

HUNTINGTON PLACE COMMERCIAL

COMMUNITY UNIT PLAN

DP-153

GENERAL PROVISIONS:

- THIS DEVELOPMENT IS PROPOSED TO CONTAIN 6.07 GROSS ACRES AND 6.01 NET ACRES.
- THE PROPOSED DEVELOPMENT IS TO CONTAIN RESTRICTIVE OFFICE AND COMMERCIAL USES AS PERMITTED IN THE "NR" NEIGHBORHOOD RETAIL ZONING DISTRICT OF THE UNIFIED ZONING CODE WITH THE ADDITION OF BANKS AND SAVINGS AND LOANS.
- SETBACKS ARE AS INDICATED ON PLAN VIEW OR IN GENERAL AS FOLLOWS:
35' SETBACK ON MAIZE ROAD AS SHOWN ON PLAN VIEW.
35' SETBACK FROM THE SOUTH PROPERTY LINE.
35' SETBACK FROM THE WEST PROPERTY LINE.
35' SETBACK ON MAIZE COURT (F/K/A PONDEROSA CIRCLE).
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- SIGNS SHALL BE IN ACCORDANCE WITH THE SIGN CODE OF THE CITY OF WICHITA WITH THE FOLLOWING CONDITIONS:
(A) ALL FREESTANDING SIGNS MUST BE MONUMENT-TYPE AND SHALL HAVE A MAXIMUM HEIGHT OF 12 FEET, EXCEPT FOR ONE MONUMENT-TYPE SIGN LOCATED WITHIN OR NEAR THE MAJOR ENTRANCE THAT MAY BE 18 FEET IN HEIGHT. THE MAXIMUM SQUARE-FOOTAGE OF EACH SIGN FACE ALLOWED IN THE C.U.P. SHALL NOT EXCEED 150 SQUARE FEET.
(B) AS THE FRONTAGE DEVELOPS ALONG THE ARTERIAL ROADWAYS, MONUMENT TYPE SIGNS SHALL BE SPACED A MINIMUM OF 150 FEET APART, IRRESPECTIVE OF HOW LAND IS LEASED OR SOLD. SIGN SEPARATION BETWEEN PARCEL 1 AND PARCEL 2A MAY BE REDUCED TO 140 FEET PER ADMINISTRATIVE ADJUSTMENT DATED AUGUST 1, 2016 (CUP2016-29).
(C) PORTABLE AND OFF-SITE SIGNS ARE NOT PERMITTED.
(D) WINDOW DISPLAY SIGNS ARE LIMITED TO 25% OF THE WINDOW AREA.
(E) FLASHING SIGNS (EXCEPT FOR SIGNS SHOWING ONLY TIME, TEMPERATURE AND OTHER PUBLIC SERVICE MESSAGES), ROTATING OR MOVING SIGNS, SIGNS WITH MOVING LIGHTS OR SIGNS WHICH CREATE ILLUSIONS OF MOVEMENT ARE NOT PERMITTED.
(F) RESERVE "A" IS TO PERMIT THE CONSTRUCTION OF AN ENTRY MONUMENT FOR THE RESIDENTIAL PARCEL THAT ADJOINS ON THE WEST AND SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA WHICH RELATE TO THE "SF-5" ZONING DISTRICT.
- AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF NON-PUBLIC OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC. SHALL BE FILED WITH THE PLAT OF THE AREA.
- ALL DRIVES AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION.
- DRAINAGE EASEMENTS 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.
- FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS ON PUBLIC STREETS SHALL BE RESOLVED AT THE TIME OF PLATTING.
- A FIVE (5) TO EIGHT (8) FOOT SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE) ALONG THE WEST AND SOUTH PROPERTY LINES, AS SHOWN ON THE PLAN.
- A TEN (10) FOOT LANDSCAPE BUFFER CONSISTING OF GRASS, LOW SHRUBS AND TREES SHALL BE REQUIRED ALONG THE EAST PROPERTY LINE EXCEPT FOR THOSE POINTS OF INGRESS AND EGRESS.

