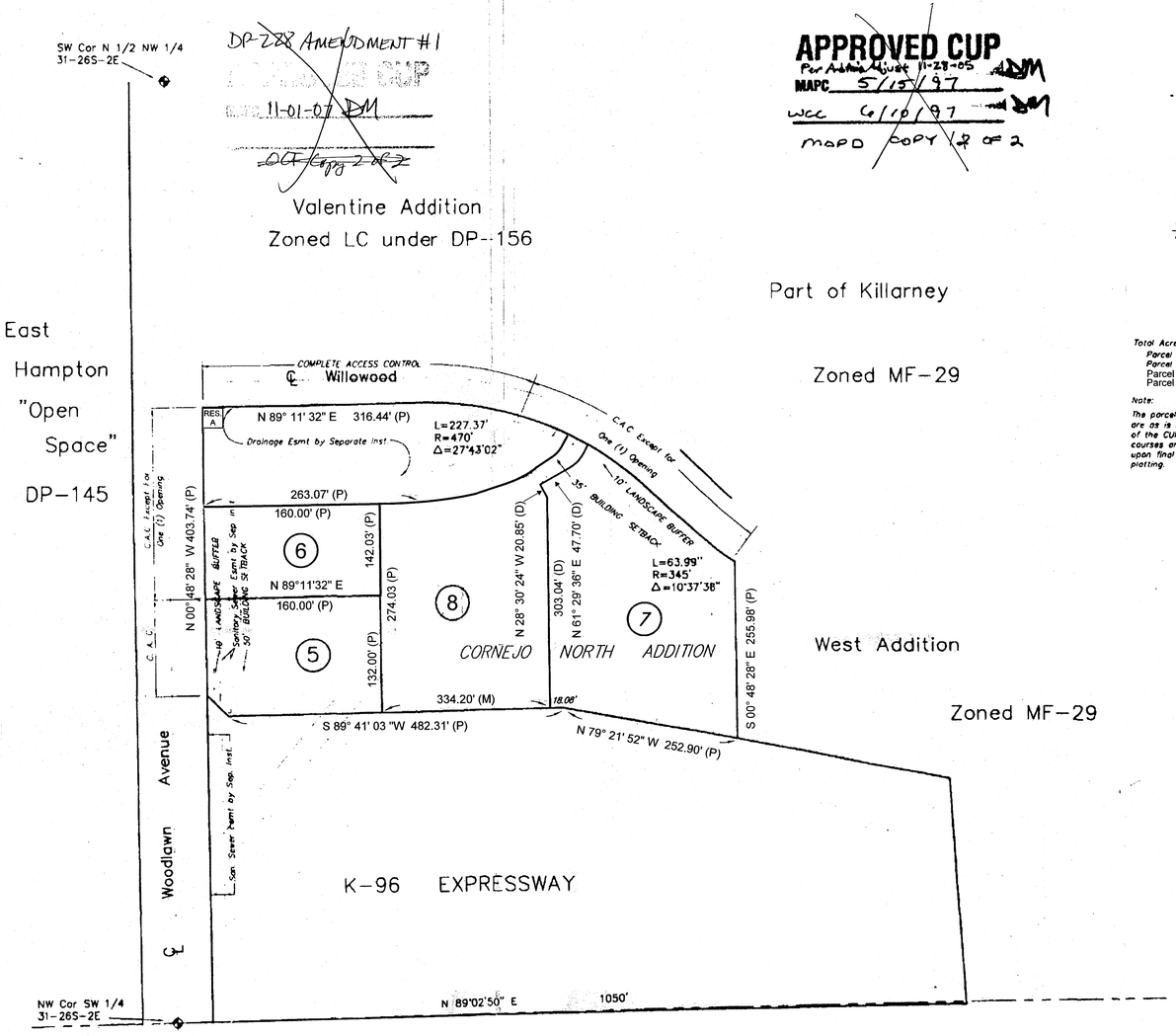
COMMERCIAL COMMUNITY UNIT PLAN DP-228 (FORMERLY PART OF KILLARNEY WEST DP-156)

WOODLAWN POWER CENTER

OWNER: TK Group, LLC 128 S. Delrose, Wichita, Kansas 67218

DP-228 AMENDMENT #1
APPROVED CUP
11-01-07 DM
OCT Copy 2 of 2

APPROVED CUP
Per Admin Adjust 11-28-05 DM
MAPC 5/15/97
WCC 6/10/97 DM
MAPD COPY 1 of 2



NTS

Total Acreage = 5.85 Ac
Parcel 5 = .97 Ac
Parcel 6 = 0.53 Ac
Parcel 7 = 1.98 Ac
Parcel 8 = 2.31 Ac

Note:
The parcel sizes that are shown are as is known as of the date of the CUP. Lot bearings and courses are subject to change upon final survey at the time of platting.

GENERAL PROVISIONS

1. THIS DEVELOPMENT CONTAINS APPROXIMATELY 5.85 GROSS ACRES.
2. THE PROPOSED DEVELOPMENT CONTAINS EIGHT (8) PARCELS PERMITTING LIMITED COMMERCIAL USES. SEE PARAGRAPH 18 BELOW FOR SPECIFIC USES.
3. BUILDING SETBACKS ARE AS FOLLOWS:
   - PARCEL 5: 50' ALONG WOODLAWN
   - PARCEL 6: 50' ALONG WOODLAWN, 35' ALONG WILLOWOOD
   - PARCEL 7: 35' ALONG WILLOWOOD
   - PARCEL 8: 35' ALONG WILLOWOOD
4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND
5. SIGNAGE SHALL BE AS PERMITTED BY ZONING DISTRICT IN ACCORDANCE WITH THE PROVISIONS OF LC (LIMITED COMMERCIAL) PROVISIONS OF THE SIGN CODE OF THE CITY OF WICHITA WITH THE ADDITIONAL FOLLOWING CONDITIONS:

   Parcel 5 shall be limited to 75 SF of signage along Woodlawn. Parcel 5 sign shall be allowed to within 150' of the sign on Parcel 6.

   PARCEL 6 SHALL HAVE 113 SF OF SIGNAGE ALONG WOODLAWN. PARCEL 6 SHALL BE ALLOWED TO HAVE ITS SIGN ALONG WOODLAWN WITHIN 150 FEET OF THE SIGN ON PARCEL 5.

