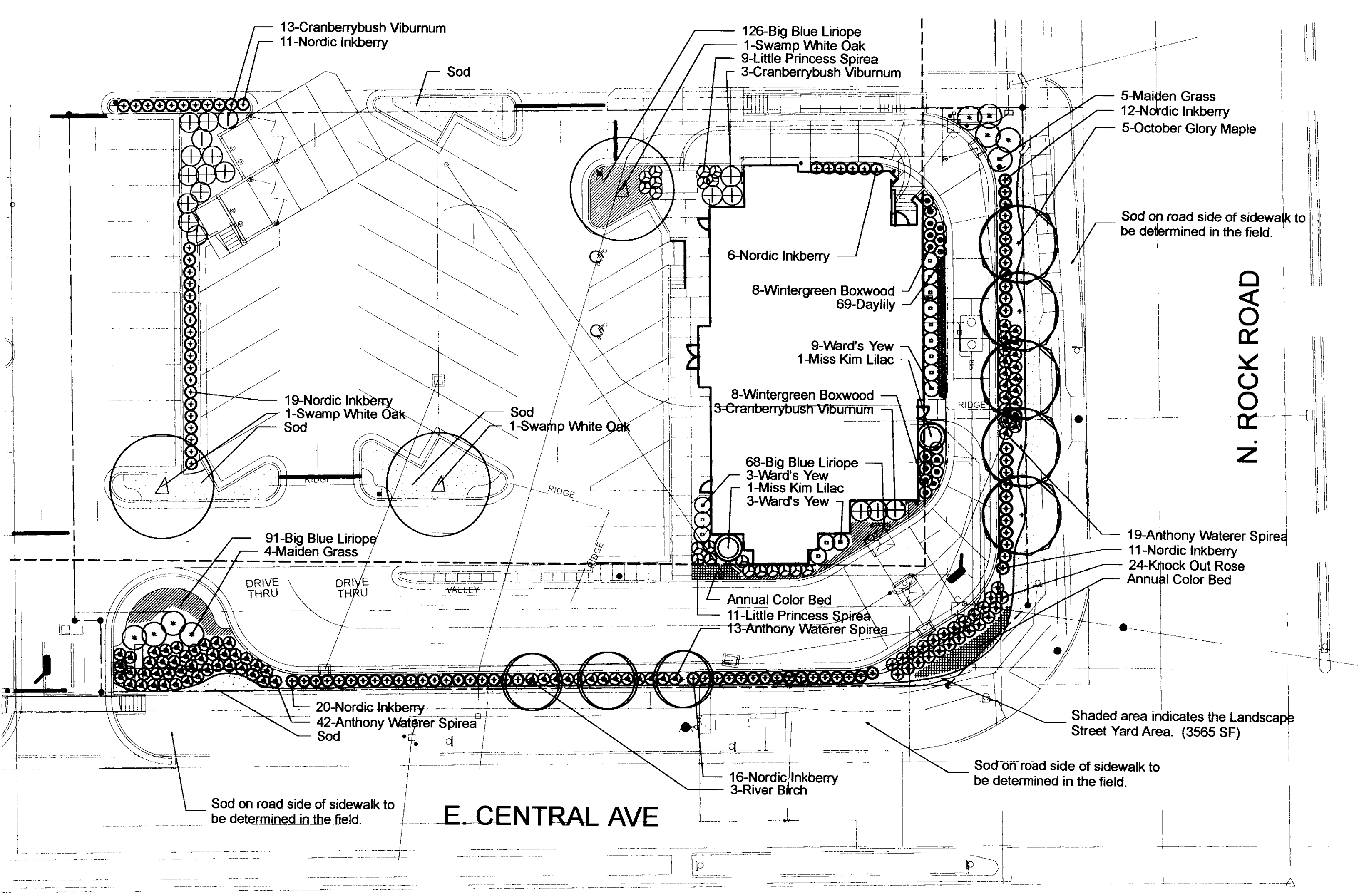
oblinger-smith corporation

Consultants in Planning
 Design and Development
 625 First National Bank Building
 Wichita, Kansas 67202