- LANDSCAPING:
A. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT FOR THE 10' LANDSCAPE BUFFER INDICATING THE LOCATION, TYPE, AND SPECIFICATIONS OF PLANT MATERIALS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS ON THE PARCEL INVOLVED. THE LANDSCAPE PLAN SHALL ALSO DEPICT PROPOSED METHODS OF PROVIDING WATER TO THE REQUIRED PLANT MATERIALS.
B. FAILURE TO PROPERLY MAINTAIN THE TEN (10) FOOT LANDSCAPE BUFFER SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION THAT THE PLANTS ARE NOT PROPERLY MAINTAINED. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS AND WATERING SYSTEM APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
- 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 AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS THEIR LESSEES UNLESS AMENDED.
- PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.141 ET SEQ OF CITY CODE.
- THE APPLICANT SHALL GUARANTEE AT THE TIME OF PLATTING, THE CONSTRUCTION OF A DECELERATION LANE ADJACENT TO MAIZE ROAD WHERE DETERMINED NECESSARY.
- THE C.U.P. DOCUMENT IS GENERAL IN CHARACTER AND WILL REQUIRE SUBMISSION OF A DETAILED SITE PLAN AND A LANDSCAPE BUFFER PLAN. THIS SITE PLAN WILL REQUIRE ADMINISTRATIVE APPROVAL AT THE PLAN REVIEW STAGE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE PLAN SHALL SHOW LAND USE RELATIONSHIPS, ACCESS POINTS AND OR CONTROL, SETBACKS, INTERIOR CIRCULATION, PARKING, SCREENING, AND OTHER SIMILAR DESIGN CONSIDERATIONS WHICH MAY AFFECT ADJACENT PROPERTY OR THE GENERAL HEALTH AND WELFARE OF THE PUBLIC. THE PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR REVIEW AND APPROVAL AND IF PREPARED WITHIN THE GUIDELINES HEREIN CONTAINED SHALL NOT BE CONSIDERED AN AMENDMENT TO THE C.U.P. NOR SHALL IT REQUIRE ANOTHER PUBLIC HEARING.
- A 20' EMERGENCY ACCESS EASEMENT SHALL BE CONSTRUCTED NEAR THE SOUTH PROPERTY LINE TO PROVIDE A SECOND POINT OF ACCESS TO THE PROPOSED APARTMENT SITE ON THE WEST. THE EXACT LOCATION WILL BE DETERMINED AT THE TIME OF PLATTING. IF THE PROPERTY ADJACENT TO THE WEST IS DEVELOPED FIRST, A TEMPORARY ALL-WEATHER SURFACE SHALL BE CONSTRUCTED AND MAINTAINED BY THE ADJACENT LAND OWNER, UNTIL THE PROPOSED COMMERCIAL DEVELOPMENT IS CONSTRUCTED, AT WHICH TIME THE MAINTENANCE OF SAID EASEMENT SHALL BE THE RESPONSIBILITY OF THE COMMERCIAL DEVELOPMENT. HOWEVER, IF THE COMMERCIAL DEVELOPMENT PRECEDES THE DEVELOPMENT OF THE PROPERTY TO THE WEST THEN THE CONSTRUCTION AND MAINTENANCE OF SAID EASEMENT SHALL BE THE RESPONSIBILITY OF THE COMMERCIAL DEVELOPMENT. IN ADDITION, IT WILL BE NECESSARY TO PROVIDE A GATE IN THE MASONRY WALL AT THE LOCATION OF SAID EASEMENT WHICH SHALL BE THE RESPONSIBILITY OF THE COMMERCIAL DEVELOPMENT AT THE TIME THE WALL IS CONSTRUCTED.
- THE COMMERCIAL CENTER WILL BE DESIGNED TO BLEND ARCHITECTURALLY WITH THE PROPOSED APARTMENTS TO THE WEST. IT WILL INCORPORATE SIMILAR BUILDING MATERIALS, COLORS AND DESIGN FEATURES IN ORDER TO GIVE IT A RESIDENTIAL CHARACTER.

LEGAL DESCRIPTION:

Lots 1 and 2, Huntington Park Addition, Wichita, Sedgwick County, Kansas.

PARCEL 1

PROPOSED USE: ALL USES PERMITTED IN THE "NR" ZONING DISTRICT WITH THE ADDITION OF BANKS AND SAVINGS AND LOANS.

NET AREA: 2.19 ACRES (95,593.43 SQ. FT.)
MAXIMUM BUILDING COVERAGE: 25,567 SQ. FT.
MAXIMUM GROSS FLOOR AREA: 25,567 SQ. FT.
FLOOR AREA RATIO: 0.267
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM NUMBER OF BUILDINGS: 2
PARKING - AS SET FORTH UNDER GENERAL PROVISION NO. 14
SETBACKS - AS INDICATED ON PLAN VIEW OR AS FOLLOWS:
35 FEET ALONG MAIZE ROAD
20 FEET ALONG MAIZE COURT
35 FEET ALONG WEST PROPERTY LINE

PARCEL 2A

PROPOSED USE: ALL USES PERMITTED IN THE "NR" ZONING DISTRICT WITH THE ADDITION OF BANKS AND SAVINGS AND LOANS.

NET AREA: 0.92 ACRES (40,060 SQ. FT.)
MAXIMUM BUILDING COVERAGE: 10,717 SQ. FT.
MAXIMUM GROSS FLOOR AREA: 10,717 SQ. FT.
FLOOR AREA RATIO: 0.267
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM NUMBER OF BUILDINGS: 2
PARKING - AS SET FORTH UNDER GENERAL PROVISION NO. 14
SETBACKS - AS INDICATED ON PLAN VIEW OR AS FOLLOWS:
35 FEET ALONG MAIZE ROAD
35 FEET ALONG WEST PROPERTY LINE

PARCEL 2B

PROPOSED USE: ALL USES PERMITTED IN THE "NR" ZONING DISTRICT WITH THE ADDITION OF BANKS AND SAVINGS AND LOANS.

NET AREA: 1.01 ACRES (43,880 SQ. FT.)
MAXIMUM BUILDING COVERAGE: 11,738 SQ. FT.
MAXIMUM GROSS FLOOR AREA: 11,738 SQ. FT.
FLOOR AREA RATIO: 0.267
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM NUMBER OF BUILDINGS: 2
PARKING - AS SET FORTH UNDER GENERAL PROVISION NO. 14
SETBACKS - AS INDICATED ON PLAN VIEW OR AS FOLLOWS:
35 FEET ALONG MAIZE ROAD
35 FEET ALONG WEST PROPERTY LINE