   PARCEL 7 SHALL HAVE 250 SF OF SIGNAGE ALONG K-96, AND BE PERMITTED TO INSTALL A 125 SF BUILDING SIGN THAT FACES EAST.

   PARCEL 8 SHALL HAVE 133 SF OF SIGNAGE IN RESERVE "A" ALONG WOODLAWN, 50 SF OF SIGNAGE ALONG WILLOWOOD, AND 330 SF OF SIGNAGE ALONG K-96.

5A. SIGNAGE ALONG WOODLAWN SHALL BE LIMITED TO 20 FEET IN HEIGHT AND MONUMENT TYPE SIGNS. SIGNS ALONG K-96 SHALL BE ALLOWED TO BE 35 FEET IN HEIGHT FOR PARCEL 8, AND 50 FEET IN HEIGHT FOR PARCEL 7.

5B. OFF-SITE SIGNS, PORTABLE SIGNS, OR SIGNS WITH FLASHING, MOVING, OR ROTATING LIGHTS SHALL NOT BE PERMITTED.

6. ALL DRAINAGE WAYS AND DEDICATIONS SHALL BE CONFIRMED AT THE TIME OF PLATTING. A SPECIFIC LOT GRADING PLAN WILL BE PREPARED IN CONFORMANCE WITH THE GENERAL DRAINAGE CONCEPT PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
7. ANY OPEN SPACE, SIGNS, LOGOS, DRAINAGE FACILITIES, DRIVES, OR PARKING AREAS CONTAINED WITHIN THE DESCRIBED FACILITY SHALL BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE DETERMINED AT THE TIME OF PLATTING.
8. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS ON PUBLIC STREETS SHALL BE RESOLVED AT THE TIME OF PLATTING.
9. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARDS AS DEFINED IN THE UNIFORM ZONING CODE OF THE CITY OF WICHITA. ALL PARKING AND DRIVES SHALL BE HARD-SURFACED WITH CONCRETE AND/OR ASPHALT.
10. FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. ALL BUILDING PERMITS SHALL BE REVIEWED BY THE FIRE CHIEF AND/OR HIS REPRESENTATIVES FOR APPROVAL OF SITE PLANS, FIRE LANE(S), AND FIRE HYDRANT ACCESS PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT. FIRE LANES MAY BE USED FOR LOADING AND UNLOADING BUT NO PARKING.
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 AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS OTHERWISE AMENDED. ANY MAJOR CHANGES IN THIS DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND THE CITY COUNCIL FOR THEIR CONSIDERATION.
12. ALL LIGHTS SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD OR DIRECT LIGHT AWAY FROM RESIDENTAIL AREAS.
13. ACCESS TO STREETS FOR THE INDIVIDUAL PARCELS IS AS FOLLOWS:
   PARCEL 5:
   COMPLETE ACCESS CONTROL TO WOODLAWN

   PARCEL 6 AND 7:
   ACCESS TO WOODLAWN BY PARCELS 6 AND 7 SHALL BE LIMITED TO ONE OPENING, AND ACCESS TO 34TH STREET (WILLOWOOD) SHALL BE LIMITED TO ONE OPENING. ACCESS SHALL BE SHARED WITH PARCEL 5.
14. IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE FILED WITH THE PLAT OF THE AREA.
15. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED WITH A WOOD FENCE AND LANDSCAPING TO REASONABLY HIDE THEM FROM GROUND VIEW.
16. PERMITTED USES FOR ALL PARCELS INCLUDE AUTOMATIC TELLER MACHINE, ANIMAL CARE (LIMITED), BED AND BREAKFAST INN, BANK OR FINANCIAL INSTITUTION, CAR WASH, CONSTRUCTION SALES AND SERVICE, CONVENIENCE STORE, HOTEL OR MOTEL, MARINE FACILITY (RECREATIONAL), MEDICAL SERVICE, OFFICE (GENERAL), PARKING AREA (ACCESSORY AND COMMERCIAL), PERSONAL CARE SERVICE, PERSONAL IMPROVEMENT SERVICE, PRINTING AND COPYING (LIMITED), RECREATION AND ENTERTAINMENT (INDOOR), RETAIL (GENERAL), RESTAURANT, SERVICE STATION, VEHICLE REPAIR (LIMITED), AND CEMETERY FOR PORTION OF PARCEL 6 (LOT 3, BLOCK 1), CORNEJO NORTH ADDITION) PER ADMIN. ADJUST. 11-28-05.
   MULTI-FAMILY RESIDENCES ON PARCEL 7, LIMITED TO 66 UNITS WITH 73 PARKING SPACES MINIMUM. PER ADMIN. ADJUST 12-15-15.
17. BUILDINGS WITHIN PARCELS 6 AND 7 SHALL ARCHITECTURALLY COMPLIMENT THE OTHER BUILDINGS IN THE CUP. METAL SHALL NOT BE THE PREDOMINATE EXTERIOR BUILDING MATERIAL.
18. PARCEL DESCRIPTIONS:

Parcel 5:

Net Area:	.97 acres
Floor Area Ratio:	.30
Max. Building Coverage:	12,675 SF
Max. Gross Floor Area:	12,675 SF
Max. Building Height:	35 feet

Parcel 6:

Net Area:	.53 ACRES
Floor Area Ratio:	.30
Max. Building Coverage:	52,272 SF
Max. Gross Floor Area:	156,816 SF
Max. Building Height:	40 feet

PARCEL 7:

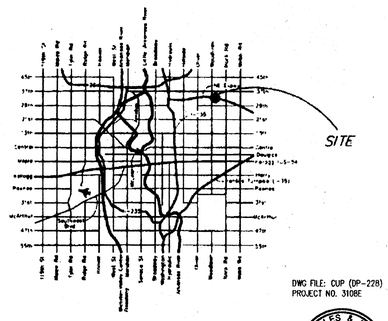
NET AREA:	*2.00 ACRES*
FLOOR AREA RATIO:	*.30*
MAX. BUILDING COVERAGE:	*26,136 SF*
MAX. GROSS FLOOR AREA:	*78,408 SF*
MAX. BUILDING HEIGHT:	*40 FEET*

Parcel 8:

Net Area:	**2.37 acres**
Floor Area Ratio:	**.30**
Max. Building Coverage:	**30925 SF**
Max. Gross Floor Area:	**30925 SF**
Max. Building Height:	**40 feet**

Note:

Parcels 1-4 removed form DP-228 per Amendment #2 of DP-95.



