

DP-158

APPROVED CUP

MAP 5-29-96 RLM
B-6-16-24-86 RLM

Revised 6-8-98
MAPD Copy 2 of 2

As per AA CUP 2015-4 RLM
12-3-2015

As per AA CUP 2018-01 RLM
2-22-2018

APPROVED CUP

MAPD 1/6/2022
1/21/22

Minor Amendment
CUP 2021-00069
Copy 1 of 4

GENERAL PROVISIONS

1. THIS DEVELOPMENT IS PROPOSED TO CONTAIN 15.67 GROSS ACRES OR 14.76 NET ACRES ASSUMING THAT THE K-96 HIGHWAY WILL BE CONSTRUCTED. IF THE HIGHWAY IS NOT CONSTRUCTED, THAT PORTION OF THE K-96 HIGHWAY R.O.W. ADJACENT TO THE DEVELOPMENT WILL BE ADDED TO PARCEL NUMBER 2 AND THE PROPOSED DEVELOPMENT WOULD THEN CONTAIN 21.14 GROSS ACRES OR 20.23 NET ACRES. DURING THE REVIEW OF THIS MATERIAL, IF A DOUBLE FIGURE IS ENCOUNTERED (EXAMPLE 15.67/21.14), THE TOP FIGURE REPRESENTS CALCULATIONS ASSUMING THE K-96 HIGHWAY IS CONSTRUCTED. THE LOWER FIGURE ASSUMES THAT THE HIGHWAY IS NOT CONSTRUCTED AND THE LAND IS DEVELOPED IN A SIMILAR FASHION TO THE ADJACENT LAND USE. (NET ACRES ARE DETERMINED BY SUBTRACTING INTERIOR PUBLIC STREETS FROM THE GROSS ACREAGE.)
2. THE PROPOSED DEVELOPMENT CONTAINS TWO (3) PARCELS PERMITTING LIGHT COMMERCIAL USES. FOR SPECIFIC USES, SEE PARCEL DESCRIPTIONS.
3. SETBACKS ARE AS INDICATED ON PLAN VIEW OR IN GENERAL ARE AS FOLLOWS:
35' SETBACK ALONG 30TH STREET NORTH, 32ND STREET NORTH AND ROCK ROAD.
35' SETBACK ALONG WEST PROPERTY LINE.
4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. SIGNS AS PERMITTED BY ZONING DISTRICT SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA, EXCEPT THAT NO PORTABLE SIGNS SHALL BE PERMITTED. SIGN HEIGHT VARIANCES AS MAY BE APPROVED BY THE BOARD OF ZONING APPEALS ARE PERMITTED.
ADMIN ADJ 08-06-85 TO REDUCE SIGN SPACING FOR PARCEL 1, LOT 4, BLOCK 1, KILLARNEY 2ND ADDITION
ADMIN ADJ 05-05-05 TO REDUCE SIGN SPACING FROM 150' TO 130' ON PARCEL 2
ADMIN ADJ 12-03-15 TO REDUCE SIGN SPACING FOR (2) SIGNS FROM 150' TO 100', AND INCREASE HEIGHT OF (1) SIGN BY 20% ON PARCEL 2
6. ALL DRAINAGE WASY AND DRAINAGE IMPROVEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING. A LOT GRADING PLAN WILL BE PREPARED IN CONFORMANCE WITH THE GENERAL DRAINAGE CONCEPT PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
7. FINAL DETERMINATION OF STREET RIGHT-OF-WAY, PAVEMENT WIDTHS AND DECEL LANES ON PUBLIC STREETS SHALL BE RESOLVED AT THE TIME OF PLATTING.
8. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.40.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA.
9. A. AN 8 FOOT SOLID OR SEMI SOLID WALL OR FENCE SHALL BE CONSTRUCTED OF STONE, MASORY, BRICK, ACHITECTURAL TILE OR OTHER SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE) ALONG WITH THE WEST PROPERTY LINE OF PARCEL 1; PARCEL 2A SHALL PROVIDE SCREENING ALONG THE WEST LINE WITHIN THE 45-FOOT DRAINAGE EASEMENT AS PERMITTED BY THE PUBLIC WORKS AND UTILITIES DEPARTMENT. SCREENING SHALL CONSIST PRIMARILY OF AN EIGHT-FOOT MASONRY WALL, BUT MAY INCLUDE THE USE OF LANDSCAPING AND/OR AN EIGHT-FOOT SCREENING FENCE. IF LANDSCAPING IS USED IT SHALL CONSIST OF TWO ROWS OF EVERGREEN TREES OR SHRUBS (MINIMUM OF 6-FOOT TALL AT THE TIME OF PLANTING AND SPACED AS TO PROVIDE A SOLID SCREENING WALL).
B. IF THE PROPOSED K-96 HIGHWAY IS CONSTRUCTED, THEN THE WALL REQUIREMENT IN 9A ABOVE SHALL BE WAIVED IN THAT PORTION OF PARCEL 2 THAT IS DEDICATED TO R.O.W.
C. A 3'-5' MASONRY WALL AND TEN (10) FOOT LANDSCAPE BUFFER CONSISTING OF A COMBINATION OF GRASS, LOW SHRUBS AND TREES SHALL BE REQUIRED ALONG THE NORTH LINE OF 32ND STREET NORTH WHERE IT ABUTS PARCEL 2 AND ACROSS FROM RESIDENTIALLY ZONED AREAS WHERE THE WALL IS NOT CONSTRUCTED AS PER 9A ABOVE. (SEE PLAN VIEW)
10. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, FOR THE LANDSCAPE BUFFER ADJACENT TO 32ND STREET NORTH INDICATING THE LOCATION, TYPE AND SPECIFICATIONS OF PLAN MATERIAL AND METHOD OF PROVIDING WATER SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) ON PARCELS INVOLVED. (SEE PLAN VIEW)
11. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR COMMERCIAL DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.

PARCEL DESCRIPTIONS:

PARCEL NO. 1:

PROPOSED USES: ALL USES PERMITTED IN LIGHT COMMERCIAL DISTRICT EXCEPT FOR FOOD LOCKER PLANTS, PUBLIC GARAGES, STORAGE GARAGES, HOTELS, AND MORTUARIES. NO RESIDENTIAL USES ARE PERMITTED.
CAR WASH PERMITTED ON PARCEL 1 PER AMENDMENT #2. SEE LETTER DATED 7-7-98 FOR CONDITIONS. ADMINISTRATIVE INTERPRETATION TO PERMIT CAR WASHES SUBJECT TO BZA APPROVAL. SEE MEMO 1/13/88.

GROSS AREA - 9.39 ACRES
MAXIMUM BUILDING COVERAGE - 122,700 SQ. FT. (30% MAX)
MAXIMUM GROSS FLOOR AREA - 160,000 SQ. FT.
FLOOR AREA RATIO - 0.391
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 12
PARKING - AS SET FORTH UNDER GENERAL PROVISIONS NUMBER 8.
SETBACKS - AS SET FORTH UNDER GENERAL PROVISIONS NUMBER 3.

PARCEL NO. 2:

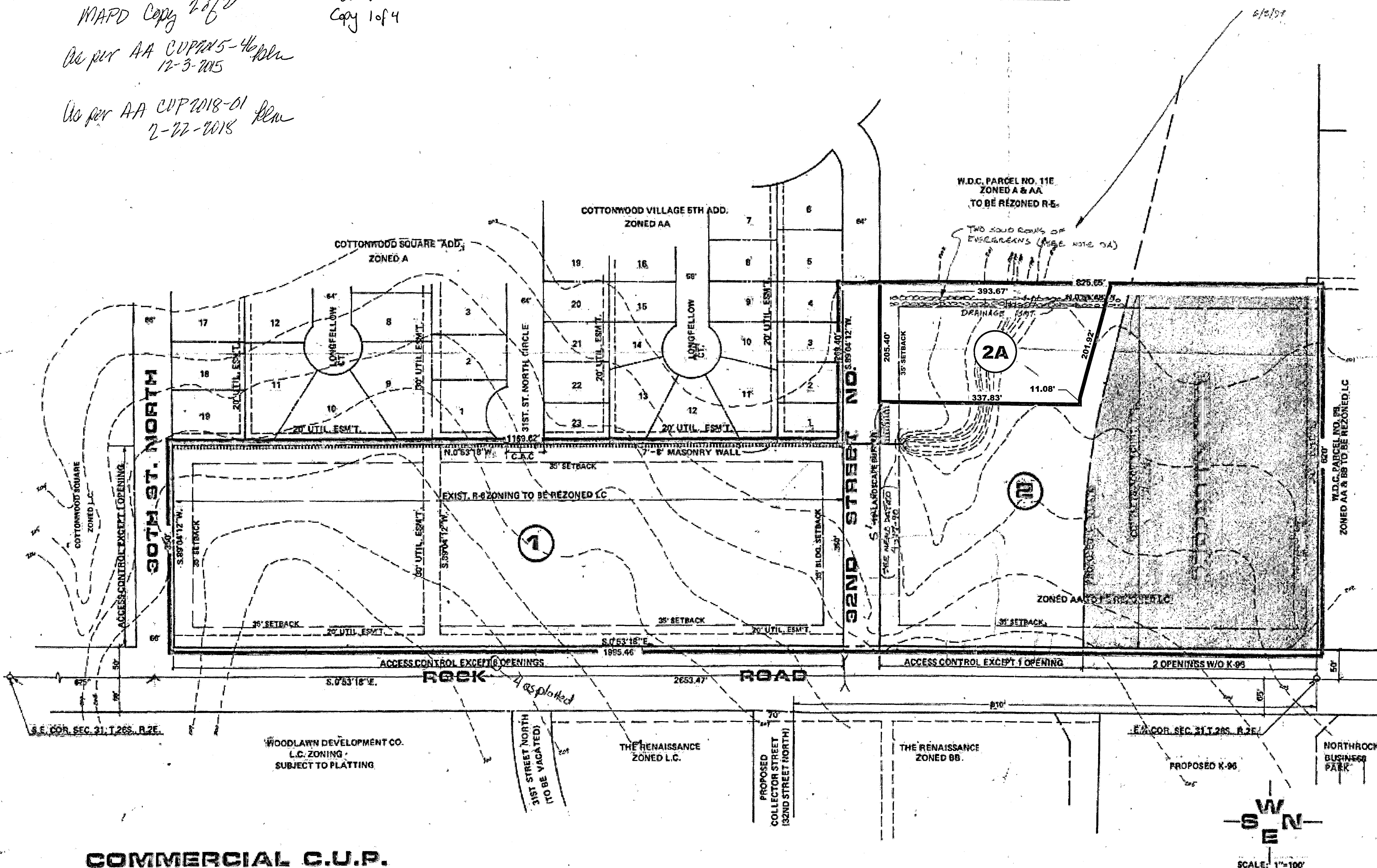
PROPOSED USES: ALL USES PERMITTED IN LIGHT COMMERCIAL DISTRICT EXCEPT FOR FOOD LOCKER PLANTS, PUBLIC GARAGES, STORAGE GARAGES AND MORTUARIES. NO RESIDENTIAL USES ARE PERMITTED.

GROSS AREA - 6.28/11.75 ACRES ILLUSTRATED (SEE NOTE BELOW)
NET AREA - 5.37/10.84 ACRES ILLUSTRATED (SEE NOTE BELOW)
MAXIMUM BUILDING COVERAGE - 70,175/141,000 SQ. FT. (SEE NOTE BELOW)
MAXIMUM GROSS FLOOR AREA - 90,000/180,000 SQ. FT. (SEE NOTE BELOW)
FLOOR AREA RATIO - 0.384/0.391
MAXIMUM BUILDING HEIGHT - 80'
MAXIMUM NUMBER OF BUILDINGS - 4/8
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 8.
SETBACKS - AS SET FORTH UNDER GENERAL PROVISIONS NUMBER 3.

NOTE: DUE TO THE UNCERTAINTY OF THE LOCATION AND EXACT WIDTH OF THE PROPOSED K-96 HIGHWAY, THE GROSS AND NET ACRES, MAXIMUM BUILDING COVERAGE GROSS FLOOR AREA AND FLOOR AREA RATIO MAY BE SUBJECT TO CHANGE. THE FIGURES SHOWN REPRESENT WHAT HAS BEEN ILLUSTRATED ON THE PLAN VIEW, IN THE EVENT THAT THE HIGHWAY CHANGES, THEN THESE FIGURES WILL NEED TO BE ADJUSTED ACCORDINGLY. IN ANY EVENT, THE MAXIMUM BUILDING COVERAGE SHALL NOT EXCEED 30% OF THE NET AREA AND THE MAXIMUM GROSS FLOOR AREA SHALL NOT EXCEED 40% OF THE NET AREA.

PARCEL NO. 2A:

PROPOSED USES: ALL USES PERMITTED IN LIMITED COMMERCIAL DISTRICT EXCEPT FOR FOOD LOCKER PLANTS, PUBLIC GARAGES, STORAGE GARAGES AND MORTUARIES.
NET AREA - 1.72 ACRES OR 74,793 SQ. FT.
MAXIMUM BUILDING COVERAGE - 30%
MAXIMUM GROSS FLOOR AREA - 37,397 SQ. FT.
FLOOR AREA RATIO - 0.50
MAXIMUM BUILDING HEIGHT - 80'
PARKING - AS SET FORTH UNDER GENERAL PROVISIONS NUMBER 8.
SETBACKS - AS SET FORTH UNDER GENERAL PROVISIONS NUMBER 3.



COMMERCIAL C.U.P.

W.D.C. PARCEL 11A & 12

OWNER: KILLARNEY INVESTMENTS, INC., 8400 KILLARNEY PL., WICHITA, KS. 67209

158834 Sub 1
1/15/2018 File 8500 235-30

1' CONTOUR INTERVAL



Wichita-Sedgwick County Metropolitan Area Planning Department

January 21, 2022

FAM US Hospitality, LLC
2 Sunny Oaks Pl
Conroe, TX 77385

RE: 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 and on the south side of K-96 Highway (7824 E 32nd Street North).

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 following conditions:

1. The amendment shall apply only to the new Parcel 2A.
2. The applicant shall install the required screening to the standards outlined in General Provision 9.
3. All other requirements of the CUP remain in effect unless or until a separate zoning action is filed.
4. The applicant shall submit four revised copies of the CUP and one electronic copy of the revised CUP to the Metropolitan Area Planning Department within **60 days** after approval of this case by the Governing Body, or the request shall be considered denied and closed.

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
Brandon Johnson, WCC District I
Tasha Hayes, CSR District I
MKEC Engineering, Briand Lindebak, 411 N Webb Rd, Wichita KS 67206

Approved Language for CUP DP-158

- General Provision 2: The proposed development contains **(2) (3) Parcels...**
- General Provision 9: **...Parcel 2A shall provide screening along the west line within the 45-foot drainage easement as permitted by the Public Works and Utilities Department. Screening shall consist primarily of an eight-foot masonry wall, but may include the use of landscaping and/or an eight-foot screening fence. If landscaping is used it shall consist of two rows of evergreen trees or shrubs (minimum of 6-foot tall at the time of planting and spaced as to provide a solid screening wall). shall be planted within the 45-foot drainage easement along the west line of Parcel 2A in lieu of an 8-foot masonry wall as long as this parcel is developed as hotel and/or residential land uses.**
- **Parcel 2A**
 - **Proposed Uses: All uses permitted in Limited Commercial District except for food locker plants, public garages, storage garages and mortuaries. No residential uses are permitted.**
 - **Net Area: 1.72 Acres or 74,793 Sq. Ft.**
 - **Maximum Building Coverage: 30 percent**
 - **Maximum Gross Floor Area: 37,397 Sq. Ft.**
 - **Floor Area Ratio: 0.50**
 - **Maximum Building Height: 80 feet**
 - **Parking: As set forth under General Provision Number 8.**
 - **Setbacks: As set forth under General Provision Number 3.**

RESOLUTION No. **CUP2021-00069**

A RESOLUTION AUTHORIZING AN AMENDMENT TO DP-158 TO CREATE A NEW PARCEL 2A AND PERMIT RESIDENTIAL USES ON SAID PARCE 2A; ON PROPERTY ZONED LC LIMITED COMMERCIAL; GENERALLY LOCATED ON THE SOUTH SIDE OF K-96 HIGHWAY AND WITHIN ONE-BLOCK WEST OF NORTH ROCK ROAD, 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 4.8-acre property zoned LC Limited Commercial ("LC") legally described below:

CUP2021-00069
DP-158

Lots 1, 2, and 3, Block 1, Killarney Plaza Fourth, an Addition to Wichita, Sedgwick County, Kansas.

General Provisions 2, 9 and Parcel Description 2A shall read as follows:

2. The proposed development contains three (3) Parcels permitting Light Commercial uses, for specific uses, see Parcel descriptions.

