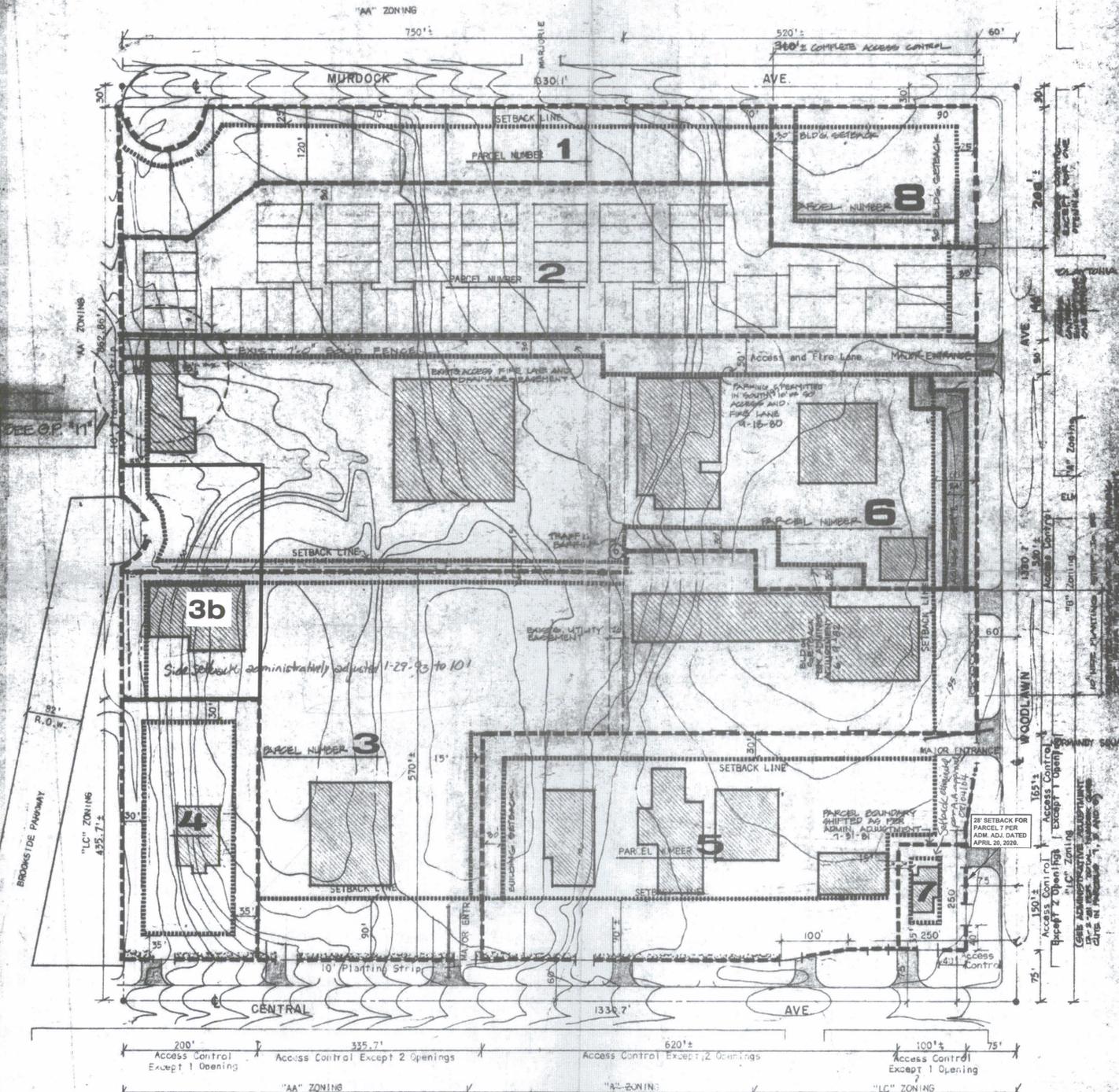


**GENERAL PROVISIONS**

- This development is proposed to contain a gross area of 40.01 acres ± and a net area of 36.04 acres ± (1,569,915.6 sq. ft. ±).
- Curb cuts - the maximum number of curb cuts along Central Avenue shall not exceed 6. The maximum number of curb cuts along Woodlawn shall not exceed 6.
- Maximum land coverage by buildings shall not exceed 50 percent of the total area for parcels 3, 4, 5, 6, 7, and 8.
- All utilities shall be installed underground.
- Advertising signs along Woodlawn Avenue and Central Avenue shall not exceed 30 feet in height and shall be placed so as not to project over public right-of-way. No billboard advertisement or roof signs shall be used. No signing will be permitted adjacent to Murdock Avenue.
- Maximum building height (see individual parcels).
- A fire lane, 20 feet in width, (with sufficient turning radii at corners for standard fire apparatus) shall be provided around all main structures constructed within parcels 3, 5, and 6, except for the building in the northwest corner of parcel 6 which shall not be required to have a firelane on the north or west sides. Said fire lane shall have a 3/4 inch asphalt base with 1 1/2 inch asphalt surface. No parking shall be allowed in such fire lane although it may be used for passenger loading and unloading. Prior to final approval of the parking, the Fire Chief, or his designated representative, shall approve the plan as to the location and design of the fire lane.
- The transfer of title of all or any portion of the 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 for development and be binding upon present owners, their successors and assigns.
- A planting strip no less than 10 feet wide shall be placed along the south and east boundaries of parcels 3, 4, and 5 when adjacent to AA, A, AA, or B zoning and separated by an alley, public way, or street.
- An International Brotherhood of Engineers Certificate of Engineering shall be provided on parcels 3, 5, and 6.
- At least one access point shall be provided to parcels 3, 5, and 6 in the event that it is cul-de-saced at the western property line.
- In the event that Murdock Street is cul-de-saced, the R.O.W. necessary for the cul-de-sac will be provided by parcel 1.
- A landscape plan for the 10-foot landscape areas as shown on the plan, indicating the type, location, method of watering, and specification of plant materials, shall be submitted to the Planning Department for review and approval prior to the issuance of any building permits on parcel 5. A landscape plan for the area on the south boundary was approved by the Planning Department on August 26, 1976.
- The development of this property proceeding in accordance with the development plan as approved by the Planning Commission, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection 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 to be resubmitted to the Planning Commission and City Commission for their consideration.
- Parcel 8 provisions:
  - Building setbacks per plan; building to be located generally at northeast corner of parcel 8.
  - Complete access control along Murdock Avenue.
  - Surface drainage from parcel 8 onto parcels 1 or 2 not permitted.
  - Four foot berm to be constructed and maintained along north side of parcel 8. See 5/25/72 Adjustment letter.
  - Parking not permitted within 8'-0" of south and west property lines of parcel 8.
  - All exterior lighting to be directed downward.
  - Water service for parcel 8 to be obtained from City of Wichita Water Main.
  - Fences along south and west sides of parcel 8 to be repaired by parcel 8 owners if damaged by parcel 8 users.
- Access control provided between parcels 3 and 6 except the east 60'. Control to be provided by circulation design and existing covenants. Circulation design for each building to be approved by Planning Department prior to building permits on said parcels being issued.
- An area 25' x 30' located at the northwest corner of parcel 6 shall be available for A.C. condenser and electric transformer location. Said equipment will not interfere with drainage.

Revised Oct. 24, 2004  
**APPROVED CUP**  
 MAPC Per Admin Adjustment  
 Page 5 of 5  
 1 of 4 CUR 24-36



PARCEL NUMBER 3b

Proposed General Use	Shopping Center
Total Net Area 1.45 ac ±	63,078 Sq. Ft. ±
Maximum Gross Floor Area	25,313 Sq. Ft. ±
Floor Area Ratio	.40
Maximum Building Height	45 Ft.
Maximum Land Coverage	30%
Parking Ratio as Required by Zoning Ordinance	

PARCEL NUMBER 2

Proposed General Use	Multi-Family Residential
Total Net Area 4.55 ac ±	198,543 Sq. Ft. ±
Maximum Gross Floor Area	35 Ft.
Maximum Building Height	35 Ft.
Parking Ratio 1.5 spaces per U.U.	55
Maximum Land Coverage	30%
Parking Ratio as Required by Zoning Ordinance	

PARCEL NUMBER 1

Proposed General Use	Shopping Center
Total Net Area 6.50 ac ±	371,010 Sq. Ft. ±
Maximum Gross Floor Area	148,404 Sq. Ft. ±
Floor Area Ratio	.40
Maximum Building Height	35 Ft.
Maximum Land Coverage	30%
Parking Ratio as Required by Zoning Ordinance	

PARCEL NUMBER 4

Proposed General Use	Financial
Total Net Area 1.75 ac ±	75,120 Sq. Ft. ±
Maximum Gross Floor Area	10,000 Sq. Ft. ±
Floor Area Ratio	.27
Maximum Building Height	35 Ft.
Maximum Land Coverage	30%
Parking Ratio as Required by Zoning Ordinance	

PARCEL NUMBER 5

Proposed General Use	Financial
Total Net Area 5.95 ac ±	220,015 Sq. Ft. ±
Maximum Gross Floor Area	88,008 Sq. Ft. ±
Floor Area Ratio	.40
Maximum Building Height	35 Ft.
Maximum Land Coverage	30%
Parking Ratio as Required by Zoning Ordinance	

PARCEL NUMBER 6

Proposed General Use	Offices and Uses Permitted in "BB" Zoning District
Total Net Area 9.01 ac ±	431,902 Sq. Ft. ±
Maximum Gross Floor Area	172,760 Sq. Ft. ±
Floor Area Ratio	.40
Maximum Building Height	35 Ft.
Maximum Land Coverage	30%
Parking Ratio as Required by Zoning Ordinance	

PARCEL NUMBER 7

Proposed General Use	Financial
Total Net Area 3.4 ac ±	15,000 Sq. Ft. ±
Maximum Gross Floor Area	6,000 Sq. Ft. ±
Floor Area Ratio	.40
Maximum Building Height	35 Ft.
Maximum Land Coverage	30%
Parking Ratio as Required by Zoning Ordinance	