DWG FILE: CUP (DP-228)
PROJECT NO. 3108E

Rev per Admin Adj CUP2017-55 RBm 1-8-2018

APPROVED CUP
MAPC 5/15/97 RBm
WCC 6/10/97 RBm
MAPD Copy 1 of 4

OCTOBER 2015
NOVEMBER 2017

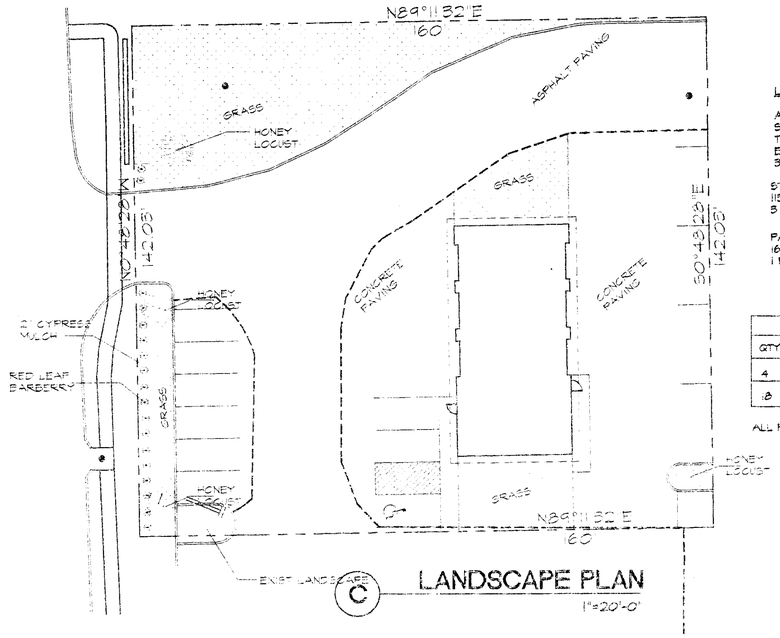
NOVEMBER 5, 2007
JUNE 10, 1997

DP - 228

KAW VALLEY ENGINEERING, INC. **LOCATION MAP**

Ruggles & Bohm, P.A.
Engineering, Surveying, Land Planning
924 North Main (316) 264-8008
Wichita, Kansas 67203 (316) 264-4621 fax
www.rbkansas.com E-mail: info@rbkansas.com

AUSTIN P.A.
ENGINEERING SERVICES
254 N. Rock, Suite 210 Wichita, KS 67211
316/262-2691 fax 316/262-6773



C **LANDSCAPE PLAN**
1"=20'-0"

LANDSCAPE CALCULATION

AVERAGE LOT DEPTH 160'-0"
STREET FRONTAGE 142.05'
TIMES .8 SQ. FT.
EQUALS 1136.24 SQ. FT.
3727 SQ. FT. PROVIDED

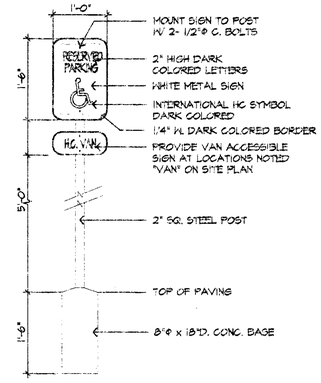
STREET TREES REQUIRED
1136.24 DIVIDED BY 500 = 3 SHADE TREES REQUIRED
3 SHADE TREES PROVIDED

PARKING LOT TREES
16 SPACES DIVIDED BY 20 = 1 SHADE TREES
1 PARKING LOT TREE PROVIDED

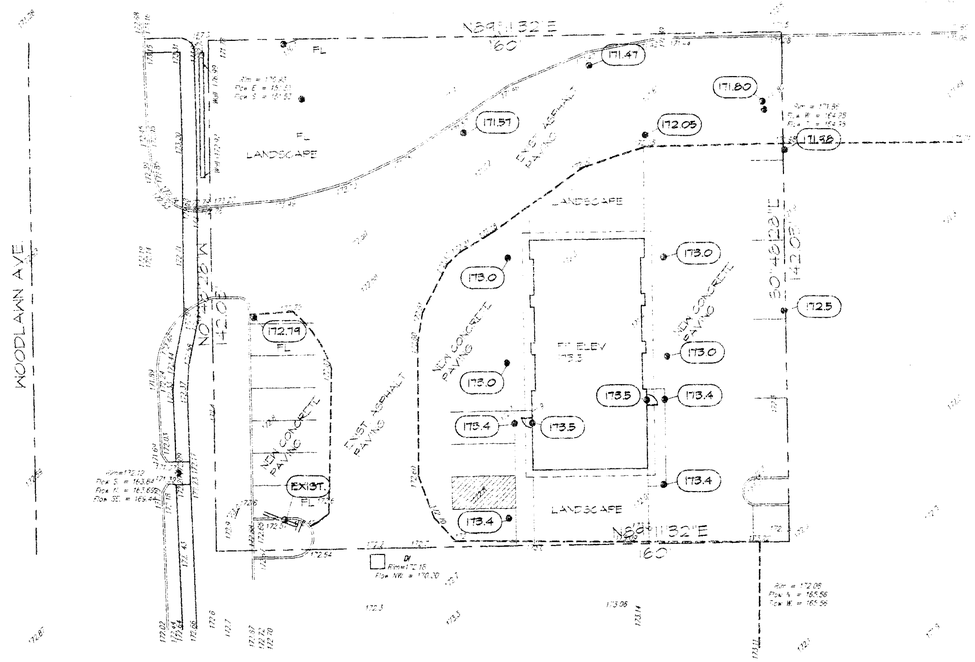
PLANT SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
4	ACER RUBRUM	GLENDITSIA TRIACANTHOS VAR. INEMIS 'IMPERIAL'	2" CAL.	B&B
18	BERBERIS THUNBERGI ATROPURPUREA	RED LEAF BARDERRY	2 GAL.	CONT.

