



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

August 15, 2017

Central and Vassar LLC  
Attn: Paul Gray  
2024 N Woodlawn, Ste. 200  
Wichita, KS 67208

**Re: ZON2016-00047: City Administrative Adjustment to adjust Conditions C and D in PO-134**

**Legal Description: Lot 1, Block B, Central Bank & Trust Addition, Wichita, Sedgwick County, Ks. The property is generally located at the southeast corner of East Central and North Vassar**

Dear Applicants:

We have reviewed your request for a Zoning Adjustment to adjust Condition C in PO-134 to modify screening and landscape requirements.

Section V-C.14 of the Unified Zoning Code ("UZC") allows the Planning Director, with the concurrence of the Zoning Administrator, to approve minor adjustments to an approved PO. We find that modifying Conditions C and D meet the conditions required by Sec. V.I.6 of the Code as set out below:

**Condition C**: *Applicant shall install an eight-foot high masonry wall, no landscape buffer required, along the south property line. An eight-foot solid wood fence with a landscape buffer of one tree per 20 feet shall be provided along the east property line where adjacent to SF-5 and TF-3 zoning. The compatibility setback shall be reduced from 25-feet to 14.5-feet along the east property line where adjacent to SF-5 and TF-3 zoning. Cost savings, as a result of the wood fence replacing a masonry wall, shall be allocated for additional plantings on the west side of the site and abutting residential properties.*

**Condition D**: *Trash dumpsters and enclosures shall not be located within any platted or zoning building setback or any compatibility building setback. Trash pick-up shall occur between 6 a.m. and 9 p.m.*

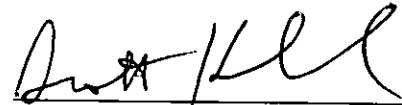
Our signatures below indicate that the modifications for P.O. #134 on the aforementioned property is hereby **GRANTED**, subject to the following conditions:

- 1) The site shall conform to all codes including but not limited to building, health and fire.

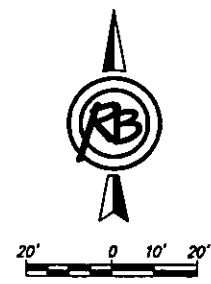
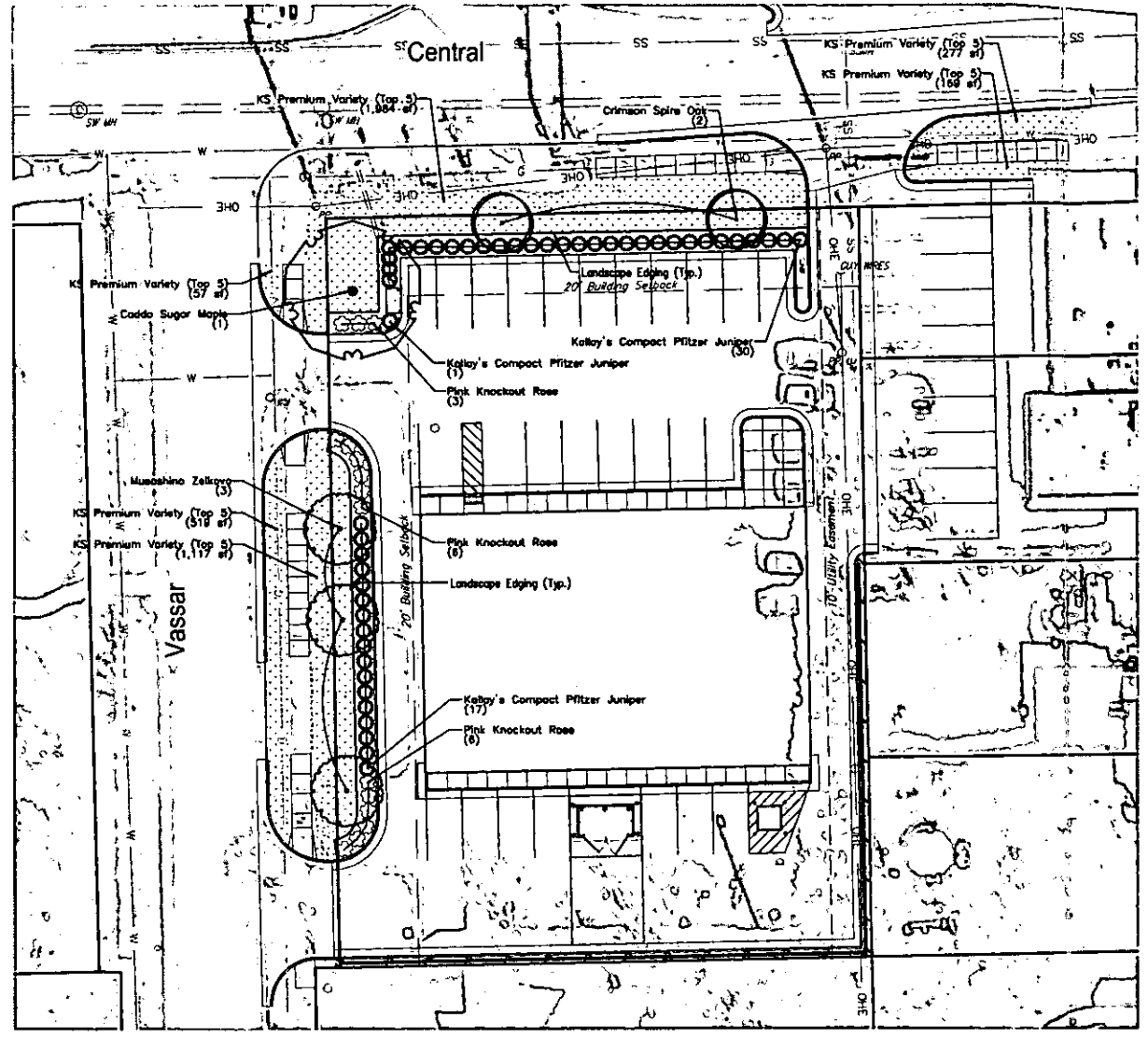
- 2) The adjustment applies only to Conditions C and D.
- 3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