PARCEL NUMBER 8

Proposed General Use	Ophthalmologist, Including Sales and Dispensing of Optical Items; Medical Offices and Office Uses Included in "BB" Zoning District
Total Net Area 1.18 ac ±	51,000 Sq. Ft. ±
Maximum Gross Floor Area	21,000 Sq. Ft. ±
Floor Area Ratio	.40
Maximum Building Height	1 Story, Max. 22 Feet
Maximum Land Coverage	12,000 Sq. Ft. ±
Parking Ratio as Required by Zoning Ordinance	

PARCEL NUMBER 3

Proposed General Use	Financial
Total Net Area 3.4 ac ±	15,000 Sq. Ft. ±
Maximum Gross Floor Area	6,000 Sq. Ft. ±
Floor Area Ratio	.40
Maximum Building Height	35 Ft.
Maximum Land Coverage	30%
Parking Ratio as Required by Zoning Ordinance	

PARCEL NUMBER 5

Proposed General Use	Financial
Total Net Area 5.95 ac ±	220,015 Sq. Ft. ±
Maximum Gross Floor Area	88,008 Sq. Ft. ±
Floor Area Ratio	.40
Maximum Building Height	35 Ft.
Maximum Land Coverage	30%
Parking Ratio as Required by Zoning Ordinance	

PARCEL NUMBER 6

Proposed General Use	Offices and Uses Permitted in "BB" Zoning District
Total Net Area 9.01 ac ±	431,902 Sq. Ft. ±
Maximum Gross Floor Area	172,760 Sq. Ft. ±
Floor Area Ratio	.40
Maximum Building Height	35 Ft.
Maximum Land Coverage	30%
Parking Ratio as Required by Zoning Ordinance	

PARCEL NUMBER 7

Proposed General Use	Financial
Total Net Area 3.4 ac ±	15,000 Sq. Ft. ±
Maximum Gross Floor Area	6,000 Sq. Ft. ±
Floor Area Ratio	.40
Maximum Building Height	35 Ft.
Maximum Land Coverage	30%
Parking Ratio as Required by Zoning Ordinance	

PARCEL NUMBER 8

Proposed General Use	Ophthalmologist, Including Sales and Dispensing of Optical Items; Medical Offices and Office Uses Included in "BB" Zoning District
Total Net Area 1.18 ac ±	51,000 Sq. Ft. ±
Maximum Gross Floor Area	21,000 Sq. Ft. ±
Floor Area Ratio	.40
Maximum Building Height	1 Story, Max. 22 Feet
Maximum Land Coverage	12,000 Sq. Ft. ±
Parking Ratio as Required by Zoning Ordinance	



- LEGEND**
- BUILDING SETBACK LINE
  - ACCESS EASEMENT
  - PARCEL PROPERTY LINE
  - ACCESS ENTRANCE DRIVES
  - STRUCTURE

# C-K-M COMMUNITY UNIT PLAN

DEVELOPER: C-K-M DEVELOPMENT CO.

MAPD Copy 1 of 2

MAY 21, 1982  
 MAY 17, 1984  
 MAY 24, 1984  
 OCTOBER 24, 2024 AD  
 AUG 14, 1972  
 SEPT 27, 1972  
 OCT 21, 1972  
 FEB 6, 1978  
 MAY 1, 1978  
 MAY 21, 1982  
 MAY 17, 1984  
 MAY 24, 1984  
 OCTOBER 24, 2024 AD  
 Title Date Project  
 JULY 13, 1972  
 BAUGHMAN  
 REVISED PER ADM. ADJ. 4/20/20



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

Genesis Health Clubs E Central, LLC  
6100 E Central Ave., Ste 3  
Wichita, KS 67208

October 24, 2024

Baughman Company, P.A.  
Attn: Jay Cook  
315 S. Ellis Ave.  
Wichita, KS 67211

**RE: CUP2024-00036** – Administrative Adjustment in the City to the C-K-M CUP DP-45 to create a new CUP parcel around two existing ownership parcels on property zoned LC Limited Commercial District, located 375 feet north of East Central Avenue and one-quarter mile west of North Woodlawn Blvd. (6100 E. Central Ave., Ste. 3).

**Legal Description:** North 194.3 feet of the West 200 feet of Lot 6; together with that part of Lot 8 described as Commencing 195ft south of the Northwest Corner of Lot 8; thence along a Southernly angle along the West line to the Southwest Corner of Lot 8; thence East 200 ft.; thence North 133.72 Ft to a point 195 ft. South of the North Line; thence West 200 ft to beginning, all in the Kapaun 1<sup>st</sup> Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We received and reviewed your request for an Administrative Adjustment to CUP DP-45 to create a new CUP parcel around two existing ownership parcels that are under common ownership. This would create Parcel 3b from Parcels 3 and 6. Parcels 3 and 6 are large CUP parcels comprised of multiple ownership parcels within them. The request would allow future CUP changes to the current ownership parcels to be more narrowly tailored than requesting changes to the whole of Parcel 3 and/or 6.