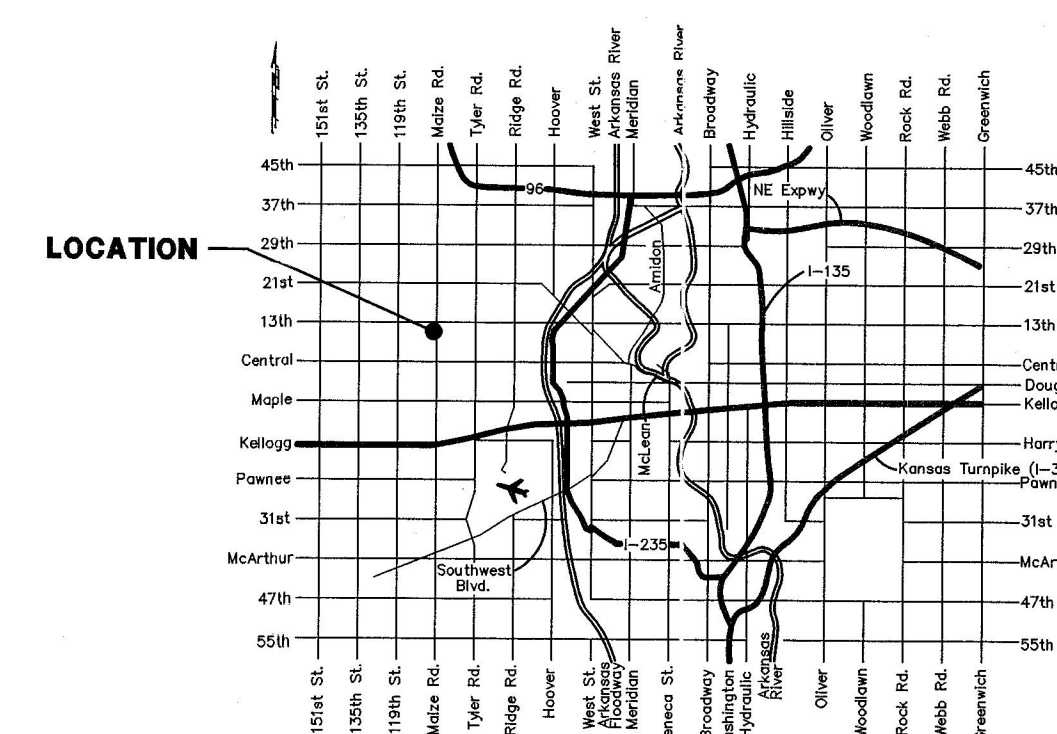
PARCEL 3

PROPOSED USE: ALL USES PERMITTED IN THE "NR" ZONING DISTRICT WITH THE ADDITION OF BANKS AND SAVINGS AND LOANS.

NET AREA: 1.89 ACRES (82,175.22 SQ. FT.)
MAXIMUM BUILDING COVERAGE: 21,978 SQ. FT.
MAXIMUM GROSS FLOOR AREA: 21,978 SQ. FT.
FLOOR AREA RATIO: 0.267
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM NUMBER OF BUILDINGS: 2
PARKING - AS SET FORTH UNDER GENERAL PROVISION NO. 14
SETBACKS - AS INDICATED ON PLAN VIEW OR AS FOLLOWS:
35 FEET ALONG MAIZE ROAD
45 FEET ALONG SOUTH PROPERTY LINE
35 FEET ALONG WEST PROPERTY LINE

REVISIONS

Approved: March 18, 1986
Revised per Administrative Adjustment: May 31, 2001
Revised per Administrative Adjustment: May 8, 2013
Revised per Administrative Adjustment: June 18, 2013
Revised per VAC2013-29: October 22, 2013
Revised per Administrative Adjustment: May 3, 2016
Revised per Administrative Adjustment: August 1, 2016



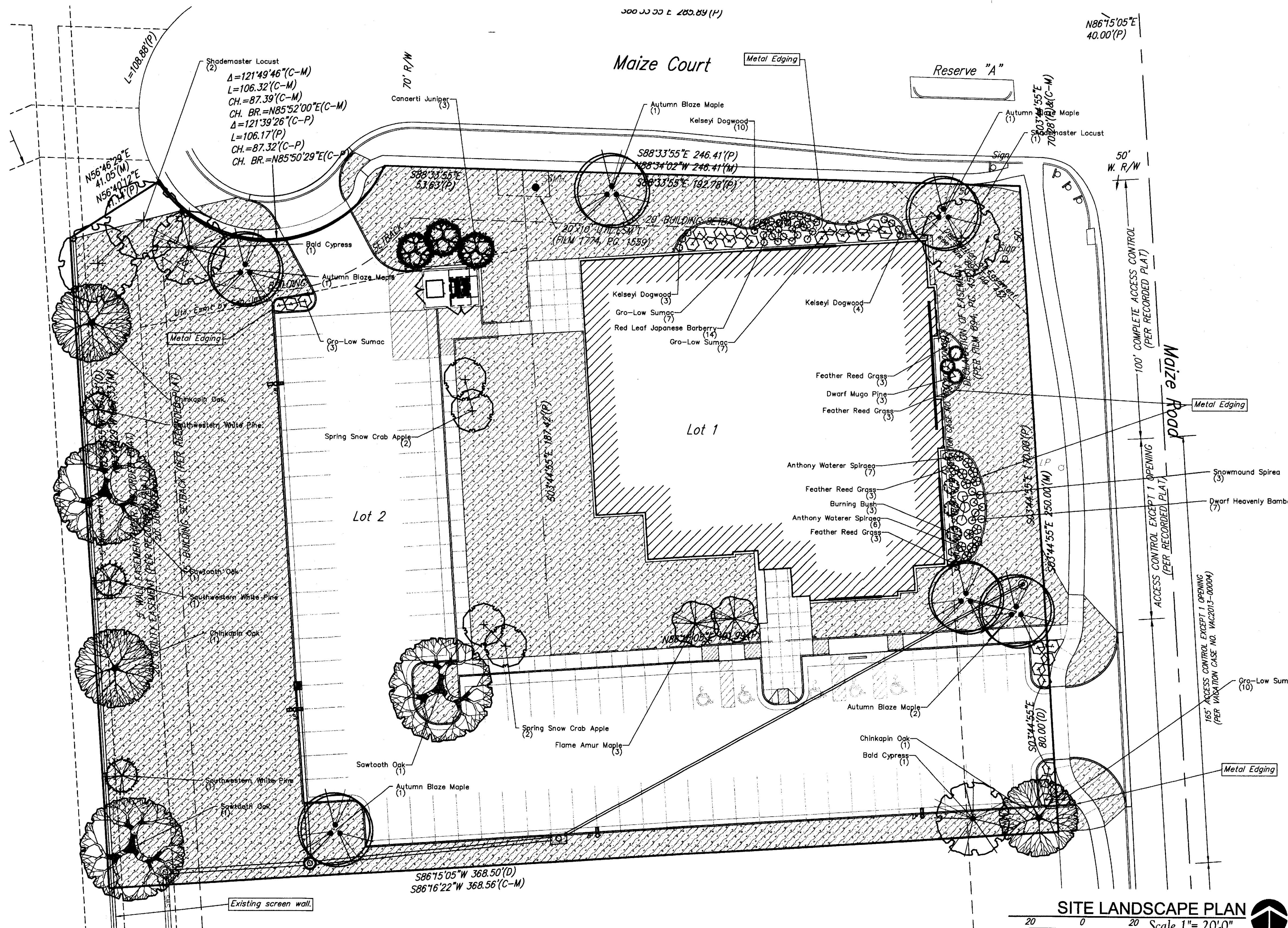
APPROVED CUP
2-20-86 Blm
BOCC 3-18-86 Blm
MAPD 1 of 2

