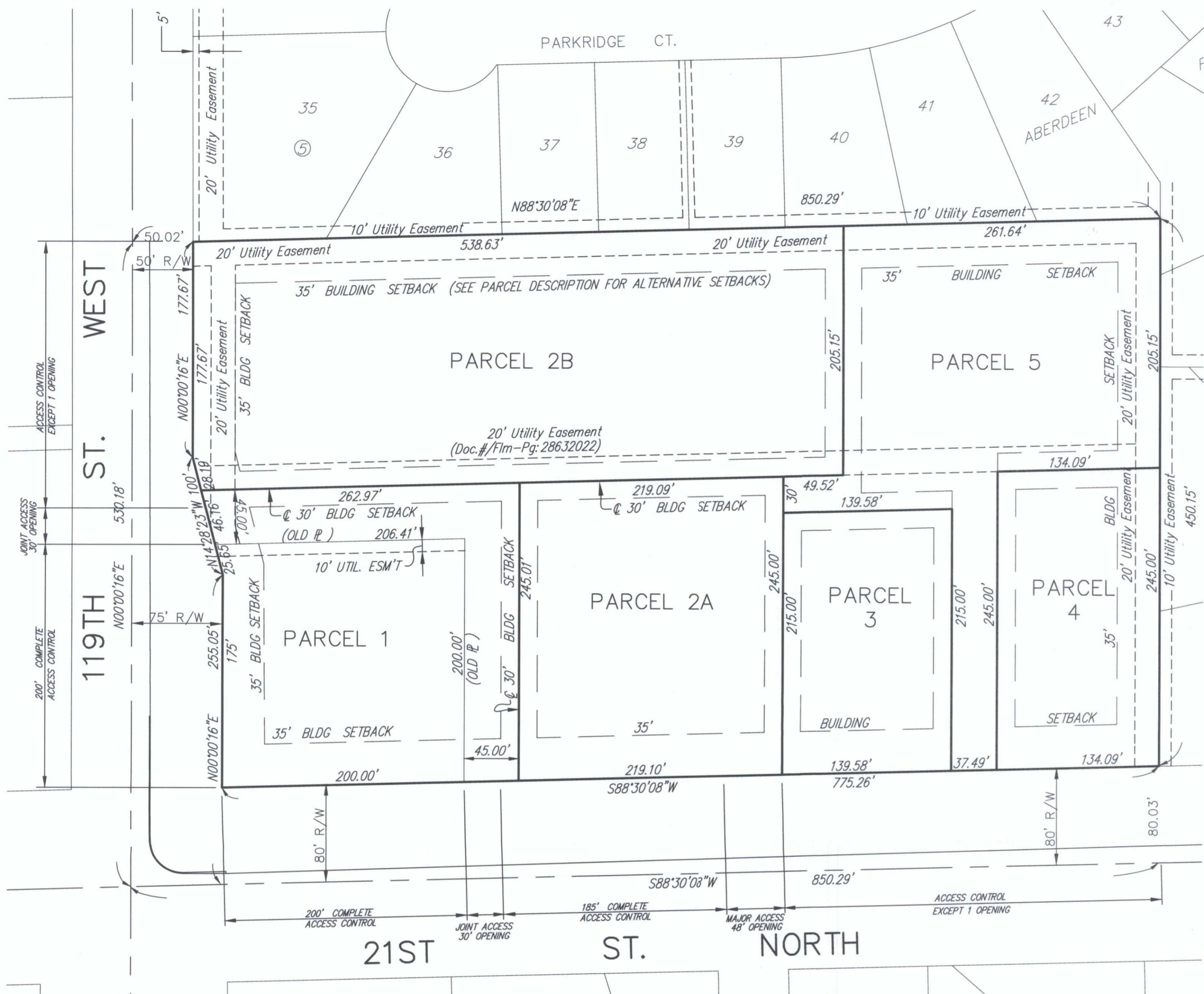


# ABERDEEN COMMERCIAL COMMUNITY UNIT PLAN DP-218



## GENERAL PROVISIONS:

- Total Land Area: 354,527.49 sq.ft. or 8.14 acres
- Total Gross Floor Area: 138,118 sq.ft. Total Floor Area Ratio: 35 percent
- Parking shall be provided in accordance with Section 28.04, 140 et seq. of the Code of the City of Wichita, unless otherwise specified in the parcel description.
- Setbacks are as indicated on the C.U.P. drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.
- A Drainage Plan shall be submitted to City Engineering for approval and required guarantees shall be provided at the time of platting.
- The maximum square footage of sign area permitted for ground or pole signs along 21st Street North and 119th Street West shall be calculated at 0.8 sq.ft. per foot of linear street frontage. As the frontage develops along the arterial roadways, ground or pole signs shall be spaced a minimum 150 feet apart, irrespective of how land is leased or sold, with the following stipulations:
  - 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.
  - Portable and off-site signs are not permitted.
  - Window display signs are limited to 25% of the window area.
- A plan for a pedestrian walk system shall be required to link proposed buildings with the major entrance and sidewalks along 21st Street North, and an entrance and the sidewalks along 119th Street West. With the exception of Parcel 2B, The pedestrian walk system shall be assured by the required submission and approval of an overall site traffic circulation plan by the Planning Director for each parcel prior to issuing building permits.
- Access Controls shall be as shown on the plan, with the total number of access points being as follows: 2 Points of Access 119th Street West; 3 Points of Access 21st Street North;
- No access to 119th Street West shall be permitted until the roadway has been paved.
- All exterior lighting on Parcels 2A, 2B, 3, 4 & 5 shall be shielded to prevent light disbursement in a northerly or easterly direction.
- Utilities shall be installed underground on all parcels.
- Landscaping for this site shall be required as follows:
  - Development of all parcels within the C.U.P. shall comply with the landscape and screening codes of the City of Wichita.
  - A landscape plan shall be prepared by a Registered Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.
  - A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
- Rooftop mechanical equipment shall be screened from ground level view per Code of the City of Wichita.
- Trash receptacles shall be appropriately screened to reasonably hide them from ground view.
- Architectural elevation drawings shall be required for review and approval by the Planning Director prior to the issuance of building permits. Building walls and roofs shall have predominately earth-tone colors with vivid colors, back lit canopies, and neon or fluorescent lighting limited to incidental accent. No predominately metal elevations shall be allowed, unless the exterior metal elevations have an architectural character that creates shapes, textures, shades and shadows. No plain metal buildings shall be permitted except for Parcel 2B which may allow plain metal buildings, provided that building elevations along the perimeter of the Parcel are either reasonably screened from ground level view by a six-foot solid screening fence/wall on the west and north side of the parcel or utilize techniques described herein to create architecture character. The southeast corner and east portion of the parcel may not provide solid screening where abutting Parcel 5. Exterior treatments may include textured, treated and/or patterned metal exterior walls with brick, masonry, EIFS, stucco, concrete, wood or similar materials.
- All parcels shall share similar or consistent lighting elements (i.e., fixtures, poles, and lamps, and etc.).
- Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all to all building sites shall be provided for each phase of construction prior to the issuance of building permits.
- No parcel within this C.U.P. shall allow the use of adult entertainment establishments, private clubs, taverns, and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. Warehouse, Self-Service Storage is permitted within Parcel 2B, and is subject to the Supplementary Use Regulations of Article III-D.6.4 of the Unified Zoning Code, as amended herein by CUP2023-27.
- The Transfer of title of all or any portion of 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 and be binding upon present owners, their successors and assigns.
- A six- to eight- foot high screening wall consisting of brick, masonry, concrete, architectural tile, or similar material (not including wood or woven wire) shall be constructed along those property lines of the CUP as required by Sec. III-C.2.b(2)(d) of the Unified Zoning Code.

## BENCHMARK:

City of Wichita Bench Mark Disc, 67' south of centerline 21st Street and 79' south of section line, and 46' east of centerline 119th Street. Elevation: 172.08

## LEGAL DESCRIPTION:

The south 530 feet of the west 850 feet of Government Lot 7 in the SW 1/4 of Section 6, Township 27 South, Range 1 West, of the 6th P.M., Sedgwick County, Kansas.

PARCEL 1	PARCEL 2A	PARCEL 2B	PARCEL 3	PARCEL 4	PARCEL 5
A. Net Area: 60,671.29 sq.ft. or 1.39 acres	A. Net Area: 53,658.59 sq.ft. or 1.23 acres	A. Net Area: 110,361 sq.ft. or 2.53 acres	A. Net Area: 30,010 sq.ft. or 0.69 acres	A. Net Area: 32,852 sq.ft. or 0.75 acres	A. Net Area: 67,025 sq.ft. or 1.54 acres
B. Maximum Building Coverage: 18,201 sq.ft. or 30 percent	B. Maximum Building Coverage: 16,098 or 30 percent	B. Maximum Building Coverage: 33,108 sq.ft. or 30 percent	B. Maximum Building Coverage: 9,003 sq.ft. or 30 percent	B. Maximum Building Coverage: 9,856 sq.ft. or 30 percent	B. Maximum Building Coverage: 20,108 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 21,235 sq.ft.	C. Maximum Gross Floor Area: 18,781 sq.ft.	C. Maximum Building Coverage for Warehouse, Self-Storage: 48,600 sq.ft. or 44 percent	C. Maximum Gross Floor Area: 10,504 sq.ft.	C. Maximum Gross Floor Area: 11,498 sq.ft.	C. Maximum Gross Floor Area: 23,459 sq.ft.
D. Floor Area Ratio: 35 percent	D. Floor Area Ratio: 35 percent	D. Maximum Gross Floor Area: 38,626 sq.ft.	D. Floor Area Ratio: 35 percent	D. Floor Area Ratio: 35 percent	D. Floor Area Ratio: 35 percent
E. Maximum Number of Buildings: One (1)	E. Maximum Number of Buildings: One (1)	E. Maximum Gross Floor Area for Warehouse, Self-Storage: 48,600 sq.ft. or 44 percent	E. Maximum Number of Buildings: One (1)	E. Maximum Number of Buildings: One (1)	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.	F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	F. Floor Area Ratio: 35 percent	F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	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: South Line ... 35 feet West Line ... 35 feet North Line ... 15 feet East Line ... 15 feet	G. Setbacks: South Line to 21st St. .... 35 feet Other Interior Property Lines ... 15 feet	G. Floor Area Ratio for Warehouse, Self-Storage: 44 percent	G. Setbacks: North Line ..... 15 feet East Line ..... 15 feet South Line to 21st St. .... 35 feet West Line ..... 15 feet	G. Setbacks: North Line ..... 15 feet East Line ..... 15 feet South Line to 21st St. .... 35 feet West Line ..... 15 feet	G. Setbacks: North Line ..... 35 feet South Line to 21st St. .... 35 feet East Line ..... 35 feet Other Interior Property Lines ... 15 feet
H. Parking ratio as per zoning ordinance.	H. Parking ratio as per zoning ordinance.	H. Maximum Number of Buildings: No limit if developed with for Warehouse, Self-Storage; otherwise three (3) commercial buildings.	H. Parking ratio as per zoning ordinance.	H. Parking ratio as per zoning ordinance.	H. Parking ratio as per zoning ordinance.
I. Access Points: 1 Joint Access to 21st Street North 1 Joint Access to 21st Street North 1 Joint Access to 119th Street West	I. Access Points: 1 to 21st Street North 1 Joint Access to 21st Street North 1 Joint Access to 119th Street West	I. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	I. Access Points: 1 Joint Access to 21st Street North	I. Access Points: 1 Joint Access to 21st Street North	I. Access Points: 1 Joint Access to 21st Street North
J. Purposed Uses: All uses allowed in "LC" Zoning (Except General Provisions #18)	J. Proposed Uses: All uses allowed in "LC" Zoning (Except General Provisions #18)	J. Setbacks: North Line ..... 35 feet If developed with Warehouse, Self-Storage the setback along the north line may be reduced to 20 feet. West Line to 119th St. .... 35 feet Other Interior Property Lines ... 15 feet	J. Purposed Uses: All uses allowed in "LC" Zoning (Except General Provisions #18)	J. Proposed Uses: All uses allowed in "LC" Zoning (Except General Provisions #18), and except the following: * Drive-In and Drive-Thru Restaurants * Convenience Stores * Service Stations * Car Washes * Overhead Doors, except for South and/or West facing overhead doors within the South 200 feet of Parcel 4 provided that within this portion of Parcel 4 the Landscape Streetyard and Landscape Buffer requirements shall be provided at 1.5 times the rate required by the Landscape Ordinance with the additional required plantings being evergreen.	J. Proposed Uses: All uses allowed in "LC" Zoning (Except General Provisions #18), and except that within 150 feet of north and east lot lines the following uses are not permitted (but are permitted elsewhere in Parcel 5): * Drive-In and Drive-Thru Restaurants * Convenience Stores * Service Stations * Car Washes * Overhead Doors
		K. Parking ratio as per zoning ordinance, except there shall be no parking required if developed with Warehouse, Self-Storage Use.			
		L. Access Points: 1 to 119th Street West 1 Joint Access to 21st Street North 1 Joint Access to 119th Street West			
		M. Proposed Uses: All uses allowed in "LC" Zoning, including Warehouse, Self-Service Storage (see General Provisions #18 for additional requirements and exclusions), and except that within 150 feet of north lot lines the following uses are not permitted (but are permitted elsewhere in Parcel 2B): * Drive-In and Drive-Thru Restaurants * Convenience Stores * Service Stations * Car Washes * Overhead Doors, except for South and/or West facing overhead doors, or those associated with Warehouse, Self-Service Storage use with its doors facing inward.			

Dated June 3, 2025  
**APPROVED CUP**  
Per Admin Adjustment  
CUP25-11 2 of 4



SCALE: 1" = 60'

## DP-218

### ABERDEEN COMMERCIAL COMMUNITY UNIT PLAN

**BAUGHMAN COMPANY**  
315 Ellis St. Wichita, KS 67211 316-262-7271  
BaughmanCo.com

Revised per Amendment (CUP2025-19): June 03, 2025  
Revised per Amendment (CUP2025-09): March 17, 2025  
Revised per Amendment (CUP2023-27): September 14, 2023  
Revised per Administrative Adjustment: May 18, 2022  
Revised per Administrative Adjustment: October 17, 2008  
Revised per Administrative Adjustment: June 13, 2008  
Revised per Administrative Adjustment: April 8, 2008  
Revised per Administrative Adjustment: June 3, 2004  
Date: April 1995



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

June 3, 2025

Sandlot Group, LLC  
7130 West Maple St., STE 210  
Wichita, KS 67209

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

**RE: CUP2025-00019** – Administrative Adjustment in the City to the Aberdeen Commercial CUP DP-218 to adjust solid screening on Parcel 2B for Warehouse Self-Service Storage buildings where abutting Parcel 5, on property zoned LC Limited Commercial District; generally located on the east side of North 119<sup>th</sup> Street West and within one-quarter mile north of West 21<sup>st</sup> Street North.

**Legal Description:** TH PT LOT 2 COMM SE COR THEREOF TH W 311.16 FT N 245 FT TO POB W 482.06 FT TO W LI SAID LOT 2 NWLY 28.19 FT TO DEFLECT COR W LI LOT 2 N 177.67 FT TO NW COR E 538.63 FT S 205.15 FT W 49.52 FT TO BEG, Block 1, Aberdeen Commercial Wichita, Sedgwick County, Kansas.

Dear Applicant,

We received and reviewed your request for an Administrative Adjustment to CUP DP-218 to adjust the solid screening requirements for Parcel 2B for Warehouse, Self-Service Storage buildings where abutting parcel 5. In 2023, an Amendment to DP-218 (CUP2023-00027) was approved to permit Warehouse, Self-Service Storage as a permitted use on Parcel 2B, subject to Supplementary Use Regulations in Section III-D.6.y of the Unified Zoning Code. In 2025, an adjustment was submitted to modify architectural controls to permit metal as a predominant exterior building material. Staff approved CUP text required solid screening around the perimeter of Parcel 2B to reasonably hide metal facades from ground level view.

