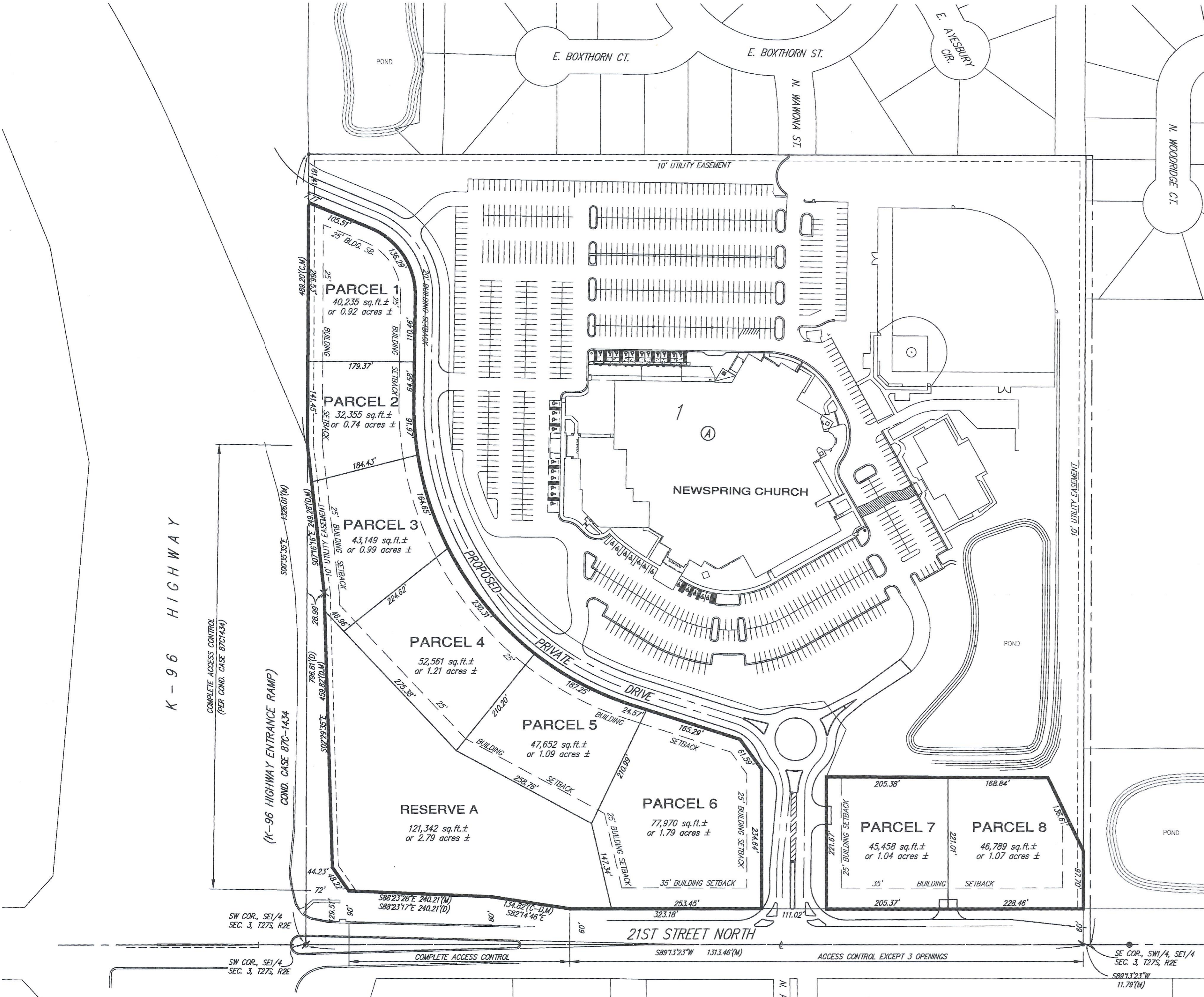


NEWSPRING COMMERCIAL COMMUNITY UNIT PLAN - DP-354

GENERAL PROVISIONS:

- This development contains a gross area of 11.64 acres (507,038 s.f.), more or less, and a net area of 8.85 acres (385,506 s.f.), more or less.
 - No billboards, portable signs, or off-site signs shall be permitted, except one off-site sign along 21st Street North limited to 30 feet in height and a maximum sign area of 250 square feet shall be permitted for the benefit of the remainder of Lot 1, Block A, Messiah Baptist Church 4th Addition, and except one off-site sign limited to advertising businesses within the development, limited to 60 feet in height and 350 square feet in area. Said off-site signs shall be located within platted reserves.
 - Lighted building wall signage shall be prohibited on the north facades of all buildings within Parcel 1, except for directional signs denoting parking spaces within the property.
 - Signs shall be spaced a minimum of 150 feet apart, except signs within Parcels 7 and 8 may be spaced a minimum of 75 feet apart.
 - Parcels 1-5 may allow one sign per parcel with a maximum area of 75 square feet of signage per parcel. Parcel 6 is limited to one sign along 21st Street with a maximum area of 50 square feet of signage per parcel. Parcel 7 is limited to one sign along 21st Street with a maximum area of 100 square feet. Parcel 8 may allow one sign along 21st Street with a maximum area of 65 square feet.
 - All tenant and development signs within the CUP shall be monument-type signs, and no single sign on 21st Street is permitted to be larger than 200 square feet. Signs within Parcels 1-5 shall be limited to a height of 15 feet. Signs within Parcel 6 shall be limited to a height of 6 feet. Signs within Parcels 7 and 8 shall be limited to a height of 12 feet. The sign allowed in Parcel 8 may be a multi-tenant sign.
- Building setback lines are as shown on the C.U.P. plan.
- Access control shall be as shown on the plan. Dedication of access control, deceleration lanes, left turn lanes, additional right-of-way and other improvements shall be granted at the time the property is replatted.
- Off-street parking shall be provided in accordance with the Unified Zoning Code.
- Screening and Landscaping:
 - The solid masonry screening wall shall not be required.
 - Street trees shall be planted in accordance with the City of Wichita Landscape Ordinance, except that the number of required trees shall be calculated at 1 tree per 30 linear feet of frontages.
 - Trash receptacles, rooftop mechanical equipment, loading docks, outdoor storage and loading areas shall be appropriately screened to reasonably hide them from ground view per the U.Z.C., except that Parcel 8 shall not be required to have a landscape buffer along the north and east property lines where adjoining Single-Family Residential until such time that the property is residentially developed. The trash enclosure compatibility setback on Parcel 8 at the northeast corner shall be waived to zero (0) feet. The solid screening along the north, northeast and east property lines shall be waived however, the solid fence around the trash enclosure shall be maintained at all times.
 - A landscape plan prepared by a Landscape Architect for the required plantings, including the type, location and specifications of plant materials shall be submitted to the Planning Department for review and approval prior to the issuance of building permits. A financial guarantee for the required plantings shall be required prior to the issuance of any occupancy permit if said plantings have not been installed.
- Failure to properly maintain the required screening or landscaping 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.
- Fire lane(s) shall be provided in accordance with the fire code of the City of Wichita. No parking shall be allowed in said fire lane(s) although they may be used for passenger loading and unloading. Prior to final approval of the parking plan the Fire Chief or his designated representative, shall approve the plan as to location and design of the fire lane(s).
- A drainage plan and guarantee for drainage improvements shall be provided at the time of replating the subject property.
- All portions of the CUP shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.), and shall employ cutoff luminaires to minimize light trespass and glare. No string lighting or banners shall be permitted. Lighting within Parcels 1 and 8 of the C.U.P. shall have a maximum height of 15 feet.
- Overhead doors facing north toward residential zoning are prohibited for all buildings within Parcel 1.
- All buildings in the CUP shall share uniform architectural character, color, texture. The predominate building material for all buildings over 100 feet long and/or 100 feet wide will be a mix of architectural block, brick and stone that will break up the surface of each of the buildings in the CUP. Architectural embellishments will also be used to break up the surface of these buildings every 100 feet. All to be reviewed and approved by the Planning Director prior to the issuance of any building permits. Building walls and roofs must have predominately earth-tone colors, with vivid colors limited to accent, and must employ materials similar to surrounding residential areas. Metal as an exterior material shall be limited to incidental accent.
- Sidewalks shall be retained where adjacent to the perimeter of the C.U.P.
- The ordinance establishing the zone change shall not be published until all conditions of approval have been met and the ordinance enacting the zone change has been published.
- Prior to publishing the ordinance establishing the zone change, the applicant(s) shall record a document with the Register of Deeds indicating this tract (referenced as DP-354) includes special conditions for development on this property.
- 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.



PARCEL 1

A. Net Area:	40,235 sq.ft. or 0.92 acres ±
B. Maximum Building Coverage:	12,071 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	14,082 sq.ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Permitted Uses:	Assisted Living, Group Home, Church or Place of Worship, Day Care (General), Hospital, Library, Nursing Facility, Safety Service, Automated Teller Machine, Bank or Financial Institution, Funeral Home, Hotel or Motel, Medical Service, General Office, Personal Care Service, Personal Improvement Service, Restaurant, and Retail (General). Uses requiring Conditional Use approval are not allowed unless specifically permitted.

PARCEL 2

A. Net Area:	32,355 sq.ft. or 0.74 acres ±
B. Maximum Building Coverage:	9,707 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	11,324 sq.ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Permitted Uses:	Assisted Living, Group Home, Church or Place of Worship, Day Care (General), Hospital, Library, Nursing Facility, Safety Service, Automated Teller Machine, Bank or Financial Institution, Funeral Home, Hotel or Motel, Medical Service, General Office, Personal Care Service, Personal Improvement Service, Restaurant, and Retail (General). Uses requiring Conditional Use approval are not allowed unless specifically permitted.

PARCEL 3

A. Net Area:	43,149 sq.ft. or 0.99 acres ±
B. Maximum Building Coverage:	12,945 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	15,102 sq.ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Permitted Uses:	Assisted Living, Group Home, Church or Place of Worship, Day Care (General), Hospital, Library, Nursing Facility, Safety Service, Automated Teller Machine, Bank or Financial Institution, Funeral Home, Hotel or Motel, Medical Service, General Office, Personal Care Service, Personal Improvement Service, Restaurant, and Retail (General). Uses requiring Conditional Use approval are not allowed unless specifically permitted.

PARCEL 4

A. Net Area:	52,561 sq.ft. or 1.21 acres ±
B. Maximum Building Coverage:	15,768 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	18,396 sq.ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Permitted Uses:	Assisted Living, Group Home, Church or Place of Worship, Day Care (General), Hospital, Library, Nursing Facility, Safety Service, Automated Teller Machine, Bank or Financial Institution, Funeral Home, Hotel or Motel, Medical Service, General Office, Personal Care Service, Personal Improvement Service, Restaurant, and Retail (General). Uses requiring Conditional Use approval are not allowed unless specifically permitted.

PARCEL 5

A. Net Area:	47,652 sq.ft. or 1.09 acres ±
B. Maximum Building Coverage:	14,296 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	16,678 sq.ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Permitted Uses:	Assisted Living, Group Home, Church or Place of Worship, Day Care (General), Hospital, Library, Nursing Facility, Safety Service, Automated Teller Machine, Bank or Financial Institution, Funeral Home, Hotel or Motel, Medical Service, General Office, Personal Care Service, Personal Improvement Service, Restaurant, and Retail (General). Uses requiring Conditional Use approval are not allowed unless specifically permitted.

PARCEL 6

A. Net Area:	77,970 sq.ft. or 1.79 acres ±
B. Maximum Building Coverage:	23,391 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	27,289 sq.ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Permitted Uses:	Assisted Living, Group Home, Church or Place of Worship, Day Care (General), Hospital, Library, Nursing Facility, Safety Service, Automated Teller Machine, Bank or Financial Institution, Funeral Home, Hotel or Motel, Medical Service, General Office, Personal Care Service, Personal Improvement Service, Restaurant, and Retail (General). Uses requiring Conditional Use approval are not allowed unless specifically permitted.

PARCEL 7

A. Net Area:	45,458 sq.ft. or 1.04 acres ±
B. Maximum Building Coverage:	13,637 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	15,910 sq.ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Permitted Uses:	Assisted Living, Group Home, Church or Place of Worship, Day Care (General), Hospital, Library, Nursing Facility, Safety Service, Automated Teller Machine, Bank or Financial Institution, Funeral Home, Hotel or Motel, Medical Service, General Office, Personal Care Service, Personal Improvement Service, Restaurant, and Retail (General). Uses requiring Conditional Use approval are not allowed unless specifically permitted.

PARCEL 8

A. Net Area:	46,789 sq.ft. or 1.07 acres ±
B. Maximum Building Coverage:	14,037 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	16,376 sq.ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Permitted Uses:	Assisted Living, Group Home, Church or Place of Worship, Day Care (General), Hospital, Library, Nursing Facility, Safety Service, Automated Teller Machine, Bank or Financial Institution, Funeral Home, Hotel or Motel, Medical Service, General Office, Personal Care Service, Personal Improvement Service, Restaurant, and Retail (General). Uses requiring Conditional Use approval are not allowed unless specifically permitted.