DP-153

HUNTINGTON PLACE COMMERCIAL
COMMUNITY UNIT PLAN

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

SCALE: 1" = 50'

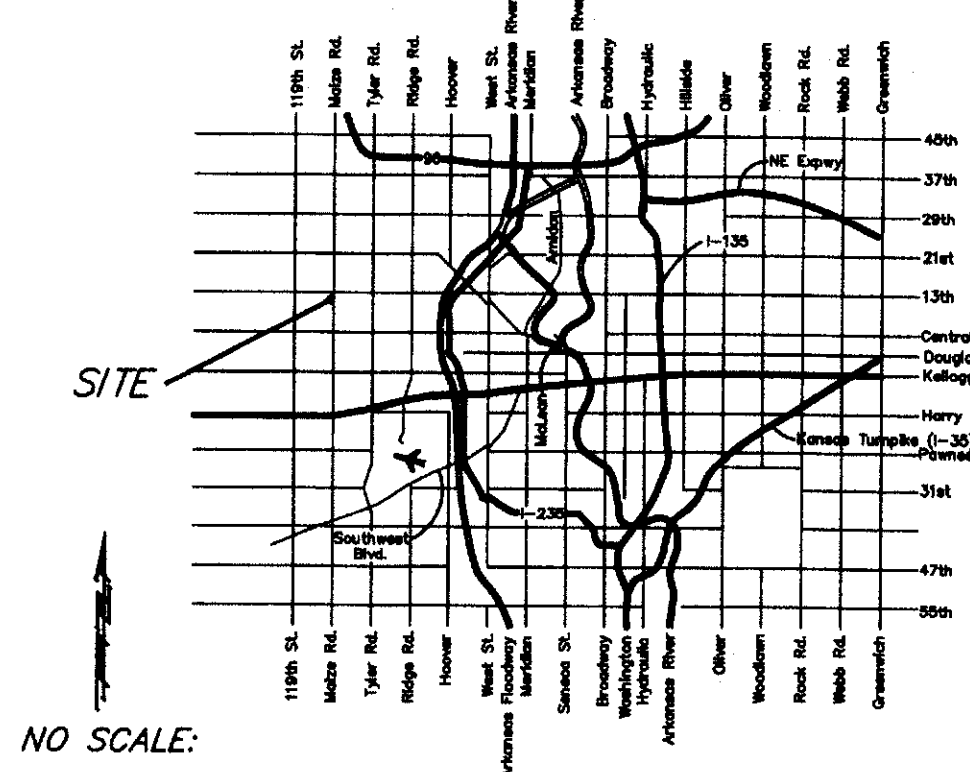


Landscape Calculations

Landscape Streetyard Required:	METHOD #2 602 total L.F. of frontage = 15 greatest perp. dist. 567 adjusted frontage # x 15 S.F. factor 8,505 S.F. required 15,288 S.F. shown
Landscape Streetyard Shown:	8,505/500=17.01=> 18 Shade Trees 14 Shade, 0 Orn., 40 Shrubs (4 Shade) = 18 Shade Trees
Streetyard Trees Req.:	
Streetyard Trees Shown:	
Required Buffers:	Along west property line. 1 Shade Tree/40 L.F. w/existing screen wall 251'/40=6.02=> 7 Shade Trees, 6' screen wall
Required Buffer Shown:	
Parking Lot Trees Required:	83 stalls/20=4.15=> 5 Shade Trees
Parking Lot Trees Shown:	2 Shade, 6 Orn. = 5 Shade Trees

SITE LANDSCAPE PLAN

Scale 1"= 20'-0"



NO SCALE:

BENCHMARK

Sq. Cut Chiseled on top catch basin.
Elev. = 1344.18 (NAVD 88)

LEGAL DESCRIPTION

All of Lot 1, Huntington Park Addition, Wichita, Sedgwick County, Kansas TOGETHER WITH that part of Lot 2, Huntington Park Addition, Wichita, Sedgwick County, Kansas described as beginning at the southeast corner of said Lot 1, said point also being a common lot corner with said Lot 2; thence S03°44'55"E along the easterly line of said Lot 2, 80.00 feet; thence S86°15'05"W, 368.50 feet to a point on the westerly line of said Lot 2; thence N03°44'55"W, along the westerly line of said Lot 2, 251.33 feet to a deflection corner in the westerly line of said Lot 2; thence N56°40'12"E along the westerly line of said Lot 2, 41.14 feet to a point on the northerly line of said Lot 2, said line being a curve having a 50.00 foot radius; thence southeasterly, easterly, and northeasterly along said curve, also being the northerly line of said Lot 2, for an arc distance of 106.17 feet to a deflection corner in the northerly line of said Lot 2; thence S88°33'55"E along the northerly line of said Lot 2, 53.63 feet to a common lot corner of said Lots 1 and 2; thence S03°44'55"E along the common lot line of said Lots 1 and 2, 187.42 feet to a common lot corner of said Lots 1 and 2; thence N86°15'05"E along the common lot line of said Lots 1 and 2, 191.99 feet to the point of beginning.