9. A. An 8-foot solid or semi solid wall or fence shall be constructed of stone, masonry, brick, architectural tile or other similar material (not including wood or woven wire) along the west property line of Parcel 1, Parcel 2 A shall provide screening along the west line within the 45-foot drainage easement as permitted by the Public Works and Utilities Department. Screening shall consist primarily of an 8-foot masonry wall, but may include the use of landscaping and/or an 8-foot screening fence. If landscaping is used it shall consist of two rows of evergreen trees or shrubs (minimum of 6-foot tall at the time of planting and spaced as to provide a solid screening wall).

Parcel 2A:

Proposed Uses: All uses permitted in Limited Commercial District except for food locker plants, public garages, storage garages and mortuaries.

- Net Area: 1.72 Acres or 74,793 Sq. Ft.
- Maximum Building Coverage: 30 percent
- Maximum Gross Floor Area: 37,397 Sq. Ft.
- Floor Area Ratio: 0.50
- Maximum Building Height: 80 feet
- Parking: As set forth under General Provision Number 8.
- Setbacks: As set forth under General Provision Number 3.

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

1. The amendment shall apply only to the new Parcel 2A.
2. The applicant shall install the required screening to the standards outlined in General Provision 9.

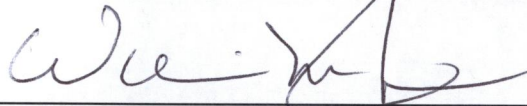
3. All other requirements of the CUP remain in effect unless or until a separate zoning action is filed.
4. The applicant shall submit four revised copies of the CUP and one electronic copy of the revised CUP to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied and closed.

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.

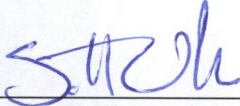
Adopted this 20th Day of January, 2022 .

METROPOLITAN AREA PLANNING COMMISSION



William M. Johnson, Chairman

TTEST:



Scott Wadle, Secretary



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

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 WICHITASDYGWICK 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.

<https://global.gotomeeting.com/join/651544141>

You can also dial in using your phone.

United States: +1 (571) 317-3112

Access Code: 651-544-141

Join from a video-conferencing room or system.

Dial in or type: 67.217.95.2 or inroomlink.goto.com

Meeting ID: 651 544 141

Or dial directly: 651544141@67.217.95.2 or 67.217.95.2

New to GoToMeeting? Get the app now and be ready when your first meeting starts: <https://global.gotomeeting.com/install/651544141>

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/visitchityhall. 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

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.

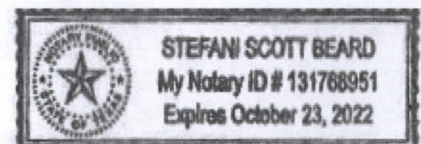
M. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED: 12/17/2021

Stefani Beard

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!

DP-158

APPROVED CUP

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REVISED 6-8-98
MAPD COPY 2/22
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As per AA CUP 2018-01 RLM
2-22-2018

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7. FINAL DETERMINATION OF STREET RIGHT-OF-WAY, PAVEMENT WIDTHS AND DECEL LANES ON PUBLIC STREETS SHALL BE RESOLVED AT THE TIME OF PLATTING.
8. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.40.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA.
9. A. AN 8 FOOT SOLID OR SEMI SOLID WALL OR FENCE SHALL BE CONSTRUCTED OF STONE, MASONRY, BRICK, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE) ALONG WITH THE WEST PROPERTY LINE OF PARCEL 1; TWO ROWS OF EVERGREEN TREES OR SHRUBS (MINIMUM OF 6 FOOT TALL AT THE TIME OF PLANTING AND SPACED AS TO PROVIDE A SOLID SCREENING WALL) SHALL BE PLANTED WITHIN 45 FEET DRAINAGE EASEMENT ALONG THE WEST LINE OF PARCEL 2 IN LIEU OF AN 8 FOOT MASONRY WALL AS LONG AS THIS PARCEL IS DEVELOPED AS A HOTEL. THE CONSTRUCTION OF AN 8 FOOT MASONRY WALL WILL BE REQUIRED FOR ALL OTHER USES OF THIS PARCEL, UNLESS AN AMENDMENT TO THE CUP IS SUBMITTED. THE SOLID SCREENING OF TREES SHALL BE MAINTAINED BY THE OWNER OF LOT 1, BLOCK 1, KILLARNEY 4TH ADDITION.
B. IF THE PROPOSED K-96 HIGHWAY IS CONSTRUCTED, THEN THE WALL REQUIREMENT IN 9A ABOVE SHALL BE WAIVED IN THAT PORTION OF PARCEL 2 THAT IS DEDICATED TO R.O.W.
C. A 3'-5' MASONRY WALL AND TEN (10) FOOT LANDSCAPE BUFFER CONSISTING OF A COMBINATION OF GRASS, LOW SHRUBS AND TREES SHALL BE REQUIRED ALONG THE NORTH LINE OF 32ND STREET NORTH WHERE IT ABUTS PARCEL 2 AND ACROSS FROM RESIDENTIALLY ZONED AREAS WHERE THE WALL IS NOT CONSTRUCTED AS PER 9A ABOVE. (SEE PLAN VIEW)
10. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, FOR THE LANDSCAPE BUFFER ADJACENT TO 32ND STREET NORTH INDICATING THE LOCATION, TYPE AND SPECIFICATIONS OF PLAN MATERIAL AND METHOD OF PROVIDING WATER SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) ON PARCELS INVOLVED. (SEE PLAN VIEW)
11. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR COMMERCIAL DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.

PARCEL DESCRIPTIONS:

PARCEL NO. 1:

PROPOSED USES: ALL USES PERMITTED IN LIGHT COMMERCIAL DISTRICT EXCEPT FOR FOOD LOCKER PLANTS, PUBLIC GARAGES, STORAGE GARAGES, MOTELS, HOTELS, AND MORTUARIES. NO RESIDENTIAL USES ARE PERMITTED.
CAR WASH PERMITTED ON PARCEL 1 PER AMENDMENT #2. SEE LETTER DATED 7-7-98 FOR CONDITIONS. ADMINISTRATIVE INTERPRETATION TO PERMIT CAR WASHES SUBJECT TO BZA APPROVAL. SEE MEMO 1/13/88.

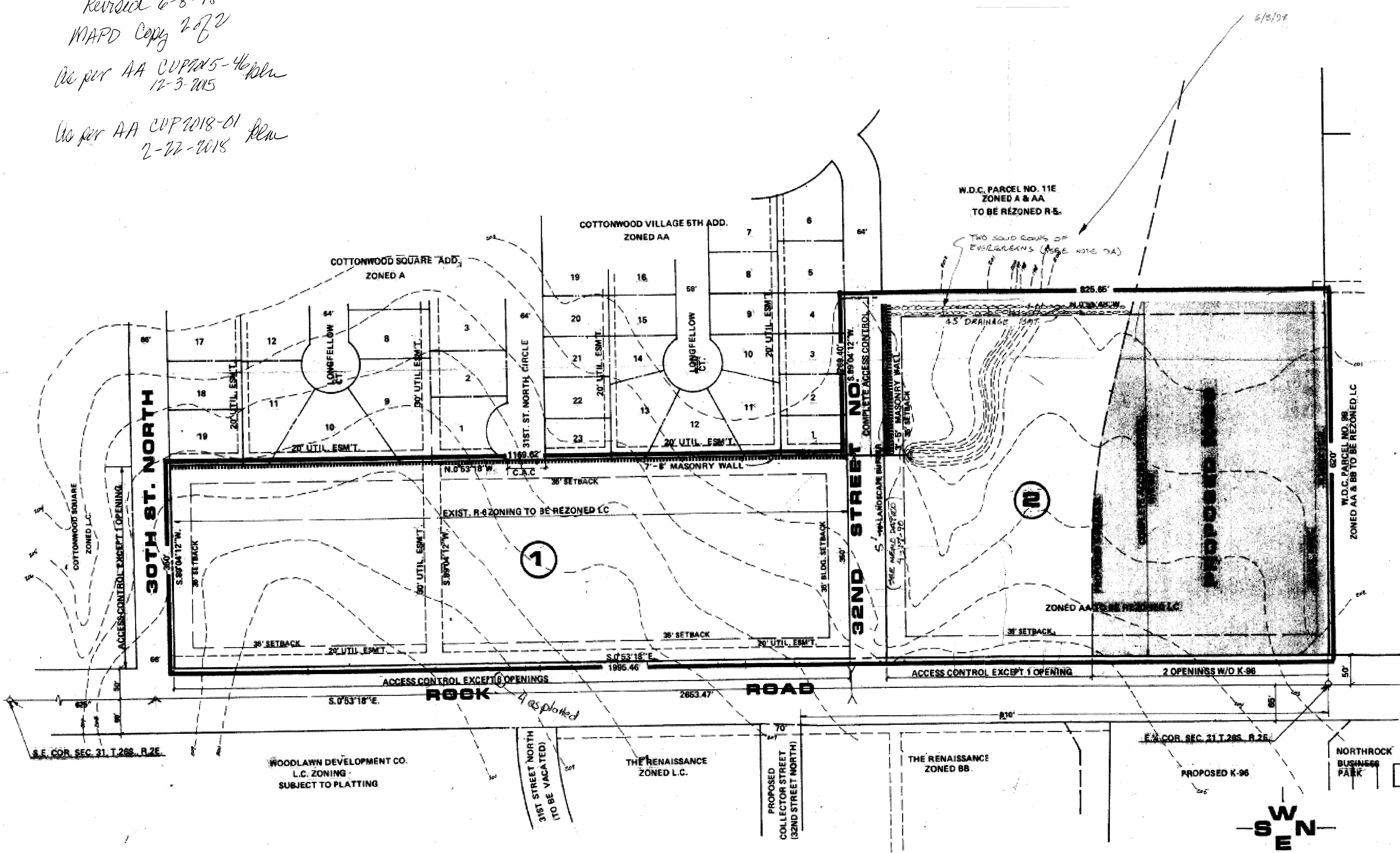
GROSS AREA - 9.39 ACRES
MAXIMUM BUILDING COVERAGE - 122,700 SQ. FT. (30% MAX)
MAXIMUM GROSS FLOOR AREA - 160,000 SQ. FT.
FLOOR AREA RATIO - 0.391
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 12
PARKING - AS SET FORTH UNDER GENERAL PROVISIONS NUMBER 8.
SETBACKS - AS SET FORTH UNDER GENERAL PROVISIONS NUMBER 3.

PARCEL NO. 2:

PROPOSED USES: ALL USES PERMITTED IN LIGHT COMMERCIAL DISTRICT EXCEPT FOR FOOD LOCKER PLANTS, PUBLIC GARAGES, STORAGE GARAGES AND MORTUARIES. NO RESIDENTIAL USES ARE PERMITTED.

GROSS AREA - 6.28/11.75 ACRES ILLUSTRATED (SEE NOTE BELOW)
NET AREA - 5.37/10.84 ACRES ILLUSTRATED (SEE NOTE BELOW)
MAXIMUM BUILDING COVERAGE - 70,175/141,000 SQ. FT. (SEE NOTE BELOW)
MAXIMUM GROSS FLOOR AREA - 90,000/180,000 SQ. FT. (SEE NOTE BELOW)
FLOOR AREA RATIO - 0.384/0.381
MAXIMUM BUILDING HEIGHT - 80'
MAXIMUM NUMBER OF BUILDINGS - 4/8
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 8.
SETBACKS - AS SET FORTH UNDER GENERAL PROVISIONS NUMBER 3.

NOTE: DUE TO THE UNCERTAINTY OF THE LOCATION AND EXACT WIDTH OF THE PROPOSED K-96 HIGHWAY, THE GROSS AND NET ACRES, MAXIMUM BUILDING COVERAGE GROSS FLOOR AREA AND FLOOR AREA RATIO MAY BE SUBJECT TO CHANGE. THE FIGURES SHOWN REPRESENT WHAT HAS BEEN ILLUSTRATED ON THE PLAN VIEW. IN THE EVENT THAT THE HIGHWAY CHANGES, THEN THESE FIGURES WILL NEED TO BE ADJUSTED ACCORDINGLY. IN ANY EVENT, THE MAXIMUM BUILDING COVERAGE SHALL NOT EXCEED 30% OF THE NET AREA AND THE MAXIMUM GROSS FLOOR AREA SHALL NOT EXCEED 40% OF THE NET AREA.



COMMERCIAL C.U.P.