The following reflects the proposed modifications identified in red letters:

**GENERAL PROVISIONS**

Parcel 3

- Proposed General Use: Shopping Center
- Total Net Area: ~~9.19~~ 8.50 Ac. +/- or ~~409,798~~ 371,010 sq. ft. +/-
- Maximum Gross Floor Area: ~~163,919~~ 148,404 sq. ft. +/-
- Floor Area Ratio: 0.40
- Maximum Building Height: 55 ft.
- Maximum Land Coverage: 30%
- Parking Ratio as required by Zoning Ordinance

Parcel 6

- Proposed General Use: Offices and Uses Permitted in the "BB" Zoning District, except Residential
- Total Net Area: ~~40.47~~ 9.91 Ac. +/- or ~~456,192~~ 431,902 sq. ft. +/-
- Maximum Gross Floor Area: ~~182,477~~ 172,760 sq. ft. +/-
- Floor Area Ratio: 0.40
- Maximum Building Height: 55 ft.
- Maximum Land Coverage: 30%
- Parking Ratio as required by Zoning Ordinance

Parcel 3b

- Proposed General Use: Shopping Center
- Total Net Area: 1.45 Ac. +/- or 63,078 sq. ft. +/-
- Maximum Gross Floor Area: 25,231 sq. ft. +/-
- Floor Area Ratio: 0.40
- Maximum Building Height: 55 ft.
- Maximum Land Coverage: 30%
- Parking Ratio as required by Zoning Ordinance

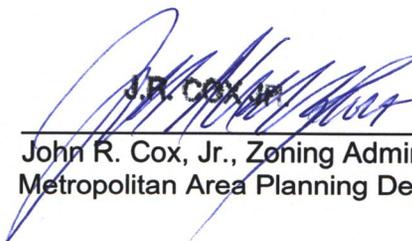
On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

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" sign should now be removed from the property. Please submit one (1) electronic copy and four (4) full-sized paper copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.



\_\_\_\_\_  
Scott Wadle, Director  
Metropolitan Area Planning Department



\_\_\_\_\_  
John R. Cox, Jr., Zoning Administrator  
Metropolitan Area Planning Department

cc: MABCD  
Brandon Johnson, CM District I  
Cameron Jackson, CSR District I



NOTES:

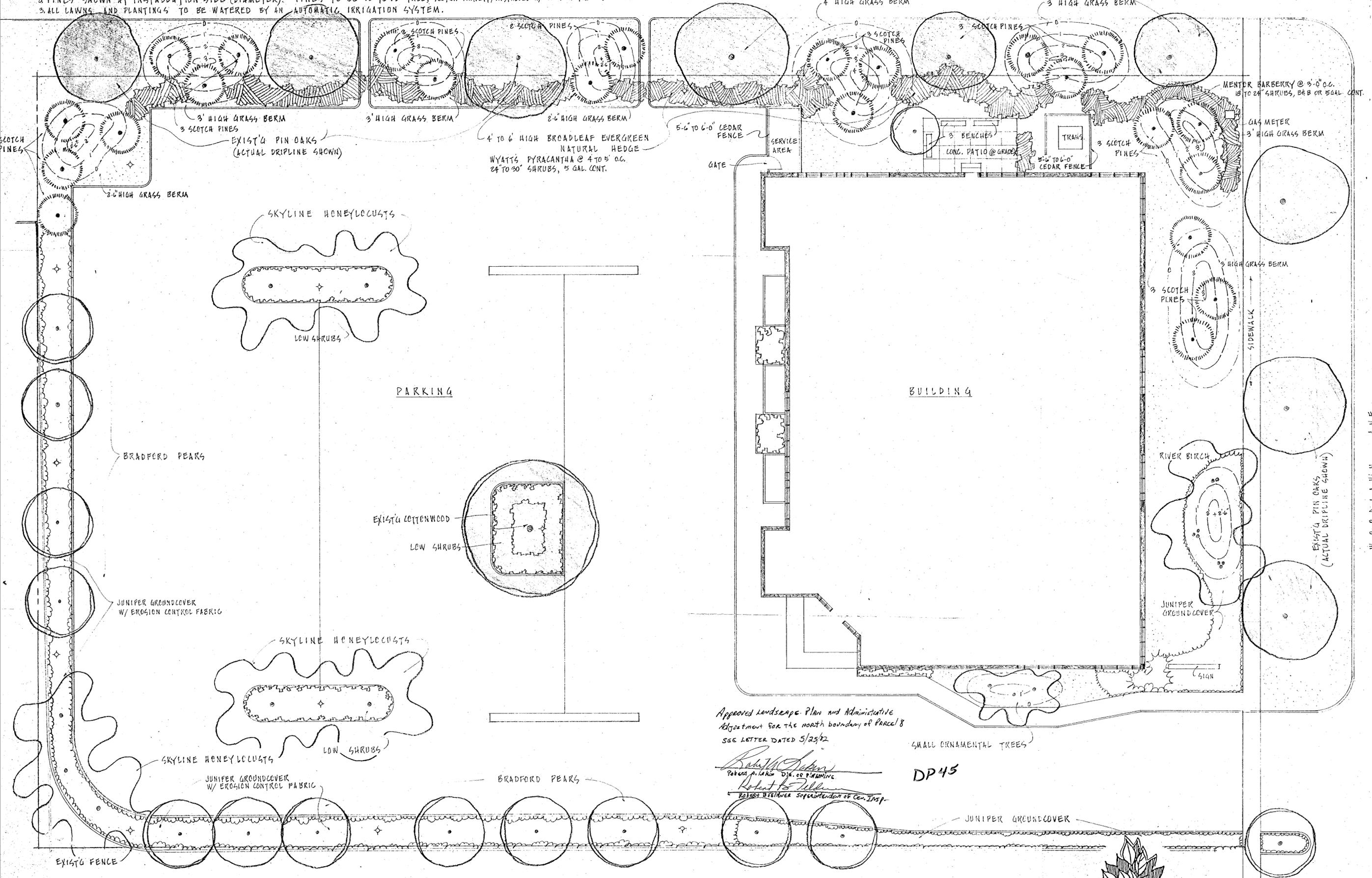
1. GRASS BERM HEIGHT AND CONFIGURATION IS DETERMINED BY AVAILABLE SPACE AND MAXIMUM SLOPE FOR GRASS BERMS - 3 (RUN): 1 (RISE). NO FILL SOIL TO BE PLACED WITHIN DRIPLINE OF EXISTING PIN OAKS.