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

  
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Dale Miller, Director  
Metropolitan Area Planning Department

  
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Scott Knebel, Zoning Administrator  
Metropolitan Area Planning Department

cc: MABCD  
Lavonta Williams, Council Member District I  
Kameelah Alexander, Community Services Representative District I



**LEGEND**

W	W	EXISTING WATER
SS	SS	EXISTING SANITARY SEWER
AT&T	AT&T	EXISTING TELECOMMUNICATIONS (AT&T)
FO	FO	EXISTING FIBER OPTIC LINE (AT&T OR COX)
OHE	OHE	EXISTING WESTAR (OVERHEAD)
UCE	UCE	EXISTING WESTAR (UNDERGROUND)
SWS	SWS	EXISTING STORM WATER SEWER
G	G	EXISTING KANSAS GAS SERVICE

**LANDSCAPE ORDINANCE CALCULATIONS**

<b>PROPERTY LOCATION:</b>	NOT ADDRESSED (SE CORNER OF CENTRAL AND VASSAR)
<b>CURRENT ZONING:</b>	LC- LIMITED COMMERCIAL
<b>ADJACENT PARCELS:</b>	EAST- 3535 CENTRAL- 'GO' (GENERAL OFFICE) 451 N CLIFTON- 'TF-3' (TWO FAMILY) 447 N CLIFTON- 'SF-5' (SINGLE FAMILY) SOUTH- 414 N VASSAR- 'SF-5' (SINGLE FAMILY)
<b>PARCEL SIZE:</b>	25,304 S.F. (0.58 ACRES)
<b>STREET FRONTAGE:</b>	CENTRAL 134.44' VASSAR 189.92' TOTAL 324.36'
<b>STREET YARD FACTOR:</b>	10 S.F. PER LINEAR FOOT
<b>REQUIRED STREET YARD:</b>	METHOD 2 USED 324.36' TOTAL STREET FRONTAGE -69.86' GREATEST PERP. DISTANCE 254.50' ADJ. STREET FRONTAGE SQUARE FOOT FACTOR= 10 254.50' x 10= 2,545.0 S.F. OF STREET YARD REQUIRED
<b>STREET YARD PROVIDED:</b>	2,561 S.F.
<b>PARKING LOT SCREEN:</b>	SHRUB SCREEN PROVIDED ALONG CENTRAL AND VASSAR
<b>STREET YARD TREES REQUIRED:</b>	2,545.00 / 500= 5.09= 6 TREES
<b>STREET YARD TREES PROVIDED:</b>	5 SHADE TREES + 4 ORNAMENTAL TREES= 7 EQUIVALENT TREES
<b>PARKING LOT TREES REQUIRED:</b>	1 PER 20 SPACES 26 SPACES PROVIDED / 20= 1.30= 2 TREES REQUIRED
<b>PARKING LOT TREES PROVIDED:</b>	2 SHADE TREES
<b>BUFFER PROVIDED:</b>	8' CONCRETE SCREEN WALL