LEGAL DESCRIPTION:

A portion of Lot 1, Block A, Messiah Baptist 4th/ Addition, Sedgewick County, Kansas described as follows: Beginning at the western-most Southwest Corner of said Lot 1 thence S35°45'01"E, 48.22 feet; thence S88°23'28"E, 240.21 feet; thence S82°14'46"E, 134.82 feet; thence N89°13'23"E, 323.18 feet; thence N00°46'37"W, 234.64 feet; thence N37°01'02"W, 61.59 feet; thence N73°15'27"W, 188.86 feet; thence along a curve to the right, through a central angle of 73°15'27" and a radius of 528.00 feet, an arc distance of 876.37 feet (having a chord length of 631.23 feet bearing N36°37'44"W); thence North, 175.03 feet; thence along a curve to the left, through a central angle of 68°33'0" and a radius of 121.00 feet, an arc distance of 144.77 feet (having a chord length of 136.29 feet bearing N34°16'30"W); thence N68°33'00"W, 105.51 feet; thence along a curve to the right, through a central angle of 02°29'17" and a radius of 178.00 feet, an arc distance of 7.77 feet (having a chord length of 7.77 feet bearing N67°16'21"W)

to a point on the West line of said Lot 1; thence S00°35'35"E, 407.96 feet; thence S07°16'16"E, 248.29 feet; thence S02°25'35"E, 459.82 feet to the point of beginning; TOGETHER WITH a portion of said Lot 1 described as follows: Beginning at the Southeast Corner of said Lot 1 thence N00°35'35"W along the East line of said Lot 1, 97.70 feet; thence N26°47'38"W, 136.61 feet; thence S89°24'25"W, 374.22 feet; thence S00°46'37"E, 221.67 feet to a point on the South line of said Lot 1; thence N89°13'23"E along the South line of said Lot 1, 433.83 feet to the point of beginning.

RESERVE A

A. Net Area:	121,342 sq.ft. or 2.79 acres ±
B. Permitted Uses:	drainage, open space, recreation, and utilities as confined to easements.

REVISIONS

Drawn:	February 14, 2020
Submitted (CUP2020-10 & ZON2020-09):	March 16, 2020
Revised:	April 30, 2020
Revised per MAPC:	May 21, 2020
Approved by City Council:	June 23, 2020
Revised per adjustment (CUP2021-25):	July 30, 2021
Revised per adjustment (CUP2021-57):	October 26, 2021
Revised per amendment (CUP2021-65):	January 6, 2022

APPROVED CUP

MAPC 1/16/2022

CUP 2021-00065

Copy 1 of 4



SCALE: 1" = 100'

DP-354

NEWSPRING
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



Wichita-Sedgwick County Metropolitan Area Planning Department

January 21, 2022

Baldwin Real Estate, LLC
2767 N. Woodridge Ct.
Wichita, KS 67226

RE: CUP2021-00065: City CUP Amendment to CUP DP-354 to increase the size and height of an on-site sign on Parcel 8 on property zoned LC Limited Commercial; generally located on the north side of East 21st Street North and within one-half mile west of North 127th Street East.

Dear Applicants;

At its regular meeting on **January 6, 2022**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request subject to the enclosed conditions.

No protests were filed against this case. Therefore, the decision of the MAPC is final.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Philip Zevenbergen'.

Philip Zevenbergen, AICP
Senior Planner

Copies to: MABCD
Becky Tuttle, City Council District II
Cory Buchta, CSR District II
Ferris Consulting, Greg Ferris, PO Box 573, Wichita, KS 67201

Planning Commission Approved Conditions

1. The site shall be developed in substantial conformance with the following revised development guidelines and general provisions of the approved CUP.
 - a. **2D.** Parcels 1-5 may allow one sign per parcel with a maximum area of 75 square feet of signage per parcel. Parcel 6 is limited to one sign along 21st Street with a maximum area of 50 square feet of signage per parcel. Parcel 7 is limited to one sign along 21st Street with a maximum area of 100 square feet. Parcel 8 may allow one sign along 21st Street with a maximum area of 65 square feet.
 - b. **2E.** All tenant and development signs within the CUP shall be monument-type signs, and no single sign on 21st Street is permitted to be larger than 200 square feet. Signs within Parcels 1-5 shall be limited to a height of 15 feet. Signs within Parcel 6 shall be limited to a height of 6 feet. Signs within Parcels 7 and 8 shall be limited to a height of 12 feet. The sign allowed in Parcel 8 may be a multi-tenant sign.
2. The applicant shall submit four copies of the approved CUP within 60 days of final approval to the Metropolitan Area Planning Department or the CUP shall be deemed null and void.

RESOLUTION No. **CUP2021-00065**

A RESOLUTION AUTHORIZING AN AMENDMENT TO DP-354 TO PERMIT AN INCREASE IN SIZE AND HEIGHT OF AN ON-SITE SIGN ON PARCEL 8; ON PROPERTY ZONED LC LIMITED COMMERCIAL; GENERALLY LOCATED ON NORTH SIDE OF EAST 21ST STREET NORTH AND ONE-HALF MILE WEST OF NORTH 127TH STREET EAST, IN THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-D, AS ADOPTED BY ORDINANCE NO. 44-975 AS AMENDED.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS:

SECTION 1. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by Section V-D of the Wichita-Sedgwick County Unified Zoning Code, for an approximately 1.06-acre property zoned LC Limited Commercial (“LC”) legally described below:

CUP2021-00065
DP-354

Lot 8, Block A, Newspring Commercial Addition, Wichita, Sedgwick County, Kansas.

General Provision 2D and E for DP-354 Shall be amended as follows:

- 2.D.** Parcels 1-5 may allow one sign per parcel with a maximum area of 75 square feet of signage per parcel. Parcel 6 is limited to one sign along 21st Street with a maximum area of 50 square feet of signage per parcel. Parcel 7 is limited to one sign along 21st Street with a maximum area of 100 square feet. Parcel 8 may allow one sign along 21st Street with a maximum area of 65 square feet.
- 2.E.** All tenant and development signs within the CUP shall be monument-type signs, and no single sign on 21st Street is permitted to be larger than 200 square feet. Signs within Parcels 1-5 shall be limited to a height of 15 feet. Signs within Parcel 6 shall be limited to a height of 6 feet. Signs within Parcels 7 and 8 shall be limited to a height of 12 feet. The sign allowed in Parcel 8 may be a multi-tenant sign.

The amendment is hereby GRANTED, subject to the following conditions:

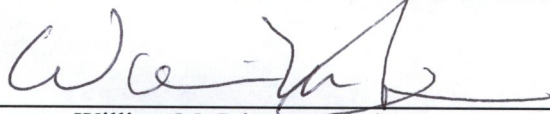
1. The site shall be developed in substantial conformance with the following revised development guidelines and general provisions of the approved CUP.
2. The applicant shall submit four copies of the approved CUP within 60 days of final approval to the Metropolitan Area Planning Department or the CUP shall be deemed null and void.

SECTION 2. That upon the taking effect of this Resolution, the notation of such Community Unit Plan Amendment shall be shown on the “Official Zoning District Map” on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION 3. That this Resolution shall take effect and be in force from and after its adoption by the Governing Body.

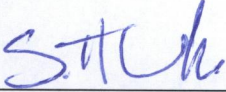
Adopted this 20th Day of January, 2022

METROPOLITAN AREA PLANNING COMMISSION



William M. Johnson, Chairman

TTEST:



Scott Wadle, Secretary

STAFF REPORT
MAPC: January 6, 2022
DAB II: January 10, 2022

CASE NUMBER: CUP2021-00065 (City)

APPLICANT/AGENT: Baldwin Real Estate, LLC (applicant)/ Ferris Consulting (agent)

REQUEST: To amend CUP DP-354 to increase size and height of an on-site sign.

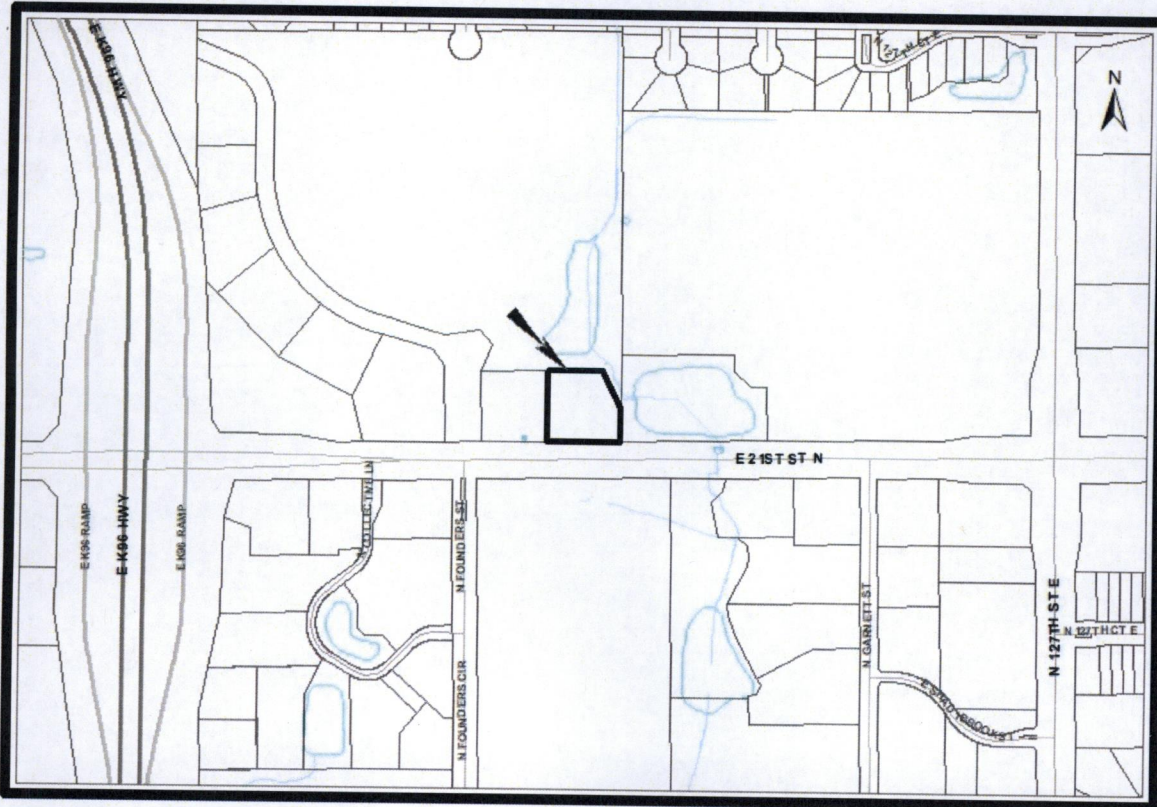
CURRENT ZONING: LC Limited Commercial

SITE SIZE: 1.06 acres

LOCATION: On the north side of East 21st Street North, and within one-half mile west of North 127th Street East.

PROPOSED USE: To increase the size and height of sign on Parcel 8.

RECOMMENDATION: Approval, subject to amended provisions of CUP DP-354



BACKGROUND: The applicant is requesting a minor amendment to Newspring Commercial Community Unit Plan CUP DP-354 to permit an increase in size and height of an on-site sign on Parcel 8. The zoning of the CUP is LC Limited Commercial. The property is located on the north side of East 21st Street North and within one-half mile west of North 127th Street East. Parcel 8 is located on the east side of the CUP, along East 21st Street. The request is to amend General Provisions 2 D and E, which currently state the following:

D. Parcels 1-5 may allow one sign per parcel with a maximum area of 75 square feet of signage per parcel. Parcels 6 and 8 are limited to one sign along 21st Street with a maximum area of 50 square feet of signage per parcel. Parcel 7 is limited to one sign along 21st Street with a maximum area of 100 square feet.

E. All tenant and development signs within the CUP shall be monument-type signs, and no single sign on 21st Street is permitted to be larger than 200 square feet. Signs within Parcels 1-5 shall be limited to a height of 15 feet. Signs within Parcels 6 and 8 shall be limited to a height of 6 feet. Signs within Parcel 7 shall be limited to a height of 12 feet.

The applicant is proposing the following amended language (text in red highlights the changes):

D. Parcels 1-5 may allow one sign per parcel with a maximum area of 75 square feet of signage per parcel. **Parcel 6 is** limited to one sign along 21st Street with a maximum area of 50 square feet of signage per parcel. Parcel 7 is limited to one sign along 21st Street with a maximum area of 100 square feet. **Parcel 8 may allow one sign along 21st Street with a maximum area of 65 square feet.**

E. All tenant and development signs within the CUP shall be monument-type signs, and no single sign on 21st Street is permitted to be larger than 200 square feet. Signs within Parcels 1-5 shall be limited to a height of 15 feet. Signs within **Parcel 6** shall be limited to a height of 6 feet. Signs within Parcels **7 and 8** shall be limited to a height of 12 feet. **The sign allowed in Parcel 8 may be a multi-tenant sign.**

In 2021, an Administrative Adjustment (CUP2021-00057) was approved which increased the height and size of signs on Parcel 7 to 12 feet in height and 100 square feet in area. The requested amendment for Parcel 8 does not exceed what was approved in the Administrative Adjustment for Parcel 7, but it differs in that it permits a multi-tenant sign on Parcel 8.