W.D.C. PARCEL 11A & 12

OWNER: KILLARNEY INVESTMENTS, INC., 8400 KILLARNEY PL., WICHITA, KS. 67208

150834 Sub F, 1/18/98 2:55:34

1' CONTOUR INTERVAL

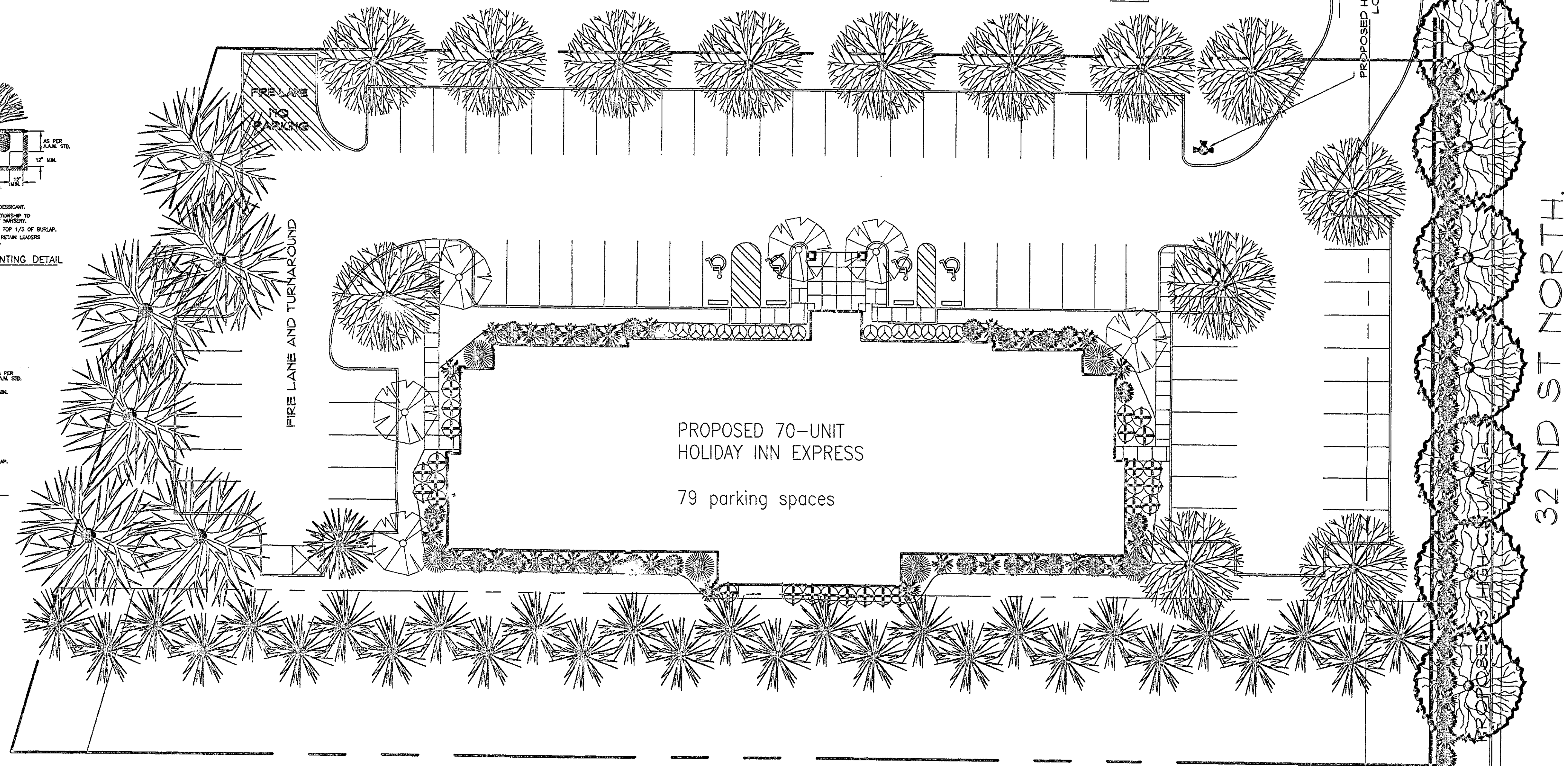
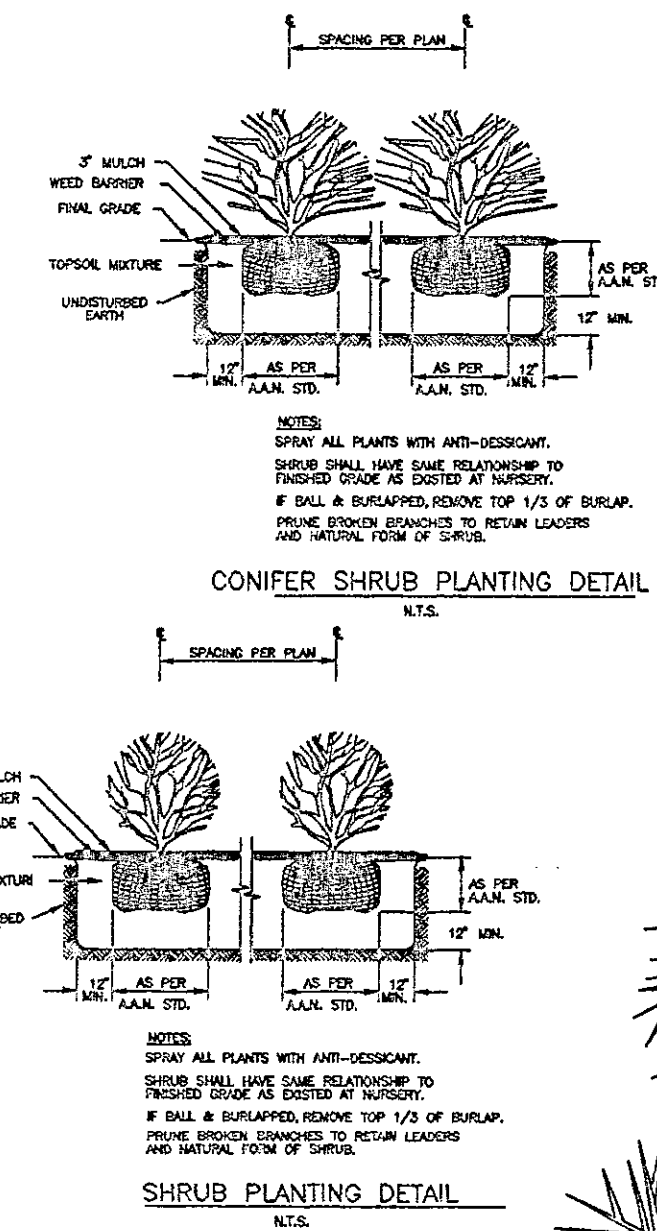
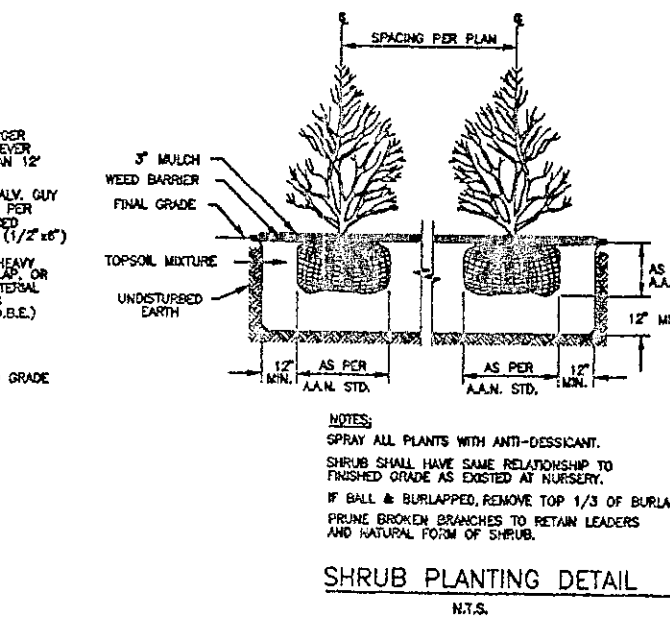
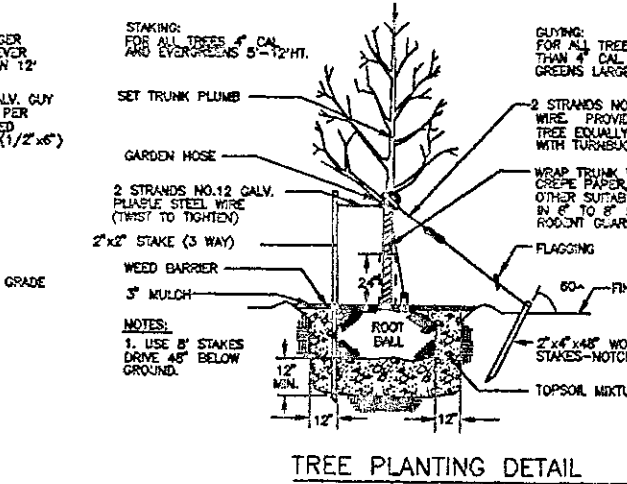
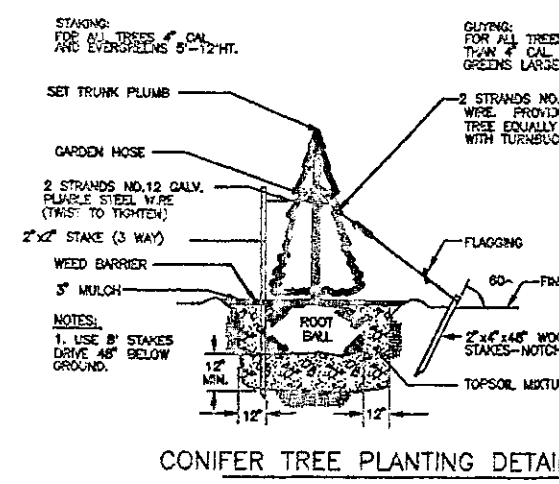
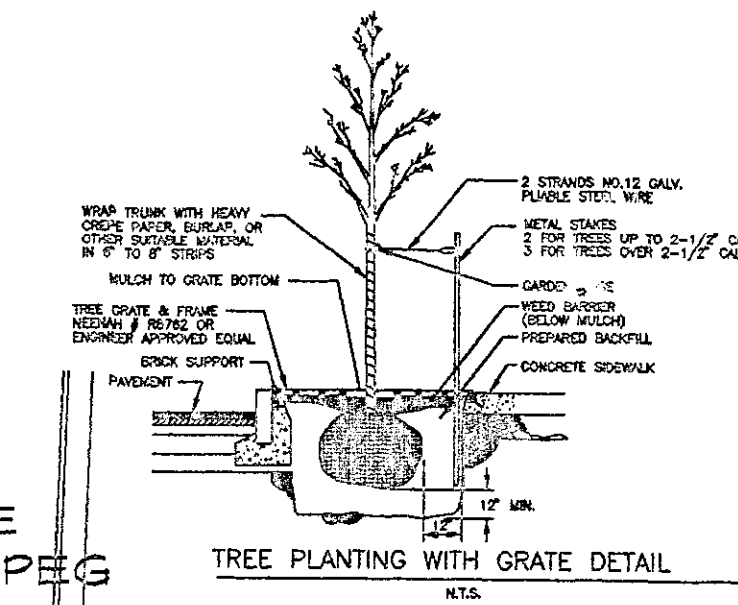
~~DP 158~~
APPROVED CUP
MAP 5-29-86 RLM
BCC 6-14-86 RLM
REVISED 6-8-98
MAPD 2/22

LANDSCAPING LEGEND

PLANT COMMON NAME & MATURE SIZE	BOTANICAL NAME	SYMBOL	PLANTING SIZE & ROOT
GREEN ASH (SELECTIONS) 50'-60' HT., 30'-40' SPREAD	FRAXINUS PENNSYLVANICA		2 1/2" CALIPER B&B
DAK (SELECTIONS) 40'-50' HT., 30'-40' SPREAD	QUERCUS		2 1/2" CALIPER B&B
MALUS (SELECTIONS) 15'-20' HT., 15'-20' SPREAD	MALUS		2 1/2" CALIPER B&B
MAPLE (RUBRUM SELECTIONS) 40'-50' HT., 20'-40' SPREAD	ACER RUBRUM		2 1/2" CALIPER B&B
SPRUCE 50' HT., 10'-20' SPREAD	PICEA PUNGENS		2 1/2" CALIPER B&B
PINE (SELECTIONS) 50' HT., 10'-20' SPREAD	PINUS		6" B&B MINIMUM
AM. LINDEN (SELECTIONS) 70'-90' HT., 30'-45' SPREAD	TILIA AMERICANA		2 1/2" CALIPER B&B
SUTHERLAND JUNIPER 15'-20' HT. & 4'-5' SPREAD	JUNIPERUS SCOPULORUM 'SUTHERLAND'		6" B&B MINIMUM
SEAGREEN JUNIPER 4' HT. & 3'-6' SPREAD	JUNIPERUS CHINENSIS 'SEAGREEN'		5 GAL. MINIMUM
SAVIN JUNIPER 3' HT. & 3'-4' SPREAD	JUNIPERUS SABINA		5 GAL. MINIMUM
BLUE STAR JUNIPER 2' HT. 3'-5' SPREAD	JUNIPERUS SQUAMATA 'BLUE STAR'		5 GAL. MINIMUM
POTENTILLA 3' -4' HT. 3'-4' SPREAD	POTENTILLA FRUTICOSA (SELECTIONS)		5 GAL. MINIMUM
SPIREA 3' -4' HT. 3'-4' SPREAD	SPIRAEA X BUNALDA (SELECTIONS)		5 GAL. MINIMUM

SODDING

- SPREAD 4 TO 6 INCHES OF TOPSOIL.
- FERTILIZE ACCORDING TO SOIL TEST (OR APPLY 10 LB. / 1000 SQ. FT. OF 20-10-10 OR 10-10-10 FERTILIZER).
- LIGHTLY WATER THE SOIL.
- LAY SOD, TAMP OR ROLL LIGHTLY.
- ON SLOPES, LAY SOD STARTING AT THE BOTTOM AND WORK TOWARD THE TOP. PEG EACH PIECE DOWN IN SEVERAL PLACES.
- INITIAL WATERING SHOULD WET SOIL 6 INCHES DEEP (OR UNTIL WATER STANDS 1 INCH DEEP IN A STRAIGHT-SIDED CONTAINER). THEN WATER LIGHTLY EVERY DAY OR FOR 2 WEEKS.



LANDSCAPE NOTES:

- ALL TREES SHALL HAVE A MIN. OF 2 1/2" CALIPER TRUNK AT THE TIME OF PLANTING.
- ALL SHRUBS SHALL BE 24" MIN. OR IN A 5 GAL. CONTAINER AT THE TIME OF PLANTING.
- PROVIDE EDGING W/ DECORATIVE AGGREGATE ON LANDSCAPE FABRIC AT ALL PLANTING AREAS.
- PROVIDE UNDERGROUND IRRIGATION SYSTEM AT ALL PLANTING AND SODDED AREAS.
- ALL TREES SHALL HAVE MULCH RINGS INSTALLED AT THE THE DRIP LINE OF THE TREE, AT PLANTING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY TAKEOFF
- CONTRACTOR SHALL WARRANTY ALL LANDSCAPE MATERIAL TO INCLUDE WORKMANSHIP FOR INSTALLATION FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
- CONTRACTOR IS HEARBY NOTIFIED THAT UNDERGROUND UTILITIES EXIST ON THE SITE AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE ALL LOCATIONS

SEEDING AND MULCHING

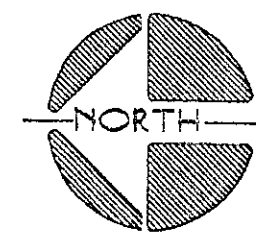
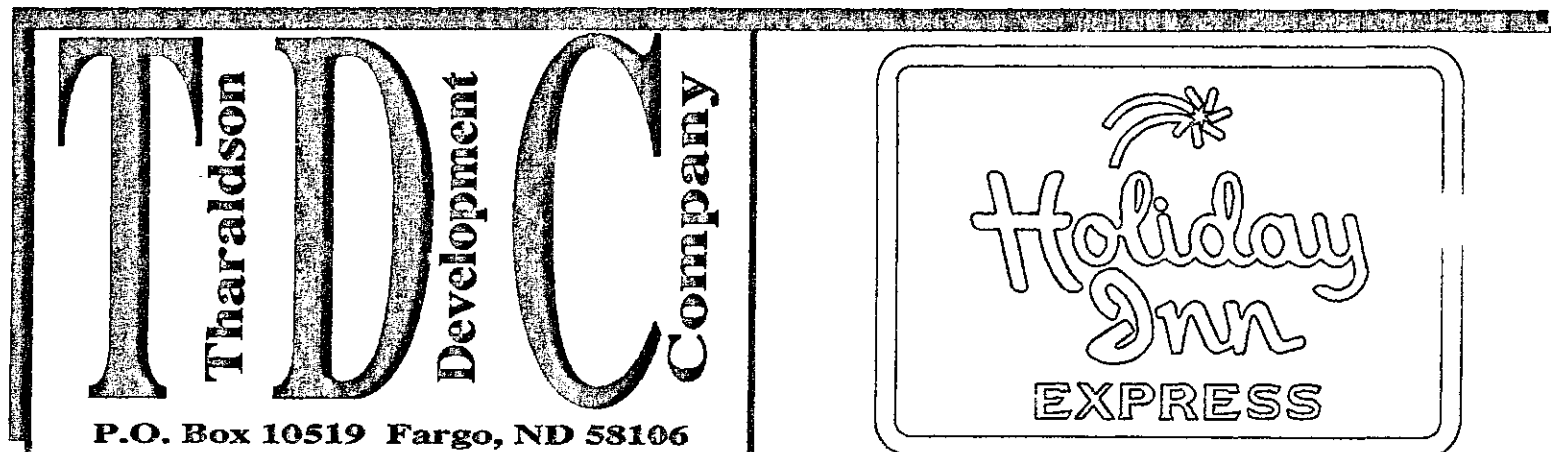
- SPREAD 4 TO 6 INCHES OF TOPSOIL
- FERTILIZE ACCORDING TO SOIL TEST (OR APPLY 10 LB./1000 SQ. FT. OF 20-10-10 OR 10-10-10 FERTILIZER).
- SEED WITH AN APPROPRIATE MIX FOR THE SITE
- RAKE LIGHTLY TO COVER SEED WITH 1/4" OF SOIL.
- ROLL LIGHTLY.
- MULCH WITH STRAW (2-3 BALES PER 1000 SQ. FT.) FROM MARCH 15 TO AUGUST 31.
- ANCHOR MULCH BY PUNCHING 2 INCHES INTO THE SOIL WITH A DULL, WEIGHTED DISK OR BY USING NETTING OR OTHER MEASURES ON STEEP SLOPES AND WINDY AREAS.

DOWNSPOUT EXTENDERS

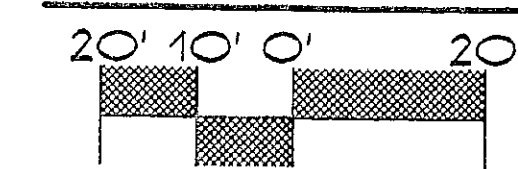
- REQUIRED, AND HIGHLY RECOMMENDED.
- INSTALL AS SOON AS GUTTERS AND DOWNSPOUTS ARE COMPLETED.
- ROUTE WATER TO A GRASSED AREA.
- MAINTAIN UNTIL A LAWN IS ESTABLISHED.

PRESERVING EXISTING VEGETATION

- WHENEVER POSSIBLE, PRESERVE EXISTING TREES, SHRUBS, AND OTHER VEGETATION.
- TO PREVENT ROOT DAMAGE, DO NOT GRADE, PLACE SOIL PILES, OR PARK VEHICLES NEAR TREES MARKED FOR PRESERVATION.