**SITE PLAN**

APR 16 / 15 / 2017 *Ruggles Bohm*

**GENERAL PLANTING NOTES**

- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT TO ADDRESS ANY QUESTIONS.
- LANDSCAPE CONTRACTOR SHALL PROVIDE LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL MATERIALS AS SPECIFIED HEREIN AND SHOWN ON THE PLANS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S WRITTEN 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 THE PLANT LIST AS DEEMED NECESSARY.
- QUANTITIES OF PLANT MATERIALS SHOWN ON THE PLAN TAKE PRECEDENCE OVER THE QUANTITIES SHOWN ON THE PLANT SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
- REPORT DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO PURCHASING MATERIALS OR COMMENCING CONSTRUCTION.
- REVIEW THE LANDSCAPE SPECIFICATION SECTION LOCATED IN THE PROJECT MANUAL FOR ADDITIONAL PROJECT RESPONSIBILITIES AND INSTRUCTIONS.
- PREPARATION AND EARTHWORK**  
7. PRIOR TO ANY EXCAVATION FOR LANDSCAPING PURPOSES, THE LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE DETERMINED BY CALLING KANSAS ONE CALL AT 811 OR 1-800-DC-SAFE OR 316-887-2470. CONTRACTOR SHALL CALL A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO COMMENCING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING UTILITIES.
- TOPSOIL HAULED TO THE SITE SHALL BE FERTILE, FRIABLE, NATURAL LOAM SOIL OF UNIFORM QUALITY CHARACTERISTIC OF REPRESENTATIVE LOCAL SOILS WHICH PRODUCE HEAVY GROWTH OF CROPS GRASSES, OR OTHER VEGETATION. SOIL SHALL BE FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS ROOTS, STONES, TRASH, OR ANY OTHER DELETERIOUS MATERIALS.
- TOPSOIL SHALL BE DELIVERED IN AN UNFROZEN AND NON-MUDDY CONDITION AND SHALL BE SUBJECT TO APPROVAL OF THE LANDSCAPE ARCHITECT. SOLUBLE SALTS SHALL NOT EXCEED 500 ppm AND ORGANIC MATTER SHALL BE NO LESS THAN 1.5% BY WEIGHT. pH SHALL RANGE BETWEEN 6.0 AND 7.5.
- LANDSCAPE CONTRACTOR SHALL HAVE TOPSOIL TESTED BY A CERTIFIED TESTING LABORATORY AND OBTAIN RECOMMENDATIONS FOR SOIL AMENDMENT TYPE(S) AND FURNISH A COPY OF THIS REPORT TO THE LANDSCAPE ARCHITECT FOR THEIR REVIEW AND THE TOPSOIL USED AND THE PLANTING SCHEDULE.