2. PINES SHOWN AT INSTALLATION SIZE (DIAMETER). PINES TO BE 12 TO 15' TALL, SCOTCH VARIETY, INSTALLED W/ 11" DIA. TREE SPADE.

3. ALL LAWNS AND PLANTINGS TO BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM.

MURDOCK AVE.

EXIST'G PIN OAKS (ACTUAL DRIPLINE SHOWN)



Approved Landscape Plan and Administrative Adjustment for the north boundary of Parcel 8 SEE LETTER DATED 5/25/82

*Robert A. Lakin*  
Robert A. Lakin, D.L.A., C.P.L.A., C.E.M.  
*Robert B. Tillman*  
Robert B. Tillman, Superintendent of Cen. Insp.

SMALL ORNAMENTAL TREES

DP45

LANDSCAPE PLAN  
EYE CLINIC OF WICHITA

1" = 10'-0"

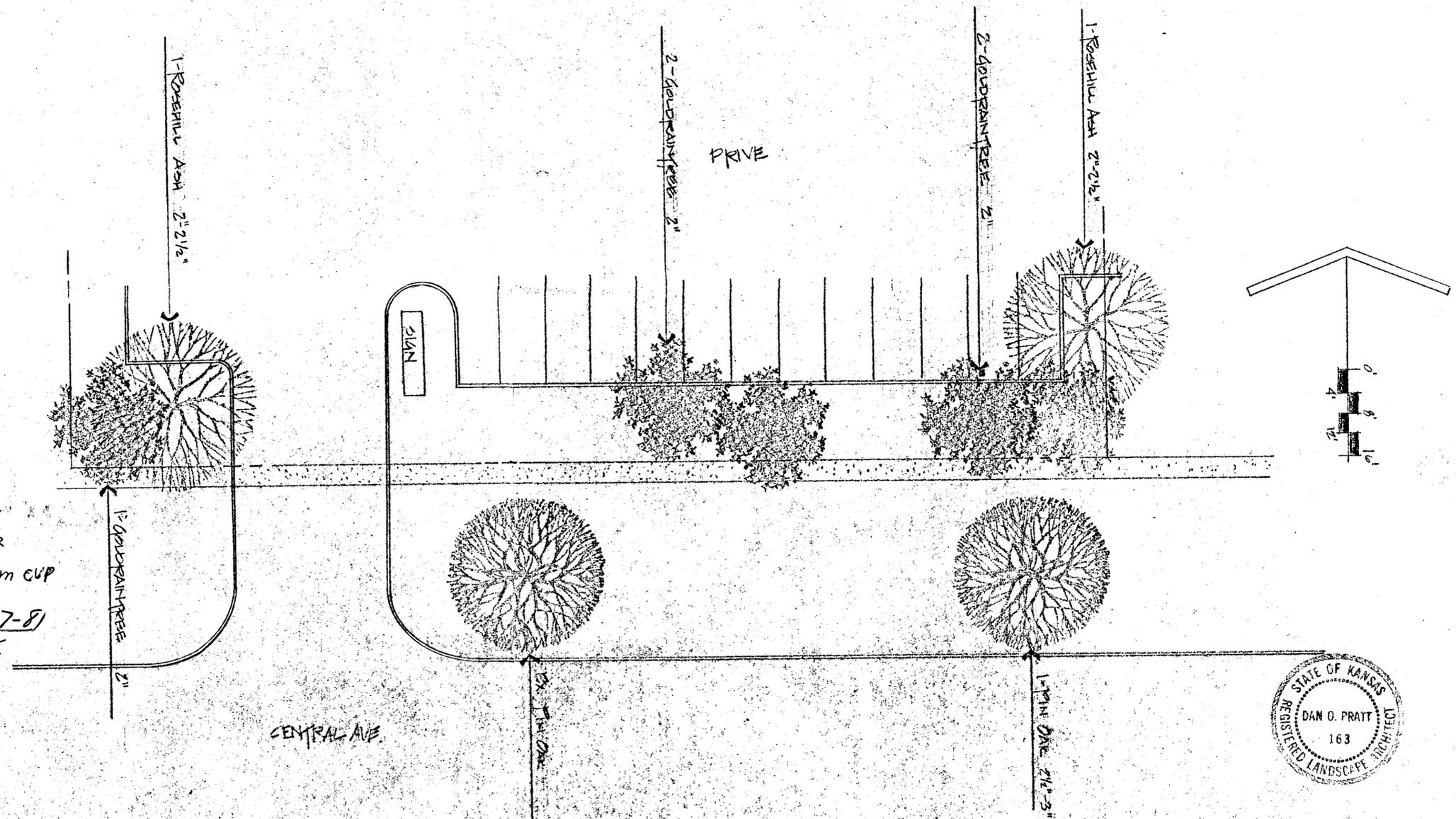
REV. 5-11-82  
REV. 4-24-82



4-22-82

462

WOODLAWN AVE.