Properties to the north and east are zoned SF-5 Single-Family Residential and are developed with churches/places of worship. Property to the south is zoned SF-5 Single-Family Residential and is developed with a private school (Trinity Academy). Other properties south along East 21st Street are zoned LC Limited Commercial and are developed with CUP DP-352 and CUP DP-256 with commercial uses. Property to the west is zoned LC and is developed with a bank within CUP DP-354.

The majority of CUP DP-354 is across the street from LC Limited Commercial-zoned land in CUP DP-256 at the interchange of East 21st Street and K-96 Highway. Parcels 7 and 8 of the subject CUP are across the street from the SF-5 Single-Family Residential-zoned land of Trinity Academy. The requested amendment to the size and height for a sign on Parcel 8 is less than what is permitted elsewhere in the CUP and is also less than what the Sign Code permits in LC zoning. Given the linear street frontage along East 21st Street, Parcel 8 would be permitted to have one 25-foot monument sign with a maximum area of 180 square feet.

Directly south, Trinity Academy has a ground sign approximately three feet tall and 20-feet wide, for a total

area of approximately 60 square feet. The Wichita Sign Code (24.04.190-11) states that if an institution has at least 200 feet of frontage along an arterial street, it is permitted to have a sign up to 100 square feet in area.

Southwest of the subject Parcel, between Founders Circle and K-96, CUP DP-256 permits the following signage on the Parcels 1, 5A and 5B along 21st Street.

- Parcel 1: one, 10-foot monument sign, maximum area of 60 square feet
- Parcel 5A: one, 12.5 foot monument sign, maximum area of 81 square feet.
- Parcel 5B: two, 10-foot monument signs, maximum area of 60 square feet per sign

CASE HISTORY: In 2020, the property was replatted as Lot 8, Block A, Newspring Commercial Addition. In 2020, the property was rezoned from SF-5 to LC and CUP DP-354 was approved creating the Newspring Commercial Community Unit Plan. In 2021, an Administrative Adjustment (CUP2021-00057) was approved which increased the height and size of signs on Parcel 7 to 12 feet in height and 100 square feet in area.

ADJACENT ZONING AND LAND USE:

North: SF-5: Church
South: SF-5 and LC: School and Commercial Uses.
East: SF-5: Church
West: LC: Undeveloped

PUBLIC SERVICES: The site is served by public water and sewer. East 21st Street is a paved, five-lane arterial with sidewalks on both sides. Wichita Transit does not provide regular bus service at this location.

CONFORMANCE TO PLANS/POLICIES: The amendment to the CUP is in conformance with the policies and guidelines of *The Community Investments Plan*.

The Community Investments Plan includes the 2035 Future Growth Concept Map. This map indicates the site is appropriate for “residential and employment mix” and is outside Wichita’s 2035 Established Central Area. The residential/employment mix encompasses areas of land that will likely be developed or redeveloped by 2035 with uses predominately of a mixed nature.

RECOMMENDATION: Based upon the information available at the time the staff report was prepared it is recommended that the request be **APPROVED**, subject to the following conditions:

1. The site shall be developed in substantial conformance with the following revised development guidelines and general provisions of the approved CUP.
 - a. **2D.** Parcels 1-5 may allow one sign per parcel with a maximum area of 75 square feet of signage per parcel. Parcel 6 is limited to one sign along 21st Street with a maximum area of 50 square feet of signage per parcel. Parcel 7 is limited to one sign along 21st Street with a maximum area of 100 square feet. Parcel 8 may allow one sign along 21st Street with a maximum area of 65 square feet.
 - b. **2E.** All tenant and development signs within the CUP shall be monument-type signs, and no single sign on 21st Street is permitted to be larger than 200 square feet. Signs within Parcels 1-5 shall be limited to a height of 15 feet. Signs within Parcel 6 shall be limited to a height of 6 feet. Signs within Parcels 7 and 8 shall be limited to a height of 12 feet. The sign allowed in Parcel 8 may be a multi-tenant sign.

2. The applicant shall submit four copies of the approved CUP within 60 days of final approval to the Metropolitan Area Planning Department or the CUP shall be deemed null and void.

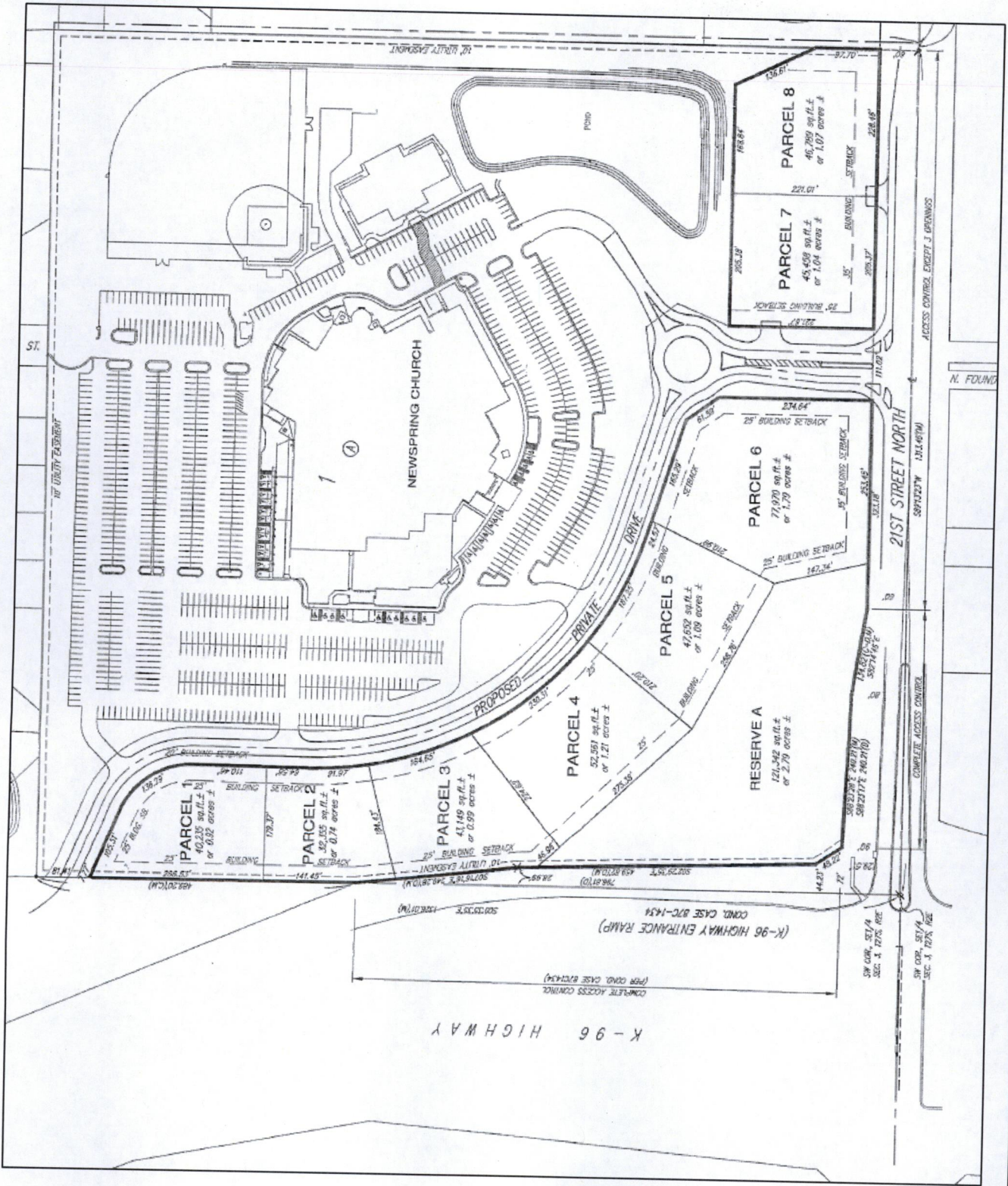
This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** Properties to the north and east are zoned SF-5 Single-Family Residential and are developed with churches/places of worship. Property to the south is zoned SF-5 Single-Family Residential and is developed with a private school (Trinity Academy). Other properties south along 21st Street are zoned LC Limited Commercial and are developed with CUP DP-352 and CUP DP-256 with commercial uses. Property to the west is zoned LC and is developed with a bank within CUP DP-354. The recent establishment of CUP DP-354 on the subject site expanded the opportunity for commercial development along East 21st Street East of K-96. The adjacent and abutting residential zoning is used for institutional and civic uses and not residences. The request for an increase in height and size for an on-site sign is not out of character with what is permitted elsewhere in the CUP as well as what is permitted on nearby CUPs.
2. **The suitability of the subject property for the uses to which it has been restricted:** This site was recently rezoned to LC Limited Commercial with the establishment of CUP DP-354 in order for the site to be redeveloped. The proposed amendment supports this effort.
3. **Extent to which removal of the restrictions will detrimentally effect nearby property:** Adjacent and abutting SF-5 Single-Family Residential-zoned properties are used for civic and institutional uses. Nearby Community Unit Plans permit equal or greater provisions for signage along East 21st Street. The proposed amendment should not have negative impacts on surrounding properties.
4. **Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant:** Approval of the request will permit greater visibility of signage for businesses on the subject parcel. Presumably, this will provide greater opportunity to market the sit. Denial would presumably represent a loss of economic opportunity to the applicant and/or land owner.
5. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The amendment to the CUP is in conformance with the policies and guidelines of *The Community Investments Plan*.

The Community Investments Plan includes the 2035 Future Growth Concept Map. This map indicates the site is appropriate for "residential and employment mix" and is outside Wichita's 2035 Established Central Area. The residential/employment mix encompasses areas of land that will likely be developed or redeveloped by 2035 with uses predominately of a mixed nature.
6. **Impact of the proposed development on community facilities:** The proposed amendment is not anticipated to have substantial detrimental impacts on community facilities.

Attachments:

1. CUP Drawing
2. Aerial Map
3. Zoning Map
4. Land Use Map
5. Site Photos





Beaufort Gazette
 Belleville News-Democrat
 Bellingham Herald
 Bradenton Herald
 Centre Daily Times
 Charlotte Observer
 Columbus Ledger-Enquirer
 Fresno Bee

The Herald - Rock Hill
 Herald Sun - Durham
 Idaho Statesman
 Island Packet
 Kansas City Star
 Lexington Herald-Leader
 Merced Sun-Star
 Miami Herald

el Nuevo Herald - Miami
 Modesto Bee
 Raleigh News & Observer
 The Olympian
 Sacramento Bee
 Fort Worth Star-Telegram
 The State - Columbia
 Sun Herald - Biloxi

Sun News - Myrtle Beach
 The News Tribune Tacoma
 The Telegraph - Macon
 San Luis Obispo Tribune
 Tri-City Herald
 Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	189627	Print Legal Ad - IPL0053523		\$305.34	4	91L

Attention: Betsy Pagán
 CITY OF WICHITA/PLANNING DEPT
 271 WEST THIRD ST., 2ND FL, SU 203
 WICHITA, KS 67202

In The STATE OF KANSAS
 In and for the County of Sedgwick

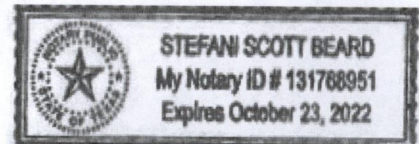
No. of Insertions: 1
 Beginning Issue of: 12/17/2021
 Ending Issue of: 12/17/2021

STATE OF KANSAS) SS
 County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 12/17/2021 to 12/17/2021.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
 DATED: 12/17/2021

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!

LEGAL PUBLICATION OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, January 6, 2022**, no earlier than 1:30 p.m., the WichitaSedgwick County Metropolitan Area Planning Commission/ Board Zoning Appeals will consider the following applications. The meeting will be held virtually, public participation is available in multiple ways, those without technology options can participate by going to the Wichita City Hall Building - 1st Floor Council Chambers - 455 N. Main Street, Wichita, Kansas 67202 (specified at the bottom of this notice). **If you have any questions regarding the meeting or items on this notice, please call the WichitaSedgwick County Metropolitan Area Planning Department at (316) 2684421.**

CON2021-00060: City Conditional Use for an Accessory Apartment on property zoned SF-5 Single-Family Residential; generally located on the west side of North Ridge Road, within one-quarter mile south of West 21st Street North (1945 N. Ridge Rd).

CON2021-00061: City Conditional Use for to permit live music and entertainment (defined as Nightclub in the City) associated with hotels and restaurants in LI Limited Industrial zoning; generally located on the east side of North Oliver and within one quarter mile north of K-96 Highway (3622 & 3642 North Oliver).

CUP2021-00065: City CUP Amendment to CUP DP-354 to increase the size and height of an on-site sign on Parcel 8 on property zoned LC Limited Commercial; generally located on the north side of East 21st Street North and within one-half mile west of North 127th Street East.

CUP2021-00069: Request in the City for CUP minor amendment to CUP DP-158 to create Parcel 2A and allow for residential uses on Parcel 2A on property zoned LC Limited Commercial; generally located within one block west of North Rock Road, on the south side of K-96 Highway (7824 E 32nd Street North).

