SUPERSEDED

TRAFFIC ENGINEERING DIVISION APPROVED

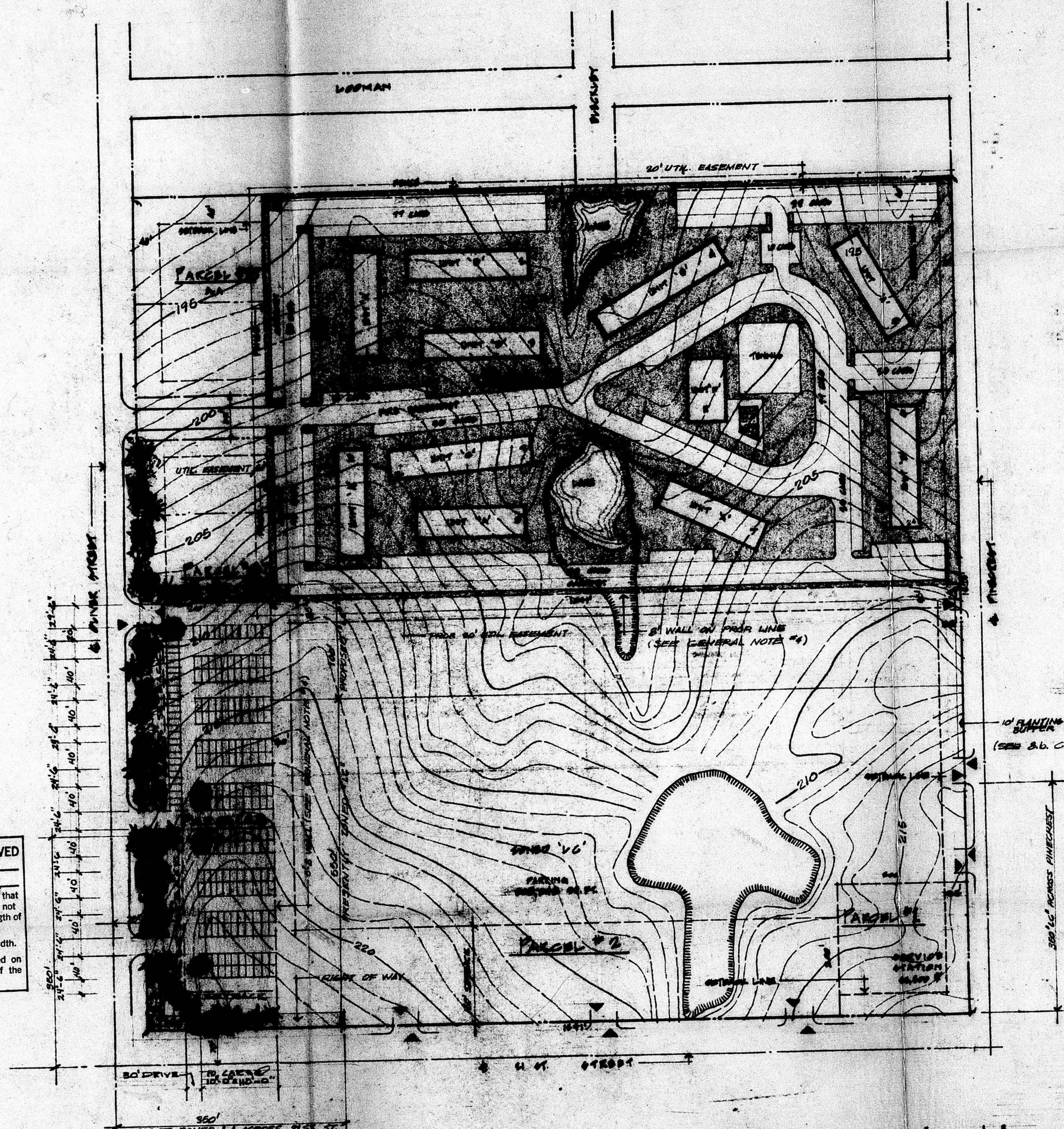
R.B. Brown

Date 27 JAN 1970

(A) Parking barriers shall be installed at all locations that are adjacent to public property (so that vehicles will not obstruct public property) and have a minimun length of 6 feet and a minimum cross section of 4" x 4".

(B) Stall lines shall be painted and 4" or greater in width.

(C) Proper ingress and egress signs shall be installed on private property at the entrances and exits of the parking facility.



SITE DEVELOPMENT PLAN 1" = 100'-0"

COMMUNITY UNITY PLAN FOR UNIVERSITY GARDENS

• PARCEL #1

(A) AREA - • PARCEL #1 .92 ACRES 40,076.2 S.F.

(B) SETBACKS • PINECREST 35 FT.
• 21ST STREET 35 FT.

(C) MAXIMUM HEIGHT • ONE STORY

(D) MAXIMUM GROSS FLOOR AREA • 13,000 SQ.FT.

(E) PARKING RATIO • AS REQ'D BY ZONING ORD.

(F) MAXIMUM LAND COVERAGE BY BUILDINGS.
• UP TO 30% OF NET PARCEL OR • 13,000 SQ.FT.

(G) PROPOSED GENERAL USE.
• SERVICE STATION AND ASSOCIATED AUTOMOTIVE USE.

(H) DRAINAGE WILL BE HANDLED IN THE MANNER AS APPROVED IN THE FINAL PLAT.

(I) ACCESS POINTS • 2 ON 21 ST. STREET
2 ON PINECREST

• PARCEL #2

(A) AREA - • PARCEL #2 12.09 ACRES [illegible] S.F.

(B) SETBACKS • 21 ST. STREET 150 FT.
• PINECREST 35 FT.
• ALL OTHERS 30 FT.

(C) MAXIMUM HEIGHT • 80 FT.