LANDSCAPING

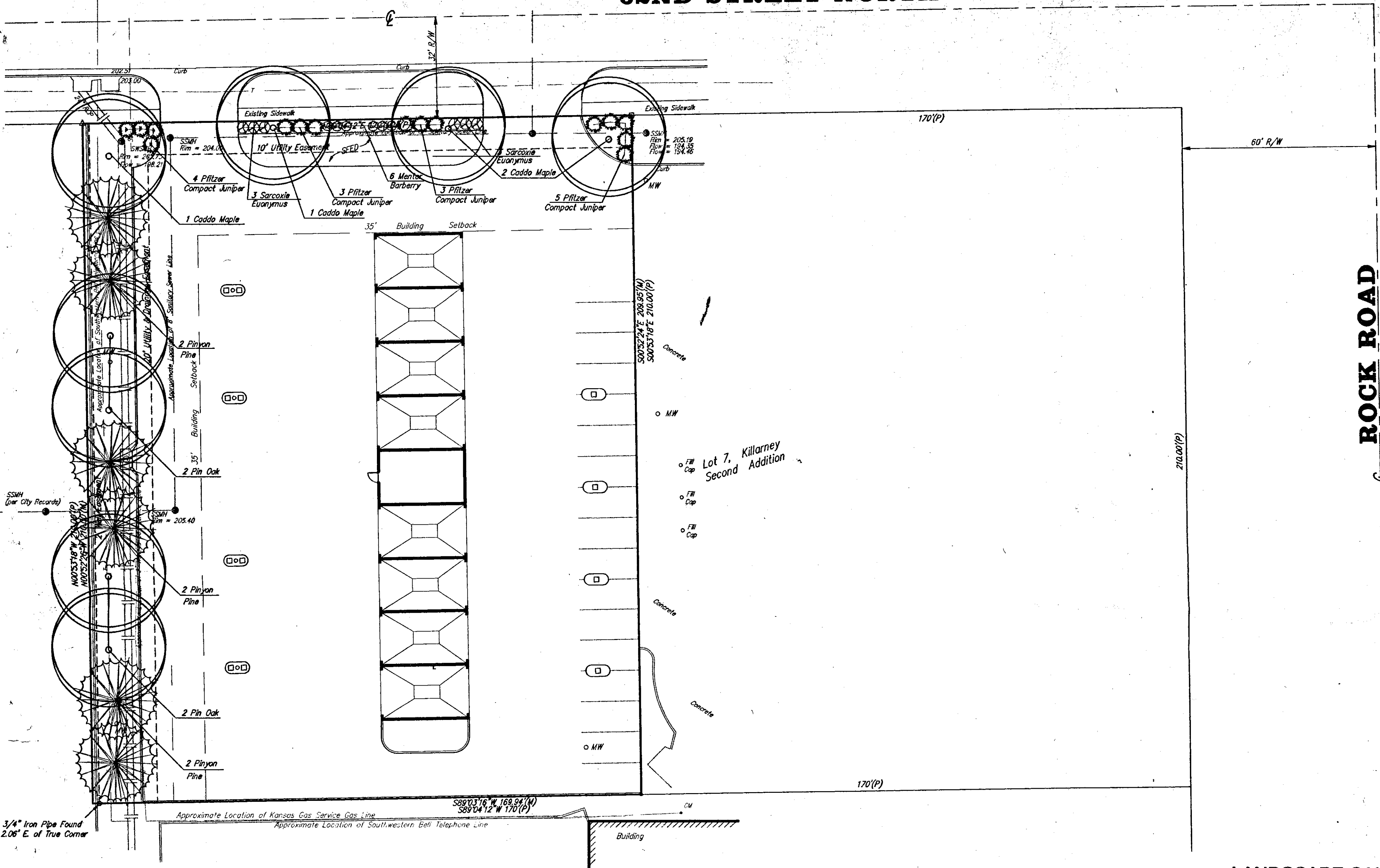


DP-158
Parcel 2 (BETTER)
LANDSCAPE PLAN

APPROVED 10/21/98 BY [Signature]

LANDSCAPE PLAN DATE: DECEMBER, 1997 SCALE: 1" = 20'-0" DRAWN BY: KARI / BOB PROJECT: HOLIDAY INN EXPRESS 64 UNIT 7824 E. 32ND ST. NORTH WICHITA, KANSAS		REVISIONS: 1-23-99 DATE ENGINEER#	I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF KANSAS. STEVAN G. DEWALD 13542 KANSAS PROFESSIONAL ENGINEER	L4
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32ND STREET NORTH



LEGAL DESCRIPTION:

Lot 7, except the east 170 feet thereof, Block 1 Killarney Second Addition, an addition to Wichita, Sedgwick County, Kansas.

BENCHMARK:

Site Benchmark Chiseled Cross at the NE corner of Subject Property.
Elevation = 204.49 (City Datum)

PLANTING NOTES:

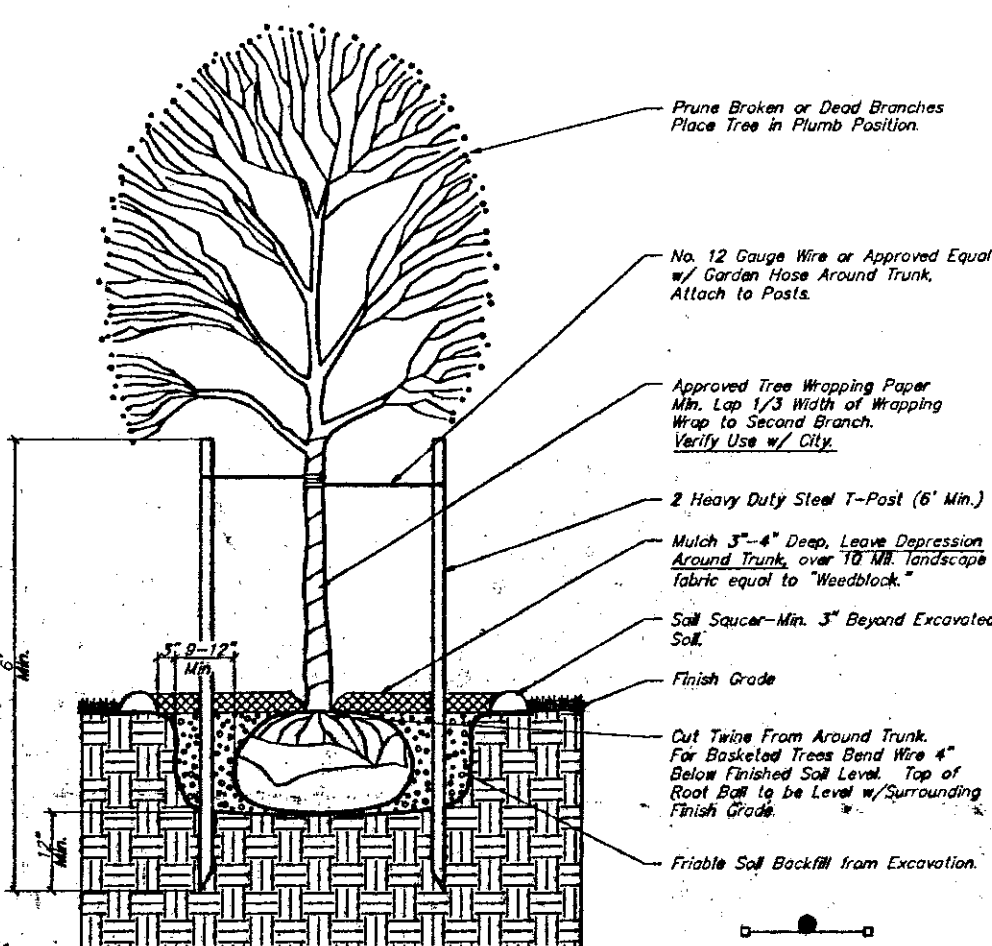
- All landscape work shall be done in accordance with industry standards.
- All areas called out on the plan as "Seed" shall be seeded and fertilized as follows:
SEED--
Kansas Premium Fescue Blend, 5-8#/1000 sq. ft.
(equal parts of Olympic II, Bonanza, Apache, and Monarch varieties.)
FERTILIZER--
16-20-6 ratio 4#/1000 sq. ft.
- Trees with broken leaders will not be accepted.
- All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Treflan (5%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled in, to a depth of 8-12".
- Mulch all planting beds with 2" of mulch. Mulch all tree saucer walls with 4" of mulch. Mulch material to be shredded cypress mulch.
- Plastic edging shall be used to separate all turf areas from planting beds. Edging shall be Cobra Commercial Heavy Duty Grade from Old Dutch Materials Company or approved equal.
- Topsail hauled onto site shall be fertile, friable, natural loam topsail, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free trash, or other matter toxic to plant growth.
- Topsail shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
- Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
- Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
- Water source for plant material will be a hose bid on building.

LANDSCAPE CALCULATIONS

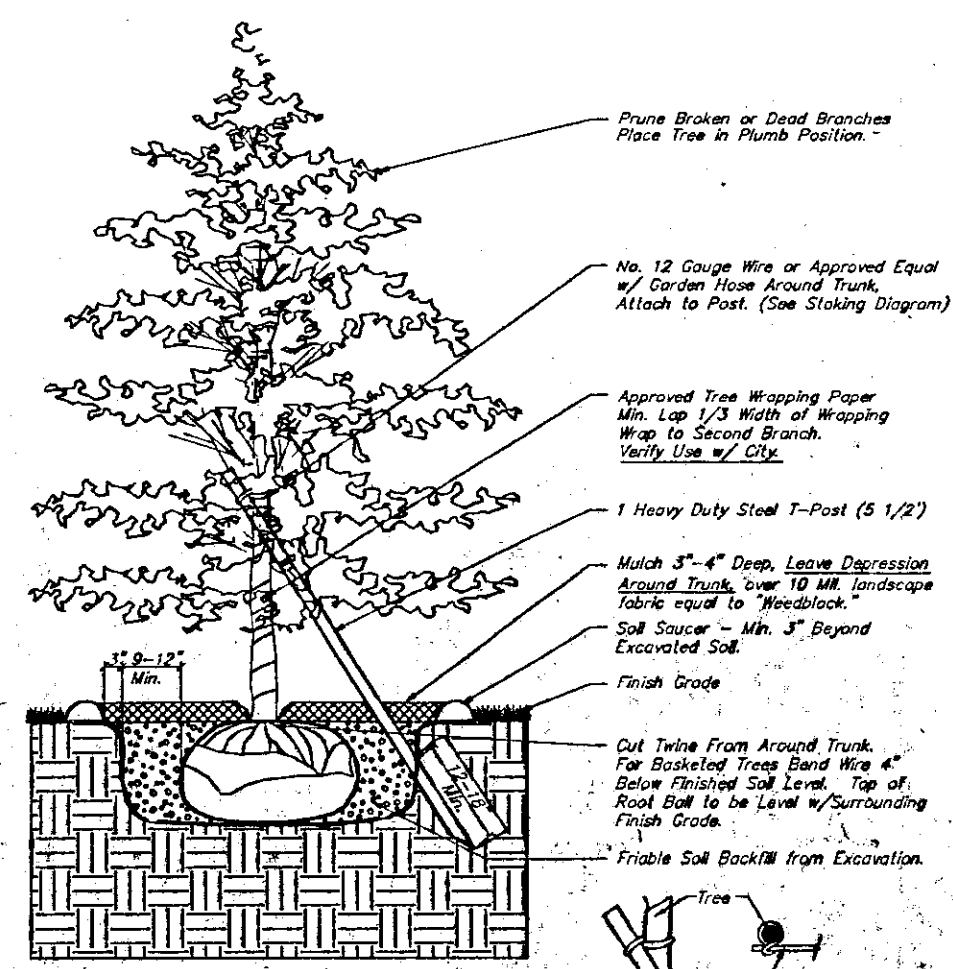
RESIDENTIAL BUFFER DOUBLED PER C.U.P.
BUFFER REQUIREMENT = $\frac{210 \text{ L.F. Frontage}}{20} = 10.5 \text{ Trees}$
TREE REQUIREMENT = 1 Shade Tree every 20 lineal feet of property line.
(11 Shade Trees Needed)
TREES SHOWN = 9 Shade Trees and 4 Ornamental Trees Shown
STREET YARD REQUIREMENT = 4 Shade Trees
 $170 \times 10 = 1700 \text{ sq. ft.} / 500 \text{ sq. ft.} = 4 \text{ Shade Trees}$
STREET YARD SHOWN = 1630 sq. ft.
TREES SHOWN = 4 Shade Tree

PLANT SCHEDULE

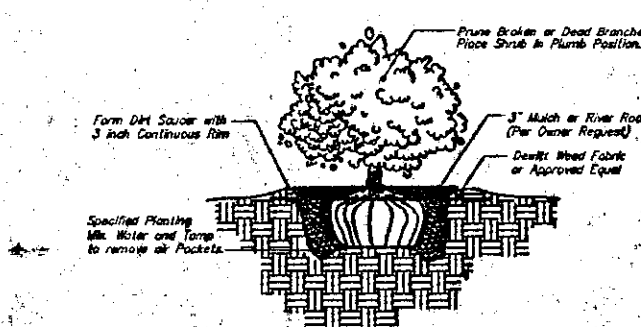
QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
4	<i>Quercus palustris</i>	Pin Oak	2 1/2" Cal. Min.	B & B	Single Stem Only
4	<i>Acer saccharum 'Caddo'</i>	Caddo Sugar Maple	2 1/2" Cal. Min.	B & B	Single Stem Only
6	<i>Pinus edulis</i>	Pinyon Pine	1 1/2" Cal. Min.	B & B	Single Stem Only
6	<i>Barberis x mentranensis</i>	Mentor Barberry	2 gal.	Cont.	
6	<i>Euonymus radicans 'Sarcocoe'</i>	Sarcocoe Euonymus	2 gal.	Cont.	
15	<i>Juniperus chinensis pfitzeriana compacta</i>	Pfitzer Compact Juniper	2 gal.	Cont.	



TREE PLANTING & STAKING DETAIL
Deciduous Trees Larger than 2" Cal.
Evergreen Trees Larger than 6" Height



TREE PLANTING & STAKING DETAIL
Deciduous Trees 2" Cal. and Smaller
Evergreen Trees 6" Height and Smaller



TYPICAL SHRUB PLANTING DETAIL
1' Cal. and Smaller

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 E. 15th • WICHITA, KANSAS 67211