Supplemental to the current request, a letter was provided by the owner of Parcel 5 stating that they do not object to waiving the solid screening requirement from Parcel 2B where it abuts their parcel.

The following reflects the proposed modifications identified in red letters. **Please note that staff approved text differs from proposed text submitted with the application.**

**GENERAL PROVISIONS**

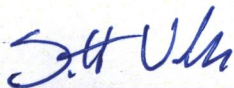
15. Architectural elevation drawings shall be required for review and approval by the Planning Director prior to the issuance of building permits. Building walls and roofs shall have predominantly earth-tone colors with vivid colors, back lit canopies, and neon or

fluorescent lighting limited to incidental accent. No predominately metal elevations shall be allowed, unless the exterior metal elevations have an architectural character that creates shapes, textures, shades and shadows. No plain metal buildings shall be permitted except for Parcel 2B which may allow plain metal buildings, provided that building elevations along the perimeter of the Parcel are either reasonably screened from ground level view by a six-foot solid screening fence/wall or utilize techniques describe herein to create architectural character. **The southeast corner and east portion of the parcel may not provide solid screening where abutting Parcel 5.** Exterior treatments may include textured, treated, and/or patterned metal exterior walls with brick, masonry, EIFS, stucco, concrete, wood or similar materials.

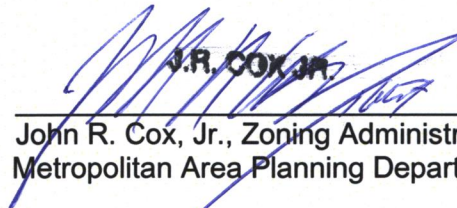
On the basis of our review, we find that adjusting the CUP to change the solid screening standards for Parcel 2B for Warehouse Self-Service Storage buildings where abutting Parcel 5 is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan. The staff required screening and/or treatment of the perimeter elevations are designed to minimize the visual impact on existing commercial development within the CUP and adjacent properties outside the CUP while accommodating the desire of the applicant by not requiring the same level of architectural treatment for all elevations of all proposed storage buildings. By receiving written consent from the owner of Parcel 5, it is deemed that waiving the screening requirement along the common Parcel boundary between Parcels 2B and 5 will not have significant detrimental impacts to Parcel 5. A screening wall is existing along the east property line of the CUP where abutting residential uses, and existing buildings within the CUP partially obstruct the view of Parcel 2B from West 21<sup>st</sup> Street North.

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  
J.V. Johnston, CM District V  
Teresa Veazey, CSR District V

# ABERDEEN COMMERCIAL COMMUNITY UNIT PLAN DP-218

## GENERAL PROVISIONS:

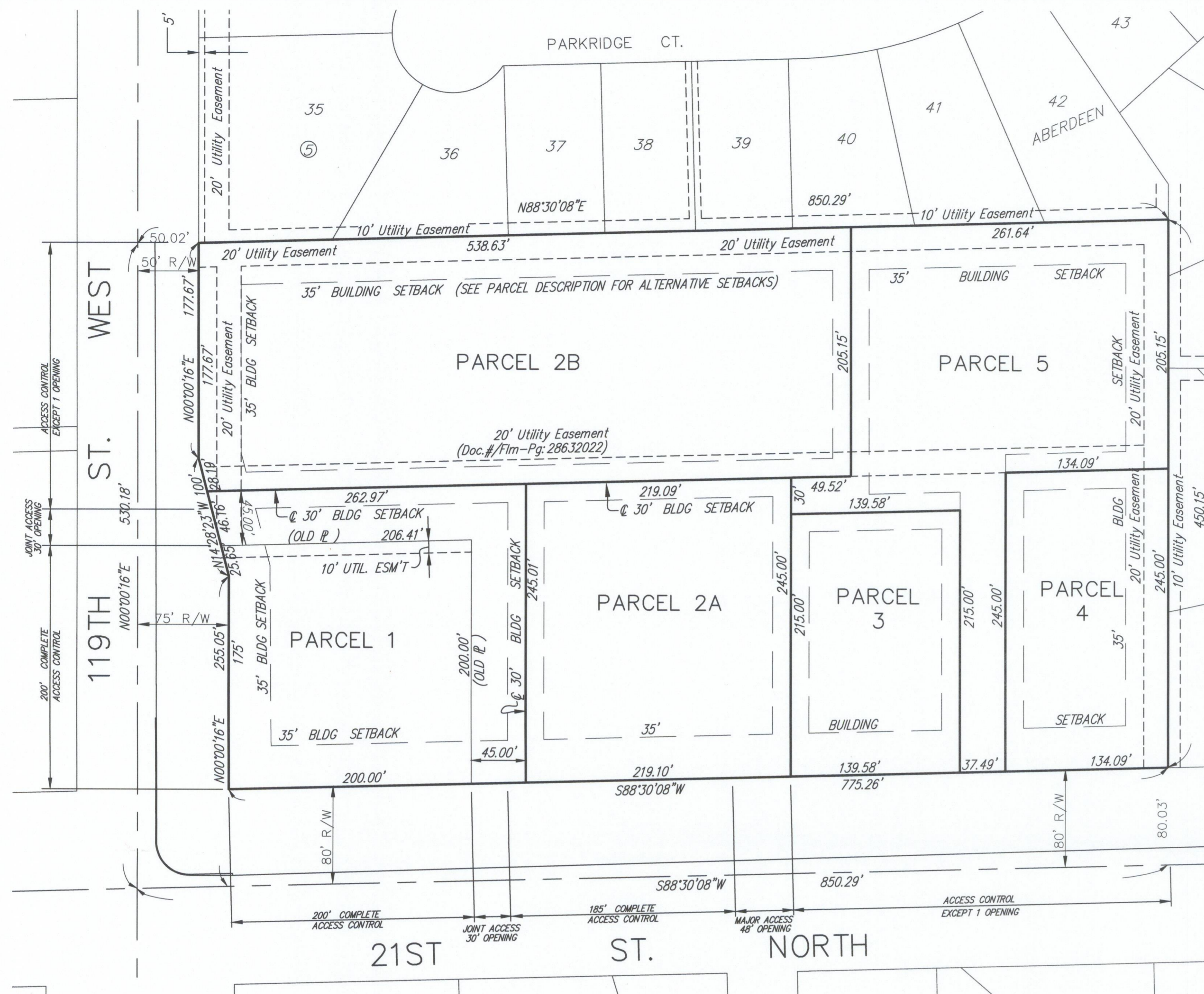
- Total Land Area: 354,527.49 sq.ft. or 8.14 acres
- Total Gross Floor Area: 138,118 sq.ft.  
Total Floor Area Ratio: 35 percent
- Parking shall be provided in accordance with Section 28.04.140 et seq. of the Code of the City of Wichita, unless otherwise specified in the parcel description.
- Setbacks are as indicated on the C.U.P. drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.
- A Drainage Plan shall be submitted to City Engineering for approval and required guarantees shall be provided at the time of platting.
- The maximum square footage of sign area permitted for ground or pole signs along 21st Street North and 119th Street West shall be calculated at 0.8 sq.ft. per foot of linear street frontage. As the frontage develops along the arterial roadways, ground or pole signs shall be spaced a minimum 150 feet apart, irrespective of how land is leased or sold, with the following stipulations:
  - 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.
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  - Window display signs are limited to 25% of the window area.
- A plan for a pedestrian walk system shall be required to link proposed buildings with the major entrance and sidewalks along 21st Street North, and an entrance and the sidewalks along 119th Street West. With the exception of Parcel 2B, the pedestrian walk system shall be assured by the required submission and approval of an overall site traffic circulation plan by the Planning Director for each parcel prior to issuing building permits.
- Access Controls shall be as shown on the plan, with the total number of access points being as follows: 2 Points of Access 119th Street West; 3 Points of Access 21st Street North;
- No access to 119th Street West shall be permitted until the roadway has been paved.
- All exterior lighting on Parcels 2A, 2B, 3, 4 & 5 shall be shielded to prevent light disbursement in a northerly or easterly direction.
- Utilities shall be installed underground on all parcels.
- Landscaping for this site shall be required as follows:
  - Development of all parcels within the C.U.P. shall comply with the landscape and screening codes of the City of Wichita.
    - A landscape plan shall be prepared by a Registered Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.
    - A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
  - Rooftop mechanical equipment shall be screened from ground level view per Code of the City of Wichita.
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  - Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all to all building sites shall be provided for each phase of construction prior to the issuance of building permits.
- No parcel within this C.U.P. shall allow the use of adult entertainment establishments, private clubs, taverns, and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. Warehouse, Self-Service Storage is permitted within Parcel 2B, and is subject to the Supplementary Use Regulations of Article III-D.6.y of the Unified Zoning Code, as amended herein by CUP2023-27.
- The Transfer of title of all or any portion of 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 and be binding upon present owners, their successors and assigns.
- A six- to eight- foot high screening wall consisting of brick, masonry, concrete, architectural tile, or similar material (not including wood or woven wire) shall be constructed along those property lines of the CUP as required by Sec. III-C.2.b(2)(d) of the Unified Zoning Code.

## BENCHMARK:

City of Wichita Bench Mark Disc, 67' south of centerline 21st Street and 79' south of section line, and 46' east of centerline 119th Street. Elevation: 172.08

## LEGAL DESCRIPTION:

The south 530 feet of the west 850 feet of Government Lot 7 in the SW 1/4 of Section 6, Township 27 South, Range 1 West, of the 6th P.M., Sedgwick County, Kansas.



PARCEL 1	PARCEL 2A	PARCEL 2B	PARCEL 3	PARCEL 4	PARCEL 5
<p>A. Net Area: 60,671.29 sq.ft. or 1.39 acres</p> <p>B. Maximum Building Coverage: 18,201 sq.ft. or 30 percent</p> <p>C. Maximum Gross Floor Area: 21,235 sq.ft.</p> <p>D. Floor Area Ratio: 35 percent</p> <p>E. Maximum Number of Buildings: One (1)</p> <p>F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.</p> <p>G. Setbacks: South Line .... 35 feet West Line .... 35 feet North Line .... 15 feet East Line .... 15 feet</p> <p>H. Parking ratio as per zoning ordinance.</p> <p>I. Access Points: 1 Joint Access to 21st Street North 1 Joint Access to 119th Street West</p> <p>J. Purposed Uses: All uses allowed in "LC" Zoning (Except General Provisions #18)</p>	<p>A. Net Area: 53,658.59 sq.ft. or 1.23 acres</p> <p>B. Maximum Building Coverage: 16,098 sq.ft. or 30 percent</p> <p>C. Maximum Gross Floor Area: 18,781 sq.ft.</p> <p>D. Floor Area Ratio: 35 percent</p> <p>E. Maximum Number of Buildings: One (1)</p> <p>F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.</p> <p>G. Setbacks: South Line to 21st St. .... 35 feet Other Interior Property Lines ... 15 feet</p> <p>H. Parking ratio as per zoning ordinance.</p> <p>I. Access Points: 1 to 21st Street North 1 Joint Access to 21st Street North 1 Joint Access to 119th Street West</p> <p>J. Proposed Uses: All uses allowed in "LC" Zoning (Except General Provisions #18)</p>	<p>A. Net Area: 110,361 sq.ft. or 2.53 acres</p> <p>B. Maximum Building Coverage: 33,108 sq.ft. or 30 percent</p> <p>C. Maximum Building Coverage for Warehouse, Self-Storage: 48,600 sq.ft. or 44 percent</p> <p>D. Maximum Gross Floor Area: 38,626 sq.ft.</p> <p>E. Maximum Gross Floor Area for Warehouse, Self-Storage: 48,600 sq.ft. or 44 percent</p> <p>F. Floor Area Ratio: 35 percent</p> <p>G. Floor Area Ratio for Warehouse, Self-Storage: 44 percent</p> <p>H. Maximum Number of Buildings: No limit if developed with for Warehouse, Self-Storage; otherwise three (3) commercial buildings.</p> <p>I. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.</p> <p>J. Setbacks: North Line ..... 35 feet If developed with Warehouse, Self-Storage the setback along the north line may be reduced to 20 feet. West Line to 119th St. .... 35 feet Other Interior Property Lines ... 15 feet</p> <p>K. Parking ratio as per zoning ordinance, except there shall be no parking required if developed with Warehouse, Self-Storage Use.</p> <p>L. Access Points: 1 to 119th Street West 1 Joint Access to 21st Street North 1 Joint Access to 119th Street West</p> <p>M. Proposed Uses: All uses allowed in "LC" Zoning, including Warehouse, Self-Service Storage (see General Provisions #18 for additional requirements and exclusions), and except that within 150 feet of north lot lines the following uses are not permitted (but are permitted elsewhere in Parcel 2B):</p> <ul style="list-style-type: none"> <li>Drive-In and Drive-Thru Restaurants</li> <li>Convenience Stores</li> <li>Service Stations</li> <li>Car Washes</li> <li>Overhead Doors, except for South and/or West facing overhead doors, or those associated with Warehouse, Self-Service Storage use with its doors facing inward.</li> </ul>	<p>A. Net Area: 30,010 sq.ft. or 0.69 acres</p> <p>B. Maximum Building Coverage: 9,003 sq.ft. or 30 percent</p> <p>C. Maximum Gross Floor Area: 10,504 sq.ft.</p> <p>D. Floor Area Ratio: 35 percent</p> <p>E. Maximum Number of Buildings: One (1)</p> <p>F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.</p> <p>G. Setbacks: North Line ..... 15 feet East Line ..... 15 feet South Line to 21st St. .... 35 feet West Line ..... 15 feet</p> <p>H. Parking ratio as per zoning ordinance.</p> <p>I. Access Points: 1 Joint Access to 21st Street North</p> <p>J. Purposed Uses: All uses allowed in "LC" Zoning (Except General Provisions #18)</p>	<p>A. Net Area: 32,852 sq.ft. or 0.75 acres</p> <p>B. Maximum Building Coverage: 9,856 sq.ft. or 30 percent</p> <p>C. Maximum Gross Floor Area: 11,498 sq.ft.</p> <p>D. Floor Area Ratio: 35 percent</p> <p>E. Maximum Number of Buildings: One (1)</p> <p>F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.</p> <p>G. Setbacks: North Line ..... 35 feet South Line to 21st St. .... 35 feet East Line ..... 35 feet Other Interior Property Lines ... 15 feet</p> <p>H. 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Dated 3/17/25  
APPROVED CUP  
Per Admin Adjustment  
CUP 25-09 2 of 4



SCALE: 1" = 60'

**DP-218**  
ABERDEEN COMMERCIAL  
COMMUNITY UNIT PLAN

**BAUGHMAN COMPANY**  
315 Ellis St. Wichita, KS 67211 316-262-7271  
BaughmanCo.com

Revised per Amendment (CUP2025-09): March 17, 2025  
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Date: April 1995



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

March 17, 2025

Sandlot Group, LLC  
7130 West Maple St., STE 210  
Wichita, KS 67209

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

**RE: CUP2025-00009** – Administrative Adjustment in the City to the Aberdeen Commercial CUP DP-218 to adjust architectural controls for Warehouse Self-Service Storage buildings on Parcel 2B, on property zoned LC Limited Commercial District; generally located on the east side of North 119<sup>th</sup> Street West and within one-quarter mile north of West 21<sup>st</sup> Street North.

**Legal Description:** TH PT LOT 2 COMM SE COR THEREOF TH W 311.16 FT N 245 FT TO POB W 482.06 FT TO W LI SAID LOT 2 NWLY 28.19 FT TO DEFLECT COR W LI LOT 2 N 177.67 FT TO NW COR E 538.63 FT S 205.15 FT W 49.52 FT TO BEG, Block 1, Aberdeen Commercial Wichita, Sedgwick County, Kansas.