DER2021-00006: Community Investments Plan - 2021 Monitoring Report.

VAC2021-00052: Request in the City to vacate platted street right-of-way generally located midway between North Oliver Avenue & North Woodlawn Boulevard, north of East 13th Street North, between North Fairfield Lane & North Ridgewood Lane (reprocessing of VAC2006)

VAC2021-00053: Request in the City to vacate street right-of-way and an easement established by vacation; generally located midway between North Oliver Avenue & North Woodlawn Boulevard, north of East 13th Street North & north of North Fairfield Lane.

ZON2021-00057: City Zone Change from LC Limited Commercial to OW Office Warehouse for office/warehouse use on property; generally located south of East Kellogg Drive and approximately one-quarter mile east of South Oliver Avenue (5025 E Kellogg).

ZON2021-00058: City Zone Change from LC Limited Commercial to CBD Central Business District for redevelopment on property; generally located on the north side of West Douglas Avenue, within two blocks west of North McLean Boulevard (618 West Douglas).

ZON2021-00059: City zone change from SF-5 Single-Family Residential to MF-18 Multi-family residential to convert an existing single family residence into 3 units; generally located 950 feet east of S. Seneca on the north side of West University at the northwest corner of S Osage and W. University (802 W. University).

ZON2021-00060: City zone change from SF-5 Single-Family Residential to LC Limited Commercial; generally located at the northwest corner of S. Hydraulic Ave and E. 55th Street South (5461 S. Hydraulic Ave).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the WichitaSedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

PLEASE NOTE THIS MEETING IS CONSIDERED AN EMERGENCY MEETING OF THE WICHITASSEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION DUE TO COVID-19, WHICH WILL IMPOSE SPECIAL PROCEDURES TO PARTICIPATE IN THE PUBLIC HEARING. THESE ARE AS FOLLOWS: The meeting will be conducted "virtually" using Go-To-Meeting. You have multiple options to participate: 1) submit comments ahead of time, 2) participate remotely, or 3) attend in-person at the Wichita City Hall Building (see below). Submit Comments Ahead of Time: You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email; letter; video; and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.

Email: Planning@wichita.gov

Mailing Address:

Wichita-Sedgwick County Metropolitan Area Planning Department
 Attn: Scott Wadle
 271 W. 3rd Street - Suite 201
 Wichita, KS 67202
 Phone: 316.268.4421
 Fax: 316.858.7764

Participate Remotely

Please join my meeting from your computer, tablet or smartphone.
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Join from a video-conferencing room or system.

Dial in or type: 67.217.95.2 or inroomlink.gotomeeting.com
 Meeting ID: 651 544 141

Or dial directly: 651544141 @ 67.217.95.2 or 67.217.95.2

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Attend In-Person You may also participate in the hearing in-person at the Wichita City Hall Council Chambers (455 N. Main Street, Wichita, KS 67202). Please note that security screening is required for public access to the building, self-paid parking is available nearby, and COVID-19 protocols are in place. For more information please visit www.wichita.gov/visitcityhall. The in-person option is primarily intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-268-4464) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on December 16, 2021
 Scott Wadle, Secretary
 WichitaSedgwick County
 Metropolitan Area Planning Commission
 IPL0053523
 Dec 17 2021

NEWSRING COMMERCIAL COMMUNITY UNIT PLAN - DP-354

GENERAL PROVISIONS:

- This development contains a gross area of 11.64 acres (507,038 s.f.), more or less, and a net area of 8.85 acres (385,506 s.f.), more or less.
- Signs shall be permitted in accordance with the City of Wichita Sign Code, except as noted in this section:
 - No billboards, portable signs, or off-site signs shall be permitted, except one off-site sign along 21st Street North limited to 30 feet in height and a maximum sign area of 250 square feet shall be permitted for the benefit of the remainder of Lot 1, Block A, Messiah Baptist Church 4th Addition, and except one off-site sign limited to advertising businesses within the development, limited to 60 feet in height and 350 square feet in area. Said off-site signs shall be located within platted reserves.
 - Lighted building wall signage shall be prohibited on the north facades of all buildings within Parcel 1, except for directional signs denoting parking spaces within the property.
 - Signs shall be spaced a minimum of 150 feet apart, except signs within Parcels 7 and 8 may be spaced a minimum of 75 feet apart.
 - Parcels 1-5 may allow one sign per parcel with a maximum area of 75 square feet of signage per parcel. Parcels 6 and 8 are limited to one sign along 21st Street with a maximum area of 50 square feet of signage per parcel. Parcel 7 is limited to one sign along 21st Street with a maximum area of 100 square feet of signage.
 - All tenant and development signs within the CUP shall be monument-type signs, and no single sign on 21st is permitted to be larger than 200 square feet. Signs within Parcels 1-5 shall be limited to a height of 15 feet. Signs within Parcels 6 and 8 shall be limited to a height of 6 feet. Signs within Parcel 7 shall be limited to a height of 12 feet.
- Building setback lines are as shown on the C.U.P. plan.
- Access control shall be as shown on the plan. Dedication of access control, deceleration lanes, left turn lanes, additional right-of-way and other improvements shall be granted at the time the property is replatted.
- Off-street parking shall be provided in accordance with the Unified Zoning Code.
- Screening and Landscaping:
 - The solid masonry screening wall shall not be required.
 - Street trees shall be planted in accordance with the City of Wichita Landscape Ordinance, except that the number of required trees shall be calculated at 1 tree per 30 linear feet of frontages.
 - Trash receptacles, rooftop mechanical equipment, loading docks, outdoor storage, and loading areas shall be appropriately screened to reasonably hide them from ground view per the U.Z.C.
 - A landscape plan prepared by a Landscape Architect for the required plantings, including the type, location and specifications of plant materials shall be submitted to the Planning Department for review and approval prior to the issuance of building permits. A financial guarantee for the required plantings shall be required prior to the issuance of any occupancy permit if said plantings have not been installed.
- Failure to properly maintain the required screening or landscaping 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.
- Fire lane(s) shall be provided in accordance with the fire code of the City of Wichita. No parking shall be allowed in said fire lane(s) although they may be used for passenger loading and unloading. Prior to final approval of the parking plan the Fire Chief or his designated representative, shall approve the plan as to location and design of the fire lane(s).
- A drainage plan and guarantee for drainage improvements shall be provided at the time of replating the subject property.
- All portions of the CUP shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.), and shall employ cutoff luminaires to minimize light trespass and glare. No string lighting or banners shall be permitted. Lighting within Parcels 1 and 8 of the C.U.P. shall have a maximum height of 15 feet.
- Overhead doors facing north toward residential zoning are prohibited for all buildings within Parcel 1.
- All buildings in the CUP shall share uniform architectural character, color, texture. The predominate building material for all buildings over 100 feet long and/or 100 feet wide will be a mix of architectural brick, brick and stone that will break up the surface of each of the buildings in the CUP. Architectural embellishments will also be used to break up the surface of these buildings every 100 feet. All to be reviewed and approved by the Planning Director prior to the issuance of any building permits. Building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accent, and must employ materials similar to surrounding residential areas. Metal as an exterior material shall be limited to incidental accent.
- Sidewalks shall be retained where adjacent to the perimeter of the C.U.P.
- The ordinance establishing the zone change shall not be published until all conditions of approval have been met and the ordinance enacting the zone change has been published.
- Prior to publishing the ordinance establishing the zone change, the applicant(s) shall record a document with the Register of Deeds indicating this tract (referenced as DP-354) includes special conditions for development on this property.
- 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.

PARCEL 1

- | | |
|----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A. Net Area: | 40,235 sq. ft. or 0.92 acres ± |
| B. Maximum Building Coverage: | 12,071 sq. ft. or 30 percent |
| C. Maximum Gross Floor Area: | 14,082 sq. ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | Assisted Living, Group Home, Church or Place of Worship, Day Care (General), Hospital, Library, Nursing Facility, Safety Service, Automated Teller Machine, Bank or Financial Institution, Funeral Home, Hotel or Motel, Medical Service, General Office, Personal Care Service, Personal Improvement Service, Restaurant, and Retail (General). Uses requiring Conditional Use approval are not allowed unless specifically permitted. |

PARCEL 2

- | | |
|----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A. Net Area: | 32,355 sq. ft. or 0.74 acres ± |
| B. Maximum Building Coverage: | 9,707 sq. ft. or 30 percent |
| C. Maximum Gross Floor Area: | 11,324 sq. ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | Assisted Living, Group Home, Church or Place of Worship, Day Care (General), Hospital, Library, Nursing Facility, Safety Service, Automated Teller Machine, Bank or Financial Institution, Funeral Home, Hotel or Motel, Medical Service, General Office, Personal Care Service, Personal Improvement Service, Restaurant, and Retail (General). Uses requiring Conditional Use approval are not allowed unless specifically permitted. |

PARCEL 3

- | | |
|----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A. Net Area: | 43,149 sq. ft. or 0.99 acres ± |
| B. Maximum Building Coverage: | 12,945 sq. ft. or 30 percent |
| C. Maximum Gross Floor Area: | 15,102 sq. ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | Assisted Living, Group Home, Church or Place of Worship, Day Care (General), Hospital, Library, Nursing Facility, Safety Service, Automated Teller Machine, Bank or Financial Institution, Funeral Home, Hotel or Motel, Medical Service, General Office, Personal Care Service, Personal Improvement Service, Restaurant, and Retail (General). Uses requiring Conditional Use approval are not allowed unless specifically permitted. |

PARCEL 4

- | | |
|----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A. Net Area: | 52,561 sq. ft. or 1.21 acres ± |
| B. Maximum Building Coverage: | 15,768 sq. ft. or 30 percent |
| C. Maximum Gross Floor Area: | 18,396 sq. ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | Assisted Living, Group Home, Church or Place of Worship, Day Care (General), Hospital, Library, Nursing Facility, Safety Service, Automated Teller Machine, Bank or Financial Institution, Funeral Home, Hotel or Motel, Medical Service, General Office, Personal Care Service, Personal Improvement Service, Restaurant, and Retail (General). Uses requiring Conditional Use approval are not allowed unless specifically permitted. |

PARCEL 5

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|----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A. Net Area: | 47,652 sq. ft. or 1.09 acres ± |
| B. Maximum Building Coverage: | 14,296 sq. ft. or 30 percent |
| C. Maximum Gross Floor Area: | 16,678 sq. ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | Assisted Living, Group Home, Church or Place of Worship, Day Care (General), Hospital, Library, Nursing Facility, Safety Service, Automated Teller Machine, Bank or Financial Institution, Funeral Home, Hotel or Motel, Medical Service, General Office, Personal Care Service, Personal Improvement Service, Restaurant, and Retail (General). Uses requiring Conditional Use approval are not allowed unless specifically permitted. |

PARCEL 6

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|----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A. Net Area: | 77,970 sq. ft. or 1.79 acres ± |
| B. Maximum Building Coverage: | 23,391 sq. ft. or 30 percent |
| C. Maximum Gross Floor Area: | 27,289 sq. ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum Number of Buildings: | Two (2) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | Assisted Living, Group Home, Church or Place of Worship, Day Care (General), Hospital, Library, Nursing Facility, Safety Service, Automated Teller Machine, Bank or Financial Institution, Funeral Home, Hotel or Motel, Medical Service, General Office, Personal Care Service, Personal Improvement Service, Restaurant, and Retail (General). Uses requiring Conditional Use approval are not allowed unless specifically permitted. |

PARCEL 7

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| A. Net Area: | 45,458 sq. ft. or 1.04 acres ± |
| B. Maximum Building Coverage: | 13,637 sq. ft. or 30 percent |
| C. Maximum Gross Floor Area: | 15,910 sq. ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | Assisted Living, Group Home, Church or Place of Worship, Day Care (General), Hospital, Library, Nursing Facility, Safety Service, Automated Teller Machine, Bank or Financial Institution, Funeral Home, Hotel or Motel, Medical Service, General Office, Personal Care Service, Personal Improvement Service, Restaurant, and Retail (General). Uses requiring Conditional Use approval are not allowed unless specifically permitted. |

PARCEL 8

- | | |
|----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A. Net Area: | 46,789 sq. ft. or 1.07 acres ± |
| B. Maximum Building Coverage: | 14,037 sq. ft. or 30 percent |
| C. Maximum Gross Floor Area: | 16,376 sq. ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | Assisted Living, Group Home, Church or Place of Worship, Day Care (General), Hospital, Library, Nursing Facility, Safety Service, Automated Teller Machine, Bank or Financial Institution, Funeral Home, Hotel or Motel, Medical Service, General Office, Personal Care Service, Personal Improvement Service, Restaurant, and Retail (General). Uses requiring Conditional Use approval are not allowed unless specifically permitted. |

LEGAL DESCRIPTION:

A portion of Lot 1, Block A, Messiah Baptist 4th/ Addition, Sedgewick County, Kansas described as follows: Beginning at the western-most Southwest Corner of said Lot 1 thence S39°45'01"E, 48.22 feet; thence S88°23'28"E, 240.21 feet; thence S82°14'46"E, 134.82 feet; thence N89°13'23"E, 323.18 feet; thence N00°46'37"W, 234.64 feet; thence N37°01'02"W, 51.59 feet; thence N71°52'27"W, 189.86 feet; thence along a curve to the right, through a central angle of 73°15'27" and a radius of 529.00 feet, an arc distance of 676.37 feet (having a chord length of 631.23 feet bearing N36°37'44"W); thence North, 175.03 feet; thence along a curve to the left, through a central angle of 68°33'0" and a radius of 121.00 feet, an arc distance of 144.77 feet (having a chord length of 136.29 feet bearing N34°16'30"W); thence N68°33'00"W, 105.51 feet; thence along a curve to the right, through a central angle of 02°29'17" and a radius of 179.00 feet, an arc distance of 7.77 feet (having a chord length of 7.77 feet bearing N67°18'21"W)

RESERVE A

- | | |
|--------------------|---------------------------------------------------------------------------|
| A. Net Area: | 121,342 sq. ft. or 2.79 acres ± |
| B. Permitted Uses: | drainage, open space, recreation, and utilities as confined to easements. |

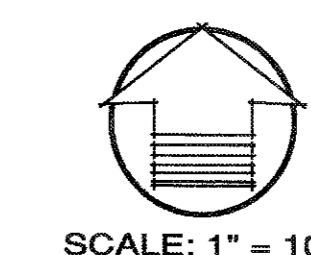
REVISIONS

Drawn:	February 14, 2020
Submitted (CUP2020-10 & ZON2020-09):	March 16, 2020
Revised:	April 30, 2020
Revised per MAPC:	May 21, 2020
Approved by City Council:	June 23, 2020
Revised per adjustment (CUP2021-57):	October 26, 2021

As per AA CUP2021-00057
10-26-2021
APPROVED CUP
MAPC 5-21-2020
WCC 6-23-2020
MAPD Copy 1 of 4

DP-354 NEWSRING 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



NEWSPRING COMMERCIAL COMMUNITY UNIT PLAN - DP-354

GENERAL PROVISIONS:

- This development contains a gross area of 11.64 acres (507,038 s.f.), more or less, and a net area of 8.85 acres (385,906 s.f.), more or less.
- Signs shall be permitted in accordance with the City of Wichita Sign Code, except as noted in this section:
 - No billboards, portable signs, or off-site signs shall be permitted, except one off-site sign along 21st Street North limited to 30 feet in height and a maximum sign area of 250 square feet shall be permitted for the benefit of the remainder of Lot 1, Block A, Messiah Baptist Church 4th Addition, and except one off-site sign limited to advertising businesses within the development, limited to 60 feet in height and 350 square feet in area. Said off-site signs shall be located within platted reserves.
 - Lighted building wall signage shall be prohibited on the north facades of all buildings within Parcel 1, except for directional signs denoting parking spaces within the property.
 - Signs shall be spaced a minimum of 150 feet apart, except signs within Parcels 7 and 8 may be spaced a minimum of 75 feet apart.
 - Parcels 1-5 may allow one sign per parcel with a maximum area of 75 square feet of signage per parcel. Parcels 6-8 are limited to one sign along 21st Street with a maximum area of 50 square feet of signage per parcel.
 - All tenant and development signs within the CUP shall be monument-type signs, and no single sign on 21st is permitted to be larger than 200 square feet. Signs within Parcels 1-5 shall be limited to a height of 15 feet. Signs within Parcels 6-8 shall be limited to a height of 6 feet.
- Building setback lines are as shown on the C.U.P. plan.
- Access control shall be as shown on the plan. Dedication of access control, deceleration lanes, left turn lanes, additional right-of-way and other improvements shall be granted at the time the property is replatted.
- Off-street parking shall be provided in accordance with the Unified Zoning Code.
- Screening and Landscaping:
 - The solid masonry screening wall shall not be required.
 - Street trees shall be planted in accordance with the City of Wichita Landscape Ordinance, except that the number of required trees shall be calculated at 1 tree per 30 linear feet of frontages.
 - Trash receptacles, rooftop mechanical equipment, loading docks, outdoor storage and loading areas shall be appropriately screened to reasonably hide them from ground view per the U.Z.C.; except that Parcel 8 shall not be required to have a landscape buffer along the north and east property lines where adjoining Single-Family Residential until such time that the property is residentially developed. The trash enclosure setback on Parcel 8 at the northeast corner shall be waived to zero (0) feet. The solid screening along the north, northeast and east property lines shall be waived however, the solid fence around the trash enclosure shall be maintained at all times.
 - A landscape plan prepared by a Landscape Architect for the required plantings, including the type, location and specifications of plant materials shall be submitted to the Planning Department for review and approval prior to the issuance of building permits. A financial guarantee for the required plantings shall be required prior to the issuance of any occupancy permit if said plantings have not been installed.
- Failure to properly maintain the required screening or landscaping shall be considered a violation of the C.U.P. and a joint determination by the Director of Planning and the Superintendent of Central Inspection.
- Fire lane(s) shall be provided in accordance with the fire code of the City of Wichita. No parking shall be allowed in said fire lane(s) although they may be used for passenger loading and unloading. Prior to final approval of the parking plan the Fire Chief or his designated representative, shall approve the plan as to location and design of the fire lane(s).
- A drainage plan and guarantee for drainage improvements shall be provided at the time of replating the subject property.
- All portions of the CUP shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.), and shall employ cutoff luminaires to minimize light trespass and glare. No string lighting or banners shall be permitted. Lighting within Parcels 1 and 8 of the C.U.P. shall have a maximum height of 15 feet.
- Overhead doors facing north toward residential zoning are prohibited for all buildings within Parcel 1.
- All buildings in the CUP shall share uniform architectural character, color, texture. The predominate building material for all buildings over 100 feet long and/or 100 feet wide will be a mix of architectural block, brick and stone that will break up the surface of each of the buildings in the CUP. Architectural embellishments will also be used to break up the surface of these buildings every 100 feet. All to be reviewed and approved by the Planning Director prior to the issuance of any building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accent, and must employ materials similar to surrounding residential areas. Metal as an exterior material shall be limited to incidental accent.
- Sidewalks shall be retained where adjacent to the perimeter of the C.U.P.
- The ordinance establishing the zone change shall not be published until all conditions of approval have been met and the ordinance enacting the zone change has been published.
- Prior to publishing the ordinance establishing the zone change, the applicant(s) shall record a document with the Register of Deeds indicating this tract (referenced as DP-354) includes special conditions for development on this property.
- 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.

PARCEL 1

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|----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A. Net Area: | 40,235 sq.ft. or 0.92 acres ± |
| B. Maximum Building Coverage: | 12,071 sq.ft. or 30 percent |
| C. Maximum Gross Floor Area: | 14,082 sq.ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | Assisted Living, Group Home, Church or Place of Worship, Day Care (General), Hospital, Library, Nursing Facility, Safety Service, Automated Teller Machine, Bank or Financial Institution, Funeral Home, Hotel or Motel, Medical Service, General Office, Personal Care Service, Personal Improvement Service, Restaurant, and Retail (General). Uses requiring Conditional Use approval are not allowed unless specifically permitted. |

PARCEL 2

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| A. Net Area: | 32,355 sq.ft. or 0.74 acres ± |
| B. Maximum Building Coverage: | 9,707 sq.ft. or 30 percent |
| C. Maximum Gross Floor Area: | 11,324 sq.ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | Assisted Living, Group Home, Church or Place of Worship, Day Care (General), Hospital, Library, Nursing Facility, Safety Service, Automated Teller Machine, Bank or Financial Institution, Funeral Home, Hotel or Motel, Medical Service, General Office, Personal Care Service, Personal Improvement Service, Restaurant, and Retail (General). Uses requiring Conditional Use approval are not allowed unless specifically permitted. |

PARCEL 3

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| A. Net Area: | 43,149 sq.ft. or 0.99 acres ± |
| B. Maximum Building Coverage: | 12,945 sq.ft. or 30 percent |
| C. Maximum Gross Floor Area: | 15,102 sq.ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | Assisted Living, Group Home, Church or Place of Worship, Day Care (General), Hospital, Library, Nursing Facility, Safety Service, Automated Teller Machine, Bank or Financial Institution, Funeral Home, Hotel or Motel, Medical Service, General Office, Personal Care Service, Personal Improvement Service, Restaurant, and Retail (General). Uses requiring Conditional Use approval are not allowed unless specifically permitted. |

PARCEL 4

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| A. Net Area: | 52,561 sq.ft. or 1.21 acres ± |
| B. Maximum Building Coverage: | 15,768 sq.ft. or 30 percent |
| C. Maximum Gross Floor Area: | 18,396 sq.ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | Assisted Living, Group Home, Church or Place of Worship, Day Care (General), Hospital, Library, Nursing Facility, Safety Service, Automated Teller Machine, Bank or Financial Institution, Funeral Home, Hotel or Motel, Medical Service, General Office, Personal Care Service, Personal Improvement Service, Restaurant, and Retail (General). Uses requiring Conditional Use approval are not allowed unless specifically permitted. |

PARCEL 5

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| A. Net Area: | 47,652 sq.ft. or 1.09 acres ± |
| B. Maximum Building Coverage: | 14,296 sq.ft. or 30 percent |
| C. Maximum Gross Floor Area: | 16,678 sq.ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | Assisted Living, Group Home, Church or Place of Worship, Day Care (General), Hospital, Library, Nursing Facility, Safety Service, Automated Teller Machine, Bank or Financial Institution, Funeral Home, Hotel or Motel, Medical Service, General Office, Personal Care Service, Personal Improvement Service, Restaurant, and Retail (General). Uses requiring Conditional Use approval are not allowed unless specifically permitted. |

PARCEL 6

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| A. Net Area: | 77,970 sq.ft. or 1.79 acres ± |
| B. Maximum Building Coverage: | 23,391 sq.ft. or 30 percent |
| C. Maximum Gross Floor Area: | 27,289 sq.ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum Number of Buildings: | Two (2) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | Assisted Living, Group Home, Church or Place of Worship, Day Care (General), Hospital, Library, Nursing Facility, Safety Service, Automated Teller Machine, Bank or Financial Institution, Funeral Home, Hotel or Motel, Medical Service, General Office, Personal Care Service, Personal Improvement Service, Restaurant, and Retail (General). Uses requiring Conditional Use approval are not allowed unless specifically permitted. |

PARCEL 7

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| A. Net Area: | 45,458 sq.ft. or 1.04 acres ± |
| B. Maximum Building Coverage: | 13,637 sq.ft. or 30 percent |
| C. Maximum Gross Floor Area: | 15,910 sq.ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | Assisted Living, Group Home, Church or Place of Worship, Day Care (General), Hospital, Library, Nursing Facility, Safety Service, Automated Teller Machine, Bank or Financial Institution, Funeral Home, Hotel or Motel, Medical Service, General Office, Personal Care Service, Personal Improvement Service, Restaurant, and Retail (General). Uses requiring Conditional Use approval are not allowed unless specifically permitted. |

PARCEL 8

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| A. Net Area: | 46,789 sq.ft. or 1.07 acres ± |
| B. Maximum Building Coverage: | 14,037 sq.ft. or 30 percent |
| C. Maximum Gross Floor Area: | 16,376 sq.ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | Assisted Living, Group Home, Church or Place of Worship, Day Care (General), Hospital, Library, Nursing Facility, Safety Service, Automated Teller Machine, Bank or Financial Institution, Funeral Home, Hotel or Motel, Medical Service, General Office, Personal Care Service, Personal Improvement Service, Restaurant, and Retail (General). Uses requiring Conditional Use approval are not allowed unless specifically permitted. |

LEGAL DESCRIPTION:

A portion of Lot 1, Block A, Messiah Baptist 4th/ Addition, Sedgewick County, Kansas described as follows: Beginning at the western-most Southwest Corner of said Lot 1 thence S35°45'01"E, 48.22 feet; thence S88°23'28"E, 240.21 feet; thence S82°14'46"E, 134.82 feet; thence N89°13'23"E, 323.18 feet; thence N00°46'37"W, 234.64 feet; thence N37°01'02"W, 61.59 feet; thence N73°52'27"W, 189.86 feet; thence along a curve to the right, through a central angle of 73°52'27" and a radius of 529.00 feet, an arc distance of 676.37 feet (having a chord length of 631.23 feet bearing N36°37'44"W); thence North, 175.03 feet; thence along a curve to the left, through a central angle of 68°33'0" and a radius of 121.00 feet, an arc distance of 144.77 feet (having a chord length of 136.29 feet bearing N34°16'30"W); thence N68°33'00"W, 105.51 feet; thence along a curve to the right, through a central angle of 02°29'17" and a radius of 179.00 feet, an arc distance of 7.77 feet (having a chord length of 7.77 feet bearing N67°18'21"W)

to a point on the West line of said Lot 1; thence S00°35'35"E, 407.96 feet; thence S07°16'16"E, 249.29 feet; thence S02°29'35"E, 459.82 feet to the point of beginning; TOGETHER WITH a portion of said Lot 1 described as follows: Beginning at the Southeast Corner of said Lot 1 thence N00°35'35"W along the East line of said Lot 1, 97.70 feet; thence N26°47'38"W, 136.61 feet; thence S89°24'29"W, 374.22 feet; thence S00°46'37"E, 221.67 feet to a point on the South line of said Lot 1; thence N89°13'23"E along the South line of said Lot 1, 433.83 feet to the point of beginning.