1 SHRUB PLANTING
SCALE: NTS

2 TREE PLANTING
SCALE: NTS



LANDSCAPE NOTES

- Contractor responsible for locating and protecting all underground utilities prior to digging.
- Contractor responsible for protecting existing trees from damage during construction.
- Do not install weed barrier fabric in groundcover beds.
- Install 4 inches minimum depth of topsoil at planting beds and lawn areas, 12 inches minimum below trees. In locations with high clay content, apply gypsum additives to break down the clay.
- All shrubs beds (existing and new) to be mulched with a 2 inch minimum layer of shredded bark mulch.
- All annual and perennial beds to be tilled to a minimum depth of 18 inches and amended with 4 inches of organic material. Mulch planted annual and perennial beds with 4 inch depth of mini nuggets.
- Planting holes to be dug a minimum of twice the width and 6 inches deeper than the size of the root ball of both shrub and tree and to be amended with organic soil conditioner (ie. Nature's Helper or Pro Mix). Backfill and tamp bottom of hole prior to planting so top of root ball does not settle below surrounding grade.
- Existing grass in proposed planting areas to be killed and removed and area to be hand raked to remove all rocks and debris larger than 1 inch in diameter prior to planting shrubs.
- Any existing grass disturbed during construction to be fully removed, regraded and replaced. All tire marks and indentions to be repaired.
- Soil to be tested to determine fertilizer and lime requirements and distributed prior to laying sod.
- Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. Edge of sod is to be trenched.
- All changes to design or plant substitutions are to be authorized by the Landscape Architect.
- Planting Mix to be 4 parts screened topsoil and 1 part organic material (ie. Nature's Helper or Pro Mix).
- All landscaping shall be installed in conformance with ANSI Z60.1 the "American Standard for Nursery Stock" and the accepted standards of the American Association of Nurserymen.
- The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism.
- Any plant that is determined dead, in an unhealthy or unsightly condition, lost its shape due to dead branches or other symptoms of poor, non-vigorous growth shall be replaced by the Landscape Contractor with the cost of the replacement included in the bid or proposal price.
- General Contractor to mound all parking islands 6" - 10" w/ clean topsoil.
- Prior to installation, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by General Contractor and observe the site conditions under which the work is to be done. Notify General Contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.
- Stake all evergreen and deciduous trees.
- Remove all stakes and guying from all trees after one year from planting.
- Water thoroughly twice in first 24 hours and apply mulch immediately.
- The plant quantities are for the contractor's convenience. All numbers must be verified.
- Site to be 100% irrigated in all planting beds and grass area by an automatic underground Irrigation System.
- All tree protection areas to be protected from sedimentation.
- All tree protection devices to be installed prior to the start of land disturbance, and maintained until final landscaping.
- All tree protection fencing to be inspected daily, and repaired or replaced as needed.
- No parking, storage or other construction activities are to occur within tree protection areas.

PLANT LIST

Qty	Botanical Name	Common Name	Scheduled Size	Remarks
Trees				
5	Acer rubrum 'October Glory'	October Glory Maple	2" Cal.	B & B
3	Betula nigra	River Birch	2" Min Cal.; 12'-14' Hgt.	Multi-Trunk
3	Quercus bicolor	Swamp White Oak	3" Cal.	B & B
Shrubs				
16	Buxus microphylla 'Wintergreen'	Wintergreen Boxwood	3 Gal.	
95	Ilex glabra 'Chamzini'	Nordic Inkberry	3 Gal.; 18" Min Hgt	
9	Miscanthus sinensis 'Gracillimus'	Maiden Grass	3 Gal.; 18" Min Hgt	
24	Rosa x 'Knock Out'	Knock Out Rose	3 Gal.; 18" Min Hgt	
20	Spiraea japonica 'Little Princess'	Little Princess Spirea	3 Gal.	
74	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	3 Gal.; 18" Min Hgt	
2	Syringa patula 'Miss Kim'	Miss Kim Lilac	7 Gal.	
15	Taxus x media 'Wardii'	Ward's Yew	18" Hgt.	
19	Viburnum opulus	Cranberrybush Viburnum	24"-30" Hgt.	
Groundcovers				
69	Hemerocallis 'Stella De Oro'	Stella De Oro Daylily	1 Gal.	
285	Liriope muscari 'Big Blue'	Big Blue Liriope	4" Pot	Plant 15" O.C.
100	Annual Color Bed	Color Bed	SF; Prep and Plant	
1900	Festuca	Turf Type Tall Fescue	SF; Sod	