APPROVED REVISED  
 LANDSCAPE PLAN FOR  
 PARCEL 4, DP 45 CKM CUP  
 [Signature] 3-27-81  
 DATE



SHEET  
 1/1

A LANDSCAPE PLAN FOR  
 UNITED AMERICAN BANK & TRUST CO.  
 6030 EAST CENTRAL  
 REVISED PLANTING PLAN (PARTIAL)

DRAWN DOP  
 DATE 3/14/81  
 SCALE 1/16" = 1'-0"

**Roger's**  
 Nursery, Inc.  
 3500 NORTH HILLSIDE • P.O. BOX 8005 WICHITA, KANSAS 67208 • (316)-838-1401

- LEGEND:
- A EXISTING PLANT TO REMAIN
  - B JAPANESE BLACK PINE
  - C VERIGATED BLUE PFTZER
  - D PARSONI JUNIPER
  - E MANHATTAN BUCCYMUS
  - F THORNLESS HONEY LOCUST
  - G SEA GREEN JUNIPER
  - H YUCCA PENNULA
  - I HOLLYWOOD JUNIPER
  - X SPRINKLER HEAD (POP UP)
  - Y RECESSED KEYEC HYDRANT

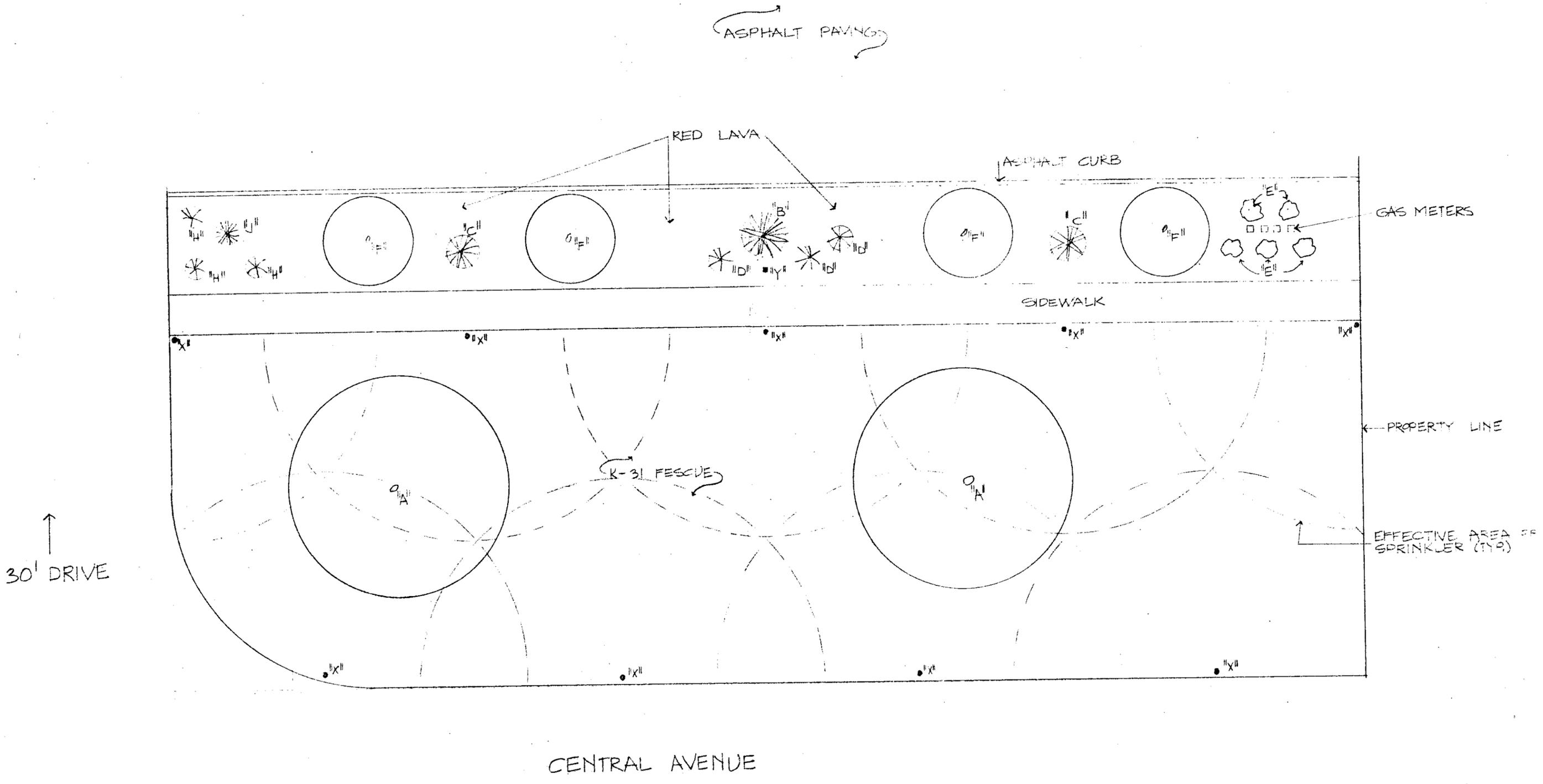
# APPROVED LANDSCAPE PLAN AMENDMENT

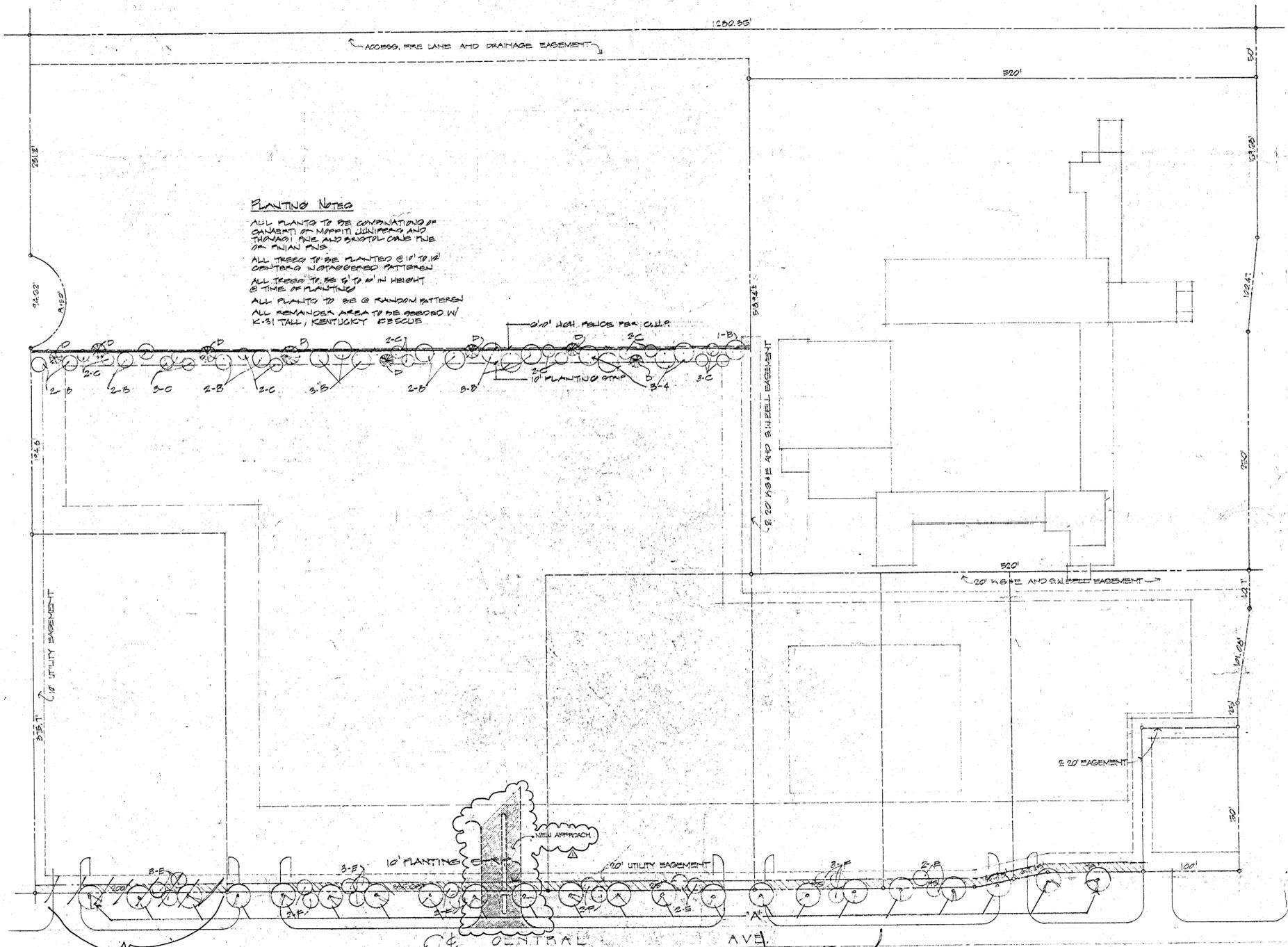
FOR LOT 4 OF KAPAUN First Addition in the  
C-K-M CUP (DP 45)

*J. H. Albrecht*

10-23-79  
DATE

HEART THOUGHTS INC.  
6200 E. CENTRAL  
REVISION TO LANDSCAPE PLANS  
GOODVIN & ASSOCIATES ARCHITECTS  
OCTOBER 18, 1979





**PLANTING NOTES**

ALL PLANTS TO BE COMBINATIONS OF CANARY BIRD JUNIPERS AND THORNLESS HONEY LOCUSTS OR PIN OAKS  
 ALL TREES TO BE PLANTED @ 10' TO 12' CENTERS UNLESS OTHERWISE NOTED  
 ALL TREES TO BE 5' TO 6' IN HEIGHT @ TIME OF PLANTING  
 ALL PLANTS TO BE @ RANDOM PATTERNS  
 ALL REMAINDER AREA TO BE SEEDED W/ K-31 TALL KENTUCKY BLUEGRASS

