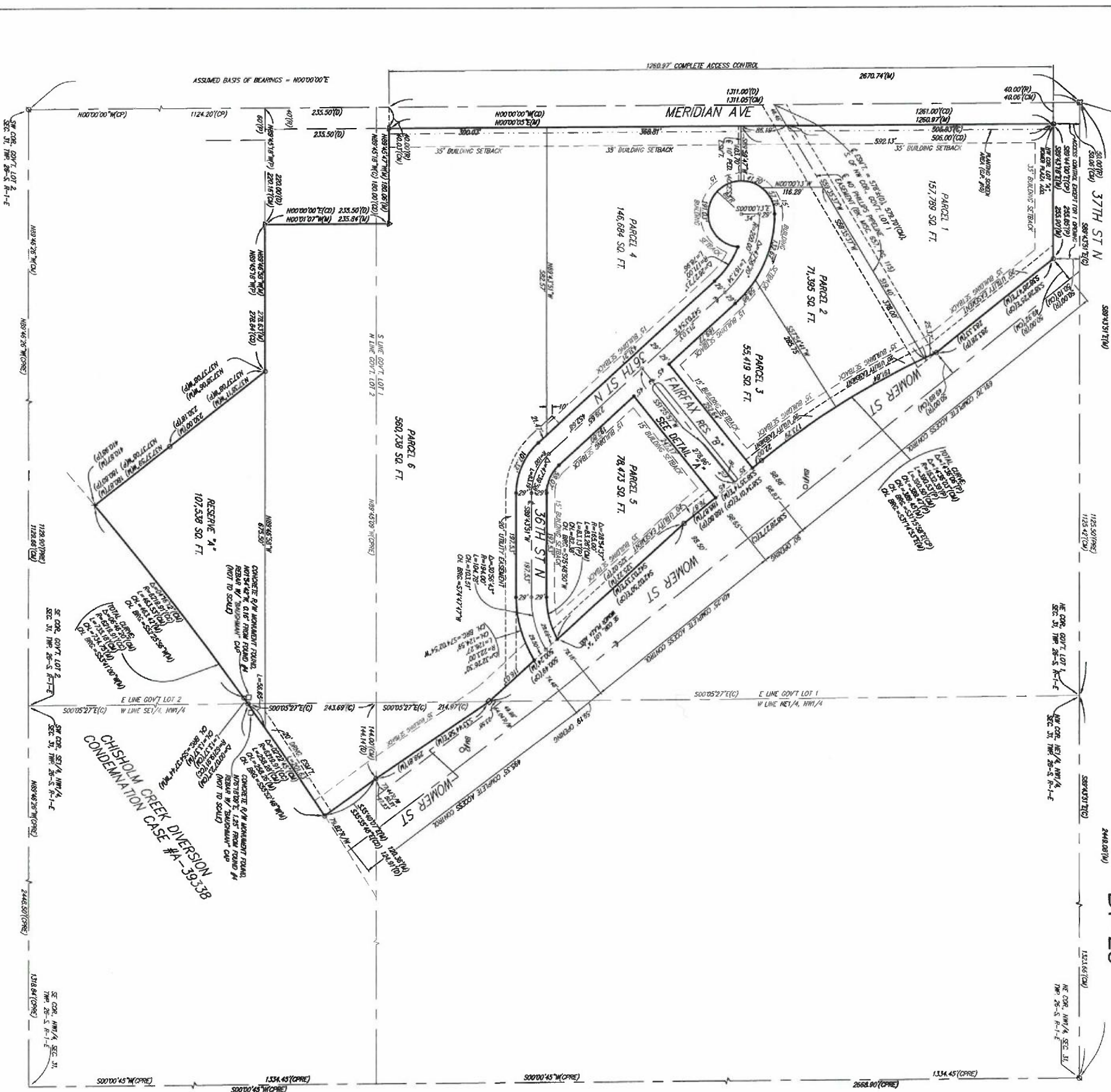


# WOMER PLAZA SHOPPING CENTER COMMUNITY UNIT PLAN

DP-29



### GENERAL PROVISIONS:

1. Net area: 1,020,498 sq. ft. or 24.58 acres
2. Maximum gross floor area: 374,674 sq. ft.
3. Maximum building coverage shall not exceed 30% of the net land area.
4. Maximum building height: 35 feet
5. Setbacks shall be as indicated on the plan
6. Proposed uses: Shopping Centers, Department Stores, Supermarkets, Weekly Stores, Restaurants, and other similar uses permitted by the TC Unified Commercial zoning district. Reserve "A" is reserved for open space, lakes, landscaping, and drainage purposes. Reserve "B" is reserved for entry monuments, streets, signage, open space, landscaping, utilities, and drainage purposes.
7. Parking shall be per Unified Zoning Code.
8. Curb cuts to adjoining roadways shall be as indicated on the plan. Final locations shall be determined at the time of site development. All access openings shall be constructed to city standards.
9. Advertising signs shall be permitted adjacent to R-38 and 37th Street North but shall not project over public right-of-way and shall not exceed 40 feet in height. No billboard advertising or roof signs shall be permitted.
10. Screening and Landscaping: A planting screen as indicated on the plan shall be provided not less than 10 feet in width and shall be such a type and maintained in such a manner that it shall be aesthetically pleasing and functional so as to minimize any nuisance of the shopping center to the adjacent residential area, and so as to not constitute a traffic hazard, except that if service area, storage area, or rear of the commercial development faces directly toward adjacent residential areas, a 5 to 8 foot solid or semi-solid wall of brick, stone, masonry, architectural tile, or similar material shall be constructed. No wall shall be constructed in any easement, and shall be located in such a manner as to preserve the existing trees along Meridian Ave.
11. A landscape plan shall be prepared by a landscape architect for the planting screen and shall be submitted to the planning department for their review and approval prior to the issuance of any building permits. Said plan shall identify and retain as many of the existing trees along Meridian Ave. as feasible.
12. A fire lane, not less than 20 feet in width, shall be provided around all main structures. Said fire lane shall have a 3 1/2 inch asphalt base with 1 1/2 inch asphalt surface. No parking shall be allowed in said fire lane, although it may be used for passenger loading and unloading. Prior to final approval of the parking plan, the fire lane, or its designated representative, shall approve the plan as to the location and design of the fire lane.
13. The maximum number of buildings shall not exceed twelve (12).