Dear Applicant,

We received and reviewed your request for an Administrative Adjustment to CUP DP-218 to adjust the architectural controls for Warehouse, Self-Service Storage buildings on Parcel 2B. In 2023, an Amendment to DP-218 (CUP2023-00027) was approved to permit Warehouse, Self-Service Storage as a permitted use on Parcel 2B, subject to Supplementary Use Regulations in Section III-D.6.y of the Unified Zoning Code. The amendment also required the following development standards for the Warehouse, Self-Service Storage use.

- No required off-street parking spaces,
- A 35-foot building setback along North 119<sup>th</sup> Street West,
- A 20-foot building setback along the north property line,
- No overhead doors facing north, unless they are internal to the storage facility.

The amendment did not include any changes to the architectural controls. We understand that you wish to permit metal to be used a predominant exterior building material for the storage buildings without the requirement to add architectural character as described in General Provision 15.

The following reflects the proposed modifications identified in red letters. **Please note that staff approved text differs from proposed text submitted with the application.**

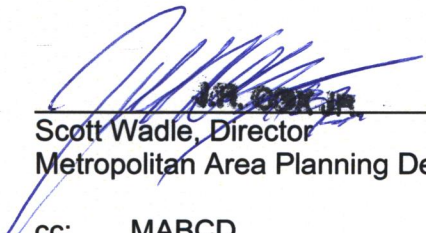
### GENERAL PROVISIONS

15. Architectural elevation drawings shall be required for review and approval by the Planning Director prior to the issuance of building permits. Building walls and roofs shall have predominantly earth-tone colors with vivid colors, back lit canopies, and neon or fluorescent lighting limited to incidental accent. No predominately metal elevations shall be allowed, unless the exterior metal elevations have an architectural character that creates shapes, textures, shades and shadows. No plain metal buildings shall be permitted **except for Parcel 2B which may allow plain metal buildings, provided that building elevations along the perimeter of the Parcel are either reasonably screened from ground level view by a six-foot solid screening fence/wall or utilize techniques describe herein to create architectural character.** Exterior treatments may included textured, treated, and/or patterned metal exterior walls with brick, masonry, EIFS, stucco, concrete, wood or similar materials.

On the basis of our review, we find that adjusting the CUP to change the architectural controls for Warehouse Self-Service Storage buildings on Parcel 2B 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. General Provision 15 permits the use of metal as a predominant exterior building material as long as architectural character is created through various textures, shapes, and shadows. The staff required screening and/or treatment of the perimeter elevations are designed to minimize the visual impact on existing commercial development within the CUP and adjacent properties outside the CUP while accommodating the desire of the applicant by not requiring the same level of architectural treatment for all elevations of all proposed storage buildings. Existing buildings within the CUP have metal parapets. If metal buildings are constructed in conjunction with solid screening, the visual impact of where metal is visible will be similar to what currently exists.

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  
J.V. Johnston, CM District V  
Teresa Veazey, CSR District V

# ABERDEEN COMMERCIAL COMMUNITY UNIT PLAN DP-218

**APPROVED CUP**

DATE: 9/11/2023  
 CHIEF: *Chitra Roth* CMR

1 OF 4

## GENERAL PROVISIONS:

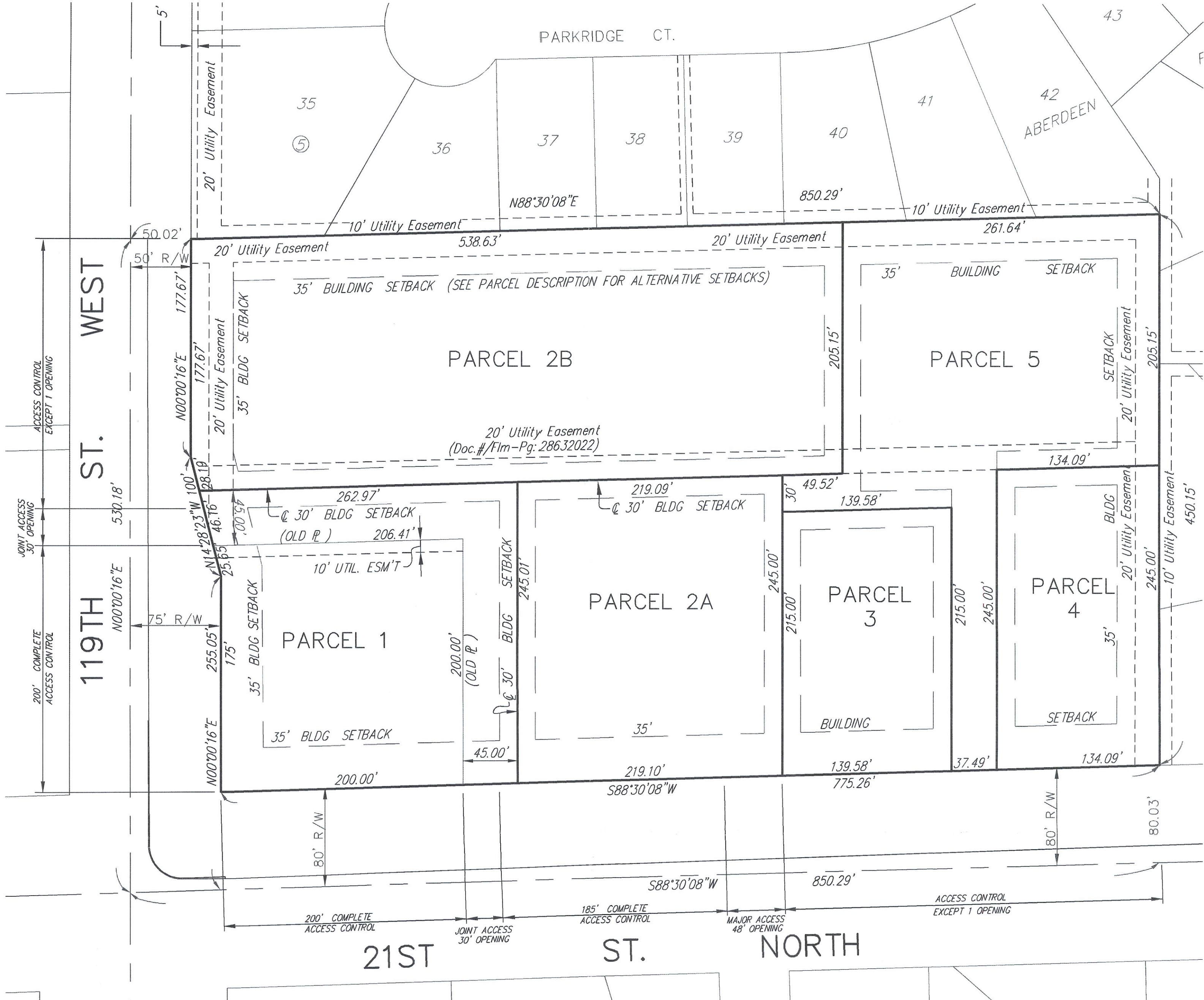
- Total Land Area: 354,527.49 sq.ft. or 8.14 acres
- Total Gross Floor Area: 138,118 sq.ft.  
Total Floor Area Ratio: 35 percent
- Parking shall be provided in accordance with Section 28.04.140 et seq. of the Code of the City of Wichita, unless otherwise specified in the parcel description.
- Setbacks are as indicated on the C.U.P. drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.
- A Drainage Plan shall be submitted to City Engineering for approval and required guarantees shall be provided at the time of platting.
- The maximum square footage of sign area permitted for ground or pole signs along 21st Street North and 119th Street West shall be calculated at 0.8 sq.ft. per foot of linear street frontage. As the frontage develops along the arterial roadways, ground or pole signs shall be spaced a minimum 150 feet apart, irrespective of how land is leased or sold, with the following stipulations:
  - 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.
  - Portable and off-site signs are not permitted.
  - Window display signs are limited to 25% of the window area.
- A plan for a pedestrian walk system shall be required to link proposed buildings with the major entrance and sidewalks along 21st Street North, and an entrance and the sidewalks along 119th Street West. The pedestrian walk system shall be assured by the required submission and approval of an overall site traffic circulation plan by the Planning Director for each parcel prior to issuing building permits.
- Access Controls shall be as shown on the plan, with the total number of access points being as follows: 2 Points of Access 119th Street West; 3 Points of Access 21st Street North:
- No access to 119th Street West shall be permitted until the roadway has been paved.
- All exterior lighting on Parcels 2A, 2B, 3, 4 & 5 shall be shielded to prevent light disbursement in a northerly or easterly direction.
- Utilities shall be installed underground on all parcels.
- Landscaping for this site shall be required as follows:
  - Development of all parcels within the C.U.P. shall comply with the landscape and screening codes of the City of Wichita.
  - A landscape plan shall be prepared by a Registered Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.
  - A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
- Roof-top mechanical equipment shall be screened from ground level view per Code of the City of Wichita.
- Trash receptacles shall be appropriately screened to reasonably hide them from ground view.
- Architectural elevation drawings shall be required for review and approval by the Planning Director prior to the issuance of building permits. Building walls and roofs shall have predominately earth-tone colors with vivid colors, back lit canopies, and neon or fluorescent lighting limited to incidental accent. No predominately metal elevations shall be allowed, unless the exterior metal elevations have an architectural character that creates shapes, textures, shades and shadows. No plain metal buildings shall be permitted. Exterior treatments may include textured, treated and/or patterned metal exterior walls with brick, masonry, EIFS, stucco, concrete, wood or similar materials.
- All parcels shall share similar or consistent lighting elements (i.e., fixtures, poles, and lamps, and etc.).
- Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all to all building sites shall be provided for each phase of construction prior to the issuance of building permits.

## BENCHMARK:

City of Wichita Bench Mark Disc, 67' south of centerline 21st Street and 79' south of section line, and 46' east of centerline 119th Street. Elevation: 172.08

## LEGAL DESCRIPTION:

The south 530 feet of the west 850 feet of Government Lot 7 in the SW 1/4 of Section 6, Township 27 South, Range 1 West, of the 6th P.M., Sedgewick County, Kansas.



PARCEL 1	PARCEL 2A	PARCEL 2B	PARCEL 3	PARCEL 4	PARCEL 5
<b>A. Net Area:</b> 60,671.29 sq.ft. or 1.39 acres <b>B. Maximum Building Coverage:</b> 18,201 sq.ft. or 30 percent <b>C. Maximum Gross Floor Area:</b> 21,235 sq.ft. <b>D. Floor Area Ratio:</b> 35 percent <b>E. Maximum Number of Buildings:</b> One (1) <b>F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.</b> <b>G. Setbacks:</b> South Line ... 35 feet West Line ... 35 feet North Line ... 15 feet East Line ... 15 feet <b>H. Parking ratio as per zoning ordinance.</b> <b>I. Access Points:</b> 1 Joint Access to 21st Street North 1 Joint Access to 119th Street West <b>J. Purposed Uses:</b> All uses allowed in "LC" Zoning (Except General Provisions #18)	<b>A. Net Area:</b> 53,658.59 sq.ft. or 1.23 acres <b>B. Maximum Building Coverage:</b> 16,098 or 30 percent <b>C. Maximum Gross Floor Area:</b> 18,781 sq.ft. <b>D. Floor Area Ratio:</b> 35 percent <b>E. Maximum Number of Buildings:</b> One (1) <b>F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.</b> <b>G. Setbacks:</b> South Line to 21st St. .... 35 feet Other Interior Property Lines ... 15 feet <b>H. Parking ratio as per zoning ordinance.</b> <b>I. Access Points:</b> 1 to 21st Street North 1 Joint Access to 21st Street North 1 Joint Access to 119th Street West <b>J. Proposed Uses:</b> All uses allowed in "LC" Zoning (Except General Provisions #18)	<b>A. Net Area:</b> 110,361 sq.ft. or 2.53 acres <b>B. Maximum Building Coverage:</b> 33,108 sq.ft. or 30 percent <b>C. Maximum Building Coverage for Warehouse, Self-Storage:</b> 48,600 sq.ft. or 44 percent <b>D. Maximum Gross Floor Area:</b> 38,626 sq.ft. <b>E. Maximum Gross Floor Area for Warehouse, Self-Storage:</b> 48,600 sq.ft. or 44 percent <b>F. Floor Area Ratio:</b> 35 percent <b>G. Floor Area Ratio for Warehouse, Self-Storage:</b> 44 percent <b>H. Maximum Number of Buildings:</b> No limit if developed with for Warehouse, Self-Storage; otherwise three (3) commercial buildings. <b>I. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.</b> <b>J. Setbacks:</b> North Line ..... 35 feet If developed with Warehouse, Self-Storage the setback along the north line may be reduced to 20 feet. West Line to 119th St. .... 35 feet Other Interior Property Lines ... 15 feet <b>K. Parking ratio as per zoning ordinance, except there shall be no parking required if developed with Warehouse, Self-Storage Use.</b> <b>L. Access Points:</b> 1 to 119th Street West 1 Joint Access to 21st Street North 1 Joint Access to 119th Street West <b>M. Proposed Uses:</b> All uses allowed in "LC" Zoning, including Warehouse, Self-Service Storage (see General Provisions #18 for additional requirements and exclusions), and except that within 150 feet of north lot lines the following uses are not permitted (but are permitted elsewhere in Parcel 2B):	<b>A. Net Area:</b> 30,010 sq.ft. or 0.69 acres <b>B. Maximum Building Coverage:</b> 9,003 sq.ft. or 30 percent <b>C. Maximum Gross Floor Area:</b> 10,504 sq.ft. <b>D. Floor Area Ratio:</b> 35 percent <b>E. Maximum Number of Buildings:</b> One (1) <b>F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.</b> <b>G. Setbacks:</b> North Line ..... 15 feet East Line ..... 15 feet South Line to 21st St. .... 35 feet West Line ..... 15 feet <b>H. Parking ratio as per zoning ordinance.</b> <b>I. Access Points:</b> 1 Joint Access to 21st Street North <b>J. Purposed Uses:</b> All uses allowed in "LC" Zoning (Except General Provisions #18)	<b>A. Net Area:</b> 32,852 sq.ft. or 0.75 acres <b>B. Maximum Building Coverage:</b> 9,856 sq.ft. or 30 percent <b>C. Maximum Gross Floor Area:</b> 11,498 sq.ft. <b>D. Floor Area Ratio:</b> 35 percent <b>E. Maximum Number of Buildings:</b> One (1) <b>F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.</b> <b>G. Setbacks:</b> North Line ..... 15 feet East Line ..... 15 feet South Line to 21st St. .... 35 feet West Line ..... 15 feet <b>H. Parking ratio as per zoning ordinance.</b> <b>I. Access Points:</b> 1 Joint Access to 21st Street North <b>J. Proposed Uses:</b> All uses allowed in "LC" Zoning (Except General Provisions #18), and except the following: * Drive-In and Drive-Thru Restaurants * Convenience Stores * Service Stations * Car Washes * Overhead Doors, except for South and/or West facing overhead doors within the South 200 feet of Parcel 4 provided that within this portion of Parcel 4 the Landscape Streetyard and Landscape Buffer requirements shall be provided at 1.5 times the rate required by the Landscape Ordinance with the additional required plantings being evergreen.	<b>A. Net Area:</b> 67,025 sq.ft. or 1.54 acres <b>B. Maximum Building Coverage:</b> 20,108 sq.ft. or 30 percent <b>C. Maximum Gross Floor Area:</b> 23,459 sq.ft. <b>D. Floor Area Ratio:</b> 35 percent <b>E. Maximum Number of Buildings:</b> One (1) <b>F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.</b> <b>G. Setbacks:</b> North Line ..... 35 feet South Line to 21st St. .... 35 feet East Line ..... 35 feet Other Interior Property Lines ... 15 feet <b>H. Parking ratio as per zoning ordinance.</b> <b>I. Access Points:</b> 1 Joint Access to 21st Street North <b>J. Proposed Uses:</b> All uses allowed in "LC" Zoning (Except General Provisions #18), and except that within 150 feet of north and east lot lines the following uses are not permitted (but are permitted elsewhere in Parcel 5): * Drive-In and Drive-Thru Restaurants * Convenience Stores * Service Stations * Car Washes * Overhead Doors

- \* Drive-In and Drive-Thru Restaurants
- \* Convenience Stores
- \* Service Stations
- \* Car Washes
- \* Overhead Doors, except for South and/or West facing overhead doors, or those associated with Warehouse Self-Service Storage use with its doors facing inward.



