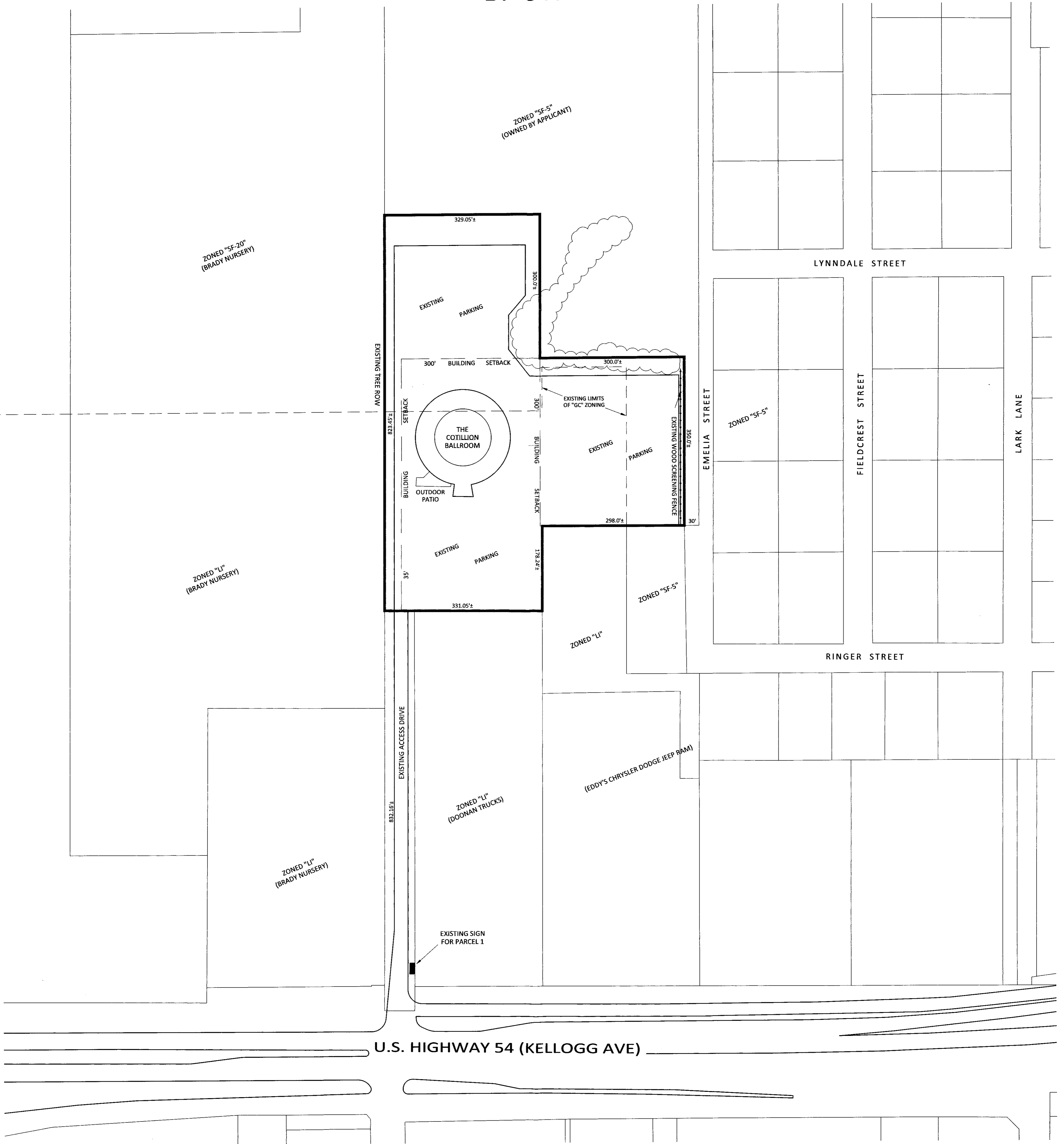


# THE COTILLION BALLROOM COMMERCIAL COMMUNITY UNIT PLAN

## DP-341



### GENERAL PROVISIONS:

- Total Land Area: 373,530 ± sq.ft. or 8.58 ± acres  
Net Land Area: 373,530 ± sq.ft. or 8.58 ± acres
- Total Gross Floor Area: 30,500 sq.ft. or 8.2 percent
- Parking shall be provided in accordance with Section IV of the Unified Zoning Code, unless otherwise specified in the parcel description. Any expansion of the existing parking lot shall require an amendment to this Community Unit Plan.
- Setbacks are as indicated on the C.U.P. drawing, or as specified in the parcel descriptions.
- Signs will be as allowed by the Sign Code of the appropriate jurisdiction, with the following additional conditions/limitations:
  - The existing sign for Parcel 1 is located near the north line of Kellogg, as indicated on the plan, and shall be permitted to remain in its existing configuration.
  - Portable, billboards, LED, and off-site signs are not permitted within Parcel 1.
- Light poles, including fixtures, lamps and base, are limited to 24 feet, except within 100 feet of residential zoning said lighting shall be a maximum height of 15 feet. New lighting shall be required to provide cut-off fixtures to prevent light trespass into adjacent residential areas. The existing lighting for Parcel 1 shall be permitted to remain.
- Landscaping shall be per the requirements of the City of Wichita, with the following modifications:
  - Compliance with the landscape ordinance shall be deferred until the existing use is expanded beyond its current configuration.
  - Existing landscaping/vegetation may count towards meeting this requirement.
  - The property surrounding the C.U.P. to the north and east is owned by the applicant, and is intended to provide a buffer between the uses allowed by the C.U.P. and neighboring properties. The waiver of standard screening and landscaping requirements are contingent upon this parcel remaining as its existing use. Other use of Parcel 1 shall conform with the U.Z.C. requirements.
  - A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit for any significant future expansion.
- Screening walls around the perimeter of the C.U.P. where adjacent to residential zoning shall not be required. The existing wood screening fence along Emelia Street, where indicated on the plan, shall be maintained. Any future expansion of the parking lot within the northern, or northeastern portions of Parcel 1 shall trigger the requirement of a 6 to 8 foot wood screening fence along those property lines.
- In the event the use of Parcel 1 changes from its current use, all rooftop mechanical equipment shall be screened from ground level view with similar materials to the main building per Unified Zoning Code.
- Any relocation of the existing trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened, with similar materials to the main building, to reasonably hide them from ground view.
- Fire lanes shall be in accordance with the appropriate Fire Code. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes.
- No parcel within this C.U.P. shall allow the use of adult entertainment establishments; sexually oriented business; or correctional placement residences. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment.
- Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.
- The Transfer of title of all or any portion of land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
- The development of this property 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.
- The applicant shall dedicate complete access control onto Emelia Street as part of the final approval of this Community Unit Plan.