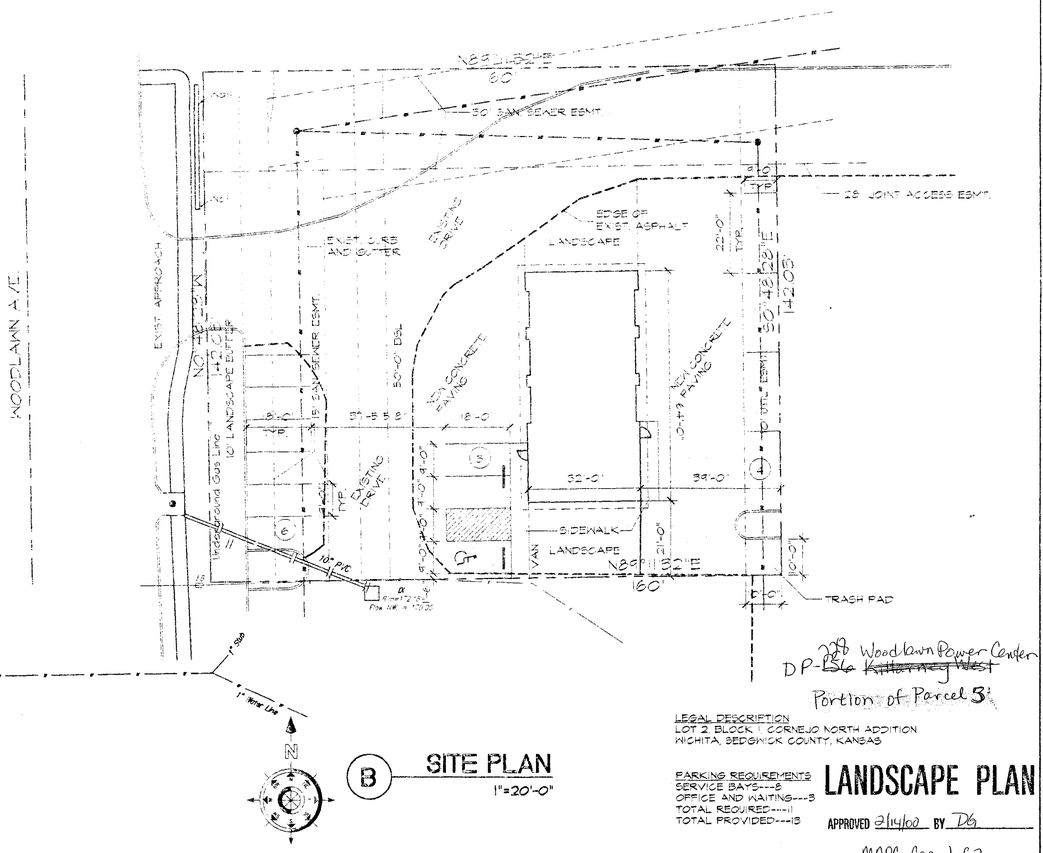
ALL PLANTS TO BE WATERED BY MANUAL IRRAGATION SYSTEM



HC PARKING SIGN
3/4"=1'-0"



A **SITE GRADING PLAN**
1"=20'-0"



B **SITE PLAN**
1"=20'-0"

LEGAL DESCRIPTION
LOT 2 BLOCK 1 CORNEJO NORTH ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

PARKING REQUIREMENTS
SERVICE BAYS---5
OFFICE AND WAITING---3
TOTAL REQUIRED---11
TOTAL PROVIDED---15

LANDSCAPE PLAN

APPROVED 2/14/00 BY DG

MAPC Copy 1 of 2

DP-~~156~~ 238 Woodlawn Power Center ~~Kellogg West~~
Portion of Parcel 3

revisions

number	date
TRS	02-10-00

NEW BUILDING
QUAKER STATE OIL
N. WOODLAWN
WICHITA, KANSAS

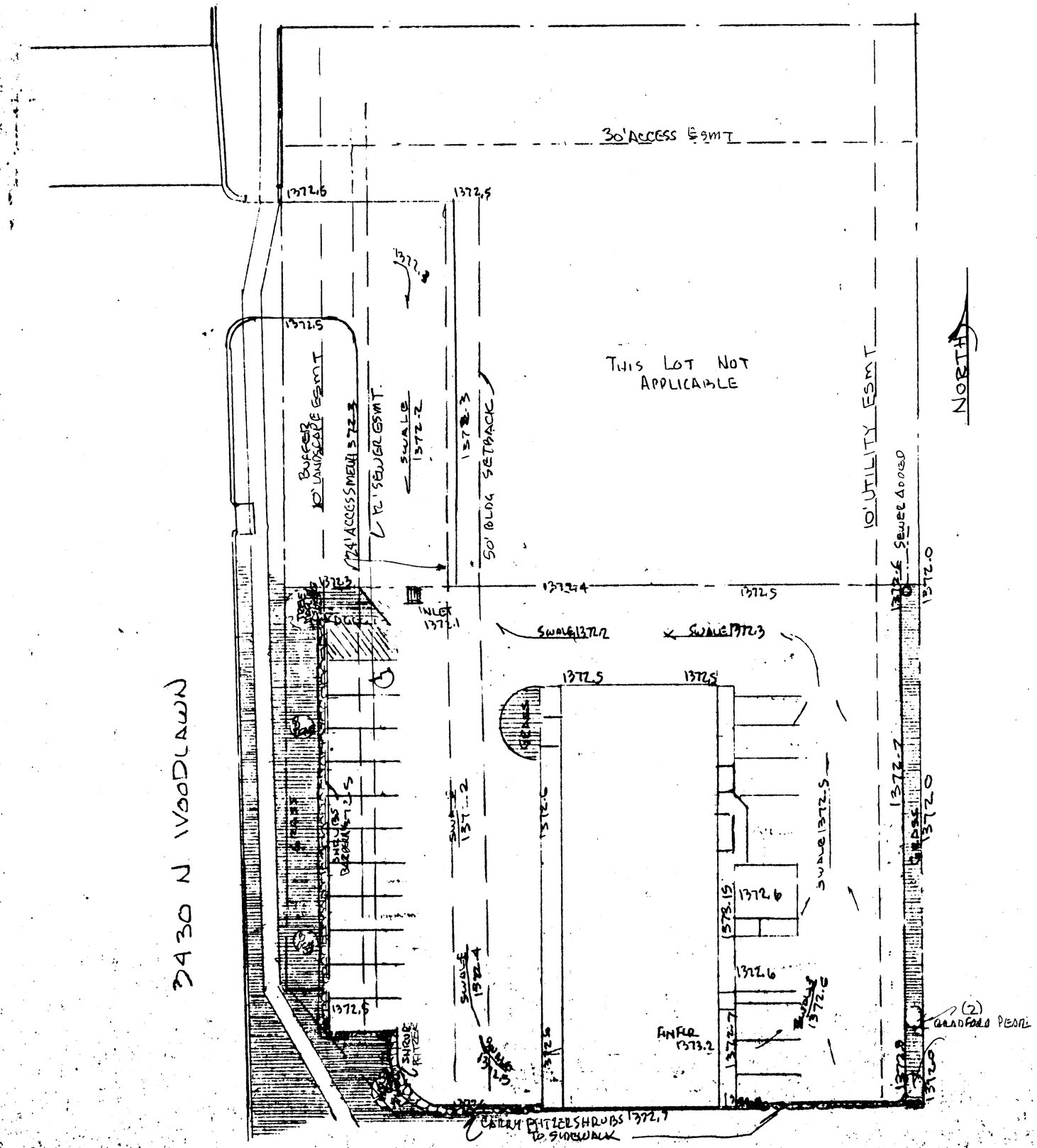
NORMAN CHRISTENSEN PARTNERS
Architecture • Planning • Design
3208 E. Douglas
Wichita, Ks. 67208
(316) 691-9696
(316) 691-9828 Fax