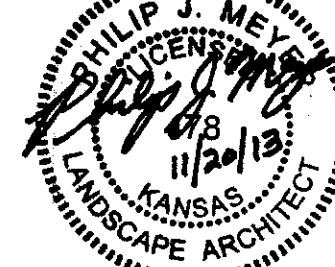
SITE INFORMATION

Total Area:	±95,562sq. ft. (2.19 acres)
Disturbed Area:	±95,562 sq. ft. (2.19acres)
Impervious Area:	±48,371 sq. ft. (1.11acres)
Future Imper. Area:	±18,313 sq. ft. (0.42acres)
Total Impervious Area:	±66,684 sq. ft. (1.53acres)
Building Area:	16,390 sq. ft.
Future Building Area:	5,200 sq. ft.
Parking Stalls	83 including 5 H.C.

LANDSCAPE PLAN

APPROVED 11/21/13 BY NCS

DP-153
MARD exp 1 of 2



Baughman Company, P.A.
315 Ellis, Wichita, KS 67211
P316-262-7271 F316-262-0149
E:\Projects\Greene Vision Site Plan
(1306E914)\Landscape
Architecture\Landscape Plans_1306E914\GV
Landscape.dwg
BAUGHMAN JOB NO: 1306E914

GRENE VISION GROUP - EYE CLINIC
HUNTINGTON PLAZA

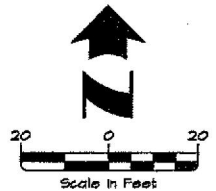
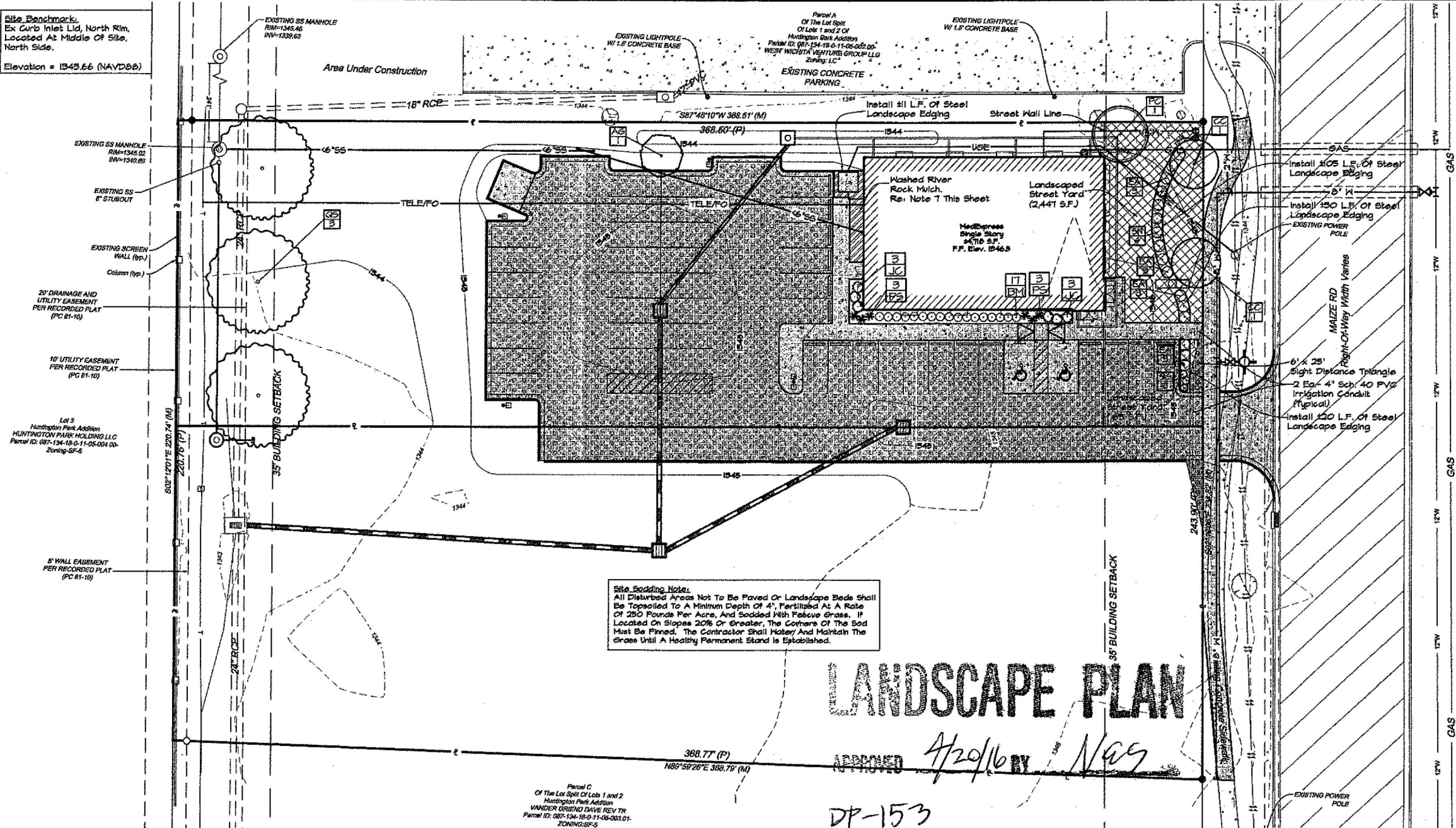
1277 NORTH MAIZE ROAD, WICHITA, KANSAS