PRINTS ISSUED

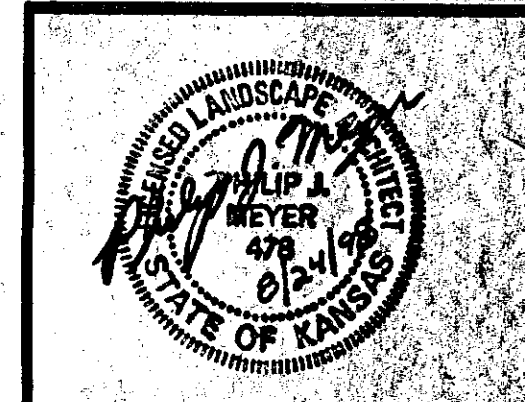
REVISIONS



DON FOLGER JR.
& ASSOCIATES

ARCHITECTURE PLANNING
CONSTRUCTION MANAGEMENT

234 S. TOPEKA WICHITA, KS.
67202 (316) 269-2414



FIVE STAR
8 BAY
SELF SERVICE CAR WASH
32ND STREET
WICHITA KANSAS

DRAWN CHECKED
AHH 8/12 PJM

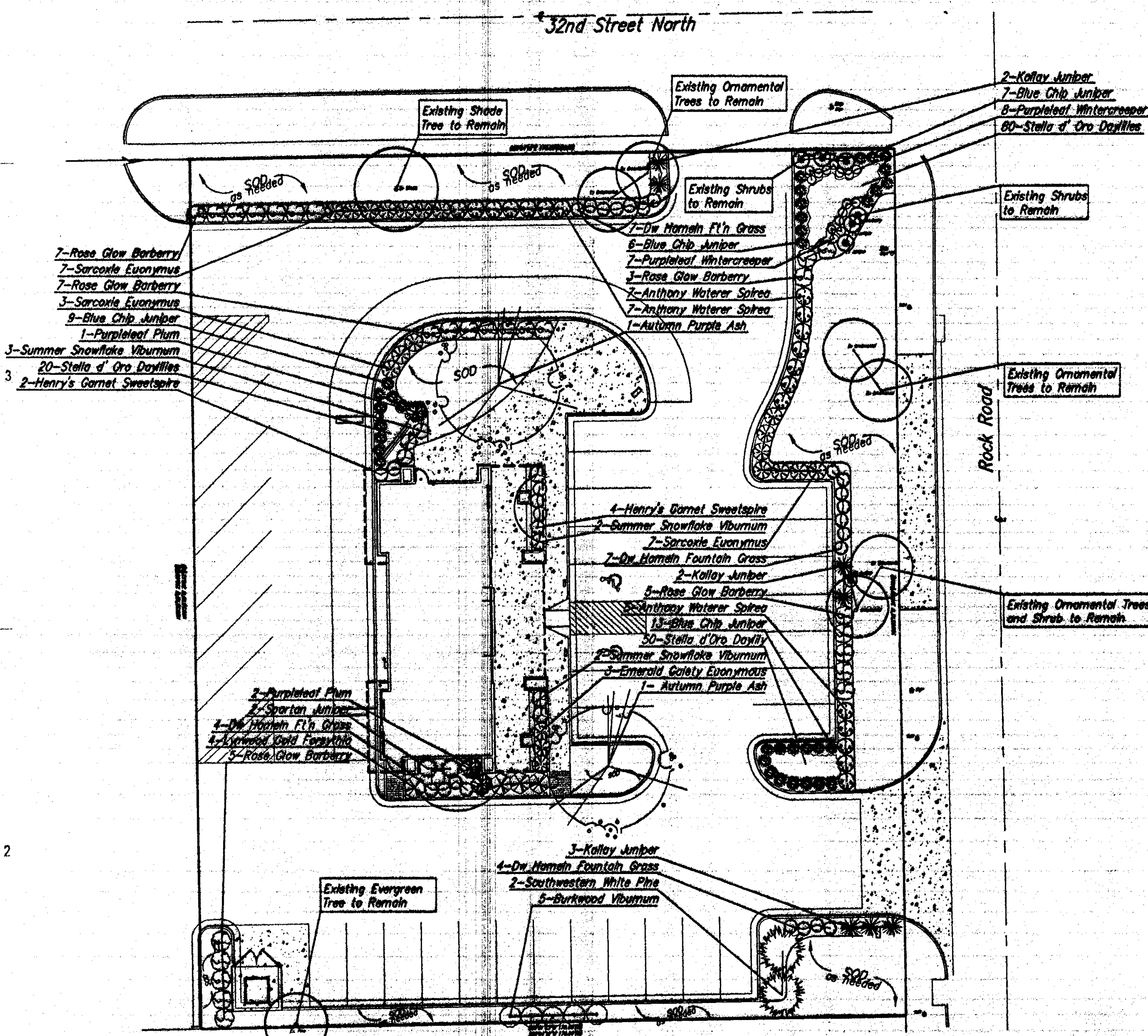
LANDSCAPE PLAN

SHEET NUMBER

LS.1
OF SHEETS

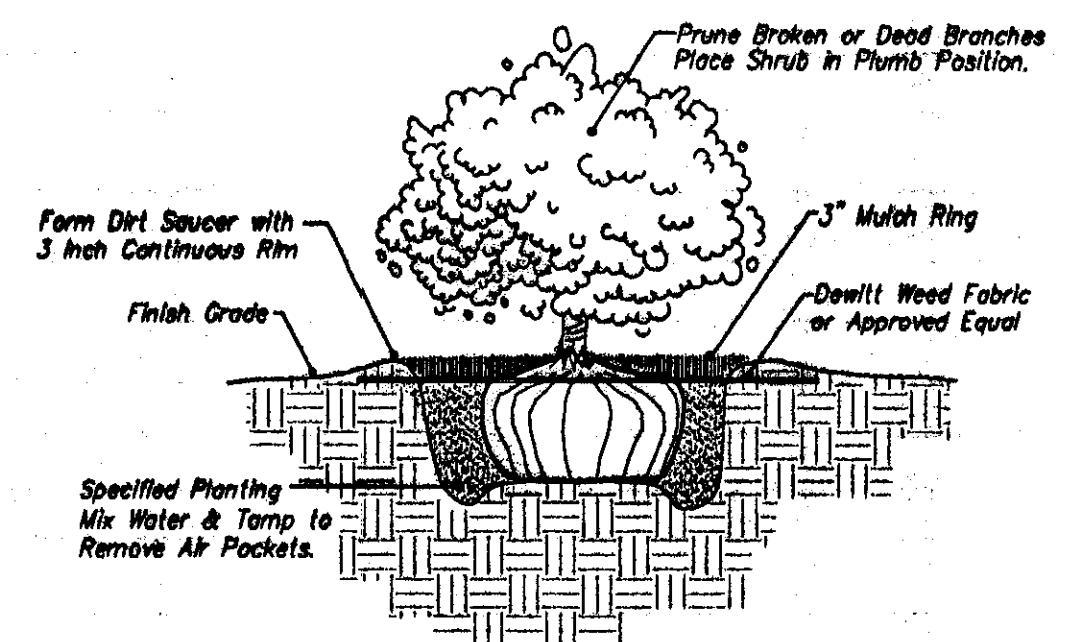
4

2



PLANT SCHEDULE

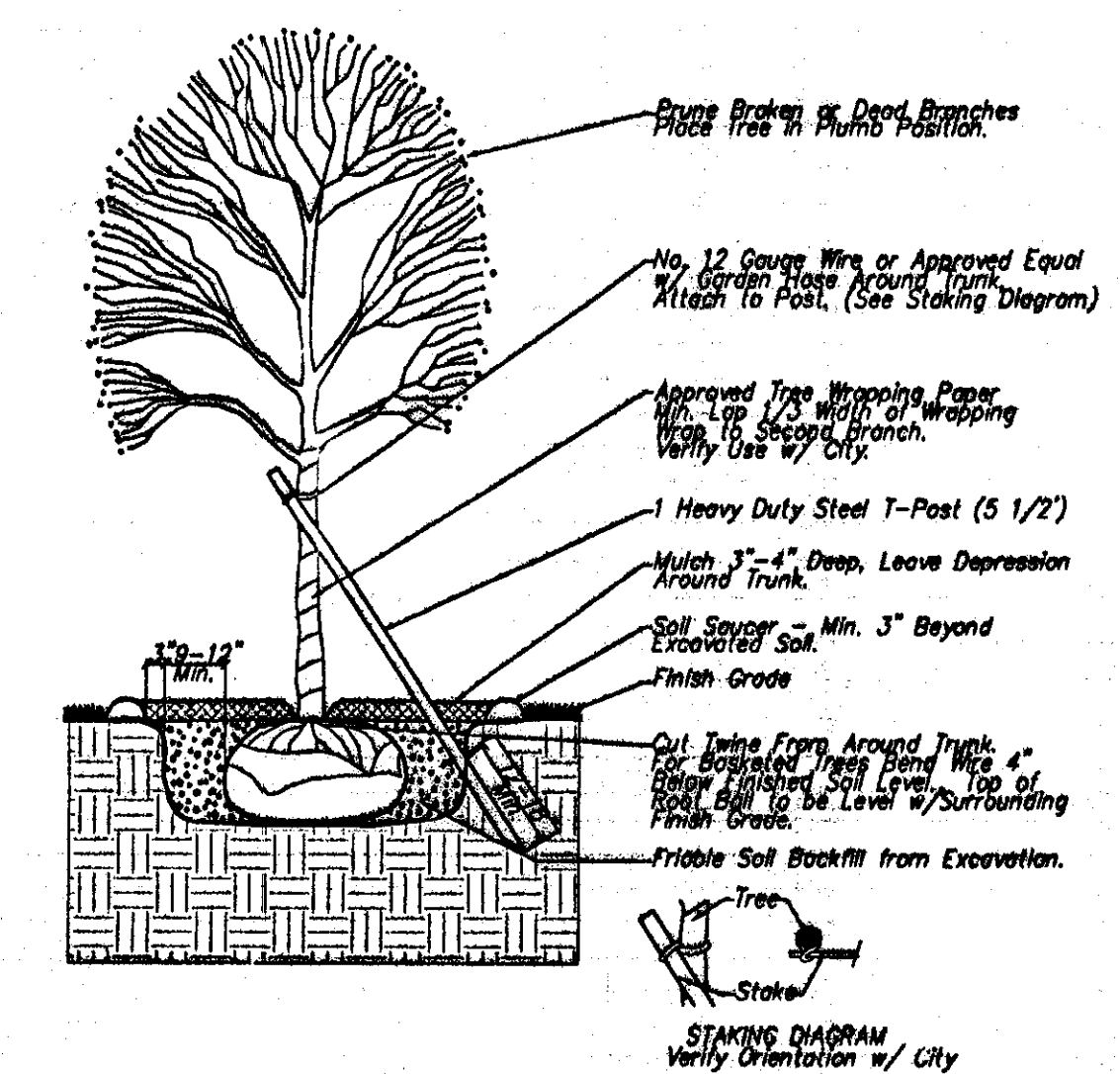
QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
2	Fraxinus americana 'Autumn Purple'	Autumn Purple Ash	2" cal.	B&B	Single Stem Only
2	Pinus strobiformis	Southwestern White Pine	6-7' ht.	B&B	Single Stem Only
2	Juniperus chinensis 'Spartan'	Spartan Juniper	4-5' ht.	B&B	Single Stem Only
3	Prunus cistena	Purpleleaf Plum	5 gal.	Cont.	Full & Healthy
5	Viburnum burkwoodi	Burkwood Viburnum	5 gal.	Cont.	Full & Healthy
27	Barberis thunbergii 'Rose Glow'	Rose Glow Barberry	2 gal.	Cont.	Full & Healthy
3	Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Euonymus	2 gal.	Cont.	Full & Healthy
17	Euonymus fortunei radicans 'Sarcocoe'	Sarcocoe Eudamurus	2 gal.	Cont.	Full & Healthy
6	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetgum	2 gal.	Cont.	Full & Healthy
4	Forsythia intermedia 'Lynwood Gold'	Lynwood Gold Forsythia	2 gal.	Cont.	Full & Healthy
35	Juniperus chinensis 'Blue Chip'	Blue Chip Juniper	2 gal.	Cont.	Full & Healthy
7	Juniperus chinensis 'Kollay Compact'	Kollay Juniper	2 gal.	Cont.	Full & Healthy
22	Pennisetum alopecuroides 'Hemeln'	Dwarf Hemeln Fountain Grass	2 gal.	Cont.	Full & Healthy
19	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spirea	2 gal.	Cont.	Full & Healthy
7	Viburnum plicatum	Summer Snowflake Viburnum	2 gal.	Cont.	Full & Healthy
15	Euonymus fortunei coloratus	Purpleleaf Wintercreeper	1 gal.	Cont.	Full & Healthy
150	Hemerocallis 'Stella d'Oro'	Stella d'Oro Daylily	1 gal.	Cont.	Full & Healthy



SHRUB PLANTING DETAIL

5 Gallon and Smaller

No Scale

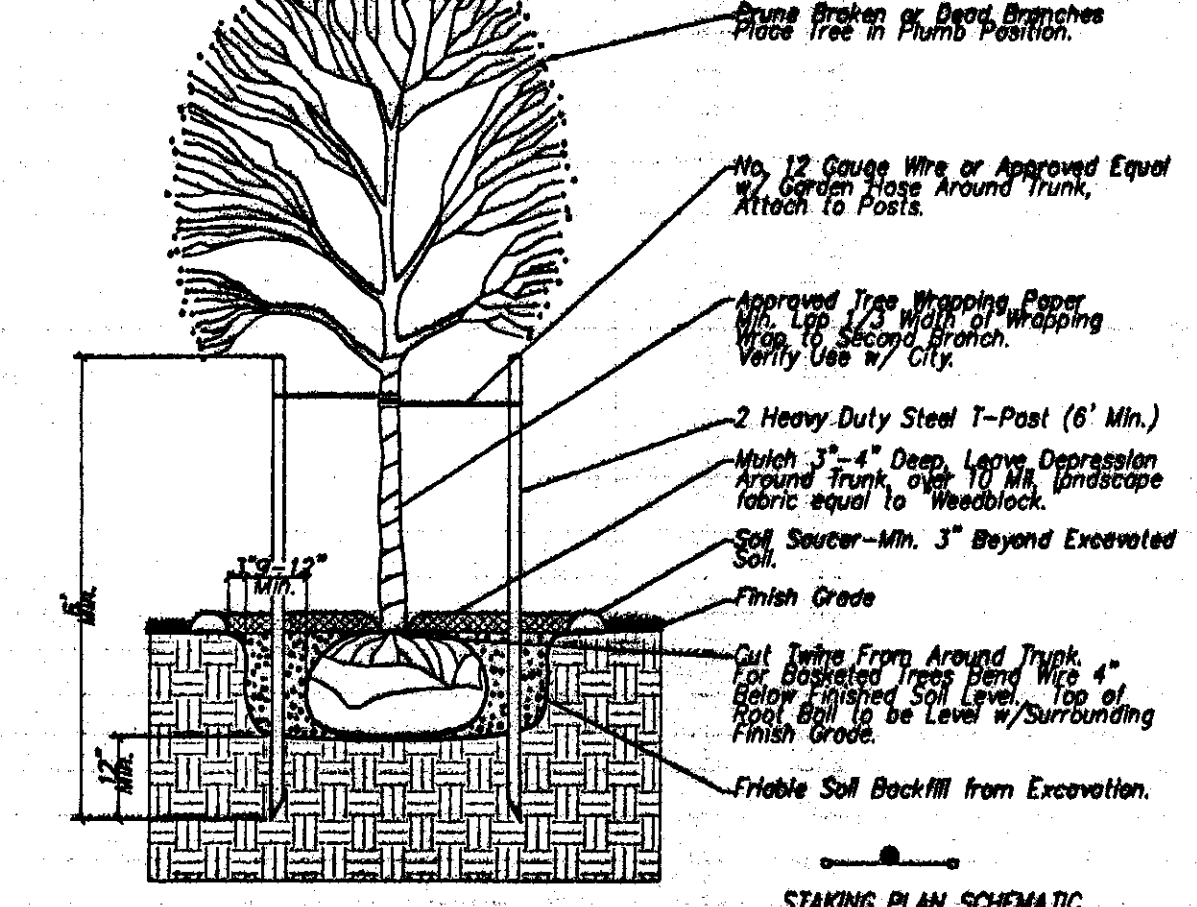


TREE PLANTING & STAKING DETAIL

No Scale

Deciduous Trees 2" Cal. and Smaller

Evergreen Trees 6" Height and Smaller



TREE PLANTING & STAKING DETAIL

No Scale

Deciduous Trees Larger than 2" Cal.

Evergreen Trees Larger than 6" Height

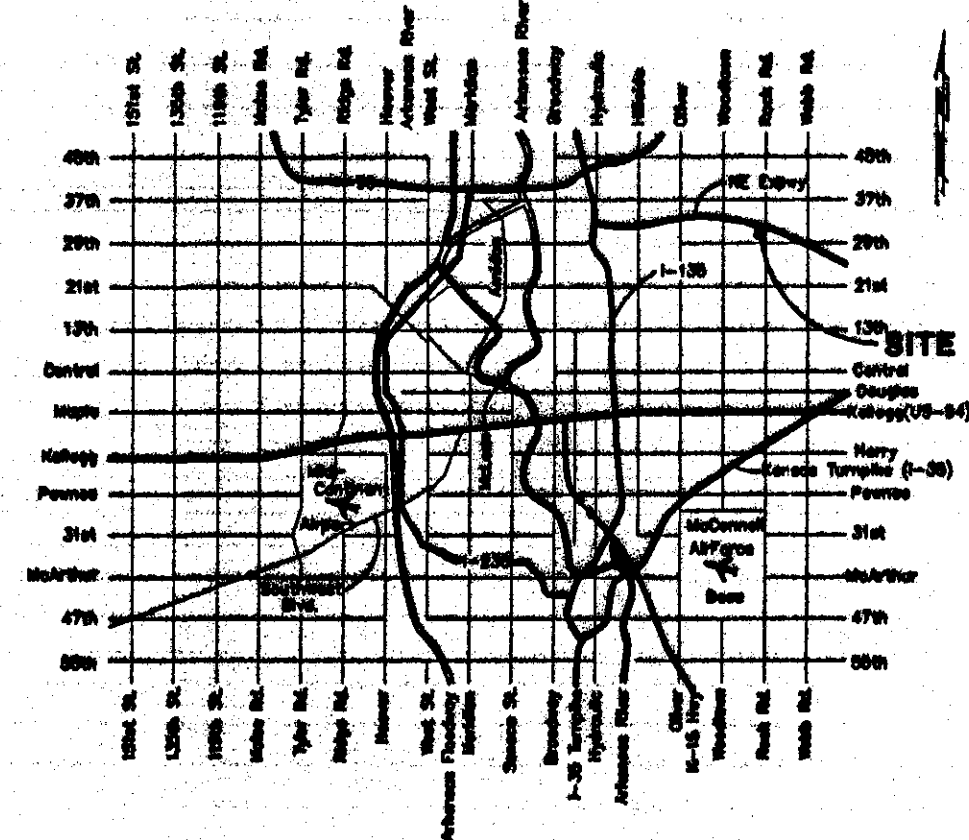
LANDSCAPE ORDINANCE CALCULATIONS

Two Streetyard Requirement:	380' (Total Street Front)
Greatest Perpen. Distance:	-100'
Adjusted Street Frontage:	280'
Square Footage Factor:	10 sq.ft. (Av. Depth=190')
Streetyard Required:	2,800 sq.ft.
Streetyard shown:	7,510 sq.ft.
Streetyard Trees Required:	6 Shade Trees
Streetyard Trees shown:	4 Shade + 4 Existing
Parking Lot Trees Required:	2 Shade Trees (38 Spaces)
Parking Lot Trees Shown:	2 Shade Trees

IRRIGATION NOTES:

- All irrigation work is to be installed in compliance with all local codes and regulations.
- Irrigation Contractor shall design system so turf heads are on separate zones from shrub spray heads.
- The Irrigation Contractor DOES NOT START irrigation construction until final shop drawings are submitted and approved to the Landscape Architect and/or Owner prior to construction for final approval which: Use Rainbird products or approved equal, which will illustrate type of head, head coverage, valve location, piping and accessories, and main line location. Included in shop drawings show zone pressure, valve size, GPM requirements and pipe sizing. Also specify a rain switch or moisture sensing device per City Codes.
- Prior to construction, Irrigation Contractor to locate all exist and proposed utilities and electrical wiring.
- Contractor shall not install irrigation system when any obstructions in the field exist. Contact the Landscape Architect for clarification before proceeding around obstructions.
- All turf areas shall be head-to-head coverage with triangle spacing where possible. Contractor is responsible for adequate coverage in shrub bed zones using drip system and/or spray heads.
- Heads to be adjusted to not spray on buildings, walks, or drives. Spray Heads will be located nearest to planting bed edge using funny pipe and fittings. Spray Heads to be located and sized so not to be susceptible to damage by automobile overhangs.
- Irrigation Contractor shall coordinate with Paving Contractor to locate and install required irrigation lines steering prior to any paving. Combine piping when possible to save on steering material. Steeves to be min. 20" below finish grade. Verify final depth w/ Paving Contractor for adequate coverage.
- Automatic drainage valves to be located at the ends of lines and at the lowest points on the lines.
- Irrigation Contractor to verify location of city water with GC prior to installation of system. Irrigation Contractor shall verify static pressure and volume of well water supply prior to installation of system.
- Locate irrigation Controller per Owner/G.C. request.
- Irrigation water is to be supplied as shown.