drawn by:

name	date
TRS	10-14-99

job number:
122.9905

SA-1
of sheets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LANDSCAPE CALCULATION

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1 PARKING LOT TREE PROVIDED

PLANT SCHEDULE				
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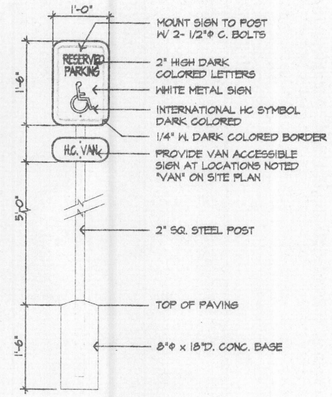
ALL PLANTS TO BE WATERED BY MANUAL IRRAGATION SYSTEM



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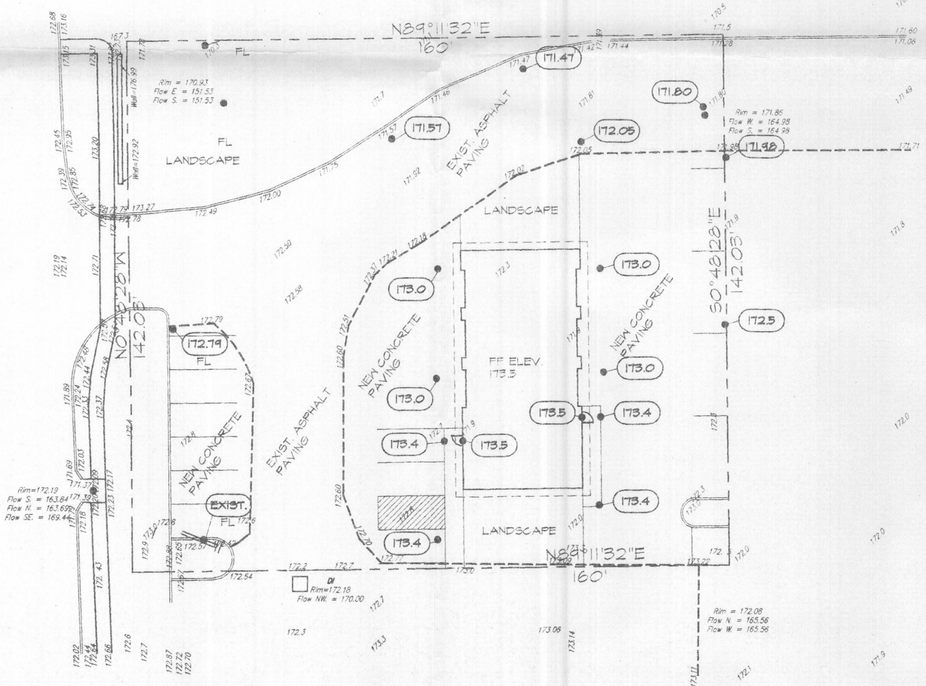

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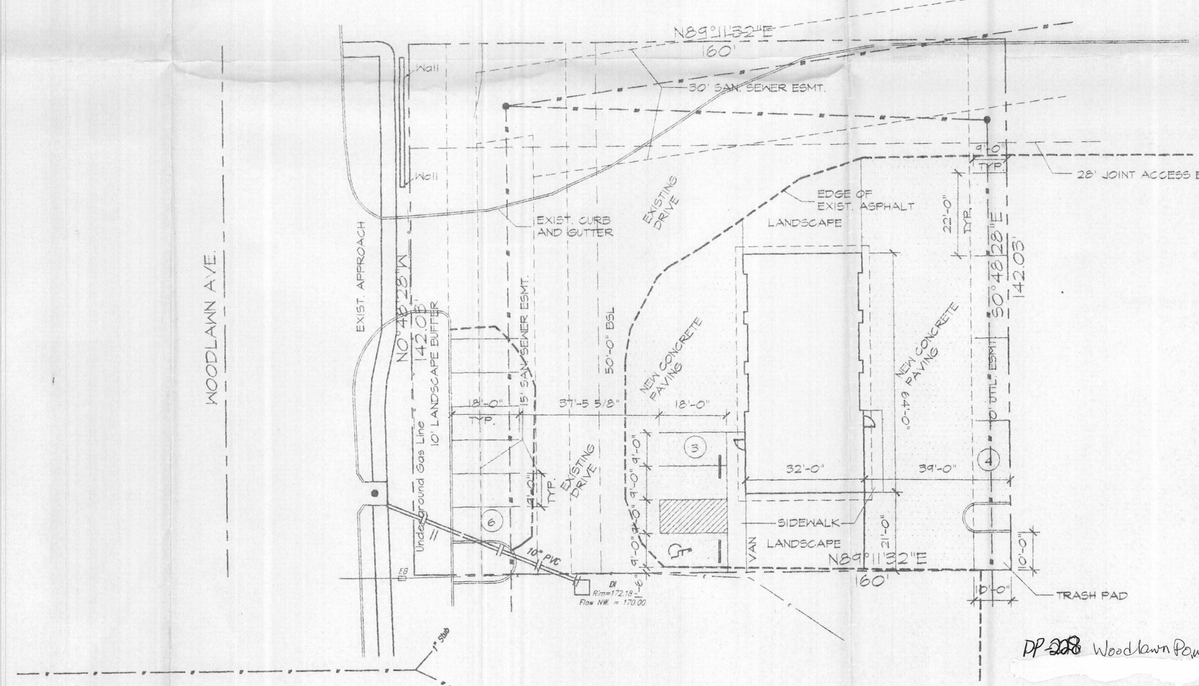