LANDSCAPE REQUIREMENTS

A. LANDSCAPE STREET YARD

REQUIRED

- Method 1 calculator
240 LF x 10 width = 2400 SF
145 LF x 8' width = 1160 SF
Total = 3560 SF
- 1 Shade tree or 2 Ornamental trees per 500 SF of Street Yard
3560 SF / 500 SF = 7.12 or 8 Shade trees or 16 Ornamental trees
Can substitute 10 shrubs for 1 Shade Tree
Can substitute 5 shrubs for 1 Ornamental Tree
Can't substitute more than 1/3 of trees

PROVIDED

- 3565 SF (see shaded area on plan)
5 October Glory Maple
3 River Birch
8 Total Shade Trees

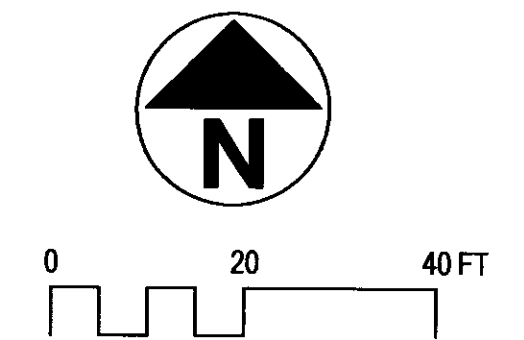
B. PARKING LANDSCAPE

REQUIRED

- SHRUBS: continuous in min 5' LS strip around parking.
Min 18" Hgt at planting and reach 3' in 3 years
- TREES: 1 shade tree or 2 ornamental trees / 20 spaces.
50 parking spaces @ 1 shade tree / 20 spaces = 2.5 or 3 shade trees
At least half of required trees must be in interior of parking.

PROVIDED

- SHRUBS: continuous hedge of Nordic Holly, Rose and Spirea.
Min 18" Hgt
- TREES: 3 Swamp White Oak in interior islands



5200 Buffington Rd.
Atlanta, Georgia
30349-2998

Revisions:

Mark	Date	By
△	4.6.11	ADN
Plant changes		
	7.29.11	ADN
Comments		

Mark	Date	By
△	9.19.11	SLM
Site Plan Revisions		

Mark	Date	By
△		

Seal

landscape architecture

51 old canton street
alpharetta, ga 30004
770-442-8171
770-442-1123 fax

STORE
Central & Rock FSR

7990 East Central Ave
Wichita, KS 67206

SHEET TITLE
Landscape Plan

VERSION:
ISSUE DATE:

Job No. : 2010061
Store : 2817
Date : 2.22.11
Drawn By : SLM
Checked By: SLM

Sheet

L-1.0



Wichita-Sedgwick County Metropolitan Area Planning Department

March 24, 2016

Walter Morris Investment Company, LLC
128 S. Dellrose
Wichita, KS 67218

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

RE: CUP2016-09 -CUP Administrative Adjustment to DP-5 to clarify the screening requirement along the west boundary of Parcel 3 in LC Limited Commercial zoning, generally located at the northwest corner of Central Avenue and Rock Road.