- PLANTING PREPARATION**  
11. CULTIVATE PLANTING BEDS TO A DEPTH OF 8". TILL AMENDMENTS INTO THE PLANTING BEDS AT THE RATIOS SPECIFIED BY A CERTIFIED TOPSOIL ANALYSIS.
- BACKFILL:** FOR PLANT EXCAVATIONS, BACKFILL SHALL BE CLEAN, NATURAL TOPSOIL, MIXED WITH AMENDMENTS AT THE RATIOS SPECIFIED BY A CERTIFIED TOPSOIL ANALYSIS.
- PLANTING MATERIALS**  
13. PLANT MATERIALS SHALL BE WELL FORMED AND DEVELOPED IN GOOD CONDITIONS, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK". HEIGHT OF PLANT MATERIALS SHALL BE MEASURED FROM EXISTING SOIL LINE AT TOP OF ROOTBALL TO TOP OF CROWN.
- PLANT MATERIALS SHALL BE PROTECTED BY THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED ROOT BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WIND BURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- PLANTS DESIGNATED "CONTAINER GROWN" SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR A MINIMUM OF SIX MONTHS AND A MAXIMUM OF TWO YEARS. THESE PLANTS SHALL BE REMOVED FROM CONTAINERS BEFORE PLANTING. PLANTS THAT APPEAR ROOT-BOUND SHALL BE REJECTED.
- PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- USE TRIANGULAR SPACING ON ALL NATIVE FORBES, PERENNIALS, AND ANNUALS.
- PLANT SUBSTITUTIONS WILL ONLY BE ALLOWED UNDER THE FOLLOWING CIRCUMSTANCES: LANDSCAPE CONTRACTOR SHALL SUBMIT A WRITTEN SUBSTITUTION REQUEST TO THE LANDSCAPE ARCHITECT STATING WHAT PLANTS TO BE SUBSTITUTED AND THE REQUESTED SUBSTITUTION PLANT ALONG WITH EXPLANATION OF SUBSTITUTION REQUEST. NO SUBSTITUTION SHALL CONSTITUTE AN INCREASE IN THE COST FROM THE ORIGINAL CONTRACT AMOUNT. ANY PLANT SUBSTITUTIONS MADE WITHOUT APPROVAL SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF INSPECTION AT NO COST TO THE PROJECT.
- PLACE 3" OF HARDWOOD MULCH IN ALL TREE SAUCERS AND PLANTING BEDS SHOWN ON THE PLAN.
- PLANTING BEDS RECEIVING MULCH SHALL BE FREE OF WEEDS, GRASS AND DEBRIS. TREAT WITH TRIFLORALIN, SUCH AS PREEM, PRIOR TO PLANTING AND

- MULCH PLACEMENT. A SECOND APPLICATION SHOULD BE APPLIED IF WEEDS EMERGE PRIOR TO COMPLETION OF WORK. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE AND MANUFACTURER'S PRODUCT LABELING.
- MAINTENANCE AND CLEAN-UP**  
21. REFER TO IRRIGATION NOTES ON FOLLOWING PAGE FOR IRRIGATION SYSTEM DESIGN CRITERIA.
22. REMOVE ALL RUBBISH, EQUIPMENT, AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
23. REMOVE SOIL OR DIRT THAT HAS ACCUMULATED ON PAVED SURFACES DURING OR AS A RESULT OF PLANTING OPERATIONS EACH DAY.
24. FERTILIZE ALL PLANTS WITH A 10-20-10 COMMERCIAL, SLOW-RELEASE FERTILIZER AS DIRECTED BY INSTRUCTIONS ON PRODUCT LABEL.
25. 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. CENTRAL LEADERS SHALL NOT BE REMOVED.
26. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, GUYS, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.

**PLANT SCHEDULE**

TREES	BOTANICAL NAME	COMMON NAME	CONT	
1	Acer saccharum 'Autumn Splendor'	Caddo Sugar Maple	B & B	
2	Quercus robur x alba 'Crimson Spire'	Crimson Spire Oak	B & B	
3	Zelkova serrata 'Muzashino'	Muzashino Zelkova	B & B	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
49	Juniperus x pfitzeriana 'Kelley's Compact'	Kelley's Compact Pfitzer Juniper	3 gal	48" o.c.
15	Rosa x 'Pink Knockout'	Pink Knockout Rose	2 gal	48" o.c.
GROUND COVERS	DIST	BOTANICAL NAME	COMMON NAME	
	4,122 sf	Festuca x	KS Premium Variety (Top 5)	

**Vassar Strip Center  
Site Landscape Plan**

	<b>RUGGLES BOHM</b>		DATE May 2017
	ENGINEERING   SURVEYING   LANDSCAPE ARCHITECTURE   BIOENVIRONMENT		DESIGN BDT
PROJECT NUMBER 798	JOB NO. 4097E	DWG. SCALE 1" = 20'-0"	DRAWN BDT
DRAWING FILE Central & Vassar_bess.dwg			REVIEW BDT
			PROJECT <b>C5.0</b>