VICINITY MAP



Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE
Sheridan's Frozen Custard-Rock Rd./32nd St. SCH 04-01-0201

BENCHMARK

"X" Chiseled on Top of Walk at Northeast Corner of Property.

LEGAL DESCRIPTION

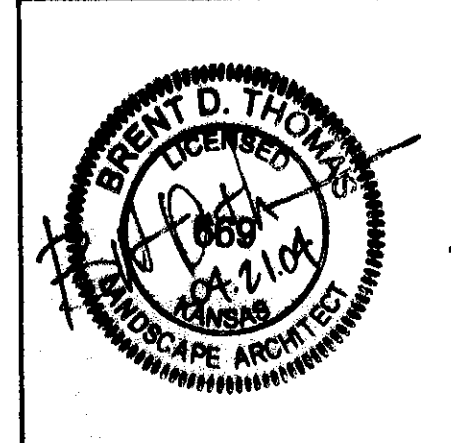
The east 170 feet of Lot 7, Block 1, Kilmory Second Addition, an Addition to Wichita, Sedgewick County, Kansas.

LANDSCAPE NOTES:

- All landscape work shall be done in accordance with industry standards.
- All areas called out on the plan as "Sod" or "Seed" shall be installed and fertilized as follows: SOO-Kansas Premium Fescue Sod SEED-Kansas Premium Fescue Seed FERTILIZER-16-20-6 ratio 4#/1000 sq. ft.
- Trees with broken leaders or no central leader will not be accepted.
- All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Treflan 5% (or equal) shall be applied per label directions. All planting beds receive 2" organic matter (such as compost, humus, or cotton bur mulch), & rototilled in to a depth of 10-12".
- Mulch all planting beds with min. 3" of mulch. Mulch all tree saucer wells with min. 3" of mulch. Mulch material to be shredded cypress mulch of uniform consistency, over 10 Mil. landscape fabric equal to "Weedblock."
- Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge thickness, commercial grade, or approved equal.
- Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free trash, or other matter toxic to plant growth.
- Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
- Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 687-2470/1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
- Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
- The Landscape Contractor is to be responsible for all permits required and is to see that all work is performed in accordance with State and Local codes.
- The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
- The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
- The Landscape Contractor is responsible for any damage done to the exterior of the building or any part of the parking lot when installing or maintaining the plantings before final acceptance.
- General Contractor to supply all topsoil to site. Landscape Contractor to supply topsoil for seeding disturbed areas and 4" depth for finish grade in all planting beds.
- General Contractor to coordinate with appropriate Local City Official to Remove/Transplant existing trees.
- Fall planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 30. For grass seeding, fall season shall be September 1 thru mid October. Spring season for seeding shall be from March 15 thru mid May.

LANDSCAPE PLAN

APPROVED 05/10/04 BY DB
MAPD Copy 1 of 2



Sheridan's Frozen Custard
3233 North Rock Road
Wichita Kansas 67226

JOB NO. 04-03-0201	DATE
DRAWN BY: SCH	
CHECK DATE: 4-20-04	
ISSUE	
ISSUE FOR BID & PERMIT	04.21.04

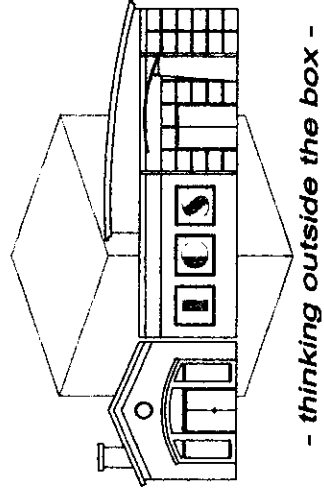
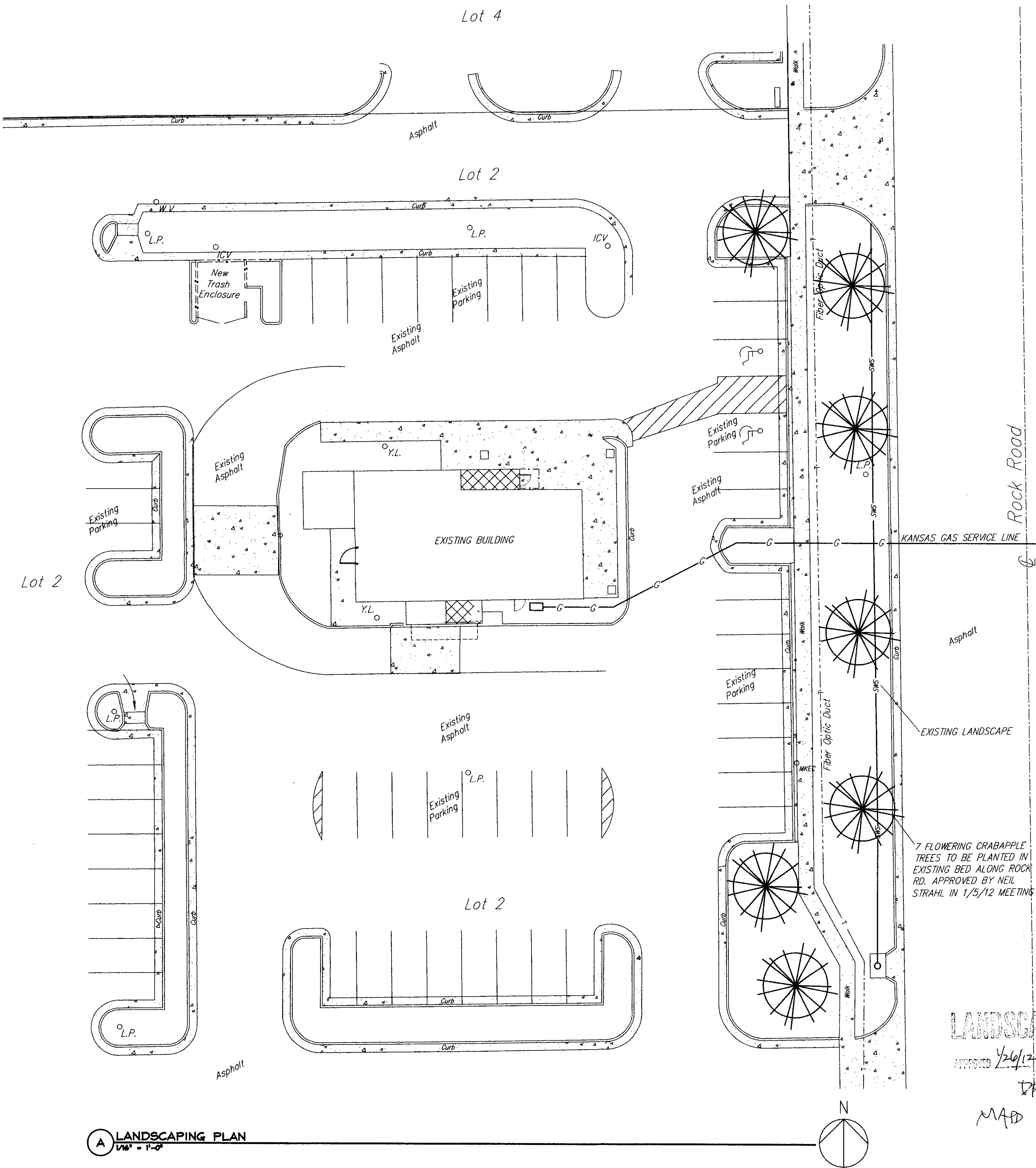
LANDSCAPE PLAN
C5

PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE- REQ'D.	CONDITION
7	FLOWERING CRAB APPLE TREE	MALUS SPP.	6' ht. min.	B#B or Container

NOTES

- All landscape work shall be done in accordance with industry standards.
- Prior to any excavation for landscaping purposes, the location of underground utilities shall be determined by calling Kansas One-Call Systems @ 687-2470 or 1-800-344-7233. Installer shall be responsible for any damage to existing utilities caused by his operations in cases where utilities are accurately marked.
- Planting beds on this site are defined by concrete or asphalt paving. Upon removal of of pavement, sub-base material shall be removed and replaced with quality topsoil.
- All planting beds shall be prepared by eradicating existing vegetation with Round-Up (or-equal) according to label directions. A pre-emergent herbicide such as Treflan shall be applied per label directions.
- Planting soil shall be improved with new friable topsoil and receive 2" organic soil amendments such as cotton burr or equal compost, or humus and rototilled to a depth of 10-12" in accordance with standard trade practice.
- Granular type slow-release fertilizer formulated for new plantings i.e. MYKE, Ferti-lome Start N Grow or Hi-Yield Grower's Special shall be applied to root ball and soil prior to planting as per label directions.
- Mulch in shrub beds shall be 3" decorative rock mulch or Grade A shredded cedar mulch of uniform consistency as approved by Owner. Weed barrier fabric shall be installed under rock.
- Water for establishment and maintenance of plant materials on this project shall be provided by automatic sprinkler system or hand-watering as per Owner.
- Disturbed lawn areas shall be reseeded or sodded as approved by Owner with Kansas Premium Fescue Blend.
- Plants shall be high quality nursery or field grown stock which meets the National Association of Nurserymen standards as specified by the American Standards Institute in ANSI Z60.1-1986 or as may be amended in the future.
- Report any discrepancies in the planting plan to the Landscape Architect prior to starting construction.
- The landscape contractor shall coordinate with the G.C. to gain site access to install the plants and maintain grounds, until final acceptance from Owner. Upon final acceptance the one (1) year guarantee period will begin.
- The landscape contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
- The Landscape Contractor is responsible for any damage done to the exterior of the building or any part of the parking lot when installing or maintaining the plantings before acceptance.
- Fall planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 30. For grass seeding, fall season shall be September 1 thru mid-October. Spring season for seeding shall be March 15 thru mid-May.
- Landscape Contractor shall provide maintenance until final project acceptance including landscape maintenance and watering.
- Changes and/or substitutions are subject to approval by landscape architect.



POPEYE'S CHICKEN

PROPERTY
OF
INNOVATIVE CONSTRUCTION SERVICES, Inc.
UNLAWFUL TO REPRODUCE
SEAL

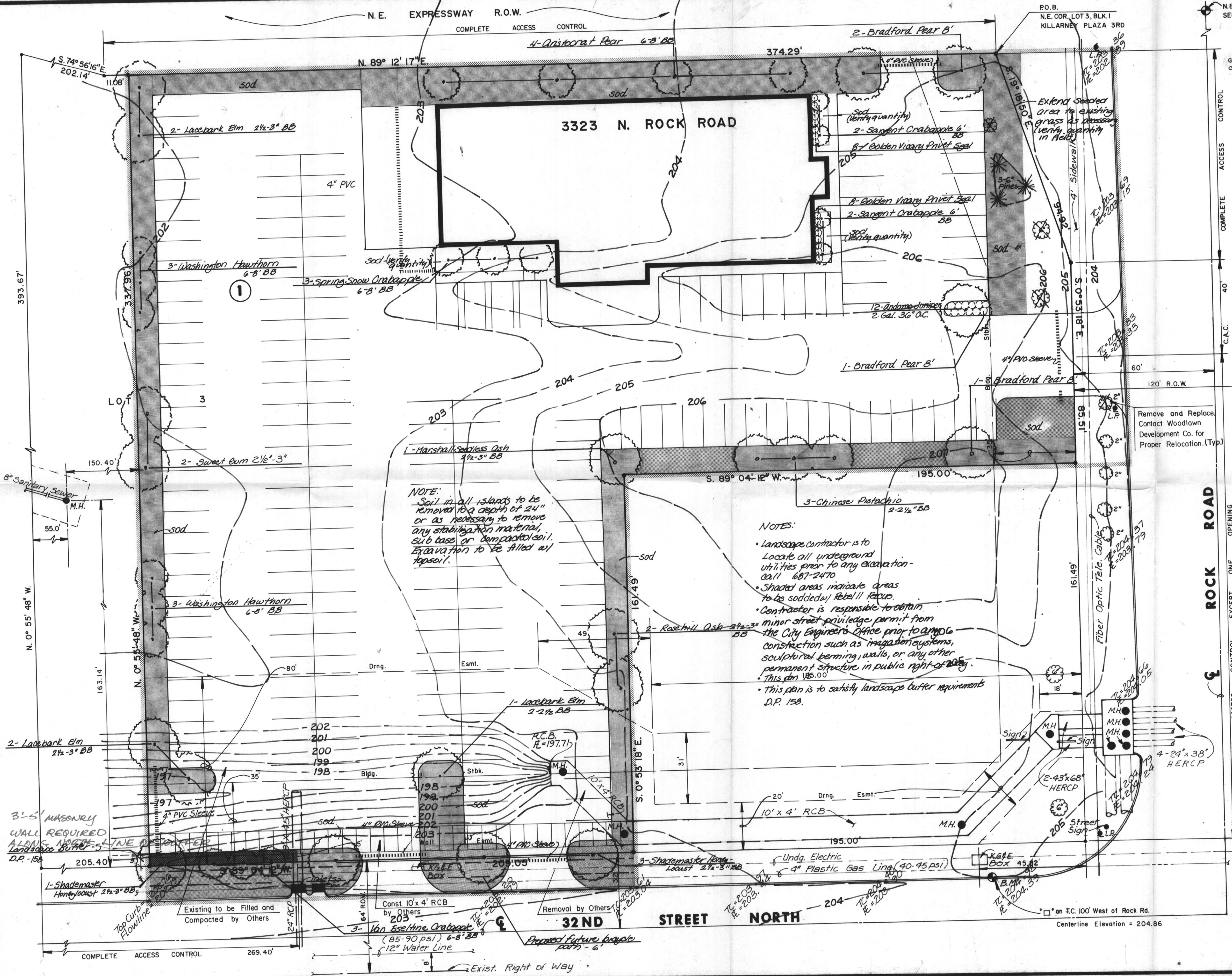
DATE : 1/19/12
DR. BY : CCP

PROJECT NO.
12-009

REVISIONS:

SHEET
LS1

WICHITA, KS/
3131 N. ROCK ROAD



GREEN AREAS SHALL HAVE 100% COVERAGE WITH A RAINBIRD AUTOMATIC SPRINKLER CONTROL SYSTEM WITH TORO SPRINKLER HEAD FIXTURES.

All Grass to be Sod.
All Trees to have 3 Ft. Radius of Lava Rock 2" Deep on top of Fiber Mat.