Dear Applicants:

We received and reviewed your request for an administrative adjustment to the above-referenced community unit plan, DP-5, the Morris Town Community Unit Plan (CUP). We understand that you wish to remove the building from the southwest corner of Parcel 3 and remove the existing masonry wall on the south 200 feet of Parcel 3 to make site improvements, and replace the existing masonry wall and wood fence along the west boundary with a wood screening fence. Because the CUP General Provision (GP) #5 required a masonry wall on the south 200 feet of Parcel 3 only if a "fourth building" is constructed in Parcels 1 and 3, we find that GP #5 should now be adjusted to state: "The site shall maintain screening along the west property line where the CUP abuts residential zoning. The south 200 feet of the west property line shall be developed with a masonry wall along the west property line prior to issuing a building permit for a building within the south 200 feet of Parcel 3. If no building exists within the south 200 feet of Parcel 3, a masonry wall shall not be required."

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 on adjacent properties, nor will it be a substantial deviation of the original plan.

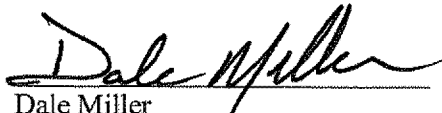
Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

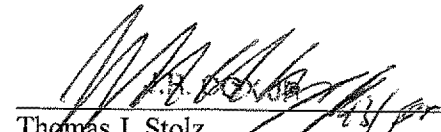
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T 316.268.4421 F 316.268.4390

www.wichita.gov

The "Development Application" signs may 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 of Planning


Thomas J. Stolz
MABCD Director

cc: JR Cox, MABCD
Paul Hays, MABCD
Pete Meitzner, CM District II
Laura Rainwater, Community Service Representative District II



February 25, 2015

Wichita-Sedgwick County Metropolitan Area Planning Department

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

RE: CUP2015-02 – City CUP Administrative Adjustment to DP-5 to Parcel 1, creating Parcel 3, of the Morris Town Community Unit Plan, located at the northwest corner of Rock Road and East Central Avenue.

Dear Applicant:

We received and reviewed your request for an Administrative Adjustment to DP-5, to adjust Parcel 1 and create Parcel 3, redistributing building coverage between Parcel 1 and Parcel 3. Building coverage and floor area will be distributed proportionately on the revised CUP. Uses permitted on existing parcels do not change. Proposed modifications as follows:

Parcel 1:

Net Area:	4.70 acres/204,852 sq. ft.
Maximum Building Coverage:	40,970 sq. ft. (20%)
Maximum Floor Area:	51,213 sq. ft. (25%)

Parcel 3:

Net Area:	3.24 acres/141,022 sq. ft.
Maximum Building Coverage:	28,204 sq. ft. (20%)
Maximum Floor Area:	35,256 sq. ft. (25%)

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.

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John L. Schlegel, Director
Metropolitan Area Planning Department

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

cc: J.R. Cox, MABCD
Pete Meitzner, CM District II
Alana Haynes, Community Liaison District

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Wichita-Sedgwick County Metropolitan Area Planning Department

January 8, 2016

Walter Morris Investment Company, LLC, attn. Tom Boyd
1707 N. Waterfront Parkway
Wichita, KS 67206

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

RE: CUP2015-51 -City CUP Administrative Adjustment to DP-5 to transfer unused building coverage from Parcel 1 to Parcel 3 in LC Limited Commercial zoning, generally located at the northwest corner of Central Avenue and Rock Road.

Dear Applicants:

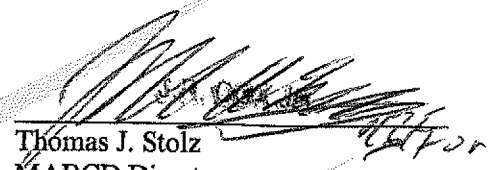
We received and reviewed your request for an administrative adjustment to the above-referenced community unit plan, DP-5, the Morris Town Community Unit Plan (CUP). We understand that you wish to transfer unused building coverage from Parcel 1 to Parcel 3, giving Parcel 1 a 16.7% maximum building coverage and Parcel 3 a 24.8% maximum building coverage.

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 on 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" signs may 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 of Planning


Thomas J. Stolz
MABCD Director

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cc: JR Cox, MABCD
Paul Hays, MABCD
Pete Meitzner, CM District II
Laura Rainwater, Community Service Representative District II