**PLANTING LIST**

CODE	PLANT NAME	QUANTITY	METH. PTD.	REMARKS
A	PIN OAK	20	EXIST. 14-20HT	
B	THORNLESS HONEY LOCUST	20	BB 40' 48"	
C	CANARY JUNIPER	16	BB 4-6" NAT.	
D	HONEY LOCUST, GOLDEN RAIN, MAPLE, FLORENCE OAK &		EXIST. 6-12HT.	NATURE MATERIALS ON SITE TO BE MOVED AS POSSIBLE
E	GOLDEN RAIN TREES	10	BB 6-8'	
F	THORNLESS HONEY LOCUST	3	BB 14'-16'	

SUPERCEDED  
 SEE REVISED  
 PLAN DATED  
 3/27/81

**SUPERCEDED**  
 LANDSCAPE PLAN  
 AMENDED #4  
 SEE PLAN AND LETTER IN

LANDSCAPE PLAN  
 AMENDED FOR LOT 4  
 SEE PLAN AND LETTER  
 10-23-79



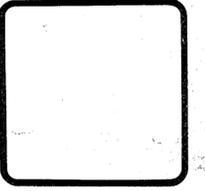
**LANDSCAPE PLAN**

APPROVED IN ACCORDANCE WITH  
 GENERAL PROVISION No. 12  
 OF DP-45 (C-K-M CUP)  
 JAMES H. SILVERMAN 8-24-76  
 DATE

prints issued


revisions


**pkga**  
 parker krehbiel associates  
 architects  
 (316) 233-6251  
 1021-1/2 east waterman  
 planners  
 commercial consultants  
 wichita, kansas 67211



drawn by 8-14-76  
 checked  
 approved by

A COMMERCIAL DEVELOPMENT  
 CENTRAL & WOODLAWN  
 WICHITA, KANSAS

sheet title  
 LANDSCAPE PLAN  
 SITE PERIMETER

sheet number  
 1  
 of 2 sheets



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

July 28, 2015

Robert W. Kaplan, Agent  
301 N. Main, Ste. 1600  
Wichita, KS 67202

REVISED

**RE: CUP2015-17 – City CUP Administrative Adjustment to DP-45 to allow increase in sign area in CUP DP-45; generally located at the northwest corner of East Central and North Woodlawn.**

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-45, the C-K-M Community Unit Plan (“CUP”). We understand that you wish to increase the square footage of shopping center identification sign on East Central by 48 square feet.

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 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. This approval is subject to the following conditions:

1. All signs shall be permitted and installed within one year.
2. The Administrative Adjustment applies only to the sign located at the major entrance on East Central located between 6100 and 6160 East Central.

The “Development Application” sign should now be removed from the property. Please submit four (4) copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.

W. David Barber, Interim Director  
Metropolitan Area Planning Department

  
J.R. COX JR.  
Thomas J. Stolz, Director  
Metropolitan Area Building and Construction  
Department

cc: J.R. Cox, MABCD  
Lavonta Williams, CM District I  
Janet Johnson, Community Liaison District I



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

October 28, 2014

C-K-M-C&W  
555 N. Woodlawn  
Wichita, KS 67208

Ferris Consulting  
Attn: Greg Ferris  
PO Box 573  
Wichita, KS 67201

**RE:CUP2014-27-** Amendment to Community Unit Plan (CUP) DP-45 Parcel 5 to permit a night club in the city (a rental event center with alcohol service and dancing) at 6160 East Central (north of East Central, West of Woodlawn).

Dear Applicants:

At its regular meeting on **October 9, 2014**, the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to **APPROVE** the request subject to the following conditions:

- (1) No outdoor speakers, entertainment, food or drink service is permitted.
- (2) The site shall maintain all necessary licenses for a nightclub in the city.
- (3) The site shall conform to all applicable codes and regulations in include but not limited to zoning, building, fire and health.
- (4) The proposed uses for Parcel 5 shall be amended to add: "Nightclub in the City except that the nightclub will be open only for reserved special events and will not be open to the general public more than six days per year."
- (5) The facility shall close no later than 2 a.m.
- (6) The applicant shall submit four revised copies of the CUP to the Metropolitan Area Planning Department within 60 days of approval or the request shall be considered denied and closed.
- (7) If the Zoning Administrator finds that there is a violation of any of the conditions of the CUP amendment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare the CUP amendment null and void.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

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

T 316.268.4421 F 316.268.4390

[www.wichita.gov](http://www.wichita.gov)

*Dale Miller*

Current Plans Manager

Current Plans Division

Copies to: Lavonta Williams, WCC CM I

Alana Haynes, NA I

JR Cox, MABCD

Tom Stolz, MABCD

Paul Hays, MABCD

Ruth Yarnall, 6405 E. Elm 67206

Jacob Ruse 1310 N, Dunsworth, Wichita, KS 67212

Skyler Wanless, 8015 W. 12th St., Wichita, KS 67212

Dave Brown, 428 N. Edgemoor, Wichita,