RESERVE A

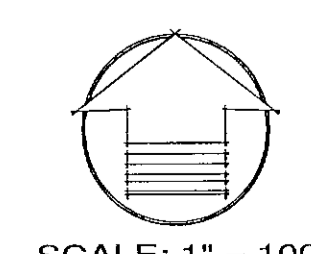
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|--------------------|---------------------------------------------------------------------------|
| A. Net Area: | 121,342 sq.ft. or 2.79 acres ± |
| B. Permitted Uses: | drainage, open space, recreation, and utilities as confined to easements. |

REVISIONS

Drawn:	February 14, 2020
Submitted (CUP-2020-10 & ZON2020-09):	March 16, 2020
Revised:	April 30, 2020
Revised per MAPC:	May 21, 2020
Approved by City Council:	June 23, 2020
Revised per Adj. (CUP2021-25):	July 30, 2021

As per AA CUP2021-00025 7-30-2021 RLR
APPROVED CUP
 MAPC 5-21-2020 RLR
 COUNCIL 6-23-2020 RLR
 MAPD Copy 1 of 4

DP-354
NEWSPRING COMMERCIAL COMMUNITY UNIT PLAN



SCALE: 1" = 100'

Baughman Company, P.A.
 315 Ella St. Wichita, KS 67211 P 3162627271 F 3162610149
 Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

NEWSPRING COMMERCIAL COMMUNITY UNIT PLAN - DP-354

GENERAL PROVISIONS:

- This development contains a gross area of 11.84 acres (507,038 s.f.), more or less, and a net area of 8.85 acres (385,506 s.f.), more or less.
 - No billboards, portable signs, or off-site signs shall be permitted, except one off-site sign along 21st Street North limited to 30 feet in height and a maximum sign area of 250 square feet shall be permitted for the benefit of the remainder of Lot 1, Block A, Messiah Baptist Church 4th Addition, and except one off-site sign limited to advertising businesses within the development, limited to 60 feet in height and 350 square feet in area. Said off-site signs shall be located within platted reserves.
 - Lighted building wall signage shall be prohibited on the north facades of all buildings within Parcel 1, except for directional signs denoting parking spaces within the property.
 - Signs shall be spaced a minimum of 150 feet apart, except signs within Parcels 7 and 8 may be spaced a minimum of 75 feet apart.
 - Parcels 1-5 may allow one sign per parcel with a maximum area of 75 square feet of signage per parcel. Parcels 6-8 are limited to one sign along 21st Street with a maximum area of 50 square feet of signage per parcel.
 - All tenant and development signs within the CUP shall be monument-type signs, and no single sign on 21st is permitted to be larger than 200 square feet. Signs within Parcels 1-5 shall be limited to a height of 15 feet. Signs within Parcels 6-8 shall be limited to a height of 6 feet.
- Building setback lines are as shown on the C.U.P. plan.
 - The solid masonry screening wall shall not be required.
 - Street trees shall be planted in accordance with the City of Wichita Landscape Ordinance, except that the number of required trees shall be calculated at 1 tree per 30 linear feet of frontages.
 - Trash receptacles, rooftop mechanical equipment, loading docks, outdoor storage, and loading areas shall be appropriately screened to reasonably hide them from ground view per the U.Z.C.
 - A landscape plan prepared by a Landscape Architect for the required plantings, including the type, location and specifications of plant materials shall be submitted to the Planning Department for review and approval prior to the issuance of building permits. A financial guarantee for the required plantings shall be required prior to the issuance of any occupancy permit if said plantings have not been installed.
- Access control shall be as shown on the plan. Dedication of access control, deceleration lanes, left turn lanes, additional right-of-way and other improvements shall be granted at the time the property is replatted.
 - The solid masonry screening wall shall not be required.
 - Street trees shall be planted in accordance with the City of Wichita Landscape Ordinance, except that the number of required trees shall be calculated at 1 tree per 30 linear feet of frontages.
 - Trash receptacles, rooftop mechanical equipment, loading docks, outdoor storage, and loading areas shall be appropriately screened to reasonably hide them from ground view per the U.Z.C.
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- Off-street parking shall be provided in accordance with the Unified Zoning Code.
 - The solid masonry screening wall shall not be required.
 - Street trees shall be planted in accordance with the City of Wichita Landscape Ordinance, except that the number of required trees shall be calculated at 1 tree per 30 linear feet of frontages.
 - Trash receptacles, rooftop mechanical equipment, loading docks, outdoor storage, and loading areas shall be appropriately screened to reasonably hide them from ground view per the U.Z.C.
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- Screening and Landscaping:
 - The solid masonry screening wall shall not be required.
 - Street trees shall be planted in accordance with the City of Wichita Landscape Ordinance, except that the number of required trees shall be calculated at 1 tree per 30 linear feet of frontages.
 - Trash receptacles, rooftop mechanical equipment, loading docks, outdoor storage, and loading areas shall be appropriately screened to reasonably hide them from ground view per the U.Z.C.
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- Failure to properly maintain the required screening or landscaping 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.
 - The solid masonry screening wall shall not be required.
 - Street trees shall be planted in accordance with the City of Wichita Landscape Ordinance, except that the number of required trees shall be calculated at 1 tree per 30 linear feet of frontages.
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- Fire lane(s) shall be provided in accordance with the fire code of the City of Wichita. No parking shall be allowed in said fire lane(s) although they may be used for passenger loading and unloading. Prior to final approval of the parking plan the Fire Chief or his designated representative, shall approve the plan as to location and design of the fire lane(s).
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- A drainage plan and guarantee for drainage improvements shall be provided at the time of replatting the subject property.
 - The solid masonry screening wall shall not be required.
 - Street trees shall be planted in accordance with the City of Wichita Landscape Ordinance, except that the number of required trees shall be calculated at 1 tree per 30 linear feet of frontages.
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- Overhead doors facing north toward residential zoning are prohibited for all buildings within Parcel 1.
 - The solid masonry screening wall shall not be required.
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- All buildings in the CUP shall share uniform architectural character, color, texture. The predominate building material for all buildings over 100 feet long and/or 100 feet wide will be a mix of architectural block, brick and stone that will break up the surface of each of the buildings in the CUP. Architectural embellishments will also be used to break up the surface of these buildings every 100 feet. All to be reviewed and approved by the Planning Director prior to the issuance of any building permits. Building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accent, and must employ materials similar to surrounding residential areas. Metal as an exterior material shall be limited to incidental accent.
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- Sidewalks shall be retained where adjacent to the perimeter of the C.U.P.
 - The solid masonry screening wall shall not be required.
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- The ordinance establishing the zone change shall not be published until all conditions of approval have been met and the ordinance enacting the zone change has been published.
 - The solid masonry screening wall shall not be required.
 - Street trees shall be planted in accordance with the City of Wichita Landscape Ordinance, except that the number of required trees shall be calculated at 1 tree per 30 linear feet of frontages.
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- Prior to publishing the ordinance establishing the zone change, the applicant(s) shall record a document with the Register of Deeds indicating this tract (referenced as DP-354) includes special conditions for development on this property.
 - The solid masonry screening wall shall not be required.
 - Street trees shall be planted in accordance with the City of Wichita Landscape Ordinance, except that the number of required trees shall be calculated at 1 tree per 30 linear feet of frontages.
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- Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.
 - The solid masonry screening wall shall not be required.
 - Street trees shall be planted in accordance with the City of Wichita Landscape Ordinance, except that the number of required trees shall be calculated at 1 tree per 30 linear feet of frontages.
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- 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 solid masonry screening wall shall not be required.
 - Street trees shall be planted in accordance with the City of Wichita Landscape Ordinance, except that the number of required trees shall be calculated at 1 tree per 30 linear feet of frontages.
 - Trash receptacles, rooftop mechanical equipment, loading docks, outdoor storage, and loading areas shall be appropriately screened to reasonably hide them from ground view per the U.Z.C.
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- 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.
 - The solid masonry screening wall shall not be required.
 - Street trees shall be planted in accordance with the City of Wichita Landscape Ordinance, except that the number of required trees shall be calculated at 1 tree per 30 linear feet of frontages.
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- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
 - The solid masonry screening wall shall not be required.
 - Street trees shall be planted in accordance with the City of Wichita Landscape Ordinance, except that the number of required trees shall be calculated at 1 tree per 30 linear feet of frontages.
 - Trash receptacles, rooftop mechanical equipment, loading docks, outdoor storage, and loading areas shall be appropriately screened to reasonably hide them from ground view per the U.Z.C.
 - A landscape plan prepared by a Landscape Architect for the required plantings, including the type, location and specifications of plant materials shall be submitted to the Planning Department for review and approval prior to the issuance of building permits. A financial guarantee for the required plantings shall be required prior to the issuance of any occupancy permit if said plantings have not been installed.

PARCEL 1

- | | |
|----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A. Net Area: | 40,235 sq.ft.
or 0.92 acres ± |
| B. Maximum Building Coverage: | 12,071 sq.ft.
or 30 percent |
| C. Maximum Gross Floor Area: | 14,082 sq.ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | Assisted Living, Group Home, Church or Place of Worship, Day Care (General), Hospital, Library, Nursing Facility, Safety Service, Automated Teller Machine, Bank or Financial Institution, Funeral Home, Hotel or Motel, Medical Service, General Office, Personal Care Service, Personal Improvement Service, Restaurant, and Retail (General). Uses requiring Conditional Use approval are not allowed unless specifically permitted. |

PARCEL 2

- | | |
|----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A. Net Area: | 32,355 sq.ft.
or 0.74 acres ± |
| B. Maximum Building Coverage: | 9,707 sq.ft.
or 30 percent |
| C. Maximum Gross Floor Area: | 11,324 sq.ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | Assisted Living, Group Home, Church or Place of Worship, Day Care (General), Hospital, Library, Nursing Facility, Safety Service, Automated Teller Machine, Bank or Financial Institution, Funeral Home, Hotel or Motel, Medical Service, General Office, Personal Care Service, Personal Improvement Service, Restaurant, and Retail (General). Uses requiring Conditional Use approval are not allowed unless specifically permitted. |

PARCEL 3

- | | |
|----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A. Net Area: | 43,149 sq.ft.
or 0.99 acres ± |
| B. Maximum Building Coverage: | 12,945 sq.ft.
or 30 percent |
| C. Maximum Gross Floor Area: | 15,102 sq.ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | Assisted Living, Group Home, Church or Place of Worship, Day Care (General), Hospital, Library, Nursing Facility, Safety Service, Automated Teller Machine, Bank or Financial Institution, Funeral Home, Hotel or Motel, Medical Service, General Office, Personal Care Service, Personal Improvement Service, Restaurant, and Retail (General). Uses requiring Conditional Use approval are not allowed unless specifically permitted. |

PARCEL 4

- | | |
|----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A. Net Area: | 52,561 sq.ft.
or 1.21 acres ± |
| B. Maximum Building Coverage: | 15,768 sq.ft.
or 30 percent |
| C. Maximum Gross Floor Area: | 18,396 sq.ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | Assisted Living, Group Home, Church or Place of Worship, Day Care (General), Hospital, Library, Nursing Facility, Safety Service, Automated Teller Machine, Bank or Financial Institution, Funeral Home, Hotel or Motel, Medical Service, General Office, Personal Care Service, Personal Improvement Service, Restaurant, and Retail (General). Uses requiring Conditional Use approval are not allowed unless specifically permitted. |

PARCEL 5

- | | |
|----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A. Net Area: | 47,652 sq.ft.
or 1.09 acres ± |
| B. Maximum Building Coverage: | 14,296 sq.ft.
or 30 percent |
| C. Maximum Gross Floor Area: | 16,678 sq.ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum Number of Buildings: | Two (2) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | Assisted Living, Group Home, Church or Place of Worship, Day Care (General), Hospital, Library, Nursing Facility, Safety Service, Automated Teller Machine, Bank or Financial Institution, Funeral Home, Hotel or Motel, Medical Service, General Office, Personal Care Service, Personal Improvement Service, Restaurant, and Retail (General). Uses requiring Conditional Use approval are not allowed unless specifically permitted. |