SCALE: 1" = 60'

## DP-218

ABERDEEN COMMERCIAL  
COMMUNITY UNIT PLAN

**BAUGHMAN COMPANY**  
 315 Ellis St. Wichita, KS 67211 316-262-7271  
 BaughmanCo.com

Revised per Amendment (CUP2023-27): September 14, 2023  
 Revised per Administrative Adjustment: May 18, 2022  
 Revised per Administrative Adjustment: October 17, 2008  
 Revised per Administrative Adjustment: June 13, 2008  
 Revised per Administrative Adjustment: April 8, 2008  
 Revised per Administrative Adjustment: June 3, 2004  
 Date: April 1995



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

Sandlot Group, LLC  
Attn: Paul Suellentrop  
7130 W. Maple St. Ste. 200  
Wichita, KS 67209

August 23, 2024

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

**RE: CUP2024-00027** – Administrative Adjustment in the City to the Aberdeen Commercial CUP DP-218 to remove the requirement for a pedestrian walk system for Parcel 2B, on property zoned LC Limited Commercial District; generally located on the northeast corner of North 119<sup>th</sup> Street West and West 21<sup>st</sup> Street North.

**Legal Description:** PT LOT 2 BEG 311.16 FT W SE COR TH W 219.1 FT N 245 FT W 262.97 FT NW 28.19 FT N 177.67 FT E 538.63 FT S 205.15 FT W 49.52 FT S 245 FT TO BEG EXC TH PT LOT 2 COMM SE COR THEREOF TH W 311.16 FT N 245 FT TO POB W 482.06 FT TO W LI SAID LOT 2 NWLY 28.19 FT TO DEFLECT COR W LI LOT 2 N 177.67 FT TO NW COR E 538.63 FT S 205.15 FT W 49.52 FT TO BEG BLOCK 1 ABERDEEN COMMERCIAL ADD, Wichita, Sedgwick County, Kansas.

Dear Applicants,

We received and reviewed your request for an Administrative Adjustment to CUP DP-218 to remove the requirement for a pedestrian walk system for Parcel 2B. In 2023, an amendment to DP-218 was approved to permit Warehouse, Self-Storage as use on Parcel 2B. We understand that based on the proposed use and the fact that Parcel 2B is not adjacent to the main entrance on West 21<sup>st</sup> Street North, the requirement for a sidewalk linking the proposed storage buildings to West 21<sup>st</sup> Street is not practical.

The following reflects the proposed modifications identified in red letters.

**GENERAL PROVISIONS**

7. A plan for a pedestrian walk system shall be required to link proposed buildings with the major entrance and sidewalks along 21<sup>st</sup> Street North, and an entrance and the sidewalks along 119<sup>th</sup> Street West, with the exception of Parcel 2B as long as the development is connected to another Parcel that provides pedestrian access. The pedestrian walk system shall be assured by the required submission and approval of an overall site traffic circulation plan by the Planning Director for each parcel prior to issuing building permits.

On the basis of our review, we find that adjusting the CUP to permit remove the requirement for a pedestrian walk system for Parcel 2B 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. The nature of the

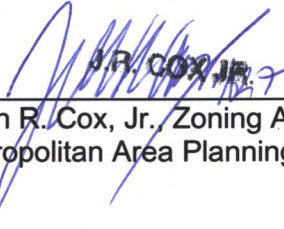
proposed use is generally not pedestrian oriented. In addition, the path from the main entrance of the storage area to West 21<sup>st</sup> Street North crosses through privately owned parcels and is an area where the construction of a sidewalk or striping of a pedestrian walk path is not safe or feasible.

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  
J.V. Johnston, CM District V  
Teresa Veazey, CSR District V



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

Peoples Bank and Trust Company  
101 South Main Street  
McPherson, KS 67460

October 2, 2023

**RE: CUP2023-00027**– CUP Amendment in the City to DP-218 to develop a Warehouse Self-Storage facility on property zoned LC Limited Commercial; located approximately 225 feet north of West 21st Street North and on the east side of North 119th Street West.

Dear applicant,

At its regular meeting on **September 14, 2023**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request with the following conditions:

1. All other requirements of the CUP remain in effect unless or until a separate zoning action is filed.
2. 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 application. Therefore, the MAPC decision is final.

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

Sincerely,

A handwritten signature in cursive script that reads 'Christina Rieth'.

Christina Rieth  
Associate Planner

Cc: Baughman Company, attn: Philip Meyer, 315 South Ellis Street, Wichita, KS 67211



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

September 14, 2023

Peoples Bank and Trust Company  
101 South Main Street  
McPherson, KS 67460

**RE: CUP2023-00027:** CUP Amendment in the City to DP-218 to develop a Warehouse Self-Storage facility on property zoned LC Limited Commercial; located approximately 225 feet north of West 21st Street North and on the east side of North 119th Street West.

Dear Applicant;

At its regular meeting on **September 14, 2023**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request with the following conditions:

1. All other requirements of the CUP remain in effect unless or until a separate zoning action is filed.
2. 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.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) **To be effective, the protest must be filed by 5:00 p.m. on September 28, 2023.** In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk by **September 28, 2023 at 5:00 p.m.**

If this application is not protested, or if the District Advisory Board recommendation is the same, the MAPC decision will be final. 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.

Sincerely,

A handwritten signature in cursive script that reads 'Christina Rieth'.

Christina Rieth  
Current Plans  
Associate Planner

Copies to: Bryan Frye, Council Member District V  
Teresa Veazey, CSR, District V  
MABCD  
Baughman Company, attn: Phil Meyer, 315 South Ellis Street, Wichita, KS 67209

The Ronald Reagan Building • 2<sup>nd</sup> Floor • 271 West Third Street • Wichita, Kansas 67202  
316.268.4421 • www.wichita.gov

## MAPC Recommended Language

### GENERAL PROVISIONS

18. No parcel within the CUP shall allow the use of adult entertainment establishments, private clubs, taverns, and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. Warehouse, Self-Service Storage is permitted within Parcel 2B, and is subject to the Supplementary Use Regulations of Article III-D.6.y of the Unified Zoning Code, as amended herein by CUP2023-00027.

#### Parcel 2B

- A. Net Area: 110,361 square feet or 2.53 acres
- B. Maximum Building Coverage: 33,108 square feet or 30 percent
- C. Maximum Building Coverage for Warehouse, Self-Service Storage: 48,600 square feet or 44 percent
- D. Maximum Gross Floor Area: 38,626 square feet
- E. Maximum Gross Floor Area for Warehouse, Self-Service Storage: 48,600 square feet or 44 percent
- F. Floor Area Ratio: 35 percent
- G. Floor Area Ratio for Warehouse, Self-Service Storage: 44 percent
- H. Maximum Number of Buildings: No limit if developed with self-storage uses; otherwise (3) commercial buildings
- I. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- J. Setbacks
- North Line: 35 feet  
If developed with Warehouse, Self-Service Storage the setback along the north line may be reduced to 20 feet.
- West line to 119<sup>th</sup> Street: 35 feet  
Other interior property lines: 15 feet
- K. Parking ratio as per zoning ordinance, except there shall be no parking required if developed with Warehouse, Self-Service Storage.
- L. Access Points: 1 to 119<sup>th</sup> Street West  
1 Joint Access to 21<sup>st</sup> Street North  
1 Joint Access to 119<sup>th</sup> Street West
- M. Proposed Uses: All uses allowed in "LC" zoning, including Warehouse, Self-Service Storage (see General Provisions #18 for additional requirements and exclusions), and except that within 150 feet of north lot lines the following uses are not permitted (but are permitted elsewhere in Parcel 2B):
- Drive-In and Drive-Thru Restaurants
  - Convenience Stores
  - Service Stations
  - Car Washes
  - Overhead Doors, except for South and/or West facing overhead doors, or those associated with Warehouse, Self-Service Storage use with its doors facing inward.

RESOLUTION No. **CUP2023-00027**

A RESOLUTION AUTHORIZING AN AMENDMENT TO DP-218 ABERDEEN COMMERCIAL ADDITION COMMUNITY UNIT PLAN TO ALLOW WAREHOUSE, SELF-SERVICE STORAGE ON PROPERTY ZONED LC LIMITED COMMERCIAL DISTRICT; GENERALLY LOCATED ON THE EAST SIDE OF NORTH 119<sup>TH</sup> STREET WEST, WITHIN 225 NORTH OF WEST 21<sup>ST</sup> STREET NORTH, IN THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-E, 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-E of the Wichita-Sedgwick County Unified Zoning Code, for an approximately 2.53-acre property zoned LC Limited Commercial District with CUP DP-218, legally described below:

**CUP2023-00027**  
**DP-218**

That part of Lot 2, Block 1, Aberdeen Commercial Addition, Wichita, Sedgwick County, Kansas, described as commencing at the southeast corner of said Lot 2, thence S88°30'08"W coincident with the south line of said Lot 2, 311.16; thence N00°00'16"E, 245.00 feet for a point of beginning; thence S88°30'08"W, 482.06 feet to a point on the west line of said Lot 2; thence N14°28'23"W coincident with the west line of said Lot 2, 28.19 feet to a deflection corner in the west line of said Lot 2; thence N00°00'16"E, 177.67 feet to the northwest corner of said Lot 2, thence N88°30'08"E, 538.63 feet to a point 261.64 feet west of the northeast corner of said Lot 2; thence S00°00'16"W, 205.15 feet; thence S88°30'08"W, 49.52 feet to the point of beginning.

**Amended text to CUP DP-218 shall read as follows:**

**GENERAL PROVISIONS**

18. No parcel within the CUP shall allow the use of adult entertainment establishments, private clubs, taverns, and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. Warehouse, Self-Service Storage is permitted within Parcel 2B, and is subject to the Supplementary Use Regulations of Article III-D.6.y of the Unified Zoning Code, as amended herein by CUP2023-00027.

**Parcel 2B**

- |   |                                   |
|---|-----------------------------------|
| A. Net Area:  | 110,361 square feet or 2.53 acres |
| B. Maximum Building Coverage:                                     | 33,108 square feet or 30 percent  |
| C. Maximum Building Coverage for Warehouse, Self-Service Storage: | 48,600 square feet or 44 percent  |
| D. Maximum Gross Floor Area:                                      | 38,626 square feet                |
| E. Maximum Gross Floor Area for Warehouse, Self-Service Storage:  | 48,600 square feet or 44 percent  |
| F. Floor Area Ratio:  | 35 percent                        |
| G. Floor Area Ratio for Warehouse,                                |                                   |

- Self-Service Storage: 44 percent
- H. Maximum Number of Buildings: No limit if developed with self-storage uses; otherwise (3) commercial buildings
- I. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- J. Setbacks
- North Line: 35 feet  
If developed with Warehouse, Self-Service Storage the setback along the north line may be reduced to 20 feet.
- West line to 119<sup>th</sup> Street: 35 feet  
Other interior property lines: 15 feet
- K. Parking ratio as per zoning ordinance, except there shall be no parking required if developed with Warehouse, Self-Service Storage.
- L. Access Points: 1 to 119<sup>th</sup> Street West  
1 Joint Access to 21<sup>st</sup> Street North  
1 Joint Access to 119<sup>th</sup> Street West
- M. Proposed Uses: All uses allowed in "LC" zoning, including Warehouse, Self-Service Storage (see General Provisions #18 for additional requirements and exclusions), and except that within 150 feet of north lot lines the following uses are not permitted (but are permitted elsewhere in Parcel 2B):
- Drive-In and Drive-Thru Restaurants
  - Convenience Stores
  - Service Stations
  - Car Washes
  - Overhead Doors, except for South and/or West facing overhead doors, or those associated with Warehouse, Self-Service Storage use with its doors facing inward.

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

1. All other requirements of the CUP remain in effect unless or until a separate zoning action is filed.
2. 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.

*[Remainder of page intentionally left blank]*

Adopted this 6<sup>th</sup> Day of NOVEMBER, 2023.

METROPOLITAN AREA PLANNING COMMISSION

  
\_\_\_\_\_

Robert Dool, Chairman

ATTEST:



\_\_\_\_\_

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	457830	Print Legal Ad-IPL01362800 - IPL0136280		\$227.06	3	90 L

Attention: MANDY HEBERT  
 CITY OF WICHITA/PLANNING DEPT  
 271 WEST THIRD ST., 2ND FL, SU 203  
 WICHITA, KS 67202

MHEBERT@wichita.gov

OCA 150004  
 Published in The Wichita Eagle on August 24, 2023  
 (One Time Only)  
 MAPC/BZA September 14, 2023  
 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, September 14, 2023, no earlier than 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation may also occur through virtual methods (specified at the end of this notice). If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421.

**BZA2023-00045:** Request for Variance in the City to have zero setback on a through street and to increase height of off-site sign to 54.14 feet on a property zoned GI General Industrial; generally located on the west side of North Hydraulic Avenue and East of I-135.

**CON2023-00038:** Conditional Use in the City to amend CON2022-00010 and expand Vehicle and Equipment Sales, Outdoor for the entire property in accordance to the revised site plan; generally located on the northeast corner of West Central Avenue and North Hoover Road (5534 West Central Avenue).

**CON2023-00038:** Conditional Use request in the City to permit live music and entertainment (defined as Nightclub in the City) as an accessory use to hotels and restaurants; generally located on the northeast corner of North Webb Road and Waterfront Pkwy (1720 North Webb Road).

**CON2023-00039:** Conditional Use request in the City for accessory apartment on property zoned SF-5 Single-Family Residential; generally located 400 feet north of West 25th Street West and 660 feet west of North Meridian Avenue (2642 North Edwards Street).

**CUP2023-00027:** CUP Amendment in the City to DP-218 to develop a Warehouse Self-Storage facility on property zoned LC Limited Commercial; located approximately 225 feet north of West 21st Street North and on the east side of North 119th Street West.

**DER2023-00004:** Unified Zoning Code amendment to the Old Town Overlay to allow Tattoo and Body Piercing Facility as a permitted use within the Old Town Overlay District, located between North Santa Fe Avenue and North Washington Avenue, and between East Douglas Avenue and East 3rd Street North.

**VAC2023-00029:** Vacation request in the City to vacate a portion of a sanitary easement by separate instrument on property zoned PUD Planned Unit Development and located at the southwest corner of South Seneca St. and West MacArthur Rd.

**VAC2023-00090:** Vacation request in the City to vacate a 15-foot platted utility easement on property zoned LC Limited Commercial; generally located on the south side of East Kellogg Drive and within one-half mile east of South Rock Road (southeast corner of East Kellogg Dr. and South Eastern Ave).

**VAC2023-00031:** Vacation request in the City to vacate access control of right in and right out movements on Towne East Mall Drive on property zoned LC Limited Commercial District; generally located north of Kellogg Drive and Towne East Mall Drive.

**VAC2023-00032:** Vacation request in the City to vacate the north 126 feet of an existing 30-foot driveway easement on property zoned LC Limited Commercial District; generally located north of East 21st Street North and West of Pinecrest Avenue (5110 East 21st Street North).