B SITE PLAN

1"=20'-0"

DP-208 Woodlawn Power Center

Portion of Parcels 3 & 6

LEGAL DESCRIPTION
LOT 2, BLOCK 1, CORNEJO NORTH ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

PARKING REQUIREMENTS
SERVICE BAYS---8
OFFICE AND WAITING---3
TOTAL REQUIRED---11
TOTAL PROVIDED---15

LANDSCAPE PLAN

APPROVED 2/14/00 BY DG

MAPC Copy 1 of 2

revisions	
number	date
TRS	02-10-00

NEW BUILDING
QUAKER STATE OIL
N. WOODLAWN
WICHITA, KANSAS

NEWMAN CHRISTENSEN PARTNERS
Architecture • Planning • Design
3208 E. Douglas
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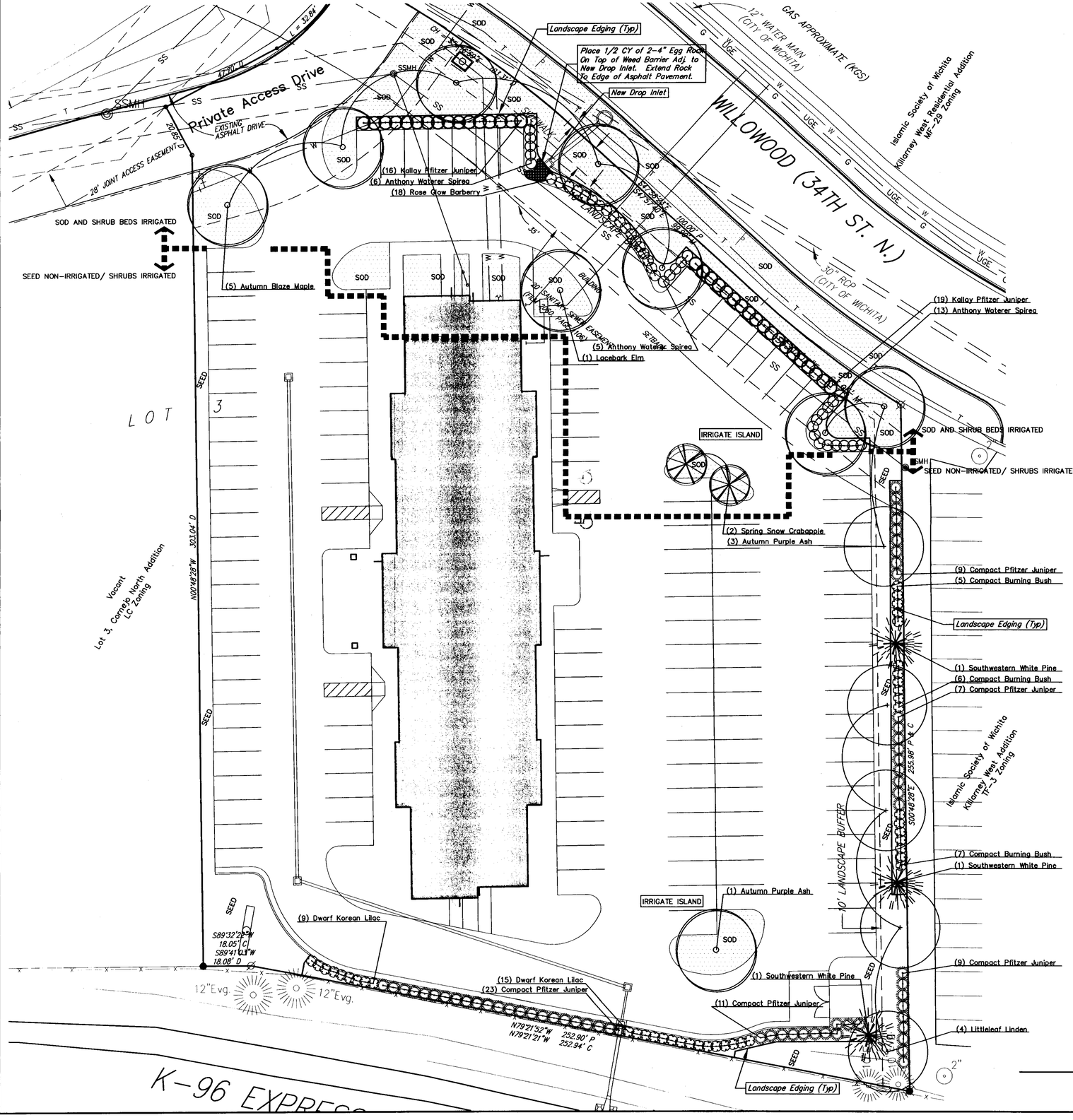
drawn by:	
name	date
TRS	10-14-99

job number:
122.9905

SA-1

of sheets



LANDSCAPE ORDINANCE CALCULATIONS

Street Frontage: Willowood/ 34th Street North 266.90 LF
Average Lot Depth: 304' + 256'= 560'/ 2= 280' Avg.
Sq. Foot Factor: 15
Required Streetyard: 266.9' x 15= 4003.5 SF Req'd
Streetyard Provided: 7,345.90 SF

Streetyard Trees Req'd: 4003.5 SF/ 500= 8.007= 8 Shade Trees
Streetyard Trees Provided: 8 Shade Trees

Parking Provided: 135 Spaces
Parking Lot Trees Req'd: 135/ 20= 6.75= 7 Shade Trees
Pkg Lot Trees Provided: 4 Shade Trees Counted from Streetyard, 1 Shade Tree in South Island, 2 Ornamental Trees in North Island, and 1 Shade Tree from Buffer= 7 Shade Trees

Required Buffer (Commercial Zoning Abutting Multifamily Zoning)
Property Line Length: 256 LF