PARCEL 6

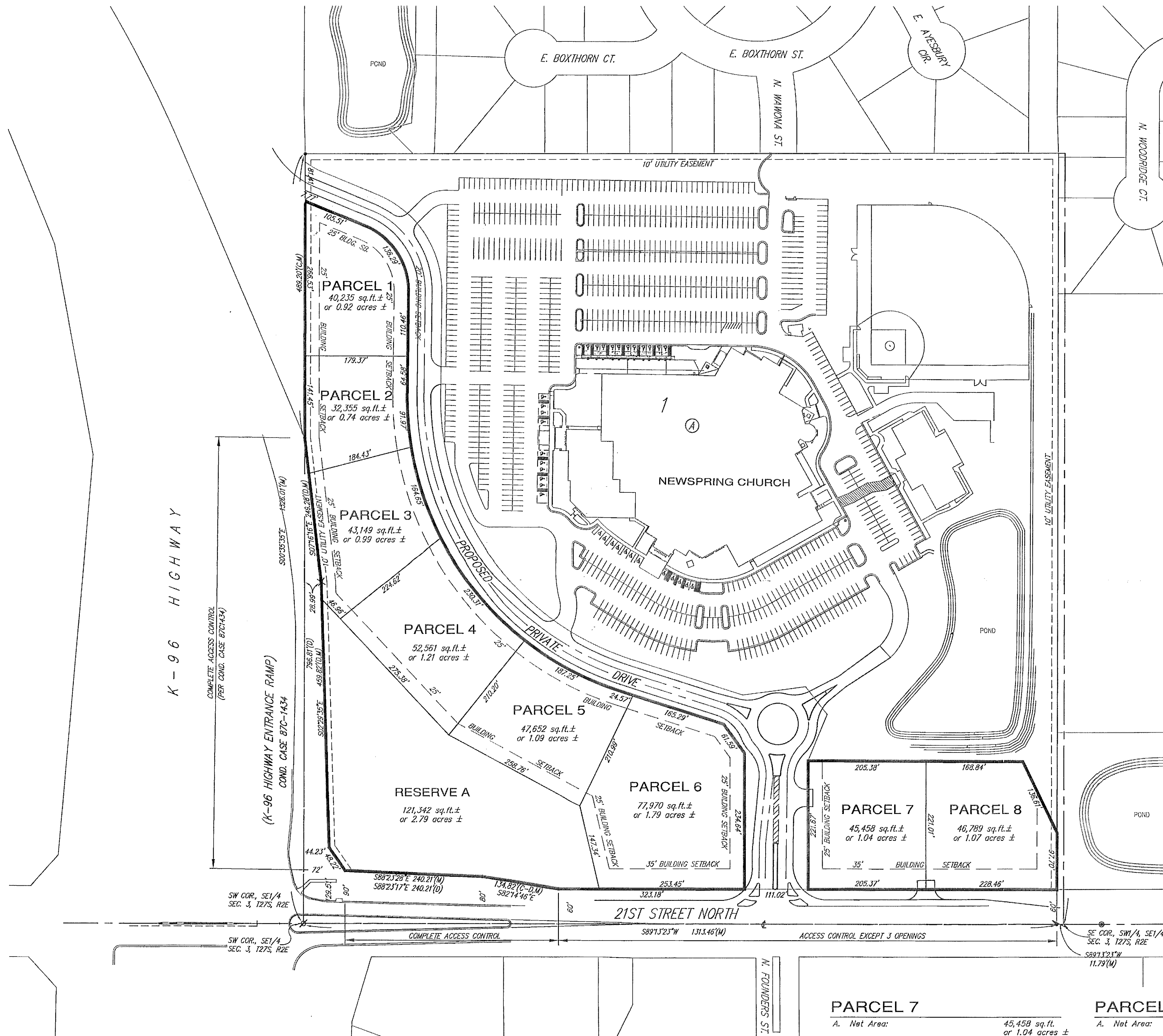
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|----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A. Net Area: | 77,970 sq.ft.
or 1.79 acres ± |
| B. Maximum Building Coverage: | 23,391 sq.ft.
or 30 percent |
| C. Maximum Gross Floor Area: | 27,289 sq.ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum Number of Buildings: | Two (2) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | Assisted Living, Group Home, Church or Place of Worship, Day Care (General), Hospital, Library, Nursing Facility, Safety Service, Automated Teller Machine, Bank or Financial Institution, Funeral Home, Hotel or Motel, Medical Service, General Office, Personal Care Service, Personal Improvement Service, Restaurant, and Retail (General). Uses requiring Conditional Use approval are not allowed unless specifically permitted. |

PARCEL 7

- | | |
|----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A. Net Area: | 45,458 sq.ft.
or 1.04 acres ± |
| B. Maximum Building Coverage: | 13,637 sq.ft.
or 30 percent |
| C. Maximum Gross Floor Area: | 15,910 sq.ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | Assisted Living, Group Home, Church or Place of Worship, Day Care (General), Hospital, Library, Nursing Facility, Safety Service, Automated Teller Machine, Bank or Financial Institution, Funeral Home, Hotel or Motel, Medical Service, General Office, Personal Care Service, Personal Improvement Service, Restaurant, and Retail (General). Uses requiring Conditional Use approval are not allowed unless specifically permitted. |

PARCEL 8

- | | |
|----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A. Net Area: | 46,789 sq.ft.
or 1.07 acres ± |
| B. Maximum Building Coverage: | 14,037 sq.ft.
or 30 percent |
| C. Maximum Gross Floor Area: | 16,376 sq.ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | Assisted Living, Group Home, Church or Place of Worship, Day Care (General), Hospital, Library, Nursing Facility, Safety Service, Automated Teller Machine, Bank or Financial Institution, Funeral Home, Hotel or Motel, Medical Service, General Office, Personal Care Service, Personal Improvement Service, Restaurant, and Retail (General). Uses requiring Conditional Use approval are not allowed unless specifically permitted. |



LEGAL DESCRIPTION:

A portion of Lot 1, Block A, Messiah Baptist 4th Addition, Sedgewick County, Kansas described as follows: Beginning at the western-most Southwest Corner of said Lot 1 thence S33°45'01"E, 48.22 feet; thence S89°23'28"E, 240.21 feet; thence S82°14'46"E, 134.82 feet; thence N89°13'23"E, 323.18 feet; thence N00°46'37"W, 234.64 feet; thence N37°01'02"W, 61.59 feet; thence N73°15'27"W, 189.86 feet; thence along a curve to the right, through a central angle of 73°15'27" and a radius of 529.00 feet, an arc distance of 676.37 feet (having a chord length of 631.23 feet bearing N36°37'44"W); thence North, 175.03 feet; thence along a curve to the left, through a central angle of 88°33'0" and a radius of 121.00 feet, an arc distance of 144.77 feet (having a chord length of 136.29 feet bearing N34°16'30"W); thence N63°33'00"W, 105.51 feet; thence along a curve to the right, through a central angle of 02°29'17" and a radius of 179.00 feet, an arc distance of 7.77 feet (having a chord length of 7.77 feet bearing N67°18'21"W)

RESERVE A

- | | |
|--------------------|---------------------------------------------------------------------------|
| A. Net Area: | 121,342 sq.ft.
or 2.79 acres ± |
| B. Permitted Uses: | drainage, open space, recreation, and utilities as confined to easements. |

REVISIONS

Drawn:	February 14, 2020
Submitted (CUP2020-10 & ZON2020-09):	March 16, 2020
Revised:	April 30, 2020
Revised per MAPC:	May 21, 2020
Approved by City Council:	June 23, 2020

APPROVED CUP

MAPC 5/21/2020
WCS 6/23/2020

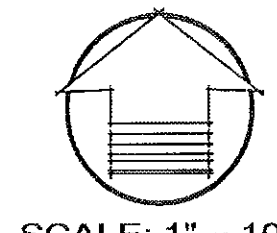
1 of 4

DP-354

NEWSPRING COMMERCIAL COMMUNITY UNIT PLAN

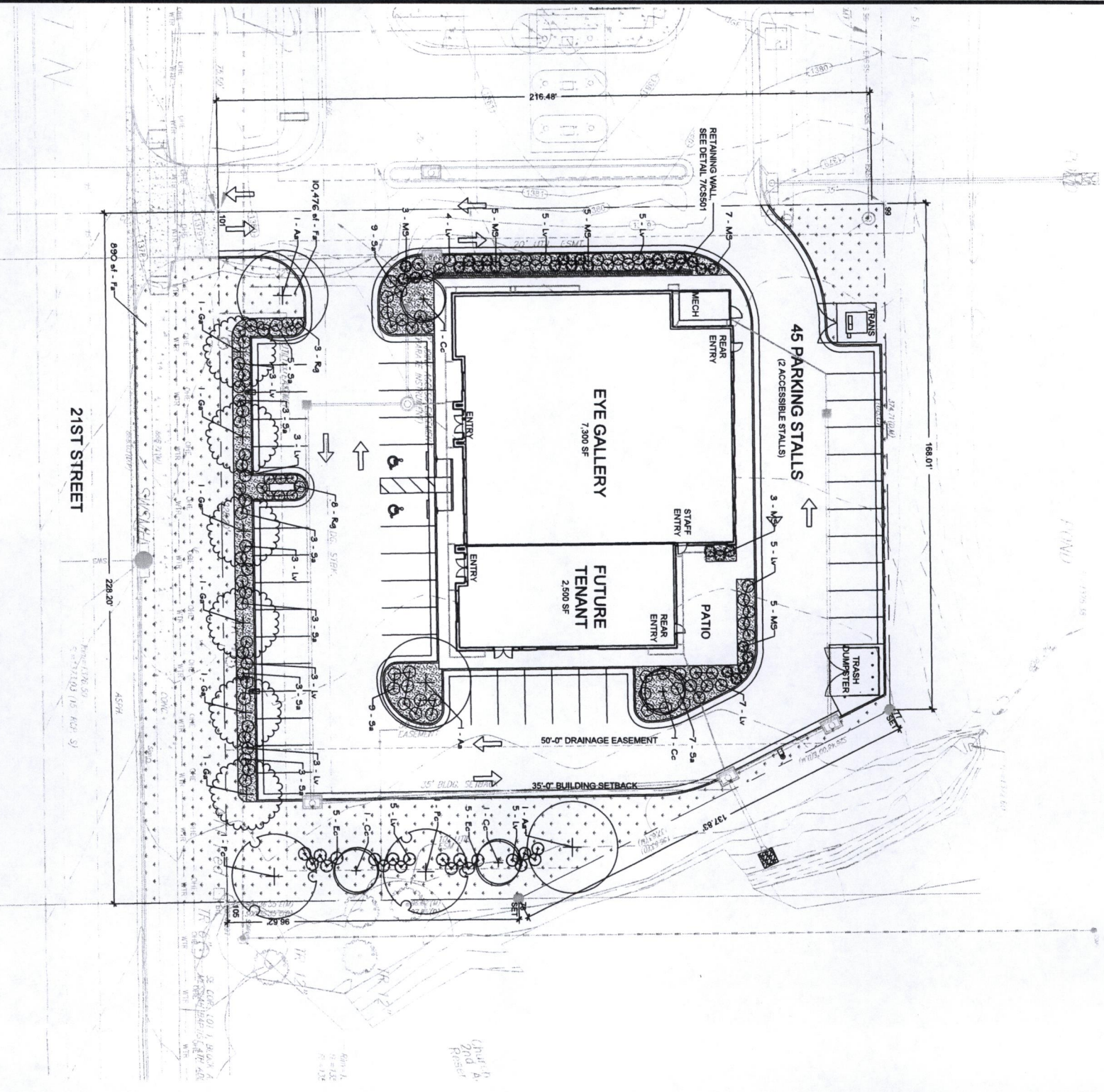
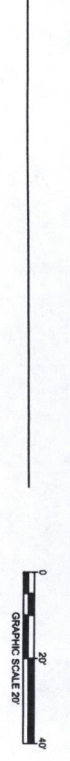
Baughman Company, P.A.
315 E. St. Wichita, KS 67211 P 316-262-7271 F 316-262-0419

ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE



SCALE: 1" = 100'

A
LANDSCAPE PLAN
1" = 20'-0"



GENERAL LANDSCAPE SITE NOTES

1. CONTRACTOR SHALL VERIFY ALL PLANT COUNTS, QUANTITIES AND AREAS AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO ORDERING OR INSTALLING MATERIALS SPECIFIED.
2. SYMBOLS INDICATED ON THE PLAN TAKE PRIORITY OVER WRITTEN QUANTITIES AND LABELS.
3. PLANTS CALLED OUT ON PLAN ARE CONSIDERED IN CLUSTERS UNLESS NOT ATTACHED BY CONNECTING LINES. CALLOUTS WILL HAVE TOTAL COUNTS NEEDED.
4. CONTRACTOR SHALL MAINTAIN THE LANDSCAPE UNTIL IT IS ACCEPTED BY THE LANDSCAPE ARCHITECT. MAINTENANCE WORK SHALL CONSIST OF PRUNING, WATERING, WEEDING AND FERTILIZING.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DISEASE AND PEST CONTROL DURING THE MAINTENANCE PERIOD.
6. PLANT MATERIAL SHALL NOT BE DELIVERED TO THE SITE OR INSTALLED WHEN TEMPERATURES ARE ABOVE 90 OR BELOW 40 AT THE TIME OF PLANTING AND REQUESTED FOR A PERIOD OF 2 WEEKS AT THE MINIMUM.