(D) MAXIMUM GROSS FLOOR AREA • 190,982 SQ.FT.

(E) PARKING RATIO • AS REQ'D BY ZONING ORD.

(F) MAXIMUM LAND COVERAGE BY BUILDINGS
• UP TO 36% OF NET PARCEL OR 190,992 SQ.FT.

(G) PROPOSED GENERAL USE
• DEPARTMENT STORE, GROCERY and MISCELLANEOUS SHOPS.

(H) DRAINAGE WILL BE HANDLED IN THE MANNER AS APPROVED IN THE FINAL PLAT.

(I) ACCESS POINTS • 3 ON 21ST. STREET
3 ON PINECREST

• PARCEL #3,5,6,7

(A) AREA - • PARCEL #6 1.44 ACRES = 62,726.4 S.F.
• PARCEL #7 1.43 ACRES = 62,290.8 S.F.

(B) SETBACKS • OLIVER STREET 40 FT.
• NORTH PROPERTY LINE 40 FT.
• ALL OTHERS 60 FT.

(C) MAXIMUM HEIGHT • 2 STORIES

(D) IMPROVEMENTS:
• PARCEL #1 - 2 SINGLE FAMILY DWELLINGS
• PARCEL #2 - 2 SINGLE FAMILY DWELLINGS

(E) FLOOR AREA RATIO SHALL NOT EXCEED 0.40

(F) MAXIMUM BUILDINGS and STRUCTURES SHALL NOT COVER IN EXCESS OF 30% OF THE NET AREA OF EACH LOT.

• PARCEL #5

THIS WILL INCLUDE A PRIVATE DRIVE WHICH WILL ALSO SERVE AS A DEDICATED 20' WIDE FIRE LANE.

(A) AREA • PARCEL #5 14.94 ACRES 650,786.4 S.F.

(B) SETBACKS • NORTH PROPERTY LINE 10 FT.
• EAST PROPERTY LINE 20 FT.
• WEST & SOUTH PROP. L. NONE (SEE GEN. NOTES)

(C) MINIMUM DISTANCE BETWEEN STRUCTURES SHALL NOT BE LESS THAN 30 FEET

(D) MAXIMUM BUILDING HEIGHTS:
[illegible] 'A', 'B', 'C' - 3 STORIES
[illegible] 'D' - 4 STORIES

(E) [illegible] UNIT TYPE 'A' 100 UNITS
[illegible] UNIT TYPE 'B' [illegible] UNITS
[illegible] UNIT TYPE 'C' 72 UNITS
[illegible] UNIT TYPE 'D' 36 UNITS
TOTAL 300 UNITS

[illegible] / ACRE

(F) FLOOR AREA [illegible] SHALL NOT EXCEED 0.40

(G) [illegible] PERMANENT NAME OF THE [illegible] SHALL BE IN ACCORDANCE [illegible] OF THE CODE [illegible] CITY OF WICHITA.

(H) [illegible]

(I) IMPROVEMENTS:
[illegible]

(J) [illegible]

• PARCEL #8

(A) AREA - • PARCEL #6 - 5.5 ACRES 239,580 S.F.

(B) SETBACKS -
• OLIVER 35 FT.
• 21ST. STREET 35 FT.
• NORTH PROP. L. 35 FT.

(C) IMPROVEMENTS -
• ANTICIPATED FOR OFF STREET PARKING SUBJECT TO B.Z.A. APPROVAL. 190 CARS

GENERAL NOTES

1. CANOPIES MAY EXTEND INTO, & GASOLINE PUMPS MAY BE PLACED IN THE 30 FT. SETBACK ON PARCEL #1 A DISTANCE NOT TO EXCEED [illegible] FT.
2. SIGN CONTROL - SIGNS ALONG 21 ST. ST. NORTH IN PARCEL #1 & #2 SHALL NOT EXCEED 30 FT. IN HEIGHT & SHALL BE PLACED SO AS NOT TO PROJECT OVER ANY PUBLIC RIGHT OF WAY. NO BILLBOARDS SHALL BE PERMITTED.
3. A PLANTING STRIP NO LESS THAN 10 FT. IN WIDTH, CONSISTING OF LOW SHRUBBERY SHALL BE PROVIDED AS INDICATED ADJACENT TO PINECREST.
4. A 6 TO 8 FT. HIGH SOLID OR SEMI-SOLID WALL OF BRICK, STONE, MASONRY, ARCH. STONE OR SIM. MATERIAL SHALL BE CONSTRUCTED ALONG THE NORTH LINE OF PARCEL #2 WHICH MAY SERVE AS A SUPPORT FOR THE CARPORT TO THE NORTH; SUCH WALL TO BE REDUCED TO 3 FT. IN HEIGHT WITHIN 20 FT. ADJACENT TO PINECREST. A 6-8 FT. WALL OF THE SAME MATERIAL SHALL BE CONSTRUCTED ALONG THE WEST LINE OF PARCEL #2 ONLY IF ADDITIONAL RESIDENTIAL USES ARE DEVELOPED ON PARCEL #6.
5. IT IS THE DEVELOPERS DESIRE & THE INTENT OF THE PLAN THAT THE EXISTING ROW OF TREES ALONG OLIVER BE RETAINED EXCEPT FOR FUTURE POINTS OF EGRESS & INGRESS.

BZA Case File
BZA 2-70

[redacted]

REGISTERED ARCHITECT RICHARD D. BURKE 795 STATE OF KANSAS

DRAWN BY	DE
SPECS BY	
CHECKED BY	RB
REVISED	[illegible]
DATE	[illegible]
JOB NO.	
SHEET	1

UNIVERSITY GARDENS CUP
21st STREET and OLIVER STREET
WICHITA, KANSAS

FILMED FROM THE BEST AVAILABLE COPY