PROJECT NO.	11-001
ISSUE:	DATE:
REVIEW	7 AUG 13
PERMIT	30 AUG 13
PRICING	12 SEP 13
OCI Comments	23 SEP 13

LANDSCAPE PLAN

L 1.0

Site Benchmarks:
Ex Curb Inlet Lid, North Rim,
Located At Middle Of Site,
North Side.
Elevation = 1343.66 (NAVD83)



LEGEND	
	Easement Line
	Proposed Building
	Proposed Asphalt Pavement W/Conc. Curb & Outer
	Proposed Concrete Sidewalk
	Proposed Handicap Ramp
	Light Pole, Re: Lighting Plan
	Proposed Finished Grade Contour Line
	Proposed Curb Inlet
	Proposed Drainage Pipe
	Proposed Roof Drain Line, Refer To M.E.P. Plans
	Proposed Gas Line
	Proposed Underground Electric
	Proposed Sanitary Sewer Line
	Proposed Telephone Line
	Proposed Domestic Water Line
	Proposed Gas Meter
	Proposed Electric Meter
	Proposed Irrigation Conduit 2 Ea. 4\"/>
	Fescue Sod
	Property Line
	Right-of-Way Easement
	Existing Asphalt
	Existing Concrete
	Existing Overhead Electric
	Existing Storm Drain Pipe
	Existing Gas Line
	Existing Telephone Line
	Existing Water Line
	Existing Gas Meter
	Existing Telephone
	Existing Power Pole
	Existing Light Pole
	Existing Water Meter
	Existing Sanitary Sewer Manhole

Landscape Requirements - North Lot:
Landscaped Street Yard:
Average Lot Depth: 368.5'
Square Footage Factor: 15 S.F.
Street Frontage Length: 108.7'
Landscaped Street Yard Required: 1650 S.F.
1650 S.F. / 500 = 3 Shade Trees

Landscape Street Yard Provided: 2610 S.F.
1 Shade Tree, 2 Ornamental Trees, And 10 Shrubs Provided

Side and Rear Buffers:
If Adjacent to Residential Use Area, Screen Required. Also
One Shade Tree Per 40 L.F.
North Boundary Line (LC): No Buffer Required
South Boundary Line (LC): No Buffer Required
West Boundary Line (SF-S): 108.7 L.F. / 40 = 3 Shade Trees
Provided: Existing Screen Fence and 3 Shade Trees

Parking Lot Screen:
Required: 5' Continuous Screen Between Parking And Street
Right-Of-Way And 1 Shade Tree Or 2 Ornamental Trees Per
20 Spaces.
Number of Parking Spaces: 45
Shade Trees Required: 45/20 = 2 Shade Trees

Provided: Continuous Row Of Shrubs Along Right-Of-Way, 13
Shade Trees (1/2 Of Landscaped Street Yard Trees) And 1
Ornamental Tree.
Provided: 2 Shade Trees

Landscape Requirements - South Lot: Future Development

PLANT SCHEDULE					
Key	COMMON NAME	Botanical Name	Minimum Size	Spacing	Quantity
JC	BLUE PACIFIC JUNIPER	Juniperus conferta 'Blue Pacific'	5 Gallon	5' O.C.	6
PS	PURPLE FOUNTAIN GRASS	Pennisetum setaceum atropurpurea	1 Gallon	23' O.C.	6
BM	FAULKNER BOXWOOD	Buxus microphylla 'Faulkner'	5 Gallon	5' O.C.	17
SG	GOLDMOUND SPIREA	Spiraea X 'Goldmound'	2 Gallon	5' O.C.	5
EA	DWARF BURNING BUSH	Euonymus alata 'Compacta'	2 Gallon	As Shown	12
SN	SNOWMOUND SPIREA	Spiraea japonica 'Snowmound'	2 Gallon	5' O.C.	4
AS	AMUR MAPLE	Acer ginnala	1" Cal. B#B	As Shown	1
CC	OKLAHOMA REDBUD	Cercis canadensis 'Oklahoma'	1" Cal. B#B	As Shown	2
PC	CHINESE PISTACHE	Pistachia chinensis	2" Cal. B#B	As Shown	1
GS	SHUMARD OAK	Quercus shumardii	2" Cal. B#B	40' O.C.	5

Landscape Plan General Notes:

- The Contractor Shall Furnish All Labor, Materials, Tools, Equipment, And Related Items Required For The Complete Installation Of Landscape.
- All Plant Material Shall Be Nursery Grown. Plant Material Sizes And Grading Shall Comply With The Latest Edition Of American Standards For Nursery Stock, Published By The American Nursery And Landscape Association.
- All Plant Material Shall Be Healthy And Free From All Visible Signs Of Disease Or Pest Infestation.
- Contractor Shall Ascertain Location Of All Utilities Prior To Excavation. Prior To Commencing With Any Work, Contact The State One-call.
- No Changes To Approved Plant Schedule Will Be Allowed Without The Approval Of The Owner's Representative.
- All Trees Shall Be Installed, Mulched, Guyed, And Staked Per The Details. All Shrubs Shall Be Installed And Mulched Per The Details. Refer To Detail Sheets.
- Washed River Rock, A Minimum Of 2" Depth, Shall Be Applied To All Planting Beds Shown On This Plan. Coordinate Type With Developer.
- The Contractor Shall Provide A Two Year Minimum Maintenance Bond For All Proposed Plant Materials And Installation From The Date Of Acceptance.
- The Contractor Shall Spill Any Excess Topsoil Located On The Site That Is Not Required To Perform Landscape Operations. If Sufficient Topsoil Is Not Present On Site, The Contractor Shall Import Topsoil To The Site In Order To Complete The Landscape Operations.
- In All Planting Beds, Sod Shall Be Removed Entirely And Soil Shall Be Amended With Twelve Inches Of Topsoil And A Minimum Of Six Inches Of Compost Tilled Into The Beds.
- The Proposed Irrigation System Shall Be Designed By Others And Installed during Landscape Installation.
- The Irrigation Systems Shall Be Protected By An RP Type Backflow Preventer. Irrigation System To Be Designed By Others. Sprinkler systems are required to be equipped with an automatic rain-sensing device.
- Backflow Prevention Assemblies Installed Outdoor Shall Be Protected By An Enclosure Which Complies With The Standards And Specifications Set Forth By The American Society Of Sanitary Engineering (ASSE) Code 1060.
- The owner is required to maintain landscaping in good condition, including replacement of dead or diseased plants and trees.

LANDSCAPE PLAN

APPROVED 4/20/16 BY NAG
DP-153

Drawn By LMG	Vertical Scale -
Approved By LMG	Horizontal Scale 1" = 20'
Date 03.16.16	Plotting Scale 1
Project No. AED-12a	Drawing Name Plan Sheets

MEDEXPRESS

1261 N. Maize Road

Wichita, Sedwick County, Kansas

LANDSCAPE PLAN

Issued for Review - 04.14.16

Sheet No:

C.2

MORRISON SHIPLEY
ENGINEERS • SURVEYORS

C.O.A. #1474 Exp. Date: 12/31/17
2407 SE Cottonwood Street • Bentonville, AR 72712 • 479.273.2209 • morrisonshipley.com



Wichita-Sedgwick County Metropolitan Area Planning Department

May 3, 2016

Dave Vander Griend REV TR
310 N. 1st
Colwich, KS 67030

Baughman Company P.A. attn. Russ Ewy
315 Ellis
Wichita, KS 67211

RE: CUP2016-18 - City Community Unit Plan (DP-153) administrative adjustment to create Parcels 2A and 2B from Parcel 2 consistent with a lot split, south west of Maize Road and Maize Ct.

Dear Applicants:

We received and reviewed your request for an administrative adjustment to the above-referenced community unit plan, DP-153, the Huntington Place Commercial Community Unit Plan (CUP). We understand that you wish create Parcels 2A and 2B from Parcel 2 consistent with a lot split, LSP2016-04.

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.

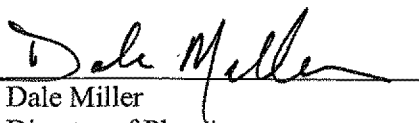
Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

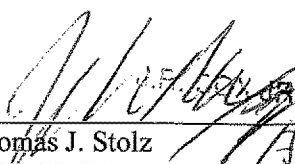
The "Development Application" signs may now be removed from the property. Please submit four (4) copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.

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

T 316.268.4421 F 316.268.4390

www.wichita.gov


Dale Miller
Director of Planning


Thomas J. Stolz
MABCD Director

cc: JR Cox, MABCD
Paul Hays, MABCD
Bryan Frye, CM District V
Laura Rainwater, Community Service Representative District V



Wichita-Sedgwick County Metropolitan Area Planning Department

August 1, 2016

Arkansas Sign & Banner
Attn: Joe Conway
1914 S. Walton Blvd.
Bentonville, AR 72712

MedExpress Urgent Care
Eric Dietz
370 Southpointe Blvd., Suite 100
Canonsburg, PA 15317

RE: CUP2016-29 – City CUP Administrative Adjustment to General Provision 5B of the Huntington Place Commercial CUP DP-153; generally located on the west side of Maize Road and south of W. 13th Street North (1261 N. Maize Rd.)

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-153, the Huntington Place Commercial Community Unit Plan (“CUP”). We understand that you wish to reduce the separation between signs from 150 feet to 140 feet to accommodate a new sign at the MedExpress Urgent Express building on N. Maize Road and the existing sign for Green Vision Group located to the north at 1277 N. Maize Road.

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.

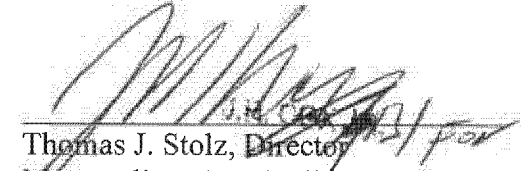
Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein. This approval is subject to the following conditions:

1. All signs shall be permitted and installed within one year.
2. The Administrative Adjustment applies only to the sign located on Lot 2, Huntington Park Addition (1261 N. Maize Road)

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.



Dale Miller, Director
Metropolitan Area Planning Department



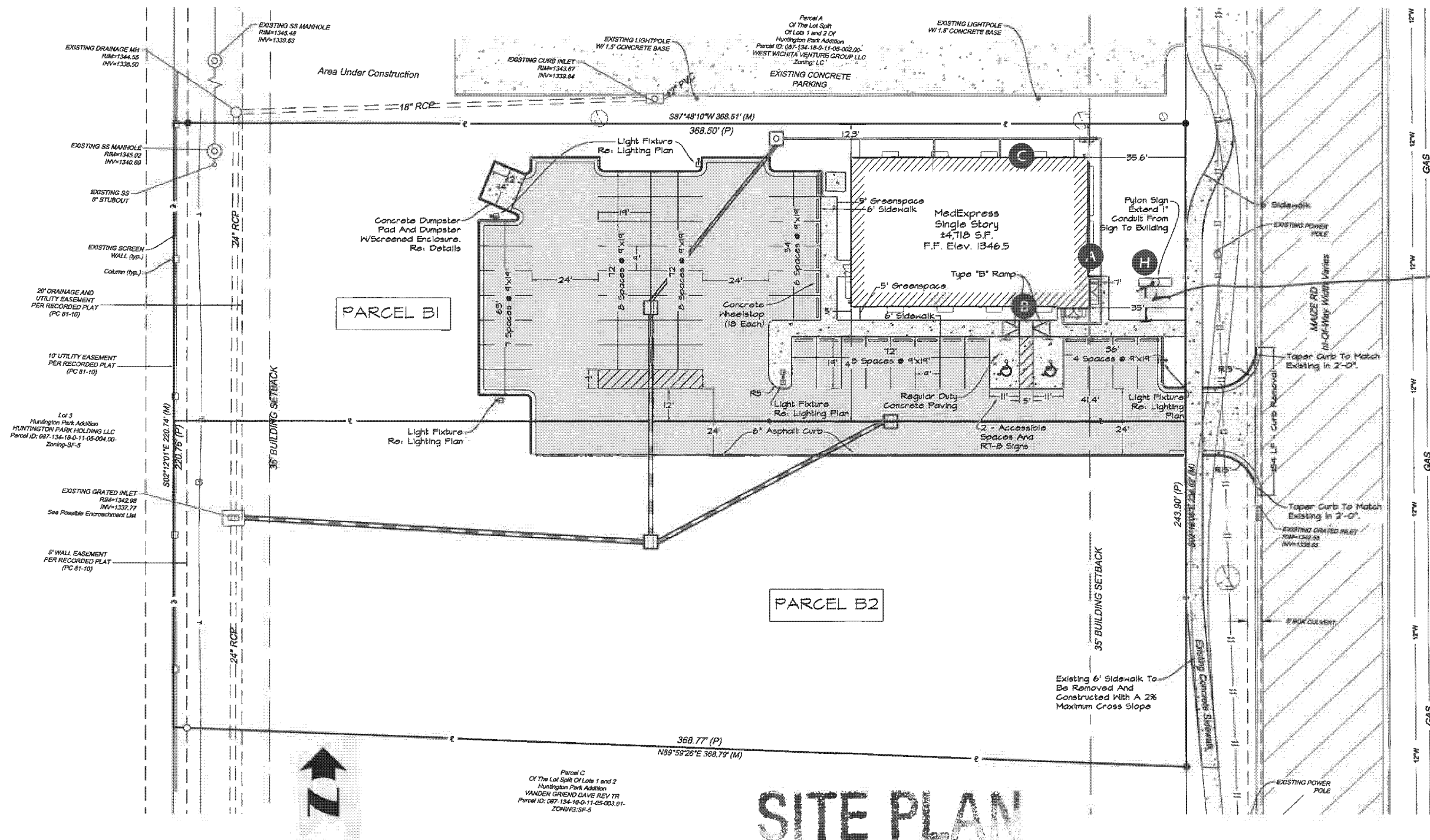
Thomas J. Stolz, Director
Metropolitan Area Building and
Construction Department

cc: J.R. Cox, MABCD
Bryan Frye, CM District V
Laura Rainwater, Community Services Representative District V

Client:
MedExpress Headquarters
370 Southpointe Boulevard
Canonsburg, PA 15317

Address:
MedExpress
1261 North Maize Road
Wichita, KS 67212

Site Plan



SITE PLAN

APPROVED/SEAL BY *[Signature]*

2A Site Plan
Scale - 1" = 50'-0"

SITE PLAN

ORIGINAL DATE:
5/17/2016

REVISION DATES:



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522 WILLOW STREET READING, PA 19602 TEL: 610.478.1330 FAX: 610.478.1332

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Location:
(Maize) Wichita, KS

SALES: KDA
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Wichita-Sedgwick County Metropolitan Area Planning Department

May 8, 2013

Intrust Bank, N.A.

Attn: Dan Eilert, Credit & Underwriting

Wichita, KS 67201

Baughman Company, P.A.

Attn: Russ Ewy

315 Ellis

Wichita, KS 67211

RE: Administrative Adjustment (CUP2013-00017) to split Parcel 1 of DP-153, the Huntington Place Community Unit Plan ("CUP") into three parcels: a smaller Parcel 1 and new Parcels 2 and 3 (associated with LSP2013-09 and VAC2013-04 and VAC2013-09) and the re-allocation of the CUP's basic development standards on property located west of Maize Road and approximately ¼ mile south of 13th Street North.

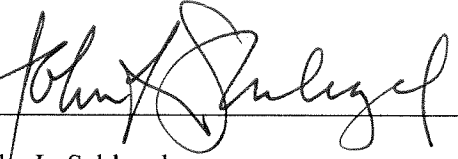
We have received and reviewed your request for an Administrative Adjustments to Parcel 1, DP-153, the Huntington Place CUP located west of Maize Road and approximately ¼ mile south of 13th Street North. Currently Parcel 1 of DP-153 contains 6.07 acres. The requested Administrative Adjustment proposed to divide the existing Parcel 1 into three parcels with the following area: Parcel 1, 2.20 acres; Parcel 2, 1.93 acres and Parcel 3, 1.89 acres. Currently the existing Parcel 1 is divided into Lots 1 and 2, Huntington Park Addition. Lot Split LSP2013-09 has been filed to divide the existing Lots 1 and 2, Huntington Park Addition into three Lot Split parcels (A, B and C) that correspond in area to the proposed three CUP Parcels (1, 2 and 3) requested by this Administrative Adjustment. With the division of the original Parcel 1 into three parcels the applicant is also requesting a modification to the basic development standards to re-allocate the: net area, maximum building coverage, maximum gross floor area, floor area ratio, maximum building height, maximum number of buildings, parking and setbacks.

We have reviewed your request as generally described above, and specifically described in the attachment from Baughman Company, dated April 24, 2013, and signed by Russ Ewy. On the basis of our review we have approved the Administrative Adjustments as described in the attached letter.

Except as expressly stated above, this adjustment shall not be deemed to alter any other provisions of the CUP.

Within 30 days of approval please provide four revised copies of the approved CUP.

The zoning notification signs may now be removed from the property.



John L. Schlegel
Director of Planning

Tom Stolz
Director of the Metropolitan Area Building and
Construction Department