Note: Client seeking CUP adjustment to allow wrough: iron fence in lieu of solid screen. Buffer requirement for this condition is 1 Shade Tree and 5 Shrubs per 30 LF of Property Line (Buffer with no solid Screen)

Required Buffer: 256'/ 30= 8.53= 9 Trees and 45 Shrubs
Buffer Provided: 7 Shade Trees, 2 Evergreens, 45 Shrubs

Parking Lot Screen Req'd Along K-96

LEGAL DESCRIPTION

That part of Lot 3, Block 1, Cornejo North Addition, Wichita, Sedgwick County, Kansas, described as beginning at the northeast corner of said Lot 3; thence S00°48'28"E, along the east line of said Lot 3, 255.98 feet to the southeast corner of said Lot 3; thence N79°21'52"W, along the south line of said Lot 3, 252.90 feet to a point of intersection on said south line; thence S89°41'03"W, along said south line, 18.08 feet; thence N00°48'28"W, parallel with said east line, 303.04 feet; thence N28°30'24"W, 20.85 feet to the south line of a 28-foot Joint Access Easement as platted in said addition; thence N61°29'36"E, along the south line of said easement, 47.70 feet to the point of curvature of a curve to the left having a radius of 53.00 feet; thence along said south line and said curve, an arc length of 32.84 feet to the point of tangency of said curve; thence N25°59'30"E, along said south line, 8.23 feet to the south right-of-way of Willowood, being a curve to the right having a radius of 470.00 feet, chord bearing S54°16'59"E, distance 103.31 feet, 103.52 feet to the point of tangency; thence S47°58'23"E, along said south right-of-way, 100.00 feet to the point of curvature of a curve to the left having a radius of 345.00 feet; thence along said curve, an arc length of 63.99 feet to the point of beginning.

PLANT SCHEDULE

Qty.	Scientific Name	Common Name	Size	Condition	Spacing	Remarks
SHADE TREES						
5	*Acer rubrum x freemanii 'Autumn Blaze'*	Autumn Blaze Maple	2"	B&B	As shown	Full & Healthy
4	*Fraxinus americana 'Autumn Purple'*	Autumn Purple Ash	2"	B&B	As shown	Full & Healthy
4	*Tilia cordata*	Littleleaf Linden	2"	B&B	As shown	Full & Healthy
1	*Ulmus parvifolia*	Lacebark Elm	2"	B&B	As shown	Full & Healthy
ORNAMENTAL TREES						
2	*Malus 'Spring Snow'*	Spring Snow Crabapple	1-1/2"	B&B	As shown	Full & Healthy
CONIFEROUS TREES						
3	*Pinus strobiformis*	Southwestern White Pine	5-8'	B&B	As shown	Full & Healthy
SHRUBS						
18	*Berberis thunbergii var atropurpurea 'Rose Glow'*	Rose Glow Barberry	2 Gal.	Cont.	4' OC	Full & Healthy
18	*Euonymus alatus 'Compactus'*	Dwarf Burning Bush	2 Gal.	Cont.	5' OC	Full & Healthy
34	*Juniperus chinensis 'Kallays Compacta'*	Kallay Pfitzer Juniper	2 Gal.	Cont.	4' OC	Full & Healthy
59	*Juniperus chinensis 'Pfitzeriana Compacta'*	Compact Pfitzer Juniper	2 Gal.	Cont.	5' OC	Full & Healthy
18	*Spiraea x bumalda 'Anthony Waterer'*	Anthony Waterer Spirea	2 Gal.	Cont.	3' OC	Full & Healthy
24	*Syringa meyeri 'Palibin'*	Dwarf Korean Lilac	2 Gal.	Cont.	4' OC	Full & Healthy

DP-228 PARCEL 7

LANDSCAPE PLAN

APPROVED 11-13-07 BY DG

MAPD Copy 1 of 2

LANDSCAPE PLAN
Scale 1"= 20'-0"

Value Nite-
LANDSCAPE PLAN
WICHITA, KANSAS

Ruggles & Bohm, P.A.
Engineering, Surveying, Land Planning
924 North Main
Wichita, Kansas 67203
www.rbkansas.com
(316) 264-8008
(316) 264-4621 fax
E-mail: info@rbkansas.com

DESIGN BDT
DRAWN BDT
REVIEW
UTILITY
DATE Date
RB JOB No. 3108E
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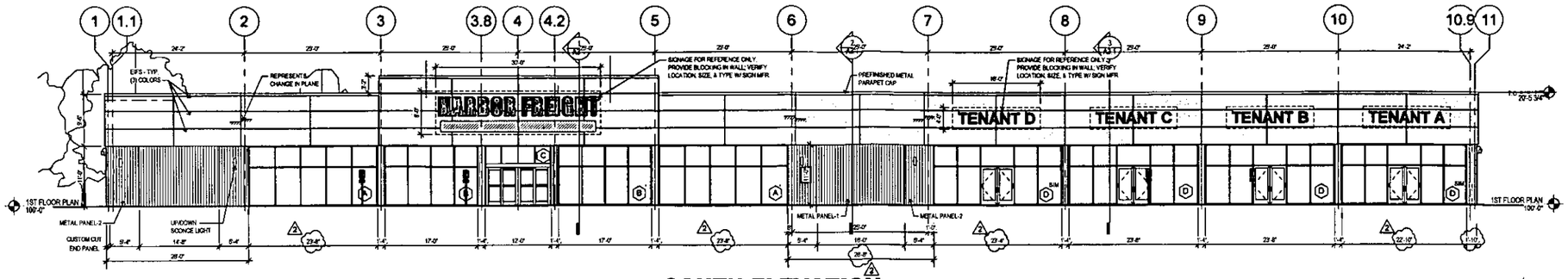
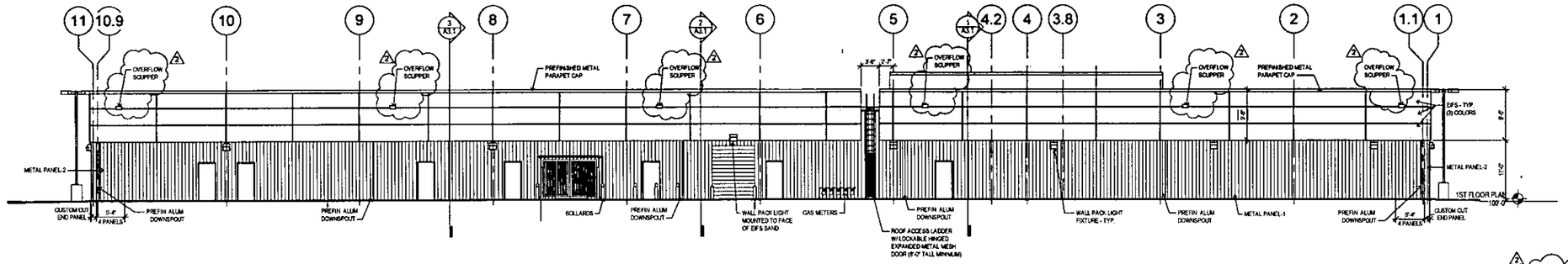
PROJECT NUMBER 3108E