### PARCEL 1

- Net Area: 373,530 ± sq.ft. or 8.58 ± acres
- Maximum Building Coverage: 30,500 sq.ft. or 8.2 percent
- Maximum Gross Floor Area: 30,500 sq.ft.
- Floor Area Ratio: 8.2 percent
- Maximum Number of Buildings: One (1)
- Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.
- Setbacks: See Drawing
- Access Points: See Drawing
- Permitted Uses: All permitted uses in the "GC" General Commercial zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #12. Night club in the city, and tavern and drinking establishment are permitted.

### LEGAL DESCRIPTION:

A portion of the Southeast Quarter of Section 30, Township 27 South, Range 1 West of the 6th Principal Meridian, Sedgwick County, Kansas, more particularly described as follows: Commencing at the intersection of the North line of U.S. Highway 54 and the West line of said Southeast Quarter; thence North along the West line of said Southeast Quarter 832.16 feet for a Point of Beginning; thence East, 331.05 feet; thence North, 178.24 feet; thence East, 298 feet to the Northeast Corner of Lot 3, Block 1, Doonan Plaza II Addition, Sedgwick County, Kansas; thence North parallel with the West line of said Southeast Quarter, 350 feet; thence West parallel with the North line of said Southeast Quarter, 300.00 feet; thence North parallel with the West line of said Southeast Quarter, 300 feet; thence West parallel with the North line of said Southeast Quarter, 329.05 feet, more or less, to a point on the West line of said Southeast Quarter; thence South along the West line of said Southeast Quarter to the Point of Beginning.

### REVISIONS

Submitted CUP2016-27:	July 11, 2016
Revised per staff comments:	N/A
Approved by MAPC:	August 18, 2016
Approved by DAB IV:	September 12, 2016
Approved by City Council:	October 11, 2016

**APPROVED CUP**

MAPC 8-18-2016 *blm*  
 WCC 10-11-2016 *blm*  
 copy left MAPC

**DP-341**

**THE COTILLION BALLROOM COMMERCIAL COMMUNITY UNIT PLAN**

**Baughman Company, P.A.**  
 315 Ellis St., Wichita, KS 67211 P 316-262-7271 F 316-262-0149  
 Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE



SCALE: 1" = 100'



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

October 13, 2016

Entertainment Enterprises, Inc.  
Attn: Richard Leslie  
11120 W Kellogg Ave.  
Wichita, KS 67209

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

**RE: ZON2016-00036 and CON2016-00027 - City zone change from SF-5 Single-Family Residential to GC General Commercial associated with the creation of the Cotillion Ballroom Commercial CUP DP-341 (CUP2016-27) generally located north of Kellogg and west of Maize Road**

Dear Applicant:

At its regular meeting on **October 11, 2016**, the Wichita City Council considered the above captioned request. The action of the Council was to **APPROVE** the request of the zone change as per staff recommendation with the added conditions:

1. No expansion of the existing parking lot without an amendment to CUP DP-341
2. Dedicated Access Control on Emelia Street
3. Cut luminaries on light poles
4. 300 feet building setback on north and east property lines

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

A handwritten signature in black ink that reads 'Kathy L. Morgan'.

Kathy L. Morgan  
Senior Planner  
Metropolitan Area Planning Department

**RE: ZON2016-00036 and CON2016-00027** - City zone change from SF-5 Single-Family Residential to GC General Commercial associated with the creation of the Cotillion Ballroom Commercial CUP DP-341 (CUP2016-27) generally located north of Kellogg and west of Maize Road

Page | 2

October 13, 2016

Copies to: Mike and Dianne Loux, 1250 S. Emelia Street, Wichita, KS 67209  
Tiffany Oltjenbruns, 10505 W. Ringer Street, Wichita, KS 67209  
Jerry and Karen Unruh, 1300 Emelia Street, Wichita, KS 67209  
Cindy Corn, 1420 S. Fieldcrest, Wichita, KS 67209  
John & Ursula Kiser, 10920 W. Lynndale, Wichita, KS 67209  
June Johnson, 1226 S. Fieldcrest, Wichita, KS 67209  
WCC IV, Jeff Blubaugh, Mail Stop 1-13  
CSR District IV, Teia Wair, Mail Stop 1-135  
Jeff Van Zandt, City Law, Mail Stop 1-132  
Paul Hays, MABCD, Mail Stop 1-72  
JR Cox, Jr., MABCD, Mail Stop 1-72  
Julianne Kallman, Engineering, Mail Stop 1-71