LANDSCAPE ORDINANCE REVIEW

- LANDSCAPE BUFFER: NOT REQUIRED
- PARKING LOT SCREENING: 220 LF (AVG LOT DEPTH)
- 5,810.75 SF (LANDSCAPED STREET YARD)
- 228.42 LF (STREET FRONTAGE)
- 228.42 (TOTAL LF OF STREET FRONTAGE)
- 1.10 (SQUARE FOOTAGE FACTOR)
- 2,284.2 (REQUIRED SQ. FT. OF LANDSCAPED STREET YARD)
- 2,284.2 (REQUIRED SQ. FT. OF LANDSCAPED STREET YARD)
- 1,500.0
- 4.58 (ROUNDED TO 5 (REQUIRED TREES LOCATED IN THE LANDSCAPED STREET YARD))
- STREET YARD TREES PROVIDED: 8 SHADE TREES
- 45 PARKING SPACES / 20 (1 SHADE TREE PER 20 PARKING SPACES) = 3 REQUIRED PARKING LOT TREES
- PARKING LOT TREES PROVIDED: 2 SHADE TREE + 2 ORNAMENTAL TREES
- 1 STREET YARD TREE MAY BE COUNTED AS PARKING LOT TREES

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	Aa	3	Acer x Freemanii 'Silber'	Autumn Blaze Maple	2" Cal
	Cc	4	Cercis canadensis	Eastern Redbud	1" Cal
	Ga	6	Ginkgo biloba 'Autumn Gold' TM	Autumn Gold Maidenhair Tree	2" Cal
	Pe	2	Philadelphus chinensis	Chinese Philadelphus	2" Cal
	Ec	10	Eucalyptus palmarum 'Mantelium'	COMMON NAME	SIZE
	Lv	51	Ligustrum x vicaryi	Veary Privet	2 gal
	Ms	28	Miscanthus sinensis 'Adagio'	Adagio Eulalia Grass	2 gal
	Rg	11	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	2 gal
	Sa	45	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Burned Spiraea	2 gal
	Fa	11,907 sf	Festuca arundinacea	Tall Fescue	seed

LANDSCAPE PLAN

4-5-21
17-354



The Eye Gallery
THE EYE GALLERY
E 21st St N, Wichita, KS 67206

DESCRIPTION DATE
PROJECT NO. 15005.20001
DATE 03/18/2021
DRAWN BY: NJH
CHECKED BY: LEG
GLMV Architecture, Inc.
11626 S 207th + Overland Park, KS 66219
Phone: 781.265.9977 • Fax: 781.444.6200 • Website: 817.317.1714 • www.glmv.com

LANDSCAPE PLAN
LP101

LANDSCAPE NOTES

1. All landscape work shall be done in accordance with industry standards.
2. Tree size shall be measured at 2.5 to 3 ft per 1,000 ft³ and fertilized at 40 lbs per acre.
3. Trees with broken leaders or no central leader will not be accepted.
4. All planting shall be performed by using the following specifications: 4. The contractor shall provide all necessary irrigation equipment and materials for the entire project. All planting shall be done in accordance with the following specifications: 4. The contractor shall provide all necessary irrigation equipment and materials for the entire project. All planting shall be done in accordance with the following specifications: 4. The contractor shall provide all necessary irrigation equipment and materials for the entire project.
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IRRIGATION NOTES

1. Irrigation all turf and plantings on the entire site shall be done in accordance with the following specifications: 4. The contractor shall provide all necessary irrigation equipment and materials for the entire project.
2. Automatic irrigation systems shall be equipped with an automatic 100% watering device.
3. All irrigation work is to be installed in compliance with all local codes and regulations.
4. The contractor shall provide all necessary irrigation equipment and materials for the entire project. All planting shall be done in accordance with the following specifications: 4. The contractor shall provide all necessary irrigation equipment and materials for the entire project.
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**LEGAL DESCRIPTION
SITE INFORMATION**

A Portion of Lot 7, Block A, Resubdivided Commercial Addition, Wichita, Kansas.
 Tract No. 1
 Located in the City of Wichita, Kansas.
 Surveyed by [Name], Registered Professional Surveyor, No. [Number], State of Kansas.
 Reference to the Original Survey is made.

BENCHMARKS

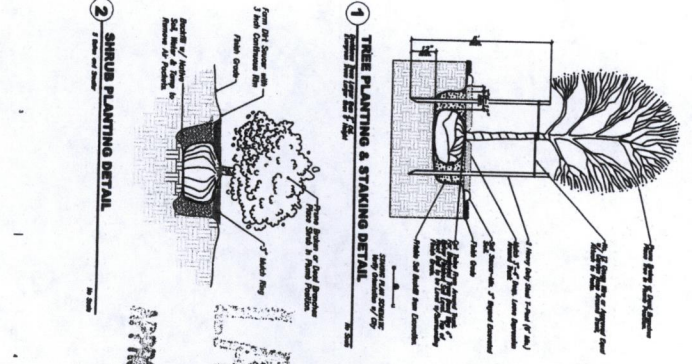
One benchmark is located at the corner of the block.
 One benchmark is located at the corner of the block.
 One benchmark is located at the corner of the block.

KANSAS ONE CALL

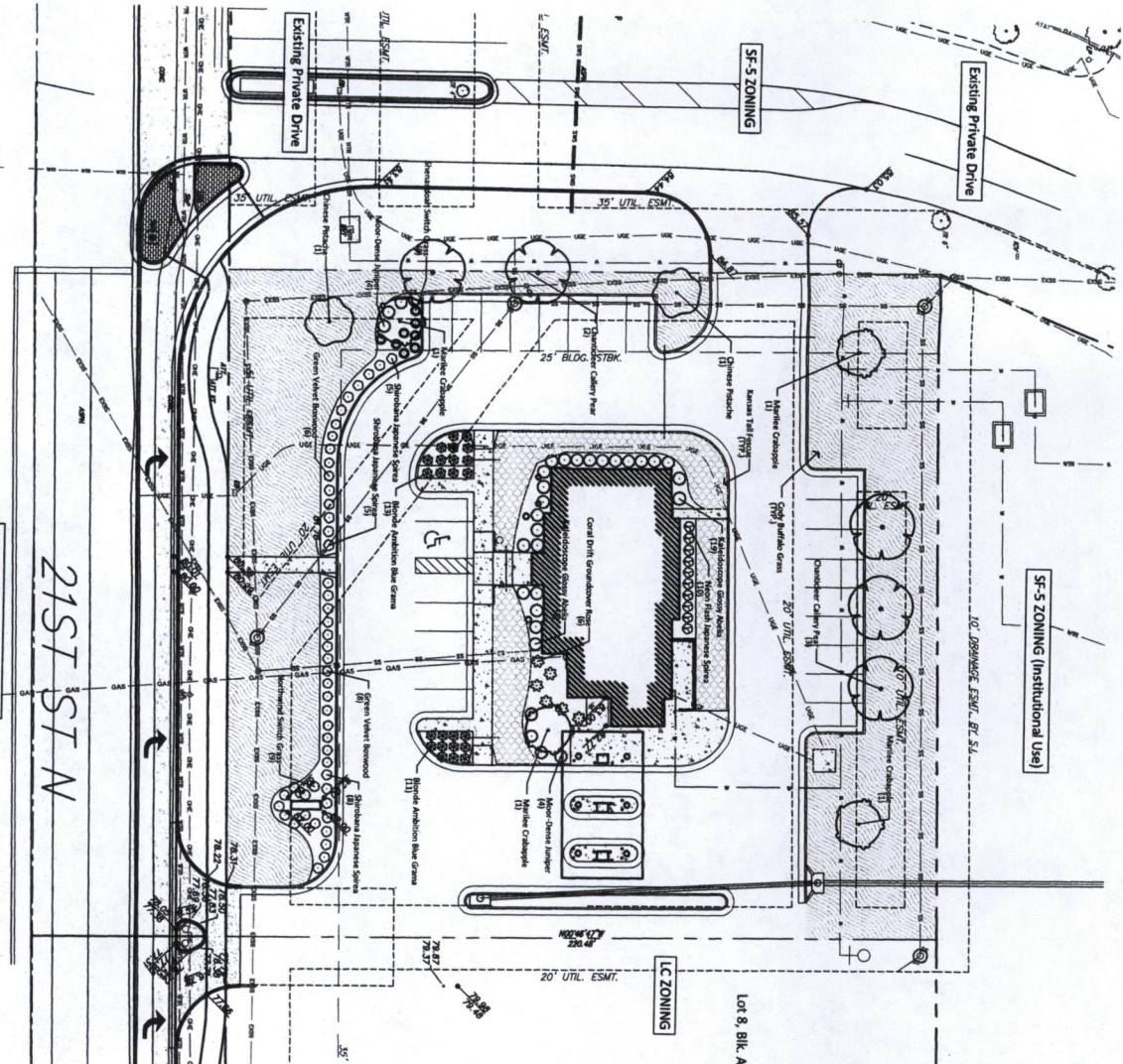
The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

UTILITY CONTACTS

- The contractor shall contact the following utility companies for all utility work:
- Kansas Gas Service (KGS) - 1-800-452-4000
 - Midwest Energy (ME) - 1-800-303-4000
 - City of Wichita Water Dept. (WWD) - 316-251-2200
 - City of Wichita Sewer Dept. (WSD) - 316-251-2200
 - City of Wichita Storm Water Dept. (WSD) - 316-251-2200
 - City of Wichita Telephone Dept. (WTD) - 316-251-2200
 - City of Wichita Electric Dept. (WED) - 316-251-2200
 - City of Wichita Cable TV Dept. (WCTD) - 316-251-2200
 - City of Wichita Gas Dept. (WGD) - 316-251-2200
 - City of Wichita Water Dept. (WWD) - 316-251-2200
 - City of Wichita Sewer Dept. (WSD) - 316-251-2200
 - City of Wichita Storm Water Dept. (WSD) - 316-251-2200
 - City of Wichita Telephone Dept. (WTD) - 316-251-2200
 - City of Wichita Electric Dept. (WED) - 316-251-2200
 - City of Wichita Cable TV Dept. (WCTD) - 316-251-2200
 - City of Wichita Gas Dept. (WGD) - 316-251-2200



LANDSCAPE PLAN
 APPROVED 12/6/21 BY [Signature]
 DP-354

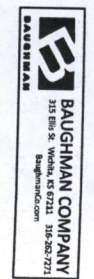


LANDSCAPE CALCULATIONS

From requirements modified per Community Unit Plan 09-354
STREET TREES
 Street Frontage: 200' x 200' x 200' = 120,000 sq ft
 Street Frontage: 200' x 200' x 200' = 120,000 sq ft
 Street Frontage: 200' x 200' x 200' = 120,000 sq ft
PLANTINGS
 Street Frontage: 200' x 200' x 200' = 120,000 sq ft
 Street Frontage: 200' x 200' x 200' = 120,000 sq ft
 Street Frontage: 200' x 200' x 200' = 120,000 sq ft

PLANT SCHEDULE

NO.	SIZE	PLANT NAME	COMMON NAME	QTY
1	4"	ROSEMOOR, MAINE	COMMON MAINE	2"
2	4"	MAHOGANY, MAINE	MAHOGANY	2"
3	4"	REDWOOD, MAINE	REDWOOD	2"
4	4"	SPRING GALE, MAINE	SPRING GALE	2"
5	4"	SPRING GALE, MAINE	SPRING GALE	2"
6	4"	SPRING GALE, MAINE	SPRING GALE	2"
7	4"	SPRING GALE, MAINE	SPRING GALE	2"
8	4"	SPRING GALE, MAINE	SPRING GALE	2"
9	4"	SPRING GALE, MAINE	SPRING GALE	2"
10	4"	SPRING GALE, MAINE	SPRING GALE	2"
11	4"	SPRING GALE, MAINE	SPRING GALE	2"
12	4"	SPRING GALE, MAINE	SPRING GALE	2"
13	4"	SPRING GALE, MAINE	SPRING GALE	2"
14	4"	SPRING GALE, MAINE	SPRING GALE	2"
15	4"	SPRING GALE, MAINE	SPRING GALE	2"
16	4"	SPRING GALE, MAINE	SPRING GALE	2"
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22	4"	SPRING GALE, MAINE	SPRING GALE	2"
23	4"	SPRING GALE, MAINE	SPRING GALE	2"
24	4"	SPRING GALE, MAINE	SPRING GALE	2"
25	4"	SPRING GALE, MAINE	SPRING GALE	2"
26	4"	SPRING GALE, MAINE	SPRING GALE	2"
27	4"	SPRING GALE, MAINE	SPRING GALE	2"
28	4"	SPRING GALE, MAINE	SPRING GALE	2"
29	4"	SPRING GALE, MAINE	SPRING GALE	2"
30	4"	SPRING GALE, MAINE	SPRING GALE	2"



PROJECT NUMBER: 22 APRIL 2021
 DATE: 22 APRIL 2021
 LANDSCAPE PLAN

DUDLEY WILLIAMS & ASSOCIATES, P.A.
 STRUCTURAL ENGINEERS
 MIDWEST ENGINEERING, INC.
 MECHANICAL ENGINEERS
 JOHNSON ENGINEERING
 ELECTRICAL ENGINEERS
 BAUGHMAN COMPANY, P.A.
 CIVIL ENGINEERS



SJCF Architecture
 Empire Center | 252 N. Broadway | Wichita, Kansas 67202-2303 | 316.658.0171
 sjcf.com

MARCD REVIEW
 STAMP LOCATION

CREDIT UNION OF AMERICA
 NEW EAST 21ST STREET BRANCH BUILDING
 EAST 21ST STREET
 WICHITA, KS 67206

REVISIONS
 ADD: 3 2-20-2021
 CHG: 1 2-20-2021

L10