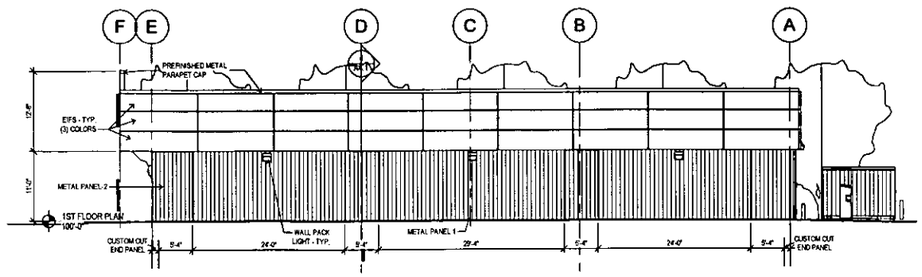


1 SOUTH ELEVATION
3/32" = 1'-0"

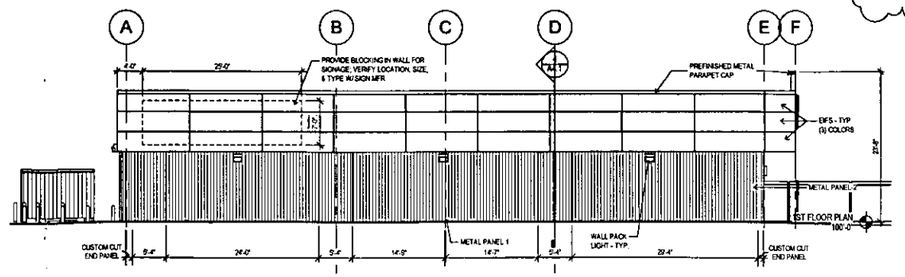


2 NORTH ELEVATION
3/32" = 1'-0"

MATERAL	AREA	%
STOREFRONT/GLAZING	2056 SF	13%
EIFS	6705 SF	43%
ARCHITECTURAL METAL PANEL	6837 SF	44%
TOTAL MATERIAL = 15,597 SF		



3 EAST ELEVATION
3/32" = 1'-0"



4 WEST ELEVATION
3/32" = 1'-0"

APPROVED
DP-228 Arch Rev per GP#17
BJK 3-28-18

SPANGENBERG PHILLIPS TICE ARCHITECTURE
121 N Mead Ste 201 Wichita KS 67202
T 316.267.4002 F 316.267.1509
www.spiarchitecture.com

OCCIDENTAL HARBOR FREIGHT BUILDING
3464 N. WOODLAWN BLVD. WICHITA, KS 67212

DONALD L SPANGENBERG LICENSED 03-23-18 KANSAS ARCHITECT

CITY REVIEW 19 MAR 18	
BID SET	28 DEC 17

EXTERIOR ELEVATIONS

A2.1

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

January 8, 2018

Wood 96 LLC
Attn: Kyle Becker
8111 E. 32nd St. N., Suite 101
Wichita, KS 67226

Kaw Valley Engineering
Attn: Levi Bond
200 N. Emporia, Suite 100
Wichita, KS 67202

RE: CUP2017-55 – City Administrative Adjustment to Woodlawn Power Center CUP DP-228 to create a new parcel 8 on property located on the northeast corner of N. Woodlawn and K-96 (3464 N. Woodlawn)

Legal Description: LOT 3 EXC BEG NE COR TH S ALG E LI 255.98 FT TO SE COR LOT 3 TH NWLY 252.9 FT TH W 18.08 FT TH N 303.04 FT TH NWLY 20.85 FT TH NELY 47.70 FT TH NELY ALG CUR 32.84 FT TH NELY 8.23 FT TO S ROW WILLOWOOD TH SELY ALG CUR 103.52 FT TH SELY ALG SAID ROW 100 FT TH SELY ALG CUR 63.99 FT TO BEG BLOCK 1 CORNEJO NORTH ADDITION, Wichita, Sedgwick County, KS

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-228, to create a new Parcel 8 in the Woodlawn Power Center CUP DP-228.

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 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

Scott Knebel, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Lavonta Williams, CM District I
Kameelah Alexander, CSR, District I

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

December 15, 2015

Arif Ventures LLC
8214 E. Champions Street
Wichita, KS 67226

KE Miller Engineering, P.A.
117 E. Lewis Street
Wichita, KS 67202

RE: CUP2015-47 - City Administrative Adjustment to DP-228 Parcel 7 to allow 66 multi-family residential units and reduce the parking requirement by 20% to 73 spaces in LC Limited Commercial zoning, generally located south of East 34th Street North and east of North Woodlawn.

Dear Applicants:

We received and reviewed your request for an administrative adjustment to the above-referenced community unit plan, DP-228, the Woodlawn Power Center Community Unit Plan (CUP). DP-228 permits a number of LC uses considered more intense than multi-family residential, but it does not currently permit multi-family residential use. We understand that you wish to develop 66 multi-family dwelling units on the 2-acre site with 73 parking spaces, a 20% reduction in required parking.

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 on adjacent properties, nor will it be a substantial deviation from the original plan. The applicant must have the CUP document adjusted and four (4) full-size copies submitted to the Planning Department. General Provision 19, Permitted Uses, shall be adjusted to add "Multi-family residences on Parcel 7, limited to 66 units with 73 parking spaces, per administrative adjustment 12-15-15."

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.

Dale Miller
Director of Planning

Thomas J. Stolz
MABCD Director

cc: JR Cox, MABCD
Paul Hays, MABCD
Lavonta Williams, CM District I
Kameelah Alexander, Community Service Representative District I