14. All utilities shall be installed underground.
15. Drainage issues shall be resolved at the time of platting.
16. All outdoor lighting facilities shall be so arranged as to reflect or direct light away from properties to the west and south so as to avoid being a nuisance.
17. A plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits. Said walk system shall link sidewalks along Meridian Ave. and 37th Street N. with the proposed buildings within the subject property, where feasible.

### PARCEL 4

- A. Net Area: 148,554 sq. ft. or 3.37 acres
- B. Maximum Building Coverage: 44,005 sq. ft. or 30 percent
- C. Maximum Gross Floor Area: 51,339 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. Exempted Uses: See General Provision #8.

### PARCEL 6

- A. Net Area: 580,238 sq. ft. or 12.87 acres
- B. Maximum Building Coverage: 168,221 sq. ft. or 30 percent
- C. Maximum Gross Floor Area: 196,258 sq. ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum Number of Buildings: Five (5)
- 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. Exempted Uses: See General Provision #8.

### LEGAL DESCRIPTION:

Womer Plaza 2nd Addition Wichita, Sedgewick County, Kansas

### REVISIONS

Approved:	May 1988
Amended:	March 1974
Revised:	April 1, 1974
Revised per City/2808-12 approval:	March 28, 2005
Revised per City/2808-0019 & 2808-0021:	July 21, 2020

### PARCEL 1

- A. Net Area: 157,780 sq. ft. or 3.62 acres
- B. Maximum Building Coverage: 47,507 sq. ft. or 30 percent
- C. Maximum Gross Floor Area: 53,228 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. Exempted Uses: See General Provision #8.

### PARCEL 2

- A. Net Area: 71,395 sq. ft. or 1.64 acres
- B. Maximum Building Coverage: 21,419 sq. ft. or 30 percent
- C. Maximum Gross Floor Area: 24,988 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. Exempted Uses: See General Provision #8.

### PARCEL 3

- A. Net Area: 55,419 sq. ft. or 1.27 acres
- B. Maximum Building Coverage: 16,628 sq. ft. or 30 percent
- C. Maximum Gross Floor Area: 19,397 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. Exempted Uses: See General Provision #8.

### PARCEL 5

- A. Net Area: 78,473 sq. ft. or 1.80 acres
- B. Maximum Building Coverage: 23,542 sq. ft. or 30 percent
- C. Maximum Gross Floor Area: 27,466 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. Exempted Uses: See General Provision #8.

### RESERVE A

- A. Net Area: 107,538 sq. ft. or 2.47 acres
- B. Exempted Uses: See General Provision #8.

### RESERVE B

- A. Net Area: 3,353 sq. ft. or 0.08 acres
- B. Exempted Uses: See General Provision #8.

**APPROVED COPY**

6/18/2020

DP-29

**WOMER PLAZA SHOPPING CENTER COMMUNITY UNIT PLAN**

Baughman Company, P.A.  
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SCALE: 1" = 100'