

CUP2023-0023

Administrative Adjustment to the Normandie Square Community Unit Plan
CUP DP-193 to reduce drive-thru queuing requirements and permit a canopy to extend into building setback for an existing coffee shop, tenant space # 6422.

Modify General Provision No. 3:
Setbacks: Add the following to General Provision Number 3: provided that a drive-thru pick-up window canopy may project into the setback along Woodlawn by up to 30 inches per Section III-E.1.(1)(g) of the UZC.

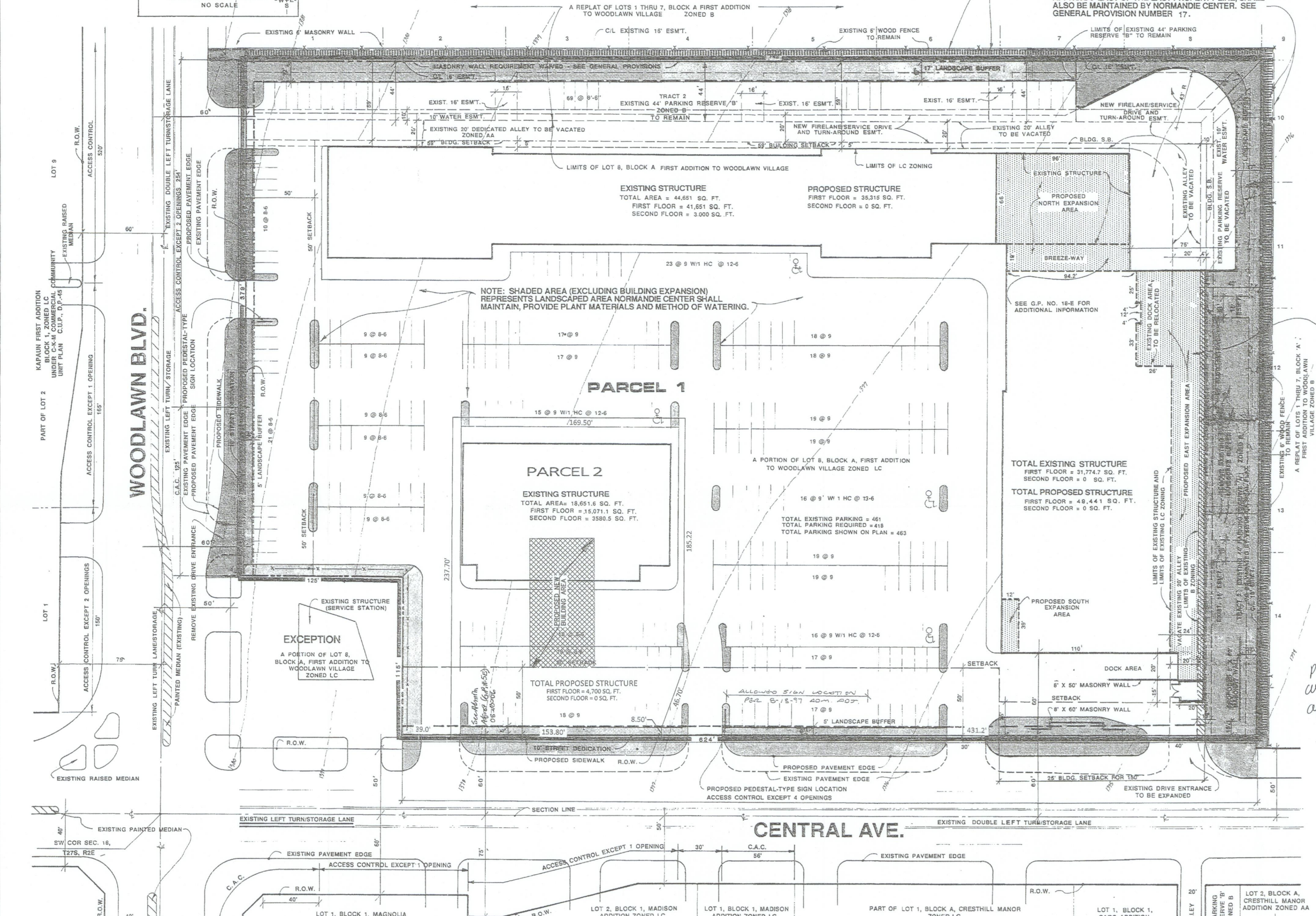
Modify General Provision No. 8:
Parking: Add the following to General Provision Number 8: Drive-thru queuing along the west end of the main building does not have to meet the minimum queuing requirements of 6 vehicles behind the order box per approval by the Traffic Engineer.

PARCEL NUMBER 2
PROPOSED USES: SAME AS PARCEL NUMBER 1 INCLUDING RESTAURANTS WITH DRIVE THRU
NET AREA - 39,822 SQ. FT. (0.91 ACRES)
MAXIMUM BUILDING COVERAGE - 11,500 SQ. FT. (29%)
MAXIMUM GROSS FLOOR AREA - 11,500 SQ. FT.
FLOOR AREA RATIO - 0.29
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
SETBACKS - 5'0" ALONG CENTRAL AVE (SEE PLAN AND GENERAL PROVISION NUMBER 3)
PARKING - SEE GENERAL PROVISION NUMBER 8
MAXIMUM TOTAL PARKING REQUIRED - 14 PARKING SPACES PER 1000 SQ. FT. OF MAXIMUM GROSS FLOOR AREA) = 4E. THE NUMBER OF HANDICAP STALLS AND LAYOUT SHALL BE PER THE CITY OF WICHITA OFF STREET PARKING STANDARDS WITH A MINIMUM OF NO LESS THAN 2 HANDICAPPED STALLS.



NOTE: CONTOURS (TAKEN FROM USGS MAP) SHOW GENERAL LAY OF LAND ONLY. FIELD VERIFY BY SURVEY.

NOTE: THE AREA SHADED (WITH DASHED LINES) NORTH AND EAST OF THE PROPERTY LINES, SHALL BE MAINTAINED BY NORMANDIE CENTER. THE EXISTING WOOD FENCE APPROX. 8' NORTH OF THE NORTH PROPERTY LINE AND APPROX. 8' EAST OF THE EAST PROPERTY LINE, SHALL ALSO BE MAINTAINED BY NORMANDIE CENTER. SEE GENERAL PROVISION NUMBER 17.



- 1. THIS DEVELOPMENT CONTAINS 8.2 GROSS ACRES OR 4.2 NET ACRES, MORE OR LESS, NET ACRES ARE DETERMINED BY SUBTRACTING PUBLIC RIGHT-OF-WAY ALONG CENTRAL AND WOODLAWN (TO BE DEDICATED) FROM GROSS ACRES.
- 2. THE PROPOSED DEVELOPMENT CONTAINS TWO (2) PARCELS PERMITTING LIGHT COMMERCIAL USES. SEE PARCEL DESCRIPTION (GENERAL PROVISION NO. 22) FOR SPECIFIC USES.
- 3. SETBACKS ARE AS FOLLOWS:
 - 5' ALONG WOODLAWN
 - 5' ALONG CENTRAL EXCEPT FOR AN AREA 150' IN LENGTH WHICH SHALL BE KEPT TO 25' SEE PLAN.
 - 5' ALONG THE NORTH PROPERTY LINE
 - 5' ALONG THE EAST PROPERTY LINE
- 4. ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 5. SIGNAGE: SIGNS AS PERMITTED BY ZONING DISTRICT SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.14 OF THE CODE OF THE CITY OF WICHITA. ADDITIONALLY THE FOLLOWING CONDITIONS APPLY:
 - A. SIGNS SHALL NOT EXCEED 35' IN HEIGHT. 25' ALONG WOODLAWN AND 30' ALONG CENTRAL.
 - B. NO PORTABLE OR OFF-THE-ROAD SIGNS SHALL BE PERMITTED.
 - C. ALL SIGNS RELATING TO THE SPECIFIC USES CONTAINED WITHIN THE PARCEL SHALL BE PERMITTED PROVIDED THEY FOLLOW APPROPRIATE CITY CODES AND NORMANDIE CENTER COVENANTS.
 - D. FLASHING SIGNS, EXCEPT FOR SIGNS SHOWING DATE, TIME TEMPERATURE AND OTHER SERVICE SERVICE MESSAGES, BATTING OR MOVING SIGNS, SIGNS WITH MOVING LIGHTS, OR SIGNS WHICH CREATE THE ILLUSION OF MOVEMENT ARE NOT PERMITTED.
 - E. ONE FREE STANDING SIGN PERMITTED FOR PARCEL 1, AND ONE FREE STANDING SIGN PERMITTED FOR PARCEL 2. EACH SIGN SHALL NOT EXCEED 35' PER SIGN FACE. (SEE PLAN FOR LOCATIONS).
 - F. ANY DRAINAGE IMPROVEMENTS REQUIRED SHALL BE DETERMINED AT THE TIME OF PLATTING. 25' ALONG WOODLAWN.
- 7. AT THE TIME OF PLATTING:
 - A. RIGHT-OF-WAY WILL BE DEDICATED FOR DECELERATION LANES ALONG CENTRAL AND WOODLAWN.
 - B. CONSTRUCTION OF DECELERATION LANES WILL BE GUARANTEED. SMOG LANS SHALL BE CONSTRUCTED IN CONFORMANCE WITH REQUIREMENTS SET FORTH BY THE TRAFFIC ENGINEER.
 - C. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.14E ET SEQ OF THE CODE OF THE CITY OF WICHITA UNLESS SPECIFIED IN THE PARCEL DESCRIPTION.
- 8. FIRE LANS:
 - A. FIRE LANS SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANS, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING.
 - B. THE EXISTING ALLEY NORTH OF THE EXISTING NORTH LINE OF BUILDINGS SHALL BE VACATED. A 20' FIRE LANE SERVICE DRIVE AND TURN-AROUND BASEMENT SHALL BE PROVIDED. - SEE PLAN.
 - C. DURING BUILDING PERMIT REVIEW THIS FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE SHALL REVIEW AND APPROVE THE SITE PLAN, REGARDING FIRE LANS) AND FIRE HYDRANT ACCESS, PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- 10. ACCESS CONTROL:
 - A. ACCESS TO WOODLAWN SHALL BE LIMITED TO TWO (2) OPENINGS, SEE PLAN.
 - B. ACCESS TO CENTRAL SHALL BE LIMITED TO FOUR (4) OPENINGS, SEE PLAN.
 - C. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED. ANY MAJOR CHANGES IN THE DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND THE CITY COUNCIL FOR THEIR CONSIDERATION.
 - D. ALL LIGHTS SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD OR DIRECT LIGHT AWAY FROM RESIDENTIAL AREAS.
 - E. ALL ROOF-TOP HVAC EQUIPMENT ON STRUCTURES ADJACENT TO THE EAST AND NORTH PROPERTY LINES SHALL BE SCREENED FROM GROUND VIEW. NO ROOF-TOP HVAC EQUIPMENT SHALL BE PERMITTED ON THE PROPOSED 24' EXPANSION TO THE EAST.
 - F. LOT SWEEPING HOURS SHALL BE RESTRICTED TO 7:00 AM TO 7:00 PM SEVEN DAYS A WEEK.
 - G. DELIVERY HOURS FOR ALL TENANTS SHALL BE RESTRICTED TO 7:00 AM TO 7:00 PM SEVEN DAYS A WEEK.
 - H. WASTE MATERIALS:
 - A. TRASH PICK-UP HOURS SHALL BE RESTRICTED TO 7:00 AM TO 7:00 PM SEVEN DAYS A WEEK.
 - B. TRASH ENCLOSURES SHALL BE APPROPRIATELY SCREENED FROM GROUND VIEW.
 - I. THE MASONRY WALL REQUIREMENT ALONG THE NORTH AND EAST PROPERTY LINES SHALL BE MAINTAINED BY NORMANDIE CENTER. THE EXISTING BRICK MASONRY WALL SHALL BE MAINTAINED APPROX. 8' NORTH OF THE NORTH PROPERTY LINE AND APPROX. 8' EAST OF THE EAST PROPERTY LINE. SEE PLAN. FOR EACH HOME OWNER, THE LOSS OF A REPEAT OF THE FIRST ADDITION TO WOODLAWN VILLAGE, SHOULD THE ABOVE MENTIONED HOME OWNERS REMOVE AND OR ALL OF HIGHER EXISTING WOOD FENCES ON THE EXISTING WOOD FENCE LOCATION OR ON NORMANDIE CENTER PROPERTY AS PER HOME OWNER'S REQUEST, NORMANDIE CENTER AGREES TO CONTINUE TO MAINTAIN THE AREA BETWEEN THE NORTH PROPERTY LINE AND THE EXISTING NORTH FENCE, AND BETWEEN THE EAST PROPERTY LINE AND THE EXISTING EAST FENCE.
- 13. MASONRY WALLS:
 - A. AN 8' X 6' MASONRY WALL SHALL BE CONSTRUCTED EAST OF THE DOCK AREA, 12' WEST OF THE EAST PROPERTY LINE. SEE PLAN. SAID WALL SHALL BE CONSTRUCTED OF 8" STONE, MASONRY ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL (NOT INCLUDING HOOD OR WOODEN WIRE).
 - B. AN 8' X 6' MASONRY WALL SHALL BE CONSTRUCTED TO SCREEN TRUCK PARKING AT THE DOCK AREA (SEE PLAN) AND BE CONSTRUCTED AS PER "A" ABOVE.
 - C. AN 8' X 6' MASONRY WALL SHALL BE CONSTRUCTED IN THE ISLAND SOUTH OF THE PROPOSED DOCK AREA, ADJACENT TO THE RIGHT-OF-WAY LINE, TO PROVIDE ADDITIONAL SCREENING FOR SAID DOCK AREA (SEE PLAN), AND BE CONSTRUCTED AS PER "A" ABOVE.
 - D. A BUILDING PERMIT IS REQUIRED FOR THE CONSTRUCTION OF MASONRY WALLS. MASONRY WALLS SHALL NOT BE CONSTRUCTED IN UTILITY EASEMENTS. EXCEPTION: WALLS WITH COLUMN FOOTINGS IN LIEU OF SPREAD FOOTINGS MAY CROSS UTILITY EASEMENTS WITH APPROVAL FROM THE CITY ENGINEER AND APPLICABLE UTILITY COMPANIES.
 - E. IF THE EAST BUILDING IS NOT EXPANDED INTO THE PROPOSED NORTH EXPANSION AREA, A MASONRY SCREEN WALL WITH A GATE WILL BE CONSTRUCTED ACROSS THE EAST END OF THE "BREEZEWAY" - SEE PLAN.
- 19. LANDSCAPE BUFFERS:
 - A. A 6' LANDSCAPE BUFFER SHALL BE REQUIRED ALONG THE SOUTH AND WEST PROPERTY LINES. A 6' LANDSCAPE BUFFER SHALL BE REQUIRED ALONG THE NORTH PROPERTY LINE. A 6' LANDSCAPE BUFFER (VARYING IN SIZE - SEE PLAN) SHALL BE REQUIRED ALONG THE EAST PROPERTY LINE. ADDITIONAL LANDSCAPING SHALL BE REQUIRED IN THE ISLAND SOUTH OF THE DOCK AREA.
 - B. A MINIMUM NUMBER OF ONE DECIDUOUS TREE 2 INCHES TO 3-1/2 INCHES IN CALIPER, OR ONE 4-FOOT TO 4-1/2-FOOT TALL CONIFEROUS TREE SHALL BE REQUIRED FOR EVERY 60 LINEAL FEET ALONG THE NORTH AND EAST PROPERTY LINES. LOWER STORY CONIFEROUS TREES WITH LESS THAN 3-INCH CALIPERS MAY BE USED ON 30-FOOT CENTERS.
 - C. A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT FOR THE PLANTING BUFFERS MENTIONED ABOVE INDICATING THE TYPE, LOCATION, SPECIFICATIONS OF PLANT MATERIALS AND METHOD OF PLANTING SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 - D. ALL PLANTING BUFFERS AS INDICATED ON THE PLAN, SHALL CONSIST OF TREES, TURF, AND LOW SHRUBBERY, AND SHALL BE OF SUCH TYPE AND MAINTAINED IN SUCH A MANNER AS TO NOT CONSTITUTE A TRAFFIC HAZARD.
 - E. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
 - F. FAILURE TO PROPERLY MAINTAIN THE FENCE, WALLS OR LANDSCAPE BUFFERS MENTIONED ABOVE SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERVISOR OF CENTRAL INFRASTRUCTURE.
 - G. TREES OR IRRIGATION SYSTEMS NORMANDIE CENTER INSTALLS TO FULFILL C.U.P. REQUIREMENTS SHALL BE LOCATED ON NORMANDIE CENTER PROPERTY AND SHALL NOT ENCRUMB OR PRIVATE PROPERTY TO THE NORTH OF THE PLAT OF THE AREA.
- 20. IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVE, OPEN SPACE, INTERNAL DRIVE, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC. SHALL BE FILED WITH THE PLAT OF THE AREA.
- NOTE: ALL DRIVEWAYS AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATIONS.
- 21. ALL EXISTING UPPER-STORY WINDOWS IN THE EXISTING STRUCTURE, ADJACENT TO THE NORTH AND EAST PROPERTY LINES, SHALL BE REMOVED AT THE TIME OF BUILDING EXPANSION INTO THE NORTH EXPANSION AREA. (SEE PLAN)
- 22. PARCEL DESCRIPTION:
 - PARCEL NUMBER 1
PROPOSED USES: NEIGHBORHOOD SHOPPING CENTER USES INCLUDING CHOCOLATE STORE, FURNITURE, RESTAURANTS, RETAIL SHOPS, OFFICES, MEDICAL AND DENTAL CLINICS, CLOTHING STORES, PHARMACIES, DRY CLEANING, LAUNDRY (NOT INCLUDING SELF-SERVICE LAUNDRY), BARBERS SHOPS, BEAUTY SHOPS, TAILORS, STUDIOS, SHOE STORES, HARDWARE AND APPLIANCE STORES, CONVENIENCE STORES, AND FINANCIAL INSTITUTIONS.
NET AREA - 23,233 SQ. FT. (0.53 ACRES)
MAXIMUM BUILDING COVERAGE - 8,500 SQ. FT. (29%)
MAXIMUM GROSS FLOOR AREA - 8,500 SQ. FT.
FLOOR AREA RATIO - 0.34
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
SETBACKS - SEE GENERAL PROVISION NUMBER 3
PARKING - SEE GENERAL PROVISION NUMBER 8
TOTAL PARKING REQUIRED - 14 PARKING SPACES PER 1000 SQ. FT. OF MAXIMUM GROSS FLOOR AREA = 12E. TOTAL PARKING SHOWN ON PLAN = 35. A TOTAL OF 8 HANDICAPPED PARKING STALLS SHALL BE REQUIRED, TO BE SPREAD EVENLY THROUGHOUT THE SITE.
 - PARCEL NUMBER 2
PROPOSED USES: SAME AS PARCEL NUMBER 1 INCLUDING RESTAURANTS WITH DRIVE THRU
NET AREA - 39,822 SQ. FT. (0.91 ACRES)
MAXIMUM BUILDING COVERAGE - 11,500 SQ. FT. (29%)
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5F. Two free standing signs are allowed on east Central frontage. Each sign shall be no more than 30 ft. in height. One sign shall have a maximum 300 sq. ft. and the other sign shall have a maximum of 150 sq. ft. Signs along Central must maintain 150 foot separation and may be monument style or pylon with a wrapped pole cover.
Approved per AA, CUP21-60 on 11/10/21

Dated July 19, 23
APPROVED CUP
Per Admin Adj
CUP2023-0023
Copy 2/24

NORMANDIE CENTER

OWNER: NORMANDIE VILLAGE ASSOCIATES LIMITED AND CZAR INVESTMENTS INC. GENERAL PARTNER 4550 W. 109TH, SUITE 220 OVERLAND PARK, KANSAS 66211 913-345-0535
DATE: APRIL 6, 1989 APRIL 13, 1989 MAY 25, 1989 JUNE 13, 1989 JUNE 30, 1989 JULY 10, 1989 JULY 15, 1989 AUG. 16, 1989





Wichita-Sedgwick County Metropolitan Area Planning Department

February 24, 2023

BC Normandie, LLC
305 South Laura Street
Wichita, KS 67211

Mike Seiwert
1706 N Glen Wood St.
Wichita, KS 67230

RE: CUP2022-00058 – Administrative Adjustment in the City to the Normandie Center CUP DP-193 to reduce the landscape buffer along the north property line from 17 feet to 6 feet, generally located on the northeast corner of North Woodlawn Boulevard and East Central Avenue.

Legal Description: Lot 1 and Reserve A, Normandie Center Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to the Normandie Center CUP #193 to modify General Provision #19.A to reduce the size of the landscape buffer along the north property line from 17 feet to 6 feet in order to improve vehicular circulation and parking along the abutting service drive. The new modifications are listed in bold, italicized text as follows:

19. Landscape Buffers:

- A. A 5' landscape buffer shall be required along the south and west property lines. A ~~17'~~ ***6-foot*** landscape buffer shall be required along the north property line, and a landscape buffer (varying in size- see plan) shall be required along the east property line. Additional landscaping shall be required in the island south of the loading dock area.

On the basis of our review, we find that adjusting CUP #193 in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan. Support of this include the existence and requirement to maintain a 6-foot screening fence along the north property line as required by General Provision 17 of the CUP.

The Wichita Landscape Ordinance requires a 15-foot landscape buffer along rear and side property line between commercial and residential zoning districts. The Ordinance specifically states that it does not require 15 feet of landscaping, but that all landscaping must be planted within the 15 feet of the property line. Much of the existing landscaping is planted within the first six (6) feet of the residential property line.

Our review of the item concluded that the landscaping indicated on the proposed plan is existing, and the reduction of the required width of the landscape buffer is not changing the amount of landscaping that was provided with the original landscape plan. It is our understanding that the additional parking is likely to be used for employees and service use, and the request for the reduction is not due to a new use within the shopping center.

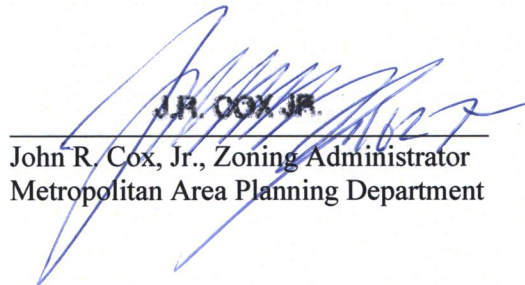
Our signatures below indicate that CUP DP-193 shall be adjusted as stated in this letter subject to the following conditions: This adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

1. A landscape plan illustrating the revised six (6)-foot landscape buffer shall be submitting to the Planning Department for review and approval prior to the issuance of any permits regarding altering the configuration of the service drive.

The "Development Application" sign should now be removed from the property. Please submit four (4) new copies and one (1) electronic copy 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
Becky Tuttle, Council Member District II
Cory Buchta, CSR, District II



Wichita-Sedgwick County Metropolitan Area Planning Department

November 12, 2021

McDonald's Real Estate Co.
Attn: Robert Lane
115 W. Olive Avenue
El Dorado, KS 67042

Kim Edgington
2532 N. Cardinal Drive
Wichita, KS 67204

RE: CUP2021-00060 – City Administrative Adjustment to Normandie Center CUP DP-193 General Provision 5E; generally located at the northeast corner of East Central Avenue and North Woodlawn Boulevard (6420 E. Central Ave.)

LEGAL DESCRIPTION: Lot 1, Normandie Center Addition, Wichita, Sedgwick County, Kansas

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-193 to increase the size and height of a second free standing sign along East Central Avenue in Parcel 1. The following text of G.P. #5 reflect the proposed modifications identified in bold, red, italic text:

5. Signage: Signs as permitted by zoning district shall be permitted in accordance with the provisions of Section 28.04.139 of the Code of the City of Wichita. Additionally the following conditions shall apply:
 - A. Signs shall not exceed 25 feet in height along North Woodlawn frontage and 30 feet along East Central frontage.
 - B. No portable signs or off-site signs shall be permitted.
 - C. All signs relating to the specific uses contained within the parcel shall be permitted providing they follow appropriate city codes and Normandie Center Covenants.
 - D. Flashing Signs (except for signs showing date, time, temperature, and other public service messages), rotating or moving signs, signs with moving lights, or signs which create the illusion of movement are not permitted.
 - E. One free standing sign (maximum 272 square feet in size and 25 feet in height) is permitted on North Woodlawn frontage for Parcel 1.
 - F. Two free standing signs are allowed on East Central frontage. Each sign shall be no more than 30 feet in height. One sign shall have a maximum 300 square feet and the other sign shall have a maximum of 159 square feet. Signs along Central must maintain 150-foot separation and may be monument style or a pylon with a wrapped pole cover.***

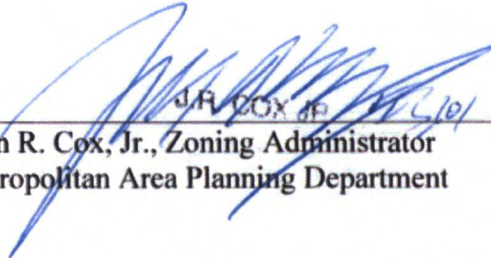
On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

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

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

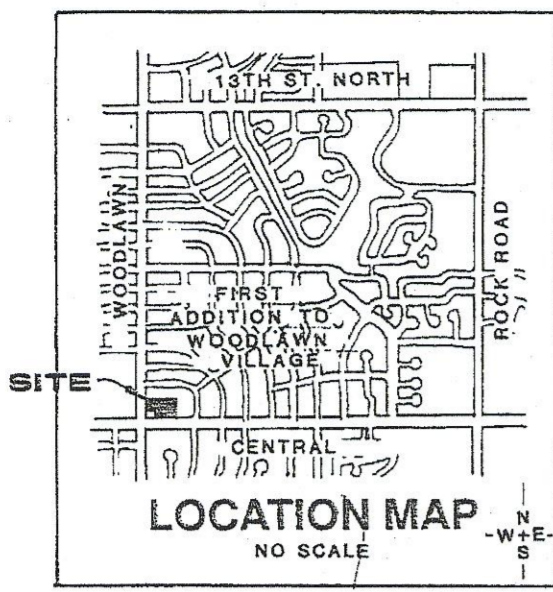


Scott Wadle, Director
Metropolitan Area Planning Department



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

cc: MABCD
Brandon Johnson, CM District I
Tasha Hayes, CSR District I



CUP2023-00023
 Administrative Adjustment to the Normandie Square Community Unit Plan
 CUP DP-193 to reduce drive-thru queuing requirements and permit a canopy to extend into building setback for an existing coffee shop, tenant space # 6422.

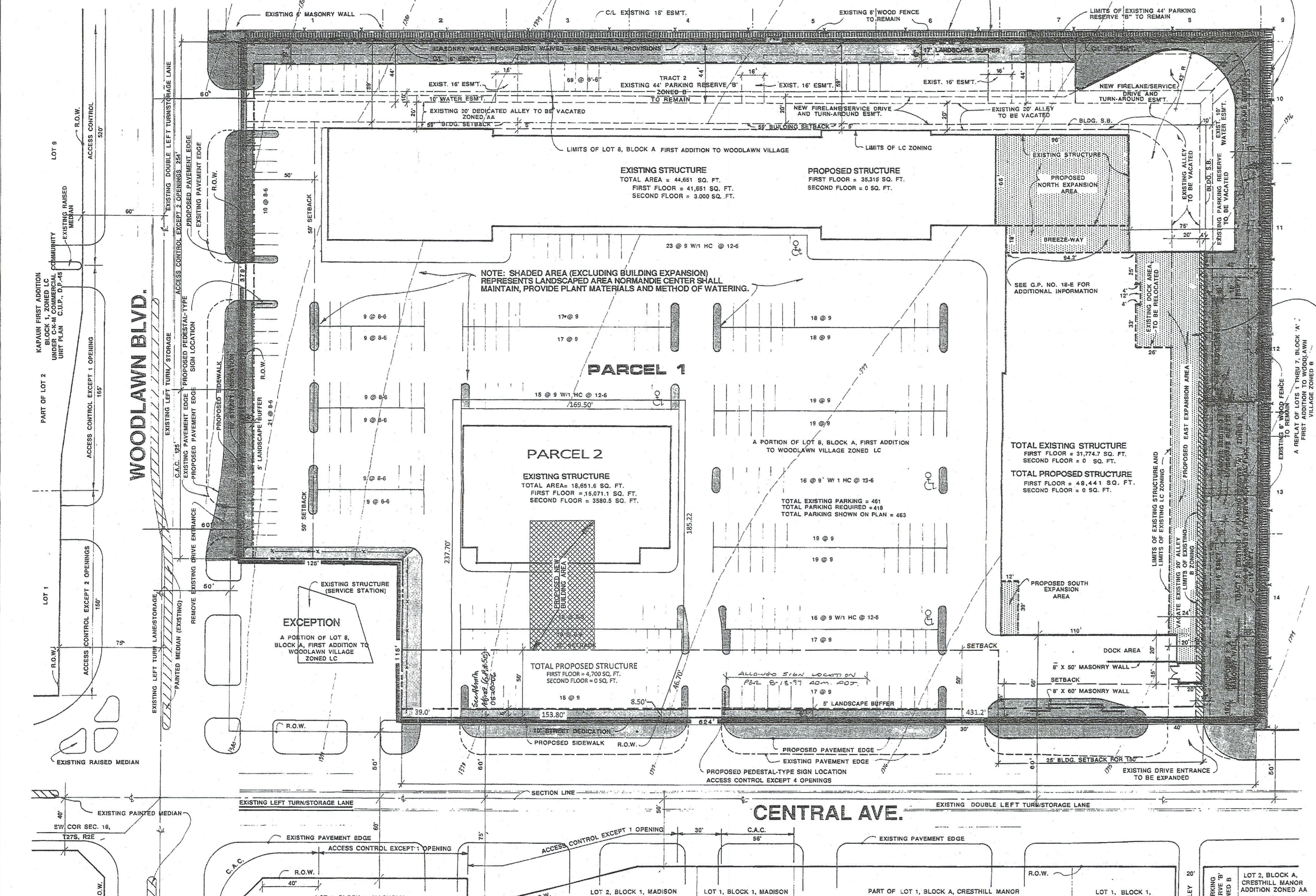
Modify General Provision No. 3:
 Setbacks: Add the following to General Provision Number 3: provided that a drive-thru pick-up window canopy may project into the setback along Woodlawn by up to 30 inches per Section III - E.1.(1)(g) of the LZC.

Modify General Provision No. 8:
 Parking: Add the following to General Provision Number 8: Drive-thru queuing along the west end of the main building does not have to meet the minimum queuing requirements of 6 vehicles behind the order box per approval by the Traffic Engineer.

PARCEL NUMBER 2
 PROPOSED USES: SAME AS PARCEL NUMBER 1 INCLUDING RESTAURANTS WITH DRIVE THRU
 NET AREA - 39,812 SQ. FT. (0.91 ACRE)
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 MAXIMUM GROSS FLOOR AREA - 11,500 SQ. FT.
 FLOOR AREA RATIO - 0.29
 MAXIMUM BUILDING HEIGHT - 35'
 MAXIMUM NUMBER OF BUILDINGS - 1
 SETBACKS - BY ALONG CENTRAL AVE SEE PLAN AND GENERAL PROVISION NUMBER 3
 PARKING - SEE GENERAL PROVISION NUMBER 8
 MAXIMUM TOTAL PARKING REQUIRED IS 4 HANDICAP SPACES PER 1,000 SQ. FT. OF MAXIMUM GROSS FLOOR AREA = 46. THE NUMBER OF HANDICAP STALLS AND LAYOUT SHALL BE PER THE CITY OF WICHITA OFF STREET PARKING STANDARDS WITH A MINIMUM OF NO LESS THAN 2 HANDICAPPED STALLS.

GENERAL PROVISIONS

1. THIS DEVELOPMENT CONTAINS 8.2 GROSS ACRES OR 3.2 NET ACRES, MORE OR LESS. NET ACRES ARE DETERMINED BY SUBTRACTING PUBLIC RIGHT-OF-WAY ALONG CENTRAL AND WOODLAWN TO BE DEDICATED FROM GROSS ACRES.
2. THE PROPOSED DEVELOPMENT CONTAINS TWO (2) PARCELS PERMITTING LIGHT COMMERCIAL USES. SEE PARCEL DESCRIPTION (GENERAL PROVISION NO. 2) FOR SPECIFIC USES.
3. SETBACKS ARE AS FOLLOWS:
 - 5' ALONG WOODLAWN
 - 5' ALONG CENTRAL EXCEPT FOR AN AREA 15' IN LENGTH WHICH SHALL BE REDUCED TO 3' (SEE PLAN)
 - 5' ALONG THE NORTH PROPERTY LINE
 - ALONG THE EAST PROPERTY LINE
4. ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. SIGNS AS PERMITTED BY ZONING DISTRICT SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 26.04.19 OF THE CODE OF THE CITY OF WICHITA. ADDITIONAL THE FOLLOWING CONDITIONS APPLY:
 - A. SIGNS SHALL NOT EXCEED 25' IN HEIGHT, 25' IN WIDTH, UNLESS OTHERWISE SPECIFIED BY THE CITY ENGINEER.
 - B. NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED.
 - C. ALL SIGNS RELATING TO THE SPECIFIC USES CONTAINED WITHIN THE PARCEL SHALL BE PERMITTED PROVIDED THEY FOLLOW APPROPRIATE CITY CODES AND NORMANDIE CENTER COVENANTS.
 - D. FLASHING SIGNS, (EXCEPT FOR SIGNS SHOWING DATE, TIME, TEMPERATURE AND OTHER PUBLIC SERVICE MESSAGES) ROTATING OR MOVING SIGNS, SIGNS WITH MOVING LIGHTS, OR SIGNS WHICH CREATE THE ILLUSION OF MOVEMENT ARE NOT PERMITTED.
 - E. ONE FREE STANDING SIGN SHALL BE PERMITTED ON WOODLAWN FOR PARCELS 1 AND ONE FREE STANDING SIGN SHALL BE PERMITTED ON CENTRAL FOR PARCEL 1. EACH SIGN SHALL NOT EXCEED 10' IN HEIGHT. SEE PLAN FOR SIGN LOCATION.
 - F. ANY DRAINAGE IMPROVEMENTS REQUIRED SHALL BE DETERMINED AT THE TIME OF PLATTING.
6. AT THE TIME OF PLATTING:
 - A. RIGHT-OF-WAY WILL BE DEDICATED FOR DECELERATION LANES ALONG CENTRAL AND WOODLAWN.
 - B. CONSTRUCTION OF DECELERATION LANES WILL BE GUARANTEED. ROAD LANES SHALL BE CONSTRUCTED IN CONFORMANCE WITH REQUIREMENTS SET FORTH BY THE TRAFFIC ENGINEER.
 - C. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 26.04.19 ET SEQ OF THE CODE OF THE CITY OF WICHITA UNLESS SPECIFIED IN THE PARCEL DESCRIPTION.
7. FIRE LANES:
 - A. 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.
 - B. THE EXISTING ALLEY NORTH OF THE EXISTING NORTH LINE OF BUILDINGS SHALL BE VACATED. A 20' FIRE LANE SERVICE DRIVE AND TURN-AROUND EASEMENT SHALL BE PROVIDED - SEE PLAN.
 - C. DURING BUILDING PERMIT REVIEW THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE SHALL REVIEW AND APPROVE THE SITE PLAN, INCLUDING FIRE LANES AND FIRE WYHOARD ACCESS, PRIOR TO ISSUANCE OF A BUILDING PERMIT.
8. ACCESS CONTROL:
 - A. ACCESS TO WOODLAWN SHALL BE LIMITED TO TWO (2) OPENINGS, SEE PLAN.
 - B. ACCESS TO CENTRAL SHALL BE LIMITED TO FOUR (4) OPENINGS, SEE PLAN.
 - C. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF. BUT SAID PLAN SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL THE CITY ENGINEER, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED. ANY MAJOR CHANGES IN THE DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND THE CITY COUNCIL FOR THEIR CONSIDERATION.
 - D. ALL LIGHTS SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD OR DIRECT LIGHT AWAY FROM RESIDENTIAL AREAS.
 - E. ALL ROOF-TOP HVAC EQUIPMENT ON STRUCTURES ADJACENT TO THE EAST AND NORTH PROPERTY LINES SHALL BE SCREENED FROM GROUND VIEW. NO ROOF-TOP HVAC EQUIPMENT SHALL BE PERMITTED ON THE PROPOSED 21' EXPANSION TO THE EAST.
 - F. LATE EVENING HOURS SHALL BE RESTRICTED TO 7:00 AM TO 7:00 PM SEVEN DAYS A WEEK.
 - G. DELIVERY HOURS FOR ALL TENANTS SHALL BE RESTRICTED TO 7:00 AM TO 7:00 PM SEVEN DAYS A WEEK.
9. WASTE MATERIALS:
 - A. TRASH PICK-UP HOURS SHALL BE RESTRICTED TO 7:00 AM TO 7:00 PM SEVEN DAYS A WEEK.
 - B. TRASH ENCLOSURES SHALL BE APPROPRIATELY SCREENED FROM GROUND VIEW.
10. THE MASONRY WALL REQUIREMENT ALONG THE NORTH AND EAST PROPERTY LINES SHALL BE WITHIN NORMANDIE CENTER SHALL MAINTAIN THE EXISTING MASONRY WALLS. THE EAST PROPERTY LINE APPROX. 8' EAST OF THE NORTH PROPERTY LINE AND APPROX. 8' EAST OF THE EAST PROPERTY LINE, SHOULD THE ABOVE MENTIONED HOME OWNERS REMOVE ANY OR ALL OF HIS/HER EXISTING WOOD FENCE ON THE EAST PROPERTY LINE APPROX. 8' EAST OF THE NORTH PROPERTY LINE AND APPROX. 8' EAST OF THE EAST PROPERTY LINE, NORMANDIE CENTER AGREES TO CONTINUE TO MAINTAIN THE AREA BETWEEN THE NORTH PROPERTY LINE AND THE EXISTING NORTH FENCE, AND BETWEEN THE EAST PROPERTY LINE AND THE EXISTING EAST FENCE.
11. MASONRY WALLS:
 - A. AN 8' X 6" MASONRY WALL SHALL BE CONSTRUCTED EAST OF THE DOCK AREA, 12' WEST OF THE EAST PROPERTY LINE. SEE PLAN. THE SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
 - B. AN 8' X 6" MASONRY WALL SHALL BE CONSTRUCTED TO SCREEN TRUCK PARKING AT THE DOCK AREA. SEE PLAN AND BE CONSTRUCTED AS PER "A" ABOVE.
 - C. AN 8' X 6" MASONRY WALL SHALL BE CONSTRUCTED IN THE ISLAND SOUTH OF THE PROPOSED DOCK AREA, ADJACENT TO THE RIGHT-OF-WAY LINE. TO PROVIDE ADDITIONAL SCREENING FOR SAID DOCK AREA. SEE PLAN, AND BE CONSTRUCTED AS PER "A" ABOVE.
 - D. A BUILDING PERMIT IS REQUIRED FOR THE CONSTRUCTION OF MASONRY WALLS. MASONRY WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY ENGINEER'S SPECIFICATIONS. WALLS WITH COLUMN FOOTINGS IN LIEU OF SPREAD FOOTINGS MAY OBTAIN UTILITY EASEMENTS WITH APPROVAL FROM THE CITY ENGINEER AND APPLICABLE UTILITY COMPANIES.
 - E. IF THE EAST BUILDING IS NOT EXPANDED INTO THE PROPOSED NORTH EXPANSION AREA, A MASONRY SCREEN WALL WITH A GATE WILL BE CONSTRUCTED ACROSS THE EAST END OF THE "FREEDWAY" - SEE PLAN.
12. LANDSCAPE BUFFERS:
 - A. A 5' LANDSCAPE BUFFER SHALL BE REQUIRED ALONG THE SOUTH AND WEST PROPERTY LINES. A 17' LANDSCAPE BUFFER SHALL BE REQUIRED ALONG THE NORTH PROPERTY LINE. AND A LANDSCAPE BUFFER (VARYING IN SIZE) SEE PLAN SHALL BE REQUIRED ALONG THE EAST PROPERTY LINE. ADDITIONAL LANDSCAPING SHALL BE REQUIRED IN THE ISLAND SOUTH OF THE DOCK AREA.
 - B. A MINIMUM NUMBER OF ONE DECIDUOUS TREE 2 INCHES TO 1 1/2 INCHES IN CALIPER, OR ONE 6-FOOT TO 8-FOOT TALL CONIFEROUS TREE SHALL BE REQUIRED FOR EVERY 50 LINEAL FEET ALONG THE NORTH AND EAST PROPERTY LINES. LOWER STORY DECIDUOUS TREES WITH LESS THAN 2-INCH CALIPERS MAY BE USED ON 35-FOOT CENTERS.
 - C. A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT FOR THE PLANTING BUFFERS MENTIONED ABOVE INDICATING THE TYPE, LOCATION, IDENTIFICATION OF PLANT MATERIALS, AND METHOD OF PROVIDING WATER TO THE PLANT MATERIALS, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 - D. ALL PLANTING BUFFERS AS INDICATED ON THE PLAN, SHALL CONSIST OF TREES, TURF, AND LOW GROWING PLANTS, AND SHALL BE OF SUCH TYPE AND MAINTAINED IN SUCH A MANNER AS TO NOT CONSTITUTE A TRAFFIC HAZARD.
 - E. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE PLANTING HAS NOT BEEN PLANTED.
 - F. FAILURE TO PROPERLY MAINTAIN THE FENCE, WALLS OR LANDSCAPE BUFFERS MENTIONED ABOVE SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE REPRESENTATIVE OF THE CITY ENGINEER.
 - G. TREES OR IRRIGATION SYSTEMS NORMANDIE CENTER INSTALLS TO FULFILL CITY REQUIREMENTS SHALL BE LOCATED ON NORMANDIE CENTER PROPERTY AND SHALL NOT ENCROACH ON PRIVATE PROPERTY TO THE NORTH OR THE EAST.
13. IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVERS, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE FILED WITH THE PLAT OF THE AREA.
- NOTE: ALL DRIVEWAYS AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION(S).
14. ALL EXISTING UPPER-STORY WOODWORK IN THE EXISTING STRUCTURE, ADJACENT TO THE NORTH AND EAST PROPERTY LINES, SHALL BE REMOVED AT THE TIME OF BUILDING EXPANSION INTO THE NORTH EXPANSION AREA. (SEE PLAN)
15. PARCEL DESCRIPTION:
 - PARCEL NUMBER 1
 PROPOSED USES: NEIGHBORHOOD SHOPPING CENTER USES INCLUDING GROCERY STORE, FURNITURE, RESTAURANTS, RETAIL SHOPS, OFFICES, MEDICAL AND DENTAL CLINIC, CLOTHING STORES, PHARMACIES, DRY CLEANING, LAUNDRY (NOT INCLUDING SELF-SERVICE LAUNDRY), BATHS, BEAUTY SHOPS, TAILORS, STUCCO, SHOE STORES, HARDWARE AND APPLIANCE STORES, CONFERENCE STORES, AND FINANCIAL INSTITUTIONS.
 MAXIMUM GROSS FLOOR AREA - 23,113 SQ. FT. (12 ADJACENT)
 MAXIMUM BUILDING COVERAGE - 6,400 SQ. FT. (29%)
 MAXIMUM GROSS FLOOR AREA RATIO - 0.29
 MAXIMUM BUILDING HEIGHT - 35'
 MAXIMUM NUMBER OF BUILDINGS - 2
 SETBACKS - SEE GENERAL PROVISION NUMBER 3
 PARKING - SEE GENERAL PROVISION NUMBER 8
 TOTAL PARKING REQUIRED IS 4 HANDICAP SPACES PER 1,000 SQ. FT. OF MAXIMUM GROSS FLOOR AREA = 53. TOTAL PARKING SHOWN ON PLAN = 333. A TOTAL OF 8 HANDICAPPED PARKING STALLS SHALL BE REQUIRED TO BE SPREAD EVENLY THROUGHOUT THE SITE.



COMMERCIAL COMMUNITY UNIT PLAN TOTAL NET ACRES = 8.2 (355,631 SQ. FT.) D.P.- 193

NORMANDIE CENTER

OWNER: NORMANDIE VILLAGE ASSOCIATES LIMITED AND OZAR INVESTMENTS INC. GENERAL PARTNER 4550 W. 109TH, SUITE 220 OVERLAND PARK, KANSAS 66211 913-345-0555 DATE: APRIL 6, 1989 APRIL 13, 1989 MAY 25, 1989 JUNE 13, 1989 JUNE 30, 1989 JULY 10, 1989 JULY 19, 1989 AUG. 18, 1989

SCALE: 1" = 30'
 CONTOUR INTERVAL = 1'

Dated July 19, 23
APPROVED CUP
 Per Admin. Adj.
 Copy 204

As per AA...
APPROVED
 MAPD Copy 1 of 4

BILL G. YUNG DESIGN
 4812 E. 29TH STREET NORTH WICHITA, KS 67220 316-683-6567



Wichita-Sedgwick County Metropolitan Area Planning Department

July 19, 2023

BC Normandie, LLC
Attn: Brent Dupont
10680 West Maple Street
Wichita, KS 67211

Mike Seiwert
1706 North Glen Wood Street
Wichita, KS 67230

Re: CUP2023-00023: Administrative Adjustment in the City to the Normandie Square Community Unit Plan CUP DP-193 to reduce drive-thru queuing requirements and permit a canopy to extend into building setback on property zoned LC Limited Commercial District; generally located on the northeast corner of East Central Avenue and North Woodlawn Boulevard.

Legal Description: Lot 1, Normandie Center Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants,

We have reviewed your request for an Administrative Adjustment to reduce the drive-thru queuing requirements for an existing coffee shop and permit a canopy over the drive-thru pick-up window to extend 30 inches into the building setback along North Woodlawn Boulevard. It is our understanding that the reason for this request is to permit the drive-thru to continue to operate as it has historically and to permit the improvement to the building without having to vacate a portion of a platted setback. Specifically, the request is as follows with requested text change in red and bold.

Parcel 1:

Proposed Uses: Neighborhood Shopping Center Uses including Grocery Store, Furniture, Restaurants, Retail Shops, Offices, Medical and Dental Clinics, Clothing Stores, Pharmacies, Dry Cleaning, Laundry (not including self service laundry), Barber Shops, Beauty Shops, Tailors, Studios, Shoe Stores, Hardware and Appliance Stores, Convenience Stores, and Financial Institutions.

Net Area: 355,631 Sq. Ft. (8.2 Acres)

Maximum Building Coverage: 104,500 Sq. Ft (29%)

Maximum Gross Floor Area: 104,500 Sq. Ft.

Floor Area Ratio: 0.294

Maximum Building Height: 35'

Maximum Number of Buildings: 3

Setbacks: See General Provision Number 3, *provided that a drive-thru pick-up window canopy may project into the setback along Woodlawn by up to 30 inches per Section III-E.1.e(1)(g) of the UZC*

Parking: See General Provision Number 8

Total parking required (4 Parking Spaces per 1,000 Sq. Ft. of maximum gross floor area = 418. Total parking shown on plan = 463. A total of 4 handicapped parking stall shall be required, see plan).

Drive-thru queuing along the west end of the main building does not have to meet the minimum queuing requirements of 6 vehicles behind the order box per approval by the Traffic Engineer.

On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan. The drive-thru configuration at this location has existed for a number of years without causing issues with vehicular access and/or circulation within the development or along North Woodlawn Boulevard. A pay window is being added to the drive-thru lane which should increase efficiency of the drive-thru to help ensure timely cycling of vehicles through the lane.

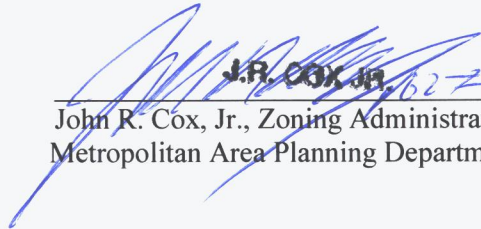
Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

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

The "Development Application" sign should now be removed from the property.



Scott Wadle, Director
Metropolitan Area Planning Department

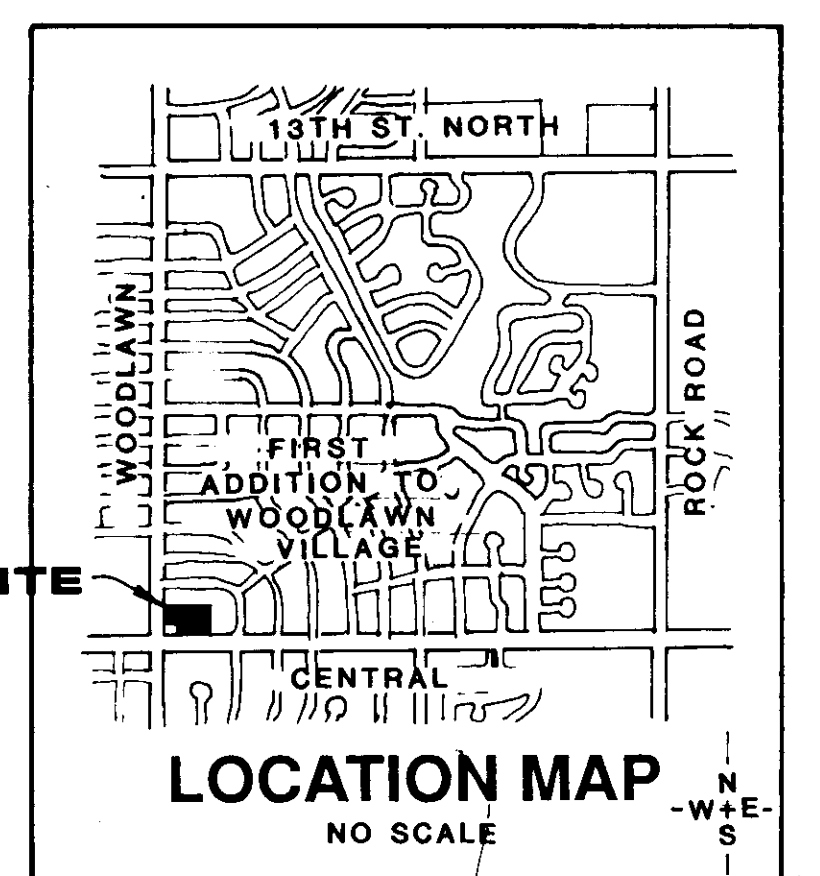


John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Brandon Johnson CM District I
Tasha Hayes, CSR, District I

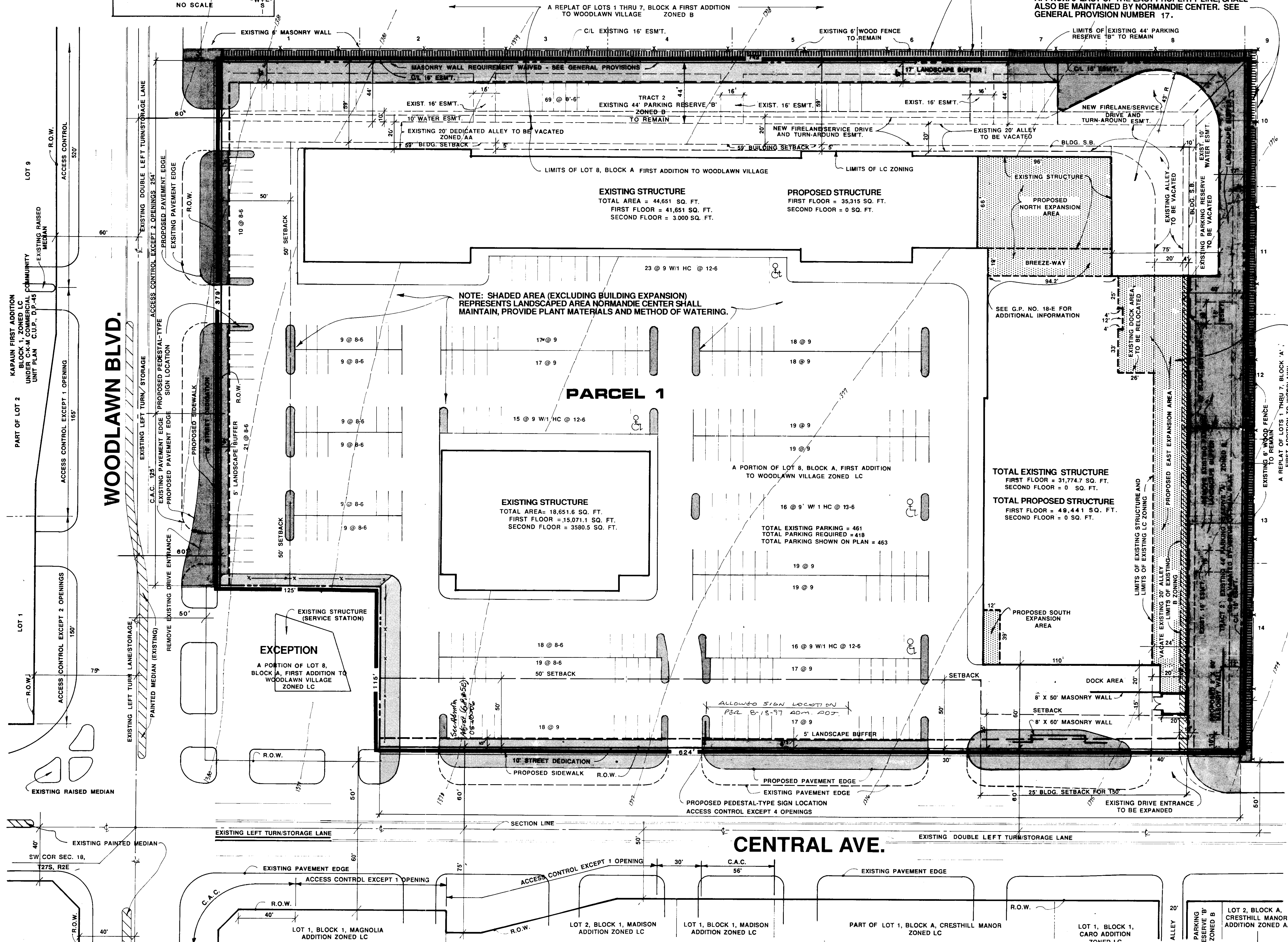
GENERAL PROVISIONS

- THIS DEVELOPMENT CONTAINS 8.3 GROSS ACRES OR 1.3 NET ACRES, MORE OR LESS. NET ACRES ARE DETERMINED BY SUBTRACTING PUBLIC RIGHT-OF-WAY ALONG CENTRAL AND WOODLAWN (TO BE DEDICATED) FROM GROSS ACRES.
- THE PROPOSED DEVELOPMENT CONTAINS ONE (1) PARCEL PERMITTING LIGHT COMMERCIAL USES. SEE PARCEL DESCRIPTION (GENERAL PROVISION NO. 22) FOR SPECIFIC USES.
- SETBACKS ARE AS FOLLOWS:
PARCEL NUMBER 1:
50' ALONG WOODLAWN.
50' ALONG CENTRAL EXCEPT FOR AN AREA 150' IN LENGTH WHICH SHALL BE REDUCED TO 25' (SEE PLAN).
50' ALONG THE NORTH PROPERTY LINE.
40' ALONG THE EAST PROPERTY LINE.
- ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
- SIGNAGE: SIGNS AS PERMITTED BY ZONING DISTRICT SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.24.139 OF THE CODE OF THE CITY OF WICHITA. ADDITIONALLY THE FOLLOWING CONDITIONS APPLY:
A. SIGNS SHALL NOT EXCEED 20' IN HEIGHT.
B. NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED.
C. ALL SIGNS RELATING TO THE SPECIFIC USES CONTAINED WITHIN THE PARCEL SHALL BE PERMITTED PROVIDING THEY FOLLOW APPROPRIATE CITY CODES AND NORMANDE CENTER COVENANTS.
D. FLASHING SIGNS, (EXCEPT FOR SIGNS SHOWING DATE, TIME TEMPERATURE AND OTHER INFORMATION) ROTATING OR MOVING SIGNS WITH MOVING LIGHTS, OR SIGNS WHICH CREATE THE ILLUSION OF MOVEMENT ARE NOT PERMITTED.
E. ONE FREE STANDING SIGN IS PERMITTED ON WOODLAWN FOR PARCEL 1. EACH SIGN SHALL NOT EXCEED 10' PER SIGN FACE. (SEE PLAN FOR LOCATIONS).
F. ONE FREE STANDING SIGN IS PERMITTED ON CENTRAL FOR PARCEL 1. EACH SIGN SHALL NOT EXCEED 10' PER SIGN FACE. (SEE PLAN FOR LOCATIONS).
- ANY DRAINAGE IMPROVEMENTS REQUIRED SHALL BE OBTAINED AT THE TIME OF PLATTING.
- AT THE TIME OF PLATTING:
A. RIGHT-OF-WAY WILL BE DEDICATED FOR DECELERATION LANES ALONG CENTRAL AND WOODLAWN.
B. CONSTRUCTION OF DECELERATION LANES WILL BE GUARANTEED. SAID LANES SHALL BE CONSTRUCTED IN CONFORMANCE WITH REQUIREMENTS SET FORTH BY THE TRAFFIC ENGINEER.
C. DURING BUILDING PERMIT REVIEW THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE SHALL REVIEW AND APPROVE THE SITE PLAN, RECORDING FIRE LANE AND FIRE HYDRANT ACCESS, PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- ACCESS CONTROL:
A. ACCESS TO WOODLAWN SHALL BE LIMITED TO TWO (2) OPENINGS. SEE PLAN.
B. ACCESS TO CENTRAL SHALL BE LIMITED TO FOUR (4) OPENINGS. SEE PLAN.
- THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF. BUT SAID PLAN SHALL RUN WITH THE LAND AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED. ANY MAJOR CHANGES IN THIS DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND THE CITY COUNCIL FOR THEIR CONSIDERATION.
- ALL LIGHTS SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD OR DIRECT LIGHT AWAY FROM RESIDENTIAL AREAS.
- ALL ROOF-TOP HVAC EQUIPMENT ON STRUCTURES ADJACENT TO THE EAST AND NORTH PROPERTY LINES SHALL BE SCREENED FROM GROUND VIEW. NO ROOF-TOP HVAC EQUIPMENT SHALL BE PERMITTED ON THE PROPOSED 24' EXPANSION TO THE EAST.
- LOT SWEEPING HOURS SHALL BE RESTRICTED TO 7:00 AM TO 7:00 PM SEVEN DAYS A WEEK.
- DELIVERY HOURS FOR ALL TENANTS SHALL BE RESTRICTED TO 7:00 AM TO 7:00 PM, SEVEN DAYS A WEEK.
- WASTE MATERIALS:
A. TRASH PICK-UP HOURS SHALL BE RESTRICTED TO 7:00 AM TO 7:00 PM SEVEN DAYS A WEEK.
B. TRASH ENCLOSURES SHALL BE APPROPRIATELY SCREENED FROM GROUND VIEW.
- THE MASONRY WALL REQUIREMENT ALONG THE NORTH AND EAST PROPERTY LINES SHALL BE WAIVED. NORMANDE CENTER SHALL MAINTAIN THE EXISTING PRIVATE WOOD FENCES (LOCATED APPROX. 8' NORTH OF THE NORTH PROPERTY LINE AND APPROX. 8' EAST OF THE EAST PROPERTY LINE. SEE PLAN). FOR EACH HOME OWNER OF LOTS 1 THRU 14 OF A REPEAT OF THE FIRST ADDITION TO WOODLAWN VILLAGE, SHOULD THE ABOVE MENTIONED HOME OWNERS REMOVE ANY OR ALL OF HIS/HER EXISTING WOOD FENCE CREATING THE LOSS OF THE EXISTING VISUAL BARRIER BETWEEN NORMANDE CENTER AND NORMANDE CENTER, NORMANDE CENTER AGREES TO CONSTRUCT A SIX (6) FOOT WOOD FENCE EITHER ON THE EXISTING WOOD FENCE LOCATION OR ON NORMANDE CENTER PROPERTY AS PER HOME OWNERS REQUEST. NORMANDE CENTER AGREES TO CONTINUE TO MAINTAIN THE AREA BETWEEN THE NORTH PROPERTY LINE AND THE EXISTING NORTH FENCE, AND BETWEEN THE EAST PROPERTY LINE AND THE EXISTING EAST FENCE.
- MASONRY WALLS:
A. AN 8' X 80' MASONRY WALL SHALL BE CONSTRUCTED EAST OF THE DOCK AREA, 12' WEST OF THE EAST PROPERTY LINE. SEE PLAN. THE SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY OR ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE).
B. AN 8' X 50' MASONRY WALL SHALL BE CONSTRUCTED TO SCREEN TRUCK PARKING AT THE DOCK AREA (SEE PLAN) AND BE CONSTRUCTED AS PER "A" ABOVE.
C. AN 8' X 80' MASONRY WALL SHALL BE CONSTRUCTED IN THE ISLAND SOUTH OF THE PROPOSED DOCK AREA, ADJACENT TO THE RIGHT-OF-WAY LINE, TO PROVIDE ADDITIONAL SCREENING FOR SAID DOCK AREA (SEE PLAN), AND BE CONSTRUCTED AS PER "A" ABOVE.
D. A BUILDING PERMIT IS REQUIRED FOR THE CONSTRUCTION OF MASONRY WALLS. MASONRY WALLS SHALL NOT BE CONSTRUCTED IN UTILITY EASEMENTS. (EXCEPTION: WALLS WITH COLUMN FOOTINGS IN LIEU OF SPREAD FOOTINGS MAY CROSS UTILITY EASEMENTS WITH APPROVAL FROM THE CITY ENGINEER AND APPLICABLE UTILITY COMPANIES).
E. IF THE EAST BUILDING IS NOT EXPANDED INTO THE PROPOSED NORTH EXPANSION AREA, A MASONRY SCREEN WALL WITH A GATE WILL BE CONSTRUCTED ACROSS THE EAST END OF THE "BREEZEWAY" - SEE PLAN.
- LANDSCAPE BUFFERS:
A. A 5' LANDSCAPE BUFFER SHALL BE REQUIRED ALONG THE SOUTH AND WEST PROPERTY LINES. A 17' LANDSCAPE BUFFER SHALL BE REQUIRED ALONG THE NORTH PROPERTY LINE, AND A LANDSCAPE BUFFER VARYING IN SIZE (SEE PLAN) SHALL BE REQUIRED ALONG THE EAST PROPERTY LINE. ADDITIONAL LANDSCAPING SHALL BE REQUIRED IN THE ISLAND SOUTH OF THE DOCK AREA.
B. A MINIMUM NUMBER OF ONE DECIDUOUS TREE 2 INCHES TO 2 1/2 INCHES IN CALIPER, OR ONE FOOT TO 4 FOOT TALL CONIFERUS TREE SHALL BE REQUIRED FOR EVERY 60 LINEAL FEET ALONG THE NORTH AND EAST PROPERTY LINES. LOWER STORY DECIDUOUS TREES WITH LESS THAN 2 INCH CALIPERS MAY BE USED ON 25' FOOT CENTERS.
C. A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT FOR THE PLANTING BUFFERS MENTIONED ABOVE INDICATING THE TYPE, LOCATION, SPECIFICATIONS MATERIALS, AND METHOD OF PROVIDING WATER TO THE PLANT MATERIALS, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
D. ALL PLANTING BUFFERS AS INDICATED ON THE PLAN, SHALL CONSIST OF TREES, TURF, AND LOW SHRUBBERY, AND SHALL BE OF SUCH TYPE AND MAINTAINED IN SUCH A MANNER AS TO NOT CONSTITUTE A TRAFFIC HAZARD.
E. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
F. FAILURE TO PROPERLY MAINTAIN THE FENCE, WALLS OR LANDSCAPE BUFFERS MENTIONED ABOVE SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION.
G. TREES OR IRRIGATION SYSTEMS NORMANDE CENTER INSTALLS TO FULFILL C.U.P. REQUIREMENTS SHALL BE LOCATED ON NORMANDE CENTER PROPERTY AND SHALL NOT ENCRUCH ON PRIVATE PROPERTY TO THE NORTH OR THE EAST.
- IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE FILED WITH THE PLAT OF THE AREA.
- NOTE: ALL DRIVEWAYS AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION(S).
- ALL EXISTING UPPER-STORY WINDOWS IN THE EXISTING STRUCTURE, ADJACENT TO THE NORTH AND EAST PROPERTY LINES, SHALL BE REMOVED AT THE TIME OF BUILDING EXPANSION INTO THE NORTH EXPANSION AREA. (SEE PLAN).
- PARCEL DESCRIPTION:
PARCEL NUMBER 1
PROPOSED USES: NEIGHBORHOOD SHOPPING CENTER USES INCLUDING GROCERY STORE, FURNITURE, RESTAURANTS, RETAIL SHOPS, OFFICES, MEDICAL AND DENTAL CLINICS, CLOTHING STORES, PHARMACIES, DRY CLEANING, LAUNDRY (NOT INCLUDING SELF-SERVICE LAUNDRY), BARBERS, BEAUTY SHOPS, TAILORS, STUDIOS, SHOE STORES, HARDWARE AND APPLIANCE STORES, CONVENIENCE STORES, AND FINANCIAL INSTITUTIONS.
NET AREA = 355,631 SQ. FT. (8.3 ACRES)
MAXIMUM BUILDING COVERAGE = 104,500 SQ. FT. (29%)
MAXIMUM GROSS FLOOR AREA = 104,500 SQ. FT.
FLOOR AREA RATIO = 0.294
MAXIMUM BUILDING HEIGHT = 35'
MAXIMUM NUMBER OF BUILDINGS = 3
SETBACKS - SEE GENERAL PROVISION NUMBER 3
PARKING - SEE GENERAL PROVISION NUMBER 8
TOTAL PARKING REQUIRED (4 PARKING SPACES PER 1000 SQ. FT. OF MAXIMUM GROSS FLOOR AREA) = 416. TOTAL PARKING SHOWN ON PLAN = 463. A TOTAL OF 4 HANDICAPPED PARKING SPACES SHALL BE REQUIRED. SEE PLAN.



NOTE: CONTOURS (TAKEN FROM USGS MAP) SHOW GENERAL LAY OF LAND ONLY. FIELD VERIFY BY SURVEY.

NOTE: THE AREA SHADED (WITH DASHED LINES) NORTH AND EAST OF THE PROPERTY LINES, SHALL BE MAINTAINED BY NORMANDE CENTER. THE EXISTING WOOD FENCE APPROX. 8' NORTH OF THE NORTH PROPERTY LINE AND APPROX. 8' EAST OF THE EAST PROPERTY LINE, SHALL ALSO BE MAINTAINED BY NORMANDE CENTER. SEE GENERAL PROVISION NUMBER 17.

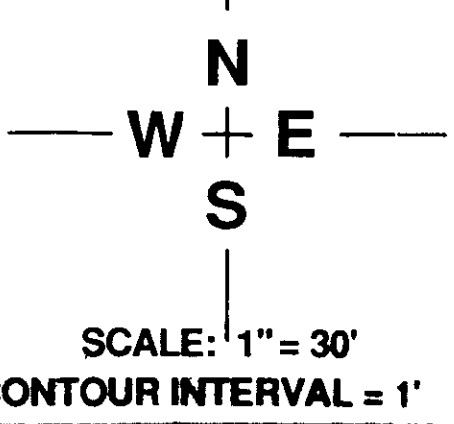


DP-193 NORMANDE CENTER C.U.P. APPROVED CUP
 Admin. Mch. 08-13-97
 05-10-00
 MAPC App'd 7.6-89
 BCC App'd 8-1-89
 NMAPD Copy 1 of 2

COMMERCIAL COMMUNITY UNIT PLAN

NORMANDE CENTER

TOTAL NET ACRES = 8.2 (355,631 SQ. FT.) D.P.- 193

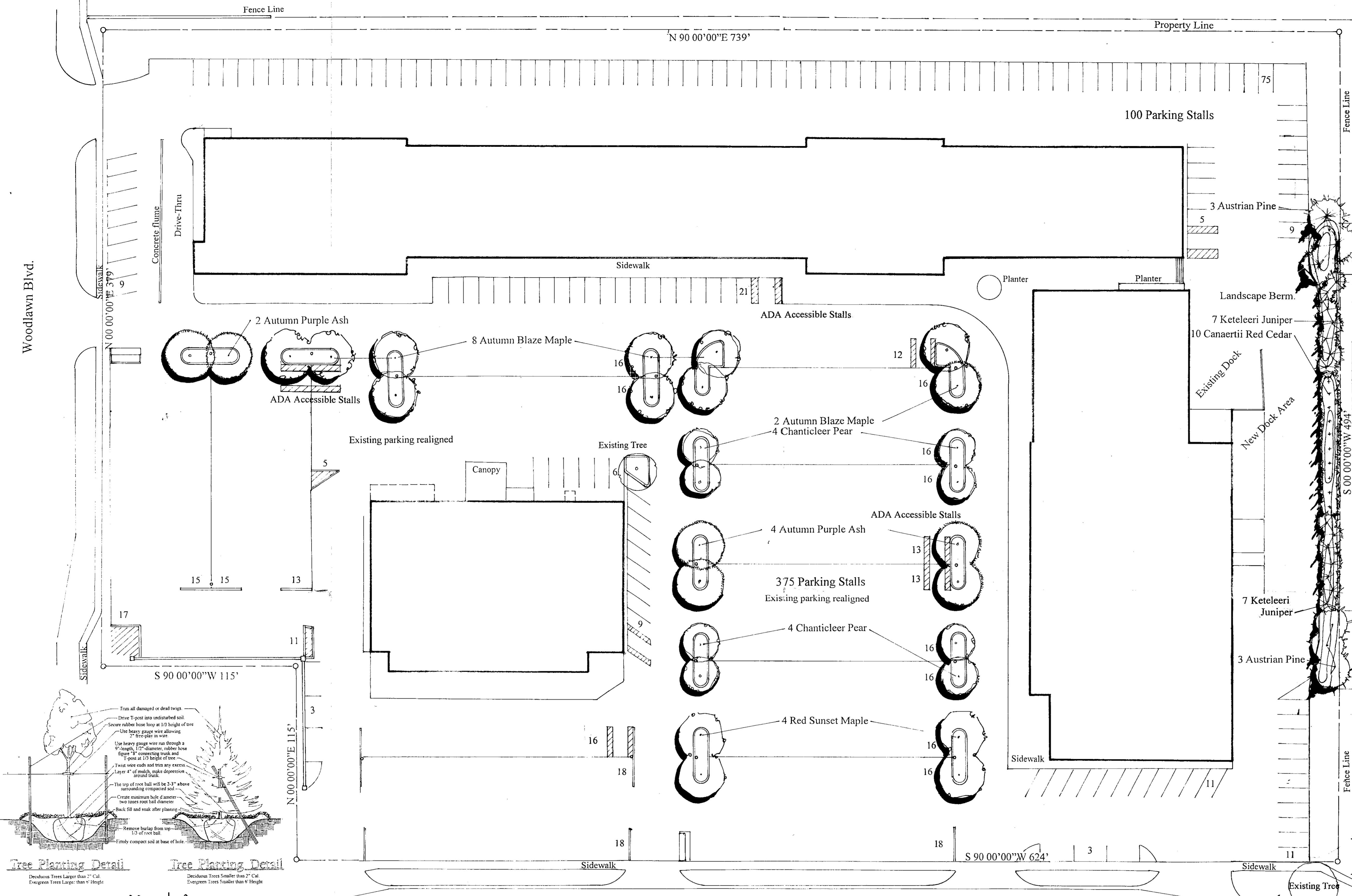


OWNER: NORMANDE VILLAGE ASSOCIATES LIMITED AND OZAR INVESTMENTS INC. GENERAL PARTNER 4550 W. 109TH, SUITE 220 OVERLAND PARK, KANSAS 66211 913-345-0535 DATE: APRIL 6, 1989 APRIL 13, 1989 MAY 25, 1989 JUNE 13, 1989 JUNE 30, 1989 JULY 10, 1989 JULY 19, 1989 AUG. 18, 1989

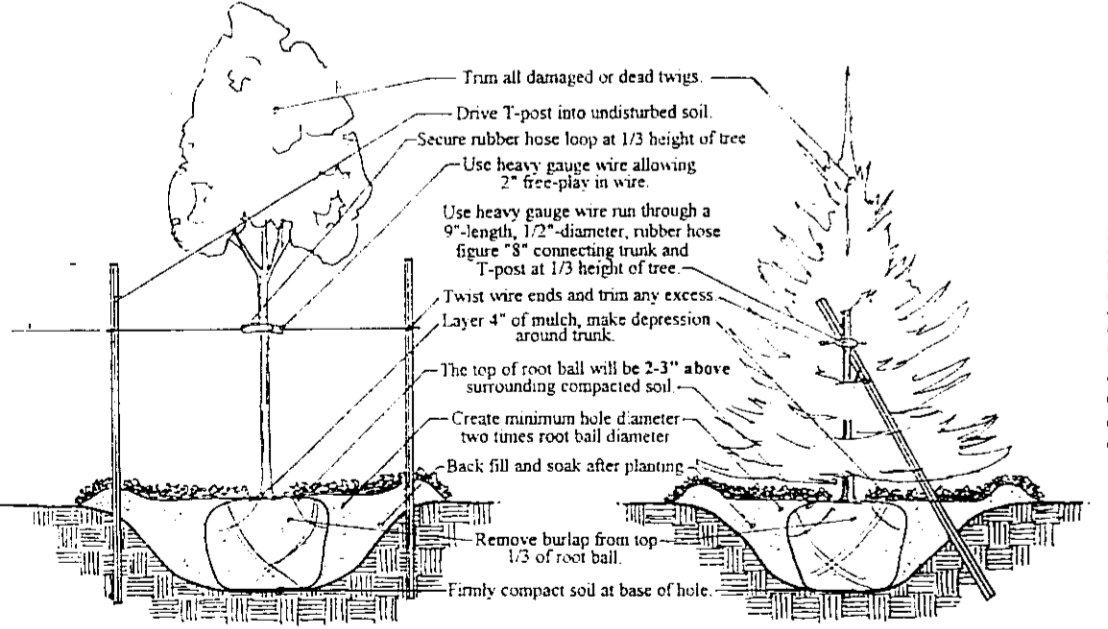