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 Wichita-Sedgwick 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.

- Options to participate (see below):
- 1) Participate virtually
  - 2) Attend in-person at the Ronald Reagan Building
  - 3) Submit comments ahead of time
- Participate Virtually  
 Join Zoom Meeting  
<https://us06web.zoom.us/j/4089866967?pwd=a0k3dW0ySElnbFJQTFYvOXRpVjBkXU09>  
 Meeting ID: 408 986 6967  
 Passcode: 094136  
 One tap mobile  
 +16899006833,4089866967#...094136# US (San Jose)  
 +17193554580,4089866967#...094136# US  
 Meeting ID: 408 986 6967  
 Passcode: 094136  
 Find your local number: <https://us06web.zoom.us/j/4089866967>  
 Attend In-Person

You may also participate in the hearing in-person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202. 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.

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  
 WITNESS MY HAND on August 24, 2023  
 Scott Wadle, Secretary  
 Wichita-Sedgwick County  
 Metropolitan Area Planning Commission  
 IPL0136280  
 Aug 24 2023

In The STATE OF KANSAS  
 In and for the County of Sedgwick

1 insertion(s) published on:  
 08/24/23

STATE OF KANSAS)

SS

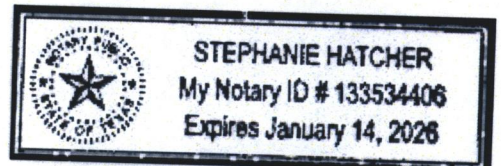
County of Sedgwick)

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 08/24/2023 to 08/24/2023.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.  
 DATED: 08/24/2023

Stephanie Hatcher

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!

**STAFF REPORT**  
MAPC: September 14, 2023  
DAB V: September 6, 2023

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**CASE NUMBER:** CUP2023-00027 (City)

**APPLICANT/AGENT:** Peoples Bank and Trust Company (Applicant)/Baughman Company (Agent)

**REQUEST:** Minor Amendment to CUP DP-218

**CURRENT ZONING:** LC Limited Commercial District

**SITE SIZE:** 2.53 acres

**LOCATION:** Generally located on the east side of North 119<sup>th</sup> Street West within 225 feet north of West 21<sup>st</sup> Street North.

**PROPOSED USE:** Warehouse, Self-Service Storage.

**RECOMMENDATION:** Approve with conditions.



**BACKGROUND:** The applicant is requesting a minor amendment to CUP DP-218, Aberdeen Commercial Community Unit Plan. The subject site is 2.53 acres in size, is zoned LC Limited Commercial District and is generally located on the east side of North 119<sup>th</sup> Street West within 225 feet north of West 21<sup>st</sup> Street North. The applicant is requesting to amend General Provision 18 of the CUP to allow Warehouse, Self-Service Storage on Parcel 2B of the CUP.

The proposed revisions to the CUP include increasing: maximum building coverage, maximum gross floor area, and a floor area ratio in order to accommodate the proposed self-storage facility. Should Parcel 2B be developed as a self-storage facility, the maximum building coverage will increase from 30 percent to 44 percent, the floor area ratio will also increase from 35 percent to 44 percent, and there will be no maximum number of buildings. If the parcel is not developed as a self-storage facility, all said provisions of the CUP will remain in effect. If Parcel 2B is developed as a self-storage facility, the setback along the north line shall be 20 feet. Additionally, no parking will be required per the applicant's request.

The site plan provided by the applicant proposes 33 self-storage units on Parcel 2B with a 20-foot setback on the north and south sides, a 40-foot setback on the east side, and a dry detention on the east side. Overhead doors to the storage facilities shall face inward on the parcel. Parcel 2B would be accessed via a 36-foot-wide road from Parcel 2A.

If the subject site was not located within a Community Unit Plan, Warehouse, Self-Service Storage would normally require a Conditional Use in the LC Limited Commercial District. A minor CUP amendment acts in lieu of a Conditional Use because the notification and public hearing processes are the same. The subject site abuts residential zoning developed with single family houses to the north. Additionally, the parcel would need to comply with the compatibility setback standards set forth in the Unified Zoning Code. Parcel 2B remains subject to the Supplementary Use Regulations set forth in Section D.6.y of the Unified Zoning Code, which are attached to the end of this report.

Properties to the north are zoned SF-5 Single-Family Residential District and are developed with single-family dwellings. Properties south of the subject site are within CUP DP-218, zoned LC Limited Commercial District, and are either undeveloped or developed with a bank. Property to the east is within CUP DP-218, is zoned LC Limited Commercial District, and is undeveloped. Property to the west, across North 119<sup>th</sup> Street West, is zoned LC Limited Commercial District with Protective Overlay #58 and is undeveloped.

**CASE HISTORY:** In April 1995, CUP DP-218 was created. There have been five administrative adjustments to the CUP.

**ADJACENT ZONING AND LAND USE:**

North:	SF-5	Single-family dwellings
South:	LC (CUP DP-218)	Undeveloped, bank
East:	LC (CUP DP-218)	Undeveloped
West:	LC with PO #58	Undeveloped

**PUBLIC SERVICES:** The site has access to North 21<sup>st</sup> Street West, a four-lane arterial street with sidewalks on both sides. Wichita Transit does not serve this site. Municipal services, such as water, stormwater, and sewer, may need to be extended to accommodate the new development.

**CONFORMANCE TO PLANS/POLICIES:** The requested CUP amendment is in conformance with the *Community Investments Plan*. The Community Investments Plan (the Wichita-Sedgwick County Comprehensive Plan) includes the 2035 Wichita Future Growth Concept Map. The Map identifies the area in which the site is located to be appropriate for "New Employment." This category is described as "*areas that likely will be developed or redeveloped by 2035 with uses that constitute centers or concentrations of*

*employment primarily in manufacturing, warehousing, distribution, construction, research, technology, business services, or corporate offices. Major shopping centers and office parks likely will be developed within this area as well, based upon market driven location factors.”* The requested CUP amendment is proposing a new self-storage warehousing business on site.

**RECOMMENDATION:** Based upon the information available at the time the report was prepared, staff recommends the amendment to CUP DP-218 be **APPROVED** subject to the development guidelines of the amended CUP and the following conditions:

1. All other requirements of the CUP remain in effect unless or until a separate zoning action is filed and approved.
2. 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.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The character of the neighborhood is low-density residential with commercial at the intersection of the arterial streets. Properties to the north are zoned SF-5 Single-Family Residential District and are developed with single-family dwellings. Properties south of the subject site are within CUP DP-218, zoned LC Limited Commercial District, and are either undeveloped or developed with a bank. Property to the east is within CUP DP-218, is zoned LC Limited Commercial District, and is undeveloped. Property to the west, across North 119th Street West, is zoned LC Limited Commercial District with Protective Overlay #58 and is undeveloped.
2. The suitability of the subject property for the uses to which it has been restricted: The property is zoned LC Limited Commercial District with CUP DP-218. The applicant is requesting a use that would normally require a Conditional Use, were the subject site not within a CUP. A minor CUP amendment acts in lieu of a Conditional Use because the notification and public hearing processes are the same.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Staff anticipates that the proposed CUP amendment will not detrimentally affect nearby property.
4. Length of time subject property has remained vacant as zoned: The subject property has never been developed.
5. Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant: Approval of the request represents a gain to the public in that it brings commercial business to an area that is appropriate for such use. Denial of the request could represent a loss in the use and enjoyment of the applicant's property.
6. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The proposed application is in conformance to the *Community Investments Plan*, as noted above.
7. Impact of the proposed development on community facilities: Staff does not anticipate that the proposed development will have any negative or additional impact on community facilities.

8. Opposition or support of neighborhood residents: At the time the staff report was prepared, staff received one comment in opposition to the proposed CUP amendment. The comment is attached to the end of this report.

**Attachments:**

1. Public Comment
2. Supplementary Use Regulations for Warehouse, Self-Service Storage in GO and LC
3. Applicant Proposed CUP Amended Language
4. Site Plan for Parcel 2B within CUP DP-218
5. CUP DP-218
6. Aerial Map
7. Zoning Map
8. Land Use Map
9. Site Photos

**Don and Donna Caywood**

2329 N. Parkridge Ct.  
Wichita, KS 67205

316-258-2655 Cell Don

316-213-6229 Cell Donna

[pomdad258@gmail.com](mailto:pomdad258@gmail.com) (Don)

[zelber2@att.net](mailto:zelber2@att.net) (Donna)

Thursday, August 24, 2023

Wichita-Sedgwick County Metropolitan Area Planning Department  
Attn: Christina Rieth  
271 W. 3<sup>rd</sup> Street – Suite 201  
Wichita, KS 67202

Dear Ms. Rieth,

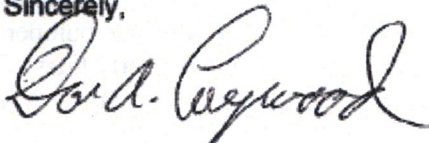
This letter is in response to your notice of a request to rezone land at 21<sup>st</sup> street and 119<sup>th</sup> street to allow a Warehouse Self-Storage facility to be built.

My wife and I currently live on the street adjacent to the proposed construction and we have two strong objections to the proposal.

First, since these storage facilities are typically open 24\7, we are concerned with the potential for a lot of noise from people visiting their lockers in the middle of the night loading and unloading their property.

Second, in our opinion, keeping that property available for another facility such as a Quik Trip would provide a far greater benefit to our neighborhood than a storage facility which only benefits a small number of people.

Sincerely,



Don A. Caywood

I did have one additional comment. From reading I have done on this subject, I learned that many times these storage units tend to attract criminal activities such as theft and drug distribution. That would be a real concern for our neighborhood.

Don Caywood  
[pomdad258@gmail.com](mailto:pomdad258@gmail.com)  
316-258-2655

## Supplementary Use Regulations for Warehouse, Self-Service Storage in GO and LC

1. A tract for such use located in the GO District shall be Contiguous with a less restrictive District.
2. The use must be located Contiguous to an arterial Street, and have direct access to the arterial Street, as designated in the Transportation Plan adopted by the Governing Bodies, and amended from time to time.
3. All buildings shall set back at least 35 feet from arterial Street Rights-of-Way lines. There shall be a minimum 20-foot Building Setback line from all other Streets, unless a platted Building Setback line would require a greater Setback.
4. Where the Lot is Contiguous to a residential zoning District, a landscaped Yard with a minimum depth of 15 feet shall be provided on the Lot Contiguous to the residential zoning District and a landscaped front Yard with a minimum depth of 15 feet shall be provided when within 100 feet of a residential zoning District or when across the street from a residential zoning District. The landscaping shall be in addition to any architectural Screening type Fences or face of the structures that shall be designed to Screen the use from the residential neighborhood. Such Fence, when required, shall be solid or semi-solid and constructed to prevent the passage of debris or light and constructed of either brick, stone, architectural tile, masonry units, wood or other similar material (not including woven wire) and shall be not less than six feet or more than eight feet in height. The landscaped Yard may be reduced in depth to not less than the minimum Side and Rear Setback required by the property development standards of the applicable zoning District of the Lot when the Contiguous residential zoning District is occupied by any legal Nonconforming office, commercial or industrial Use, or when Adjacent to a property where an adopted zoning policy by the Governing Body is to look with favor on office, commercial or industrial zoning for the area.
5. When the Development is in close proximity to residential development, the architectural design shall be submitted to the Planning Director for review and a recommendation to the Planning Commission as to whether or not the architecture is compatible with the surrounding development, and that adequate Screening is being provided. Sufficient copies of the preliminary design plans shall be provided so that a copy of such plans, after having been approved by the Planning Commission, may be retained in the MAPC case file and by the Zoning Administrator to ensure that final Development plans and construction comply therewith.
6. Any side of the Building providing doorways to storage areas shall be set back from the property line at least 40 feet when Contiguous to a residential zoning District.
7. Off-street Parking shall be required on the basis of one space for each 8,000 square feet of Floor Area in the facility plus one space for each employee, but in no case shall the number be less than five spaces.
8. All driveways, Parking, loading and vehicle circulation areas shall be paved with concrete, asphalt or asphaltic concrete or comparable hard surfacing material. Adequate bumper guards or Fences shall be provided to prevent the extension of Vehicles beyond property lines.
9. All lights shall be shielded to direct light onto the Uses established and away from Adjacent property, but it may be of sufficient intensity to discourage vandalism and theft.
10. All storage on the property shall be kept within an enclosed Building, unless a portion of the property or Lot is properly zoned to otherwise permit a designated area for outside storage.
11. No activities such as miscellaneous or garage sales shall be conducted on the premises.
12. The servicing or repair of Motor Vehicles, boats, Trailers, lawn mowers and other similar equipment shall not be conducted on the premises.
13. Signs shall be limited to one per arterial Street frontage. Signs shall not exceed twenty feet in height nor exceed fifty square feet in gross surface area. Signs shall not project over any public right-of-way.
14. All areas not paved in accordance with the requirements of this section shall be landscaped with deciduous and coniferous plant materials. The Landscaping plan shall be approved by the

Planning Department. Maintenance of the Landscaping shall be sufficient to maintain it in good condition.

15. The area shall be properly policed by the owner or operator for removal of trash and debris.
16. The operation of such a facility shall in no way be deemed to include a transfer and storage business where the use of Vehicles is part of such business.
17. A resident manager shall be required on the Site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.
18. No more than 45 percent of the Lot Area shall be covered by Buildings.
19. No individual or business shall lease more than 3,000 square feet of storage spaces.

**Applicant Proposed CUP Language**

The applicant seeks to make the following changes to CUP DP-218 in red.

**GENERAL PROVISIONS**

18. No parcel within the CUP shall allow the use of adult entertainment establishments, private clubs, taverns, and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. **Warehouse, Self-Service Storage is permitted within Parcel 2B, and is subject to the Supplementary Use Regulations of Article III-D.6.y of the Unified Zoning Code, as amended herein by CUP2023-00027.**

**Parcel 2B**

- A. Net Area: 110,361 square feet or 2.53 acres
- B. Maximum Building Coverage: 33,108 square feet or 30 percent
- C. **Maximum Building Coverage for Warehouse, Self-Service Storage: 48,600 square feet or 44 percent**
- D. Maximum Gross Floor Area: 38,626 square feet
- E. **Maximum Gross Floor Area for Warehouse, Self-Service Storage: 48,600 square feet or 44 percent**
- F. Floor Area Ratio: 35 percent
- G. **Floor Area Ratio for Warehouse, Self-Service Storage: 44 percent**
- H. **Maximum Number of Buildings: No limit if developed with self-storage uses; otherwise (3) commercial buildings**
- I. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- J. Setbacks
  - North Line: 35 feet  
**If developed with Warehouse, Self-Service Storage the setback along the north line may be reduced to 20 feet.**
  - West line to 119<sup>th</sup> Street: 35 feet
  - Other interior property lines: 15 feet
- K. **Parking ratio as per zoning ordinance, except there shall be no parking required if developed with Warehouse, Self-Service Storage.**
- L. Access Points:
  - 1 to 119<sup>th</sup> Street West
  - 1 Joint Access to 21<sup>st</sup> Street North
  - 1 Joint Access to 119<sup>th</sup> Street West
- M. Proposed Uses: All uses allowed in "LC" zoning, **including Warehouse, Self-Service Storage (see General Provisions #18 for additional requirements and exclusions)**, and except that within 150 feet of north lot lines the following uses are not permitted (but are permitted elsewhere in Parcel 2B):
  - Drive-In and Drive-Thru Restaurants
  - Convenience Stores
  - Service Stations
  - Car Washes
  - Overhead Doors, except for South and/or West facing overhead doors, **or those associated with Warehouse, Self-Service Storage use with its doors facing inward.**



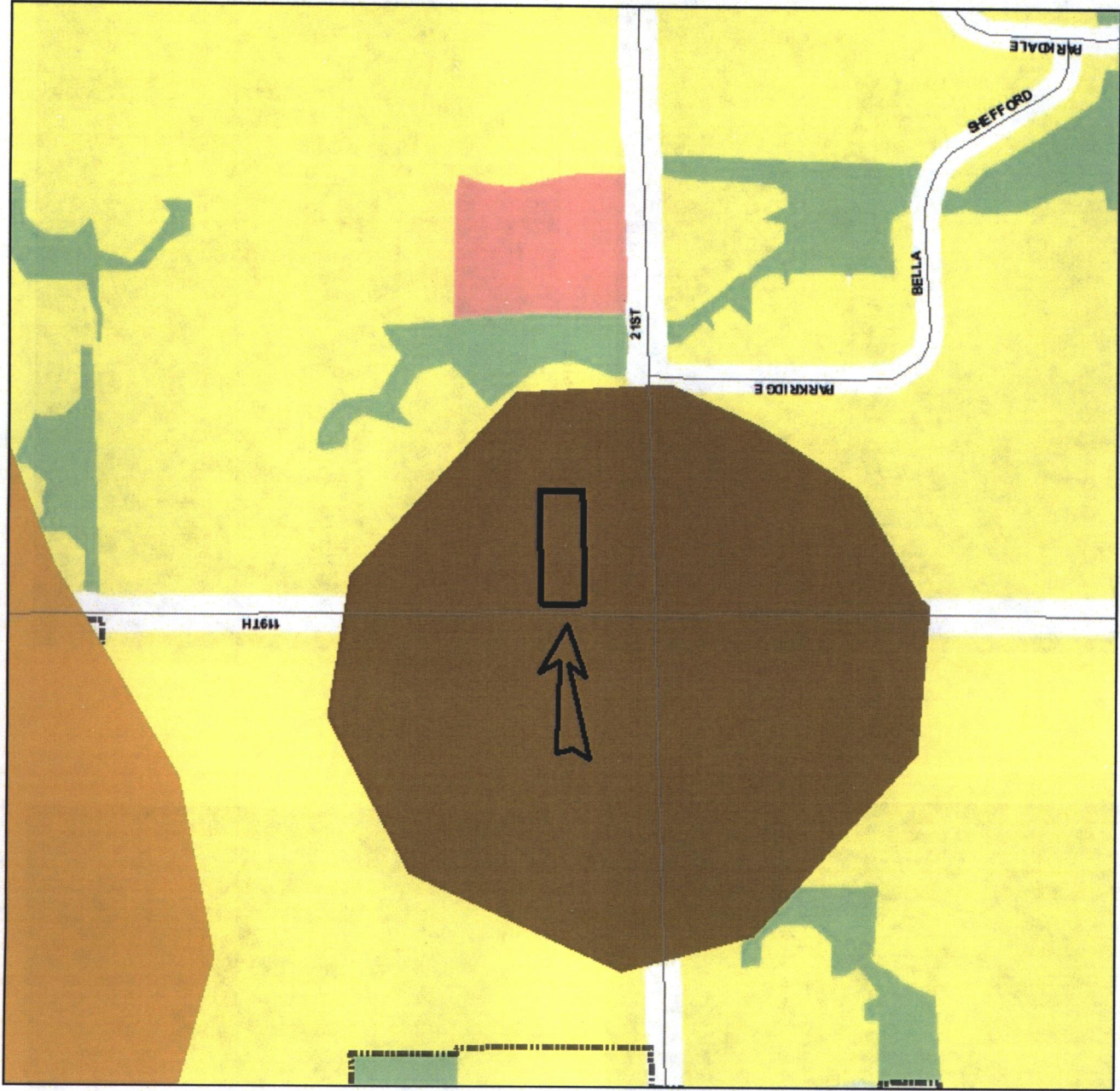




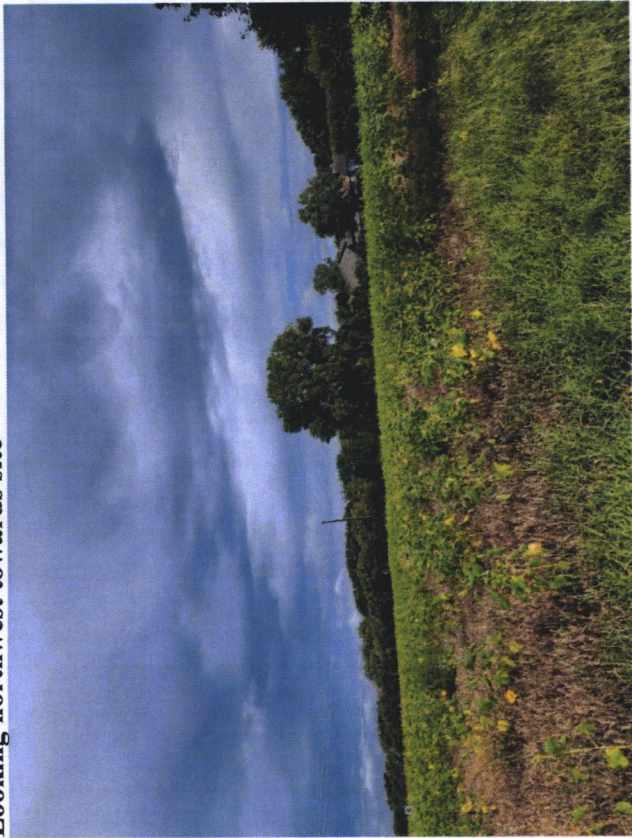


# 2035 Wichita Future Growth Concept Map

- Legend**
- Established Central Area
  - Residential and Employment Mix
  - New Employment
  - New Residential
  - Wichita City Limits
  - Other Cities
  - Northwest Bypass Right-of-Way
- Statistical Development Areas**
- Other Urban Growth Areas 2014
  - Other Urban Growth Areas 2014
  - Rural Growth Areas 2014
- LAND USE**
- Residential
  - Commercial
  - Industrial
  - Major Air Transportation & Military
  - Parks and Open Space
  - Agricultural or Vacant
  - Major Institutional
  - Nghbd\_Plan\_Areas



Looking northwest towards site



Looking southwest towards site



Looking west towards site



Looking east away from site



# ABERDEEN COMMERCIAL COMMUNITY UNIT PLAN DP-218



## GENERAL PROVISIONS:

- Total Land Area: 354,527.49 sq.ft. or 8.14 acres
- Total Gross Floor Area: 138,118 sq.ft. Total Floor Area Ratio: 35 percent
- Parking shall be provided in accordance with Section 28.04.140 et seq. of the Code of the City of Wichita, unless otherwise specified in the parcel description.
- Setbacks are as indicated on the C.U.P. drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.
- A Drainage Plan shall be submitted to City Engineering for approval and required guarantees shall be provided at the time of platting.
- The maximum square footage of sign area permitted for ground or pole signs along 21st Street North and 119th Street West shall be calculated at 0.8 sq.ft. per foot of linear street frontage. As the frontage develops along the arterial roadways, ground or pole signs shall be spaced a minimum 150 feet apart, irrespective of how land is leased or sold, with the following stipulations:
  - 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.
  - Portable and off-site signs are not permitted.
  - Window display signs are limited to 25% of the window area.
- A plan for a pedestrian walk system shall be required to link proposed buildings with the major entrance and sidewalks along 21st Street North, and an entrance and the sidewalks along 119th Street West. The pedestrian walk system shall be assured by the required submission and approval of an overall site traffic circulation plan by the Planning Director for each parcel prior to issuing building permits.
- Access Controls shall be as shown on the plan, with the total number of access points being as follows: 2 Points of Access 119th Street West; 3 Points of Access 21st Street North:
- No access to 119th Street West shall be permitted until the roadway has been paved.
- All exterior lighting on Parcels 2, 3, 4 & 5 shall be shielded to prevent light disbursement in a northerly or easterly direction.
- Utilities shall be installed underground on all parcels.
- Landscaping for this site shall be required as follows:
  - Development of all parcels within the C.U.P. shall comply with the landscape and screening codes of the City of Wichita.
  - A landscape plan shall be prepared by a Registered Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.
  - A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
- Rooftop mechanical equipment shall be screened from ground level view per Code of the City of Wichita.
- Trash receptacles shall be appropriately screened to reasonably hide them from ground view.
- Architectural elevation drawings shall be required for review and approval by the Planning Director prior to the issuance of building permits. Building walls and roofs shall have predominately earth-tone colors with vivid colors, back lit canopies, and neon or fluorescent lighting limited to incidental accent. No predominately metal elevations shall be allowed, unless the exterior metal elevations have an architectural character that creates shapes, textures, shades and shadows. No plain metal buildings shall be permitted. Exterior treatments may include textured, treated and/or patterned metal exterior walls with brick, masonry, EIFS, stucco, concrete, wood or similar materials.
- All parcels shall share similar or consistent lighting elements (i.e., fixtures, poles, and lamps, and etc.).
- Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all to all building sites shall be provided for each phase of construction prior to the issuance of building permits.
- No parcel within this C.U.P. shall allow the use of adult entertainment establishments, private clubs, taverns, and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment.
- The Transfer of title of all or any portion of 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 and be binding upon present owners, their successors and assigns.
- A six- to eight-foot high screening wall consisting of brick, masonry, concrete, architectural tile, or similar material (not including wood or woven wire) shall be constructed along those property lines of the CUP as required by Sec. III-C.2.b(2)(d) of the Unified Zoning Code.

## BENCHMARK:

City of Wichita Bench Mark Disc, 67' south of centerline 21st Street and 79' south of section line, and 46' east of centerline 119th Street. Elevation: 172.08

## LEGAL DESCRIPTION:

The south 530 feet of the west 850 feet of Government Lot 7 in the SW 1/4 of Section 6, Township 27 South, Range 1 West, of the 6th P.M., Sedgwick County, Kansas.

PARCEL 1	PARCEL 2a	PARCEL 2b	PARCEL 3	PARCEL 4	PARCEL 5
A. Net Area: 60,671.29 sq.ft. or 1.39 acres	A. Net Area: 53,658.59 sq.ft. or 1.23 acres	A. Net Area: 110,361 sq.ft. or 2.53 acres	A. Net Area: 30,010 sq.ft. or 0.69 acres	A. Net Area: 32,852 sq.ft. or 0.75 acres	A. Net Area: 67,025 sq.ft. or 1.54 acres
B. Maximum Building Coverage: 18,201 sq.ft. or 30 percent	B. Maximum Building Coverage: 16,098 or 30 percent	B. Maximum Building Coverage: 33,108 sq.ft. or 30 percent	B. Maximum Building Coverage: 9,003 sq.ft. or 30 percent	B. Maximum Building Coverage: 9,856 sq.ft. or 30 percent	B. Maximum Building Coverage: 20,108 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 21,235 sq.ft.	C. Maximum Gross Floor Area: 18,781 sq.ft.	C. Maximum Gross Floor Area: 38,626 sq.ft.	C. Maximum Gross Floor Area: 10,504 sq.ft.	C. Maximum Gross Floor Area: 11,498 sq.ft.	C. Maximum Gross Floor Area: 23,459 sq.ft.
D. Floor Area Ratio: 35 percent	D. Floor Area Ratio: 35 percent	D. Floor Area Ratio: 35 percent	D. Floor Area Ratio: 35 percent	D. Floor Area Ratio: 35 percent	D. Floor Area Ratio: 35 percent
E. Maximum Number of Buildings: One (1)	E. Maximum Number of Buildings: One (1)	E. Maximum Number of Buildings: Three (3)	E. Maximum Number of Buildings: One (1)	E. Maximum Number of Buildings: One (1)	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.	F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	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: South Line ... 35 feet West Line ... 35 feet North Line ... 15 feet East Line ... 15 feet	G. Setbacks: South Line to 21st St. .... 35 feet Other Interior Property Lines ... 15 feet	G. Setbacks: North Line ..... 35 feet West Line to 119th St. .... 35 feet Other Interior Property Lines ... 15 feet	G. Setbacks: North Line ..... 15 feet East Line ..... 15 feet South Line to 21st St. .... 35 feet West Line ..... 15 feet	G. Setbacks: North Line ..... 15 feet East Line ..... 15 feet South Line to 21st St. .... 35 feet West Line ..... 15 feet	G. Setbacks: North Line ..... 35 feet South Line to 21st St. .... 35 feet East Line ..... 35 feet Other Interior Property Lines ... 15 feet
H. Parking ratio as per zoning ordinance.	H. Parking ratio as per zoning ordinance.	H. Parking ratio as per zoning ordinance.	H. Parking ratio as per zoning ordinance.	H. Parking ratio as per zoning ordinance.	H. Parking ratio as per zoning ordinance.
I. Access Points: 1 to 21st Street North 1 Joint Access to 21st Street North 1 Joint Access to 119th Street West	I. Access Points: 1 to 21st Street North 1 Joint Access to 21st Street North 1 Joint Access to 119th Street West	I. Access Points: 1 to 119th Street West 1 Joint Access to 21st Street North 1 Joint Access to 119th Street West	I. Access Points: 1 Joint Access to 21st Street North	I. Access Points: 1 Joint Access to 21st Street North	I. Access Points: 1 Joint Access to 21st Street North
J. Purposed Uses: All uses allowed in "LC" Zoning (Except General Provisions #18)	J. Proposed Uses: All uses allowed in "LC" Zoning (Except General Provisions #18)	J. Proposed Uses: All uses allowed in "LC" Zoning (Except General Provisions #18), and except that within 150 feet of north lot lines the following uses are not permitted (but are permitted elsewhere in Parcel 2): * Drive-In and Drive-Thru Restaurants * Convenience Stores * Service Stations * Car Washes * Overhead Doors, except for South and/or West facing overhead doors.	J. Purposed Uses: All uses allowed in "LC" Zoning (Except General Provisions #18)	J. Proposed Uses: All uses allowed in "LC" Zoning (Except General Provisions #18), and except the following: * Drive-In and Drive-Thru Restaurants * Convenience Stores * Service Stations * Car Washes * Overhead Doors, except for South and/or West facing overhead doors within the South 200 feet of Parcel 4 provided that within this portion of Parcel 4 the Landscape Streetyard and Landscape Buffer requirements shall be provided at 1.5 times the rate required by the Landscape Ordinance with the additional required plantings being evergreen.	J. Proposed Uses: All uses allowed in "LC" Zoning (Except General Provisions #18), and except that within 150 feet of north and east lot lines the following uses are not permitted (but are permitted elsewhere in Parcel 5): * Drive-In and Drive-Thru Restaurants * Convenience Stores * Service Stations * Car Washes * Overhead Doors

APPROVED CUP  
Per A1  
May 18, 2022  
6/2/2022  
Copy 2 of 4



SCALE: 1" = 60'

## DP-218

### ABERDEEN COMMERCIAL COMMUNITY UNIT PLAN

Revised per Administrative Adjustment: May 18, 2022  
Revised per Administrative Adjustment: October 17, 2008  
Revised per Administrative Adjustment: June 13, 2008  
Revised per Administrative Adjustment: April 8, 2008  
Revised per Administrative Adjustment: June 3, 2004  
Date: April 1995

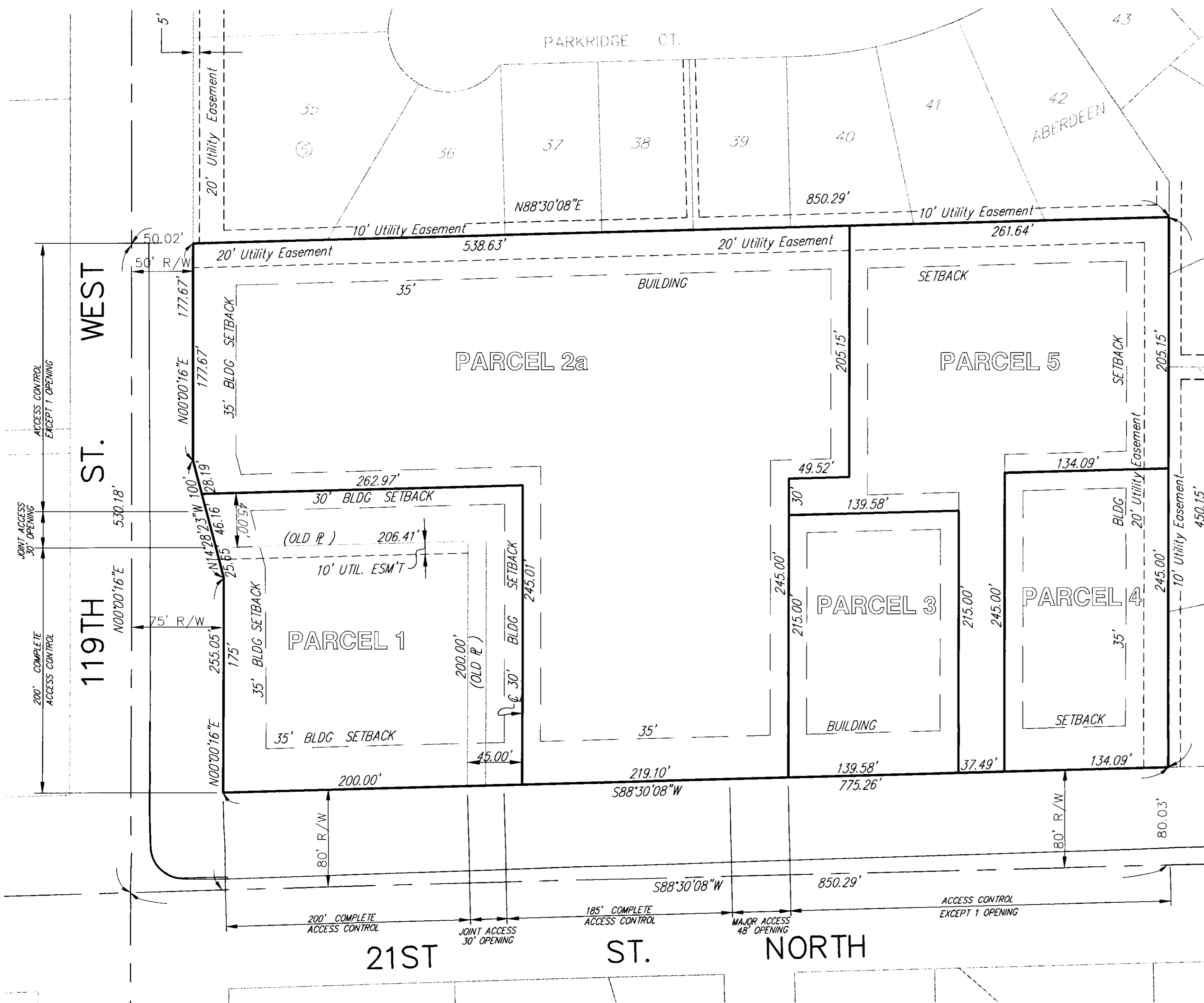
**Baughman Company, P.A.**  
315 Ellis St. Wichita, KS 67211 P 316-262-7171 F 316-262-0149  
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

# ABERDEEN COMMERCIAL COMMUNITY UNIT PLAN DP-218

## GENERAL PROVISIONS:

- Total Land Area: 354,527.49 sq.ft. or 8.14 acres
- Total Gross Floor Area: 138,118 sq.ft.  
Total Floor Area Ratio: 35 percent
- Parking shall be provided in accordance with Section 28.04.140 et seq. of the Code of the City of Wichita, unless otherwise specified in the parcel description.
- Setbacks are as indicated on the C.U.P. drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.
- A Drainage Plan shall be submitted to City Engineering for approval and required guarantees shall be provided at the time of platting.
- The maximum square footage of sign area permitted for ground or pole signs along 21st Street North and 119th Street West shall be calculated at 0.8 sq. ft. per foot of linear street frontage. As the frontage develops along the arterial roadways, ground or pole signs shall be spaced a minimum 150 feet apart, irrespective of how land is leased or sold, with the following stipulations:
  - 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.
  - Portable and off-site signs are not permitted.
  - Window display signs are limited to 25% of the window area.
- A plan for a pedestrian walk system shall be required to link proposed buildings with the major entrance and sidewalks along 21st Street North, and an entrance and the sidewalks along 119th Street West. The pedestrian walk system shall be assured by the required submission and approval of an overall site traffic circulation plan by the Planning Director for each parcel prior to issuing building permits.
- Access Controls shall be as shown on the plan, with the total number of access points being as follows: 2 Points of Access 119th Street West; 3 Points of Access 21st Street North:
- No access to 119th Street West shall be permitted until the roadway has been paved.
- All exterior lighting on Parcels 2, 3, 4 & 5 shall be shielded to prevent light disbursement in a northerly or easterly direction.
- Utilities shall be installed underground on all parcels.
- Landscaping for this site shall be required as follows:
  - Development of all parcels within the C.U.P. shall comply with the landscape and screening codes of the City of Wichita.
  - A landscape plan shall be prepared by a Registered Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.
  - A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
- Roof-top mechanical equipment shall be screened from ground level view per Code of the City of Wichita.
- Trash receptacles shall be appropriately screened to reasonably hide them from ground view.
- Architectural elevation drawings shall be required for review and approval by the Planning Director prior to the issuance of building permits. Building walls and roofs shall have predominately earth-tone colors with vivid colors, back lit canopies, and neon or fluorescent lighting limited to incidental accent. No predominately metal elevations shall be allowed, unless the exterior metal elevations have an architectural character that creates shapes, textures, shades and shadows. No plain metal buildings shall be permitted. Exterior treatments may include textured, treated and/or patterned metal exterior walls with brick, masonry, EIFS, stucco, concrete, wood or similar materials.
- All parcels shall share similar or consistent lighting elements (i.e., fixtures, poles, and lamps, and etc.).
- Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all to all building sites shall be provided for each phase of construction prior to the issuance of building permits.
- No parcel within this C.U.P. shall allow the use of adult entertainment establishments, private clubs, taverns, and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment.

DP-218  
Per Admin Adjustment: 06-03-04;  
04-07-08, 10-17-08  
**APPROVED CUP**  
MAPC 03-09-95 DM  
WCC 04-04-95 DM  
MAPD Copy 1 of 2



PARCEL 1	
A. Net Area:	60,671.29 sq.ft. or 1.39 acres
B. Maximum Building Coverage:	18,201 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	21,235 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:	South Line ... 35 feet West Line ... 35 feet North Line ... 15 feet East Line ... 15 feet
H. Parking ratio as per zoning ordinance.	
I. Access Points:	1 Joint Access to 21st Street North 1 Joint Access to 119th Street West
J. Purposed Uses:	All uses allowed in "LC" Zoning (Except General Provisions #18)

PARCEL 2	
A. Net Area:	164,028 sq.ft. or 3.76 acres
B. Maximum Building Coverage:	49,208 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	57,410 sq.ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Three (3)
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:	North Line ... 35 feet South Line to 21st St. ... 35 feet West Line to 119th St. ... 35 feet Other Interior Property Lines ... 15 feet
H. Parking ratio as per zoning ordinance.	
I. Access Points:	1 to 21st Street North 1 Joint Access to 21st Street North 1 to 119th Street West 1 Joint Access to 119th Street West
J. Proposed Uses:	All uses allowed in "LC" Zoning (Except General Provisions #18), and except that within 150 feet of north lot lines the following uses are not permitted (but are permitted elsewhere in Parcel 2): * Drive-In and Drive-Thru Restaurants * Convenience Stores * Service Stations * Car Washes * Overhead Doors, except for South and/or West facing overhead doors.

PARCEL 3	
A. Net Area:	30,010 sq.ft. or 0.69 acres
B. Maximum Building Coverage:	9,003 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	10,504 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:	North Line ... 15 feet East Line ... 15 feet South Line to 21st St. ... 35 feet West Line ... 15 feet
H. Parking ratio as per zoning ordinance.	
I. Access Points:	1 Joint Access to 21st Street North
J. Purposed Uses:	All uses allowed in "LC" Zoning (Except General Provisions #18)

PARCEL 4	
A. Net Area:	32,852 sq.ft. or 0.75 acres
B. Maximum Building Coverage:	9,856 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	11,498 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:	North Line ... 15 feet East Line ... 15 feet South Line to 21st St. ... 35 feet West Line ... 15 feet
H. Parking ratio as per zoning ordinance.	
I. Access Points:	1 Joint Access to 21st Street North
J. Proposed Uses:	All uses allowed in "LC" Zoning (Except General Provisions #18), and except the following: * Drive-In and Drive-Thru Restaurants * Convenience Stores * Service Stations * Car Washes * Overhead Doors, except for South and/or West facing overhead doors within the South 200 feet of Parcel 4 provided that within this portion of Parcel 4 the Landscape Streetyard and Landscape Buffer requirements shall be provided at 1.5 times the rate required by the Landscape Ordinance with the additional required plantings being evergreen.

PARCEL 5	
A. Net Area:	67,025 sq.ft. or 1.54 acres
B. Maximum Building Coverage:	20,108 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	23,459 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:	North Line ... 35 feet South Line to 21st St. ... 35 feet East Line ... 35 feet Other Interior Property Lines ... 15 feet
H. Parking ratio as per zoning ordinance.	
I. Access Points:	1 Joint Access to 21st Street North
J. Proposed Uses:	All uses allowed in "LC" Zoning (Except General Provisions #18), and except that within 150 feet of north and east lot lines the following uses are not permitted (but are permitted elsewhere in Parcel 5): * Drive-In and Drive-Thru Restaurants * Convenience Stores * Service Stations * Car Washes * Overhead Doors

**BENCHMARK:**  
City of Wichita Bench Mark Disc. 67' south of centerline 21st Street and 79' south of section line, and 46' east of centerline 119th Street. Elevation: 122.08

**LEGAL DESCRIPTION:**  
The south 530 feet of the west 850 feet of Government Lot 7 in the SW 1/4 of Section 6, Township 27 South, Range 1 West, of the 6th P.M., Sedgwick County, Kansas.

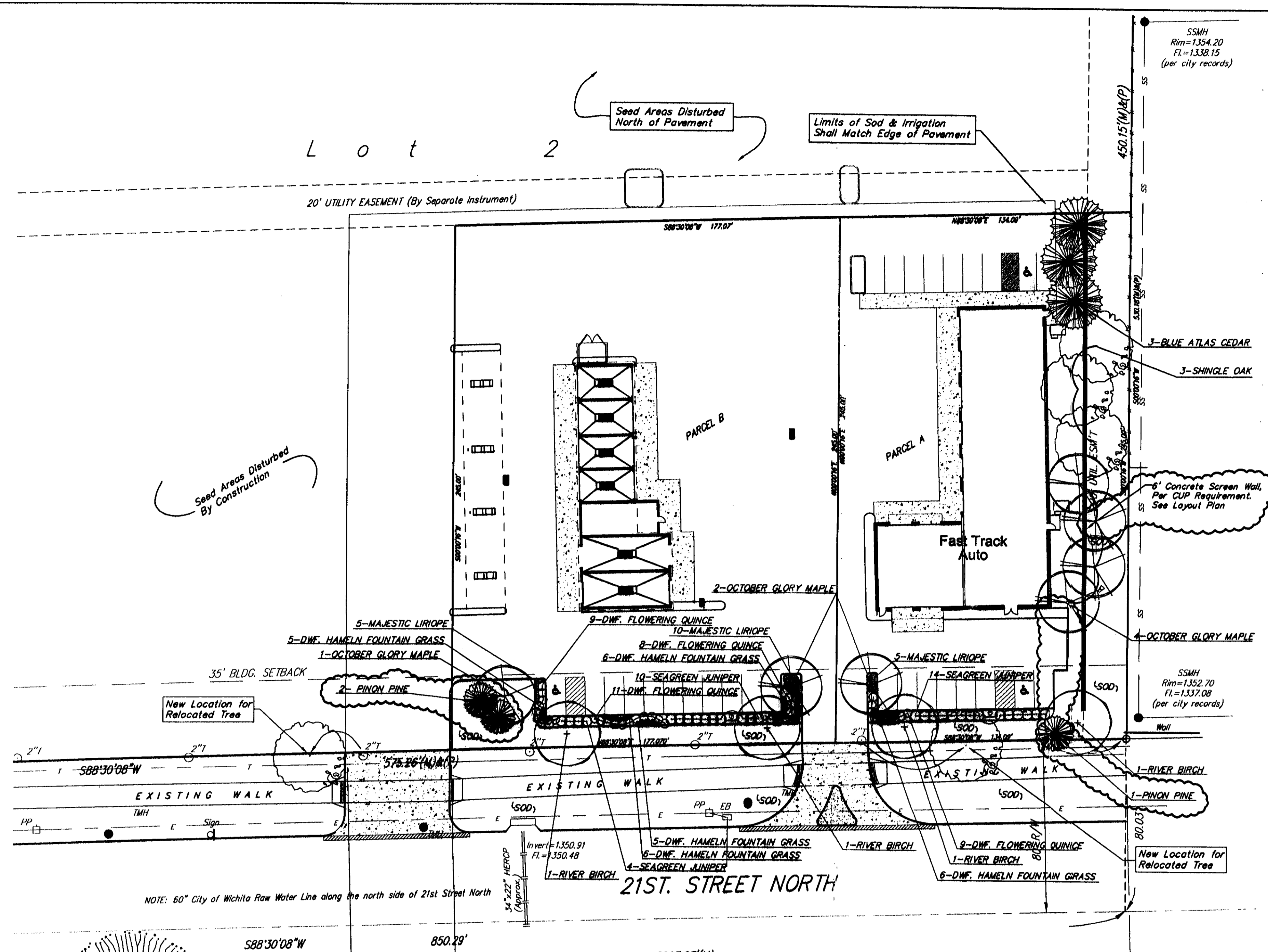


SCALE: 1" = 60'

## DP-218 ABERDEEN COMMERCIAL COMMUNITY UNIT PLAN

Revised per Administrative Adjustment: October 17, 2008  
Revised per Administrative Adjustment: June 13, 2008  
Revised per Administrative Adjustment: April 8, 2008  
Revised per Administrative Adjustment: June 3, 2004  
Date: April 1995

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



**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:  
SOD—Kansas Premium Fescue Sod  
SEED—Kansas Premium Fescue Seed 6-8#/1000 SF  
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 (5X) (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 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.
- 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 untraced 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 necessary 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 exist 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.

**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 sleeving prior to any paving. Combine piping when possible to save on sleeving material. Sleeves 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 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 by well provided by owner.

**LEGAL DESCRIPTION:**

**PARCEL A**  
That part of Lot 2, Block 1, Aberdeen Commercial Addition, Wichita, Sedgwick County, Kansas described as beginning at the south east corner of said Lot 2; thence S88°30'08"W along the south line of said Lot 2, 134.0 feet; thence N00°00'16"E, 250.0 feet; thence N88°30'08"E, 134.0 feet to a point on the east line of said Lot 2; thence S00°00'16"W, 250.0 feet to the point of beginning.  
Said parcel contains 33,488.5 square feet.