APPROVED LANDSCAPE PLAN
FOR A PORTION OF PARCEL #2
DP-158

Louise Olivaréz 4-24-90
LOUISE OLIVARÉZ, ACTING
CHIEF PLANNER date
M.A.P.D. Copy 2 of 2

LEGEND

10' x 4' RCB	= REINFORCED CONCRETE BOX
207	= EXISTING CONTOURS
LP	= LIGHT POLE
6"	= TREE & SIZE
6"	= PINE OR CEDAR TREE & SIZE
RCP	= REINFORCED CONCRETE PIPE
M.H.	= MANHOLE
HERCP	= HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE

**RYANS
FAMILY RESTAURANT**

KILLARNEY PLAZA 3RD
LOT 3, BLK. I - PORTION OF

LANDSCAPING PLAN

MID-KANSAS ENGINEERING CONSULTANTS PA
3500 NORTH ROCK ROAD
BUILDING #800
WICHITA, KANSAS 67226

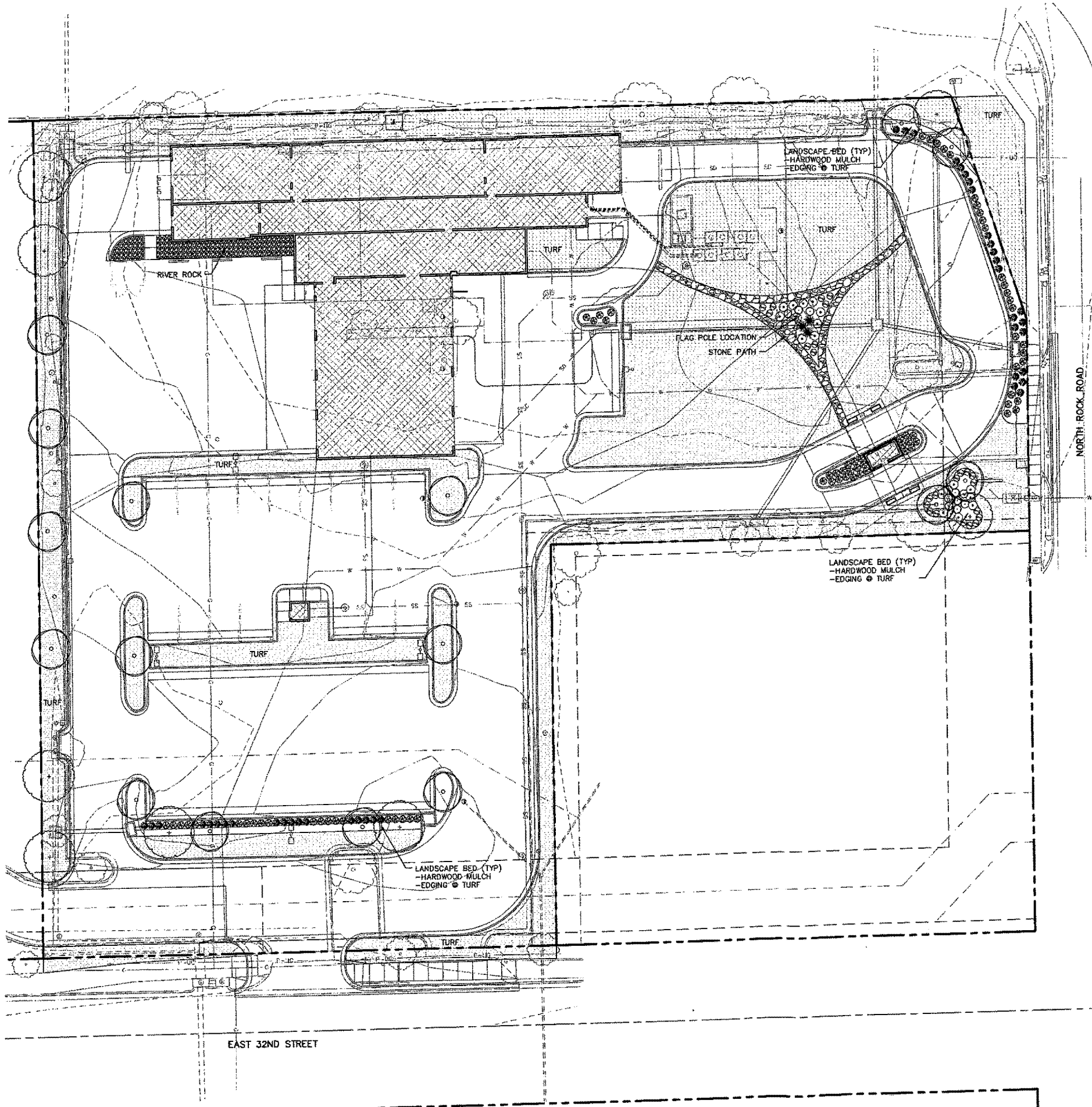
Rev. 18 Apr. 90
Rev. 17 Apr. 90

Design
Drawn by
K.S.M.
Checked by

Date
DEC. 1989
Job no.

Sheet
4
of 7

DWG: F:\PROJECTS\015-1082\40-Design\AutoCAD\Plan\Plots\Sheet\DWG\Private\Construction Documents\PLAN_51082.dwg
DATE: Aug 13, 2015 2:26pm XREFS: 151082_SURV_XBOU 151082_SURV_XTOPO C:\BASE_51082 C:\PSTRW_51082
USER: burmeister DAVID_ECKMAN_PE_KS



LANDSCAPE REQUIREMENTS

STREET FRONTAGE

East 32nd Street
275-375 lf of Average Depth
15 Square Feet / Linear Foot
210 Linear Feet of Frontage
210 x 15 = 3,150 Square Feet of Street Frontage
3,162 Square Feet of Street Frontage Provided

North Rock Road

275-375 lf of Average Depth
15 Square Feet / Linear Foot
175 Linear Feet of Frontage
175 x 15 = 2,625 Square Feet of Street Frontage
2,637 Square Feet of Street Frontage Provided

Every 500 Square Feet of Required Street Frontage Landscape requires 1 Shade Tree or 2 Ornamental Trees
5,775 / 500 = 12 Shade Trees or 24 Ornamental Trees Required
11 Shade Trees and 2 Ornamental Trees Provided

PARKING LOT TREES

Every 20 Stalls requires 1 Shade Tree or 2 Ornamental Trees
44 Parking Stalls = 2 Shade Tree or 4 Ornamental Trees
5 Ornamental Trees Provided

SCREENING

Continuous Screen @ Parking adjacent to Street
Continuous Screen Around Queuing Area

PLANT LIST

QTY.	Symbol	Abbrev.	Common/Scientific Name	Size	Notes
SHADE TREES					
8		ARB	Autumn Blaze Maple <i>Acer rubrum 'Autumn Blaze'</i>	3" Caliper	
ORNAMENTAL TREES					
16		FCC	Eastern Redbud <i>Cercia canadensis</i>	2" Caliper	
DECIDUOUS SHRUBS					
17		RFC	Pink Supreme Carpet Rose Rose Flower Carpet R Pink Supreme	3 Gallon	
14		CAS	Red Twig Dogwood <i>Cornus alba 'Sibirica'</i>	3 Gallon	
24		EPI	Ivory Jade Euonymus <i>Euonymus fortunei 'Ivory Jade'</i>	3 Gallon	
EVERGREEN SHRUBS					
3		JSS	Skyrocket Juniper <i>Juniperus sp 'Skyrocket'</i>	3 Gallon	
41		BGV	Winter Gem Boxwood <i>Buxus sempervirens 'Viriegata'</i>	3 Gallon	
10		BGM	Green Mountain Boxwood <i>Buxus x 'Green Mountain'</i>	3 Gallon	

LANDSCAPE PLAN

APPROVED 8/25/15 BY NES

0' 10' 20' 40'
SCALE IN FEET



SHEET TITLE:

LANDSCAPE PLAN
GREEN LANTERN OF WICHITA NORTH
3323 NORTH ROCK ROAD, WICHITA, KS 67226

SUBMITTAL:

JOB NO.:

CL No. 10

FILE NAME:

PLOT DATE:

REVISIONS/DATE:

DATE: 07-24-2015

L1.0

FOR:

OLSON ASSOCIATES
1001 N. LINCOLN AVENUE
SUITE 100
WICHITA, KS 67202
TEL: 316.261.1800

PLANS PREPARED BY:



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Wichita-Sedgwick County Metropolitan Area Planning Department

December 3, 2015

Green Lantern Attn: Donald Boos
500 Graves Blvd.
Salina, KS 67401

Luminous Neon Inc. attn. Andrea Edwards
1429 W. 4th Ave.
Hutchinson, KS 67501

RE: CUP2015-46 - City Administrative Adjustment to DP-158 to reduce the sign spacing for two signs by 30% from 150 to 100 feet, and increase the height of one sign by 20%, from 35 to 42 feet in LC Limited Commercial zoning, generally located south of K-96 and west of Rock Road (3323 N. Rock).

Dear Applicants:

We received and reviewed your request for an administrative adjustment to the above-referenced community unit plan, DP-158, the WDC Commercial Community Unit Plan (CUP). We understand that you wish to reduce spacing between two signs on Parcel 2 from 139 to 100 feet; and reduce spacing from a sign on Parcel 2 to another sign to the west from 150 to 100 feet. We also understand that you wish to increase the height of the K-96 frontage sign from 35 to 42 feet. Therefore General Provision 5 shall be adjusted to add: "Per administrative adjustment dated December 3, 2015, a K-96 frontage pole sign on Parcel 2 may be within 100' from the next pole sign to the west, and may be 42' in height, per the approved site plan and elevation. A Rock Road frontage pole sign on Parcel 2 may be within 100' of the next pole sign to the south, per the approved site plan and elevation."

On the basis of our review, we find that adjusting the CUP in the manner stated in the above paragraph is consistent with the approved CUP and will not have an adverse effect on the CUP or on adjacent properties, nor will it be a substantial deviation of the original plan.

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

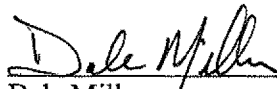
The "Development Application" signs may now be removed from the property. Please submit

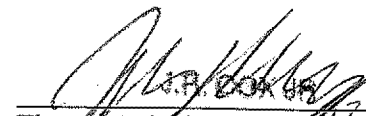
City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichita.gov

four (4) copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.


Dale Miller
Director of Planning


Thomas J. Stolz
MABCD Director

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

DP-158

APPROVED CUP

MAFC 5-29-96 RLM
Public 6-14-96 RLM
Revised 6-8-98
MAFD Copy 2 of 2

As per AA CUP 2015-46 RLM
12-3-2015

As per AA CUP 2018-01 RLM
2-22-2018

APPROVED CUP

MAFC 11/6/2022
1/21/22
Minor Amendment
CUP 2021-00069
Copy 2 of 4

GENERAL PROVISIONS

1. THIS DEVELOPMENT IS PROPOSED TO CONTAIN 15.67 GROSS ACRES OR 14.76 NET ACRES ASSUMING THAT THE K-96 HIGHWAY WILL BE CONSTRUCTED. IF THE HIGHWAY IS NOT CONSTRUCTED, THAT PORTION OF THE K-96 HIGHWAY R.O.W. ADJACENT TO THE DEVELOPMENT WILL BE ADDED TO PARCEL NUMBER 2 AND THE PROPOSED DEVELOPMENT WOULD THEN CONTAIN 21.14 GROSS ACRES OR 20.23 NET ACRES. DURING THE REVIEW OF THIS MATERIAL, IF A DOUBLE FIGURE IS ENCOUNTERED (EXAMPLE 15.67/21.14), THE TOP FIGURE REPRESENTS CALCULATIONS ASSUMING THE K-96 HIGHWAY IS CONSTRUCTED. THE LOWER FIGURE ASSUMES THAT THE HIGHWAY IS NOT CONSTRUCTED AND THE LAND IS DEVELOPED IN A SIMILAR FASHION TO THE ADJACENT LAND USE. (NET ACRES ARE DETERMINED BY SUBTRACTING INTERIOR PUBLIC STREETS FROM THE GROSS ACREAGE.)

2. THE PROPOSED DEVELOPMENT CONTAINS TWO (3) PARCELS PERMITTING LIGHT COMMERCIAL USES. FOR SPECIFIC USES, SEE PARCEL DESCRIPTIONS.

3. SETBACKS ARE AS INDICATED ON PLAN VIEW OR IN GENERAL ARE AS FOLLOWS:
35' SETBACK ALONG 30TH STREET NORTH, 32ND STREET NORTH AND ROCK ROAD.
35' SETBACK ALONG WEST PROPERTY LINE.

4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

5. SIGNS AS PERMITTED BY ZONING DISTRICT SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA, EXCEPT THAT NO PORTABLE SIGNS SHALL BE PERMITTED. SIGN HEIGHT VARIANCES AS MAY BE APPROVED BY THE BOARD OF ZONING APPEALS ARE PERMITTED.
ADMIN ADJ 08-06-95 TO REDUCE SIGN SPACING FOR PARCEL 1, LOT 4, BLOCK 1, KILLARNEY 2ND ADDITION
ADMIN ADJ 05-05-05 TO REDUCE SIGN SPACING FROM 150' TO 130' ON PARCEL 2
ADMIN ADJ 12-03-15 TO REDUCE SIGN SPACING FOR (2) SIGNS FROM 150' TO 100', AND INCREASE HEIGHT OF (1) SIGN BY 20% ON PARCEL 2

6. ALL DRAINAGE WASY AND DRAINAGE IMPROVEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING. A LOT GRADING PLAN WILL BE PREPARED IN CONFORMANCE WITH THE GENERAL DRAINAGE CONCEPT PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

7. FINAL DETERMINATION OF STREET RIGHT-OF-WAY, PAVEMENT WIDTHS AND DECEL LANES ON PUBLIC STREETS SHALL BE RESOLVED AT THE TIME OF PLATTING.

8. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.40.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA.

9. A. AN 8 FOOT SOLID OR SEMI SOLID WALL OR FENCE SHALL BE CONSTRUCTED OF STONE, MASONRY, BRICK, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE) ALONG WITH THE WEST PROPERTY LINE OF PARCEL 1; PARCEL 2A SHALL PROVIDE SCREENING ALONG THE WEST LINE WITHIN THE 45-FOOT DRAINAGE EASEMENT AS PERMITTED BY THE PUBLIC WORKS AND UTILITIES DEPARTMENT. SCREENING SHALL CONSIST PRIMARILY OF AN EIGHT-FOOT MASONRY WALL, BUT MAY INCLUDE THE USE OF LANDSCAPING AND/OR AN EIGHT-FOOT SCREENING FENCE. IF LANDSCAPING IS USED IT SHALL CONSIST OF TWO ROWS OF EVERGREEN TREES OR SHRUBS (MINIMUM OF 6-FOOT TALL AT THE TIME OF PLANTING AND SPACED AS TO PROVIDE A SOLID SCREENING WALL).

B. IF THE PROPOSED K-96 HIGHWAY IS CONSTRUCTED, THEN THE WALL REQUIREMENT IN 9A ABOVE SHALL BE WAIVED IN THAT PORTION OF PARCEL 2 THAT IS DEDICATED TO R.O.W.

C. A 3'-5' MASONRY WALL AND TEN (10) FOOT LANDSCAPE BUFFER CONSISTING OF A COMBINATION OF GRASS, LOW SHRUBS AND TREES SHALL BE REQUIRED ALONG THE NORTH LINE OF 32ND STREET NORTH WHERE IT ABUTS PARCEL 2 AND ACROSS FROM RESIDENTIALLY ZONED AREAS WHERE THE WALL IS NOT CONSTRUCTED AS PER 9A ABOVE. (SEE PLAN VIEW)

10. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, FOR THE LANDSCAPE BUFFER ADJACENT TO 32ND STREET NORTH INDICATING THE LOCATION, TYPE AND SPECIFICATIONS OF PLAN MATERIAL AND METHOD OF PROVIDING WATER SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) ON PARCELS INVOLVED. (SEE PLAN VIEW)

11. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR COMMERCIAL DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.

PARCEL DESCRIPTIONS:

PARCEL NO. 1:

PROPOSED USES: ALL USES PERMITTED IN LIGHT COMMERCIAL DISTRICT EXCEPT FOR FOOD LOCKER PLANTS, PUBLIC GARAGES, STORAGE GARAGES, MOTELS, HOTELS AND MORTUARIES. NO RESIDENTIAL USES ARE PERMITTED.
CAR WASH PERMITTED ON PARCEL 1 PER AMENDMENT #2. SEE LETTER DATED 7-7-98 FOR CONDITIONS. ADMINISTRATIVE INTERPRETATION TO PERMIT CAR WASHES SUBJECT TO BZA APPROVAL. SEE MEMO 1/13/88.

GROSS AREA - 9.39 ACRES
MAXIMUM BUILDING COVERAGE - 122,700 SQ. FT. (30% MAX)
MAXIMUM GROSS FLOOR AREA - 160,000 SQ. FT.
FLOOR AREA RATIO - 0.391
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 12
PARKING - AS SET FORTH UNDER GENERAL PROVISIONS NUMBER 8.
SETBACKS - AS SET FORTH UNDER GENERAL PROVISIONS NUMBER 3.

PARCEL NO. 2:

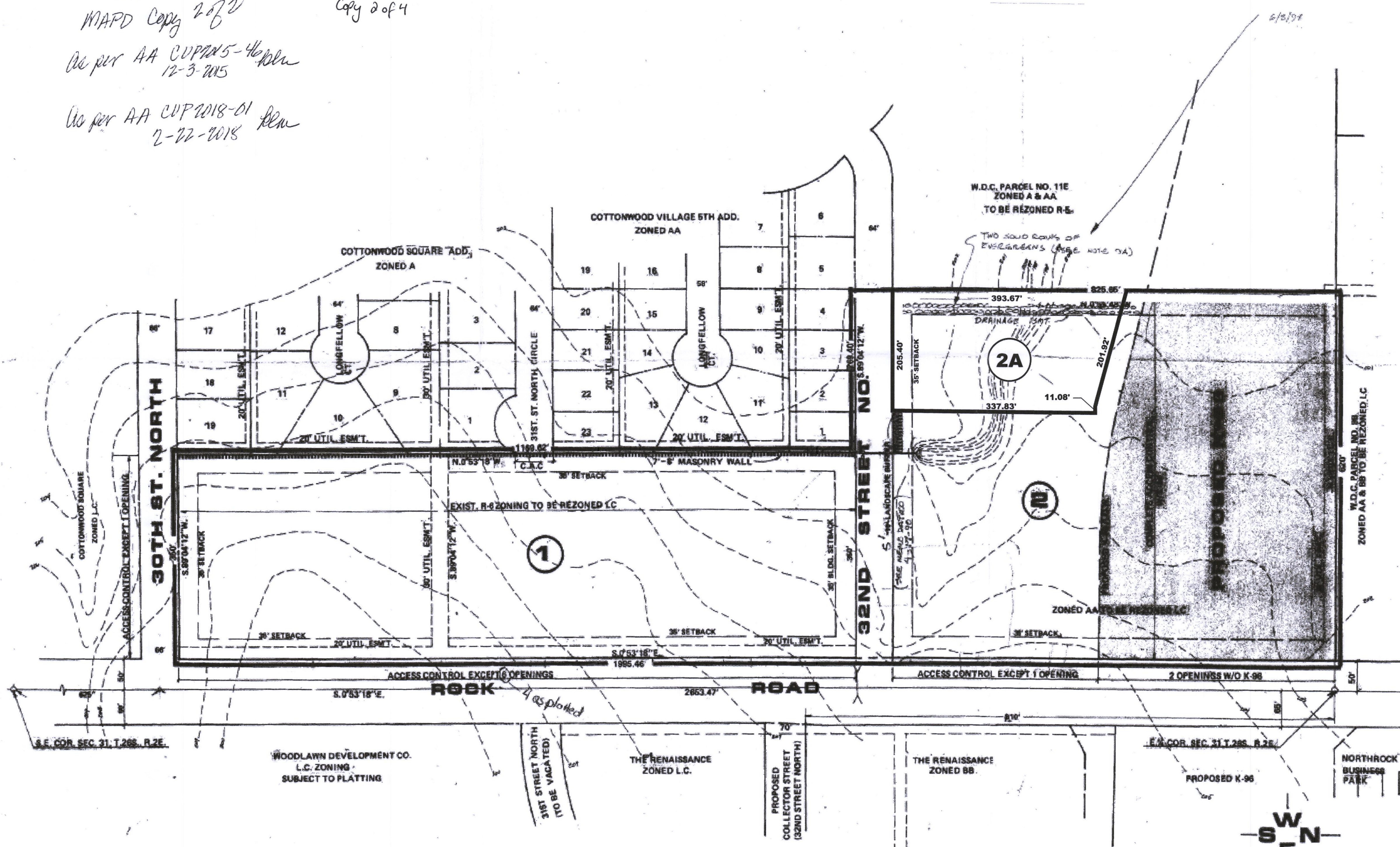
PROPOSED USES: ALL USES PERMITTED IN LIGHT COMMERCIAL DISTRICT EXCEPT FOR FOOD LOCKER PLANTS, PUBLIC GARAGES, STORAGE GARAGES AND MORTUARIES. NO RESIDENTIAL USES ARE PERMITTED.

GROSS AREA - 6.28/11.75 ACRES ILLUSTRATED (SEE NOTE BELOW)
NET AREA - 5.37/10.84 ACRES ILLUSTRATED (SEE NOTE BELOW)
MAXIMUM BUILDING COVERAGE - 70,175/141,000 SQ. FT. (SEE NOTE BELOW)
MAXIMUM GROSS FLOOR AREA - 90,000/180,000 SQ. FT. (SEE NOTE BELOW)
FLOOR AREA RATIO - 0.38/0.381
MAXIMUM BUILDING HEIGHT - 80'
MAXIMUM NUMBER OF BUILDINGS - 4/8
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 8.
SETBACKS - AS SET FORTH UNDER GENERAL PROVISIONS NUMBER 3.

NOTE: DUE TO THE UNCERTAINTY OF THE LOCATION AND EXACT WIDTH OF THE PROPOSED K-96 HIGHWAY, THE GROSS AND NET ACRES, MAXIMUM BUILDING COVERAGE GROSS FLOOR AREA AND FLOOR AREA RATIO MAY BE SUBJECT TO CHANGE. THE FIGURES SHOWN REPRESENT WHAT HAS BEEN ILLUSTRATED ON THE PLAN VIEW, IN THE EVENT THAT THE HIGHWAY CHANGES, THEN THESE FIGURES WILL NEED TO BE ADJUSTED ACCORDINGLY. IN ANY EVENT, THE MAXIMUM BUILDING COVERAGE SHALL NOT EXCEED 30% OF THE NET AREA AND THE MAXIMUM GROSS FLOOR AREA SHALL NOT EXCEED 40% OF THE NET AREA.

PARCEL NO. 2A:

PROPOSED USES: ALL USES PERMITTED IN LIMITED COMMERCIAL DISTRICT EXCEPT FOR FOOD LOCKER PLANTS, PUBLIC GARAGES, STORAGE GARAGES AND MORTUARIES.
NET AREA - 1.72 ACRES OR 74,793 SQ. FT.
MAXIMUM BUILDING COVERAGE - 30%
MAXIMUM GROSS FLOOR AREA - 37,397 SQ. FT.
FLOOR AREA RATIO - 0.50
MAXIMUM BUILDING HEIGHT - 80'
PARKING - AS SET FORTH UNDER GENERAL PROVISIONS NUMBER 8.
SETBACKS - AS SET FORTH UNDER GENERAL PROVISIONS NUMBER 3.



COMMERCIAL C.U.P.

W.D.C. PARCEL 11A & 12

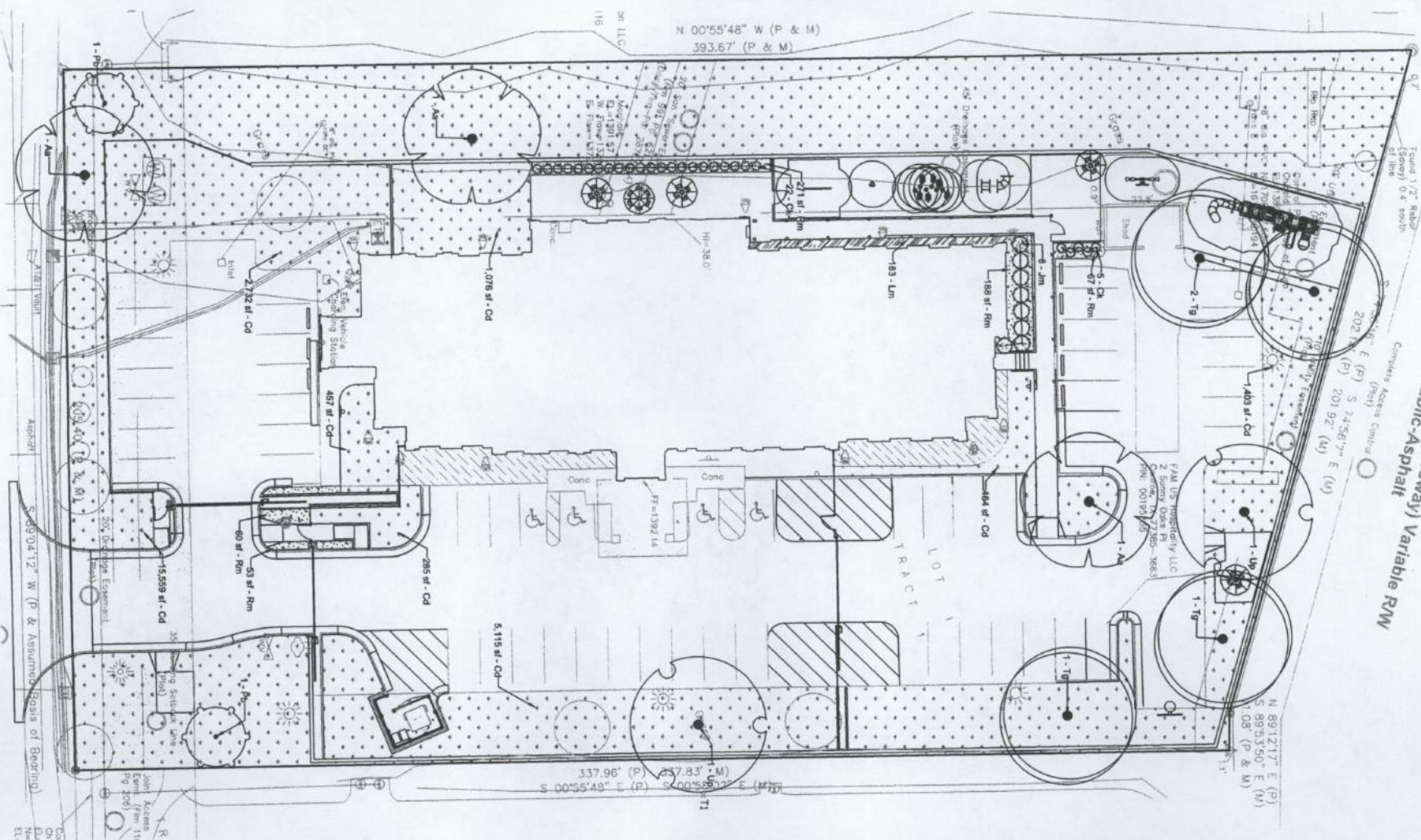
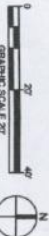
OWNER: KILLARNEY INVESTMENTS, INC., 8400 KILLARNEY PL., WICHITA, KS. 67208

156834
1/13/2022
F. 1/13/2022 12:35:34

5' CONTOUR INTERVAL

A LANDSCAPE PLAN

1" = 20'-0"



LEGEND:

- EXISTING VEGETATION TO REMAIN
- EXISTING LANDSCAPE BEDS TO REMAIN

PLANT SCHEDULE			
TREES	CODE	QTY	BOTANICAL / COMMON NAME
As	3	Asier x Freemanii 'Jefferson' TM / Autumn Blaze Freeman Maple	B & B
Pb	2	Picea glauca densata / Black Hills Spruce	B & B
Tg	4	Tilia cordata 'Greening' / Greening Linden	B & B
Up	2	Ulmus parviflorus / Jacobus Elm	B & B
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
Jm	8	Juniperus chinensis 'Blatt Jumbo' / Mini Jumbo Juniper	5 gal
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME
Ck	27	Calamagrostis x scutellor 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
Cd	27,357 sf	Cynodon dactylon / Bermuda Grass	seed
Un	183	Ulmus macrocarpa / Leyland	polyg
Rm	684 sf	Rock Match / Rock Match	SF

LANDSCAPE PLAN
3/29/22 BY A/C/S
DP-158

LANDSCAPE CALCULATIONS:

REQUIRED LANDSCAPE STREET YARD

AVERAGE LOT DEPTH: 364.39 FT
EAST/WEST: 207.43 FT
TOTAL AVERAGE LOT DEPTH: 571.82 FT
TOTAL AVERAGE LOT DEPTH: 571.82 FT
AVERAGE LOT DEPTH: 285.91 FT

REQUIRED LANDSCAPE STREET YARD (15 SQ FT PER LINEAR FOOT)

K&C: 2117' x 15' = 31,755 SF
2ND STREET: 2854' x 15' = 42,810 SF

PROVIDED LANDSCAPE STREET YARD

K&C: 7,200 SF
2ND STREET: 6,080 SF

REQUIRED STREET YARD TREES (1 TREE PER 500 SQ)

K&C: 3,195 SF / 500 = 7 TREES
2ND STREET: 3,081 SF / 500 = 7 TREES

PROVIDED STREET YARD TREES

K&C: 7 TREES (7 PROPOSED)
2ND STREET: 7 TREES (3 PROPOSED, 4 EXISTING)

REQUIRED BUFFERS

WEST PROPERTY LINE: 8' HT CAST-IN-PLACE FENCE IN LIEU OF LANDSCAPE
NORTH PROPERTY LINE: 8' HT CAST-IN-PLACE FENCE IN LIEU OF LANDSCAPE
EAST PROPERTY LINE: NOT REQUIRED

PARKING LOT SCREENING AND LANDSCAPING

REQUIRED SCREENING: 8' HT CAST-IN-PLACE FENCE IN LIEU OF LANDSCAPE
SCREENING SHALL BE LOCATED BETWEEN STREET FRONTAGE AND THE PROPOSED PARKING LOT

REQUIRED PARKING LOT TREES (1 SHADE TREE REQUIRED PER 20 SPACES)

2ND STREET: 3 TREES REQUIRED
2ND STREET: 3 TREES REQUIRED
PROVIDED PARKING LOT TREES: 3 TREES REQUIRED
11 TREES PROVIDED (4 EXISTING, 7 PROPOSED)

PLANTING NOTES

- ALL PLANT MATERIAL SHALL BE OF EXCELLENT QUALITY, FREE OF DISEASE AND INFESTATION, AND TRUE TO TYPE, VARIETY, SIZE SPECIFIED, AND FROM THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z66.1, CURRENT VERSION), PUBLISHED BY THE AMERICAN NURSERYMEN'S ASSOCIATION. NO SUBSTITUTIONS FOR VARIETY OR CULTIVAR SHALL BE ACCEPTED WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT.
- ALL TREES AND SHRUBS SHALL BE LAD OUT IN A UNIFORM AND CONSISTENT PATTERN, FOLLOWING THE LANDSCAPE PLAN. ALL PLANTING SHALL BE DONE IN THE MORN OR AFTERNOON, AND THE PLANTS SHALL BE WATERED DAILY FOR THE FIRST WEEK AFTER PLANTING. ALL PLANTING BEING ABUTTING LAWN AREAS SHALL HAVE STEEL EDGING (COLUET 1014 OR APPROVED EQUAL) INSTALLED AS THE BED EDGE RESTRAINT. NO STEEL EDGING SHALL BE INSTALLED BETWEEN MULCH AND PAVEMENT.
- ALL PLANTINGS SHALL BE THOROUGHLY WATERED IN WITH A GARDEN HOSE, TWICE THE SAME DAY AS INSTALLATION TO ELIMINATE AIR POCKETS IN THE BACKFILL.
- PROPOSED TREES SHALL NOT BE PLACED OVER EXISTING OR PROPOSED UTILITY SERVICE LINES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND UTILITY LOCATIONS AND HAVE THEM MARKED DURING TREE PLANTING OPERATIONS. IF UTILITY IS DAMAGED DURING PLANTING, CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE GENERAL CONTRACTOR AND OWNER OF UTILITY AND PAYING FOR REPAIR OF THE DAMAGED UTILITY.

GENERAL LANDSCAPE SITE NOTES

- PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL GIVE 48 HOURS ADVANCE NOTICE TO ALL THOSE COMPANIES/UTILITIES THAT HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED.
- SEE PLANT SCHEDULE ON SHEET LP101 FOR PLANT LEGEND AND QUANTITIES.
- SYMBOLS INDICATED ON THE PLAN TAKE PRIORITY OVER WRITTEN QUANTITIES AND LABELS.
- PLANTS CALLED OUT ON PLAN ARE CONSIDERED IN CLUSTERS EVEN IF NOT ATTACHED BY CONNECTING LINES. CALLOUTS WILL HAVE TOTAL COUNTS NEEDED.
- CONTRACTOR SHALL MAINTAIN THE LANDSCAPE UNTIL IT IS ACCEPTED BY THE LANDSCAPE ARCHITECT. MAINTENANCE WORK SHALL CONSIST OF APPLYING WATER, WEEDING AND FERTILIZING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DISEASE AND PEST CONTROL DURING THE MAINTENANCE PERIOD.
- PLANT MATERIAL SHALL NOT BE DELIVERED TO THE SITE ON INSTALLED WHEN TEMPERATURES ARE ABOVE 90 OR BELOW 40 AT THE TIME OF PLANTING AND FORECASTED FOR A PERIOD OF 2 WEEKS AFTER INSTALLATION.
- CONTRACTOR TO PROVIDE A 1 YEAR WARRANTY ON ALL INSTALLED PLANTINGS FROM POINT OF SUBSTITUTIONAL COMPLETION.



WFCC
WFCC REMODEL
7824 E. 32ND STREET N., WICHITA, KS 67226

LANDSCAPE
PLAN

LP101

DESCRIPTION	DATE
PROJECT NO. 00033.1001	
DATE 2.28.2022	
STATUS FOR PERMIT	
DRAWN BY: KAS	
CHECKED BY: LGS	

David L. Johnson, P.E.
Professional Engineer
No. 717, State of Kansas
The Engineer's Seal is a Public Act of the State of Kansas.
The Engineer's Seal is a Public Act of the State of Kansas.