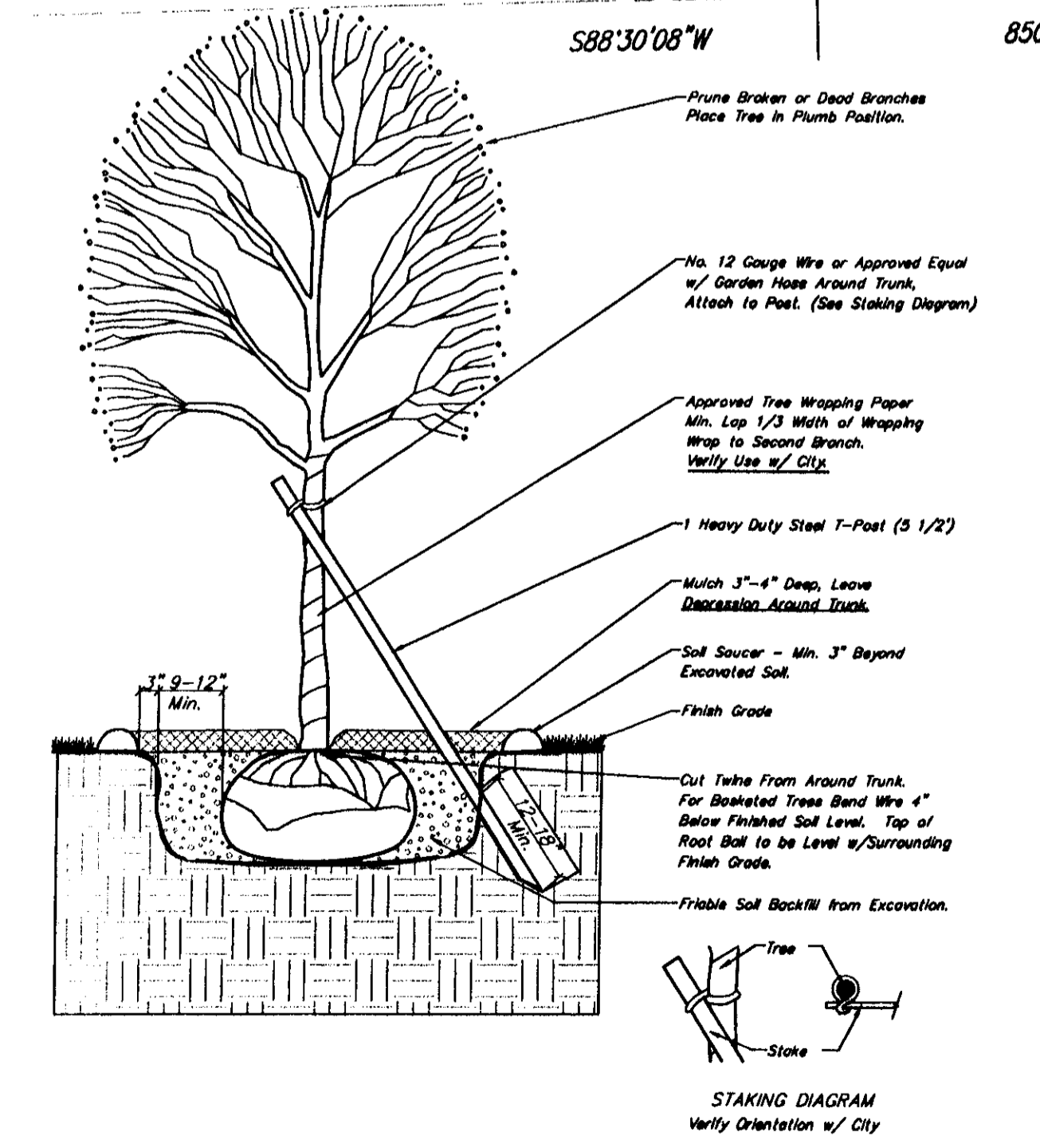
**PARCEL B**  
That part of Lot 2, Block 1, Aberdeen Commercial Addition, Wichita, Sedgwick County, Kansas described as beginning at the south east corner of said Lot 2; thence S88°30'08"W along the south line of said Lot 2, 134.0 feet for a point of beginning; thence N00°00'16"E, 215.0 feet; thence S88°30'08"W, 177.0 feet; thence S00°00'16"W, 215.0 feet to a point on the south line of said Lot 2; thence N88°30'08"E, 177.0 feet to the point of beginning.  
Said parcel contains 38,041.9 square feet.

**BENCHMARK:**

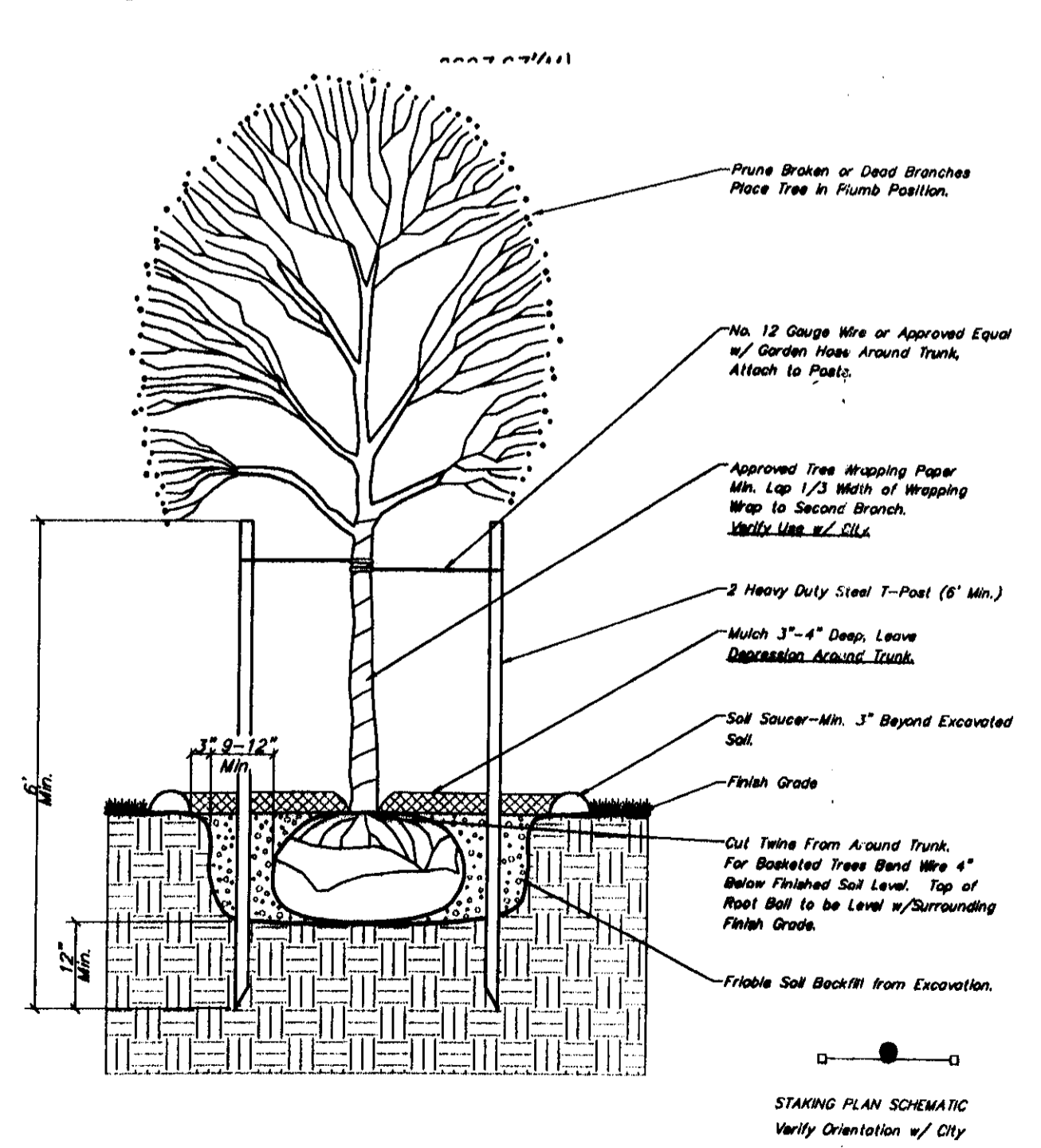
"X" Chiseled on Top of Walk 38' East of the South East Property Line of Lot 1, Aberdeen Commercial Addition, Wichita, Sedgwick County, Kansas  
Elev = 1357.63

**SITE INFORMATION:**

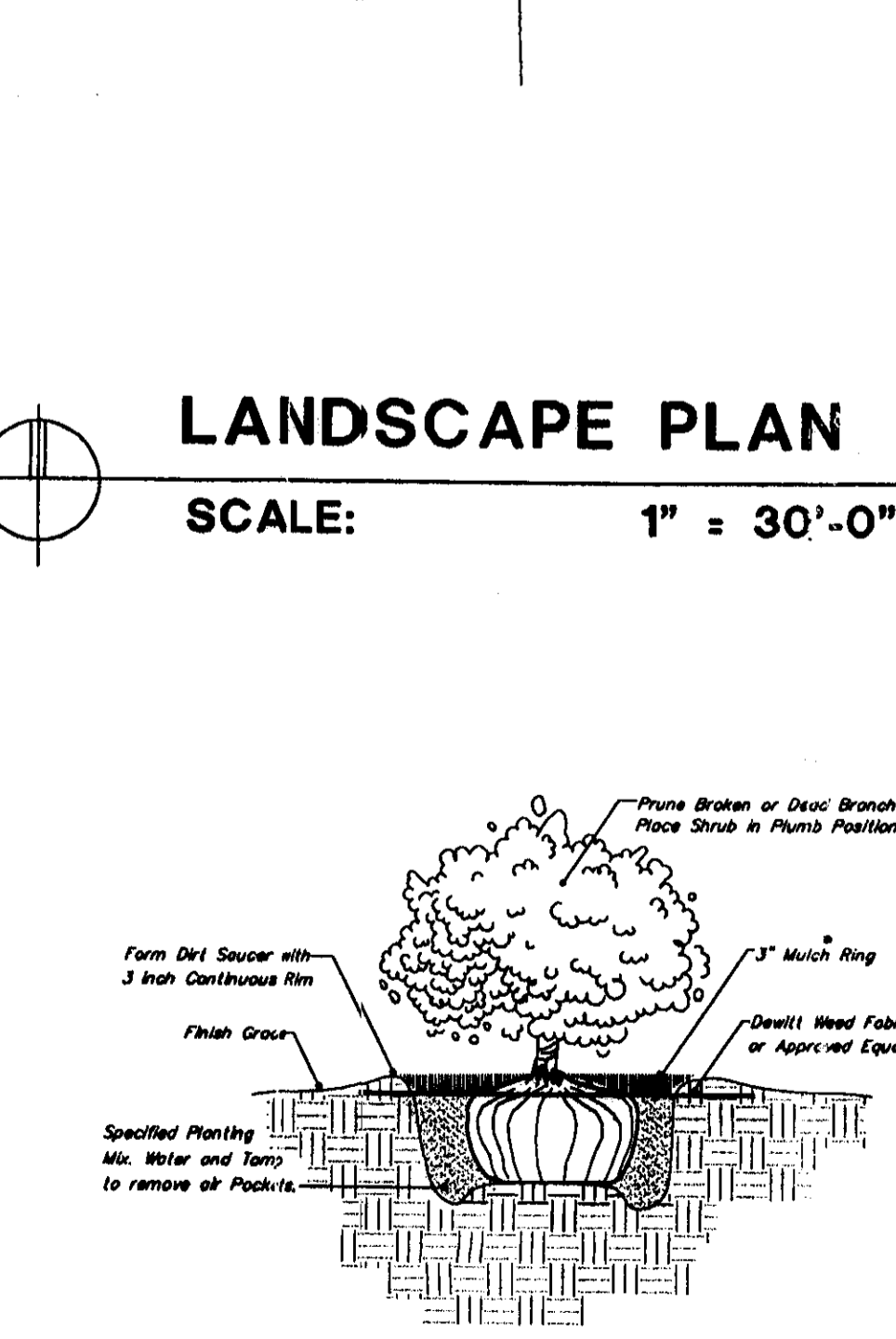
PARKING PROVIDED: 31 STALLS TOTAL, INCLUDING 2 ACCESSIBLE  
TOTAL SITE AREA: 90,408.52 SQ.FT.  
2.08 ACRES  
IMPERVIOUS AREA: 77,822.28 SQ.FT.  
1.99 ACRES  
86.0% OF TOTAL SITE



**TREE PLANTING & STAKING DETAIL**  
Deciduous Trees 2" Cal. and Smaller  
Evergreen Trees 6" Height and Smaller  
No Scale



**TREE PLANTING & STAKING DETAIL**  
Deciduous Trees Larger than 2" Cal.  
Evergreen Trees Larger than 6" Height  
No Scale



**SHRUB PLANTING DETAIL**  
3 Gallon and Smaller  
No Scale

**LANDSCAPE PLAN**

SCALE: 1" = 30'-0"

**LANDSCAPE ORDINANCE CALCULATIONS**

NOTE: Landscape required to be provided at a rate of 1.5 times that required by the landscape ordinance, per CUP.

**21st Street North**  
Streetyard requirement: 311.00'  
x 10 (sq.ft. factor)  
Streetyard Required: 3,110 sq.ft.  
Streetyard shown: 5,785.95 sq.ft.  
Streetyard Trees Required: 1 per 500 sq. ft. = 6.22 = 7 Shade Trees  
Additional Trees Req. Per CUP: 6.22\*1.5=9.33= 10 Trees Total  
Total Streetyard Trees Req.: 10 Shade Trees  
Streetyard Trees shown: 7 Shade Trees, 3 Evergreen Trees = 10 Total (Ex. ROW Trees Not Included in Count)

Parking Provided: 31 spaces, including 2 accessible  
Parking Lot Trees Req'd: 31 spaces/20= 1.55= 2 trees  
Parking Lot Trees Provided: 2 Shade Trees Provided by Required Street Yard Trees  
Landscape Buffer: 250.0' /40= 6.25= 7 Shade Trees Required (East Property Line)  
Additional Buffer Trees Req. Per CUP: 6.25\*1.5=9.38= 10 Trees (3 Evergreen Trees)  
Landscape Buffer Provided: 7 Shade Trees, 3 Evergreen Trees = 10 Trees Total

**PLANT SCHEDULE**

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
8	Acer rubrum 'October Glory'	October Glory Maple	3" Cal.	B&B	Single Stem Only
4	Betula nigra	River Birch	2" Cal.	B&B	Clump Form
3	Cedrus atlantica 'Glaucous'	Blue Atlas Cedar	6"-8"	B&B / Cant.	Single Stem Only
3	Pinus edulis	Pinon Pine	6"-8"	B&B / Cant.	Single Stem Only
3	Quercus imbricaria	Shingle Oak	3" Cal.	B&B	Single Stem Only
37	Chaenactis speciosa 'Texas Scarlet'	Texas Scarlet Dwf. Flowering Quince	2-Cal.	Container	18" Tall @ Planting
20	Juniperus chinensis 'Sea Green'	Sea Green Juniper	2-Cal.	Container	18" Tall @ Planting
20	Liriodendron 'Maestica'	Maestica Liriope	2-Cal.	Container	Full & Healthy
28	Pennisetum alopecuroides 'Hamein'	Dwf. Hameln Fountain Grass	2-Cal.	Container	Full & Healthy

**Baughman** Fast Track Auto LANDSCAPE PLAN  
West 21st Street & 119th St. West

Engineering | Surveying | Planning | Landscape Architecture

PROJECT NUMBER: BDT  
DESIGN: NLS  
DRAWN: NLS

REVISIONS: 10.25.04  
City Review Comments

APPROVED: BDT  
DATE: Oct 2004

SCALE: 1"=30'  
SHEET: 5 OF 5

ENR-FastTrack Auto/landscapeplan.dwg

DP-218 PARCEL 2  
LANDSCAPE PLAN  
APPROVED BY: [Signature]  
WARD Corp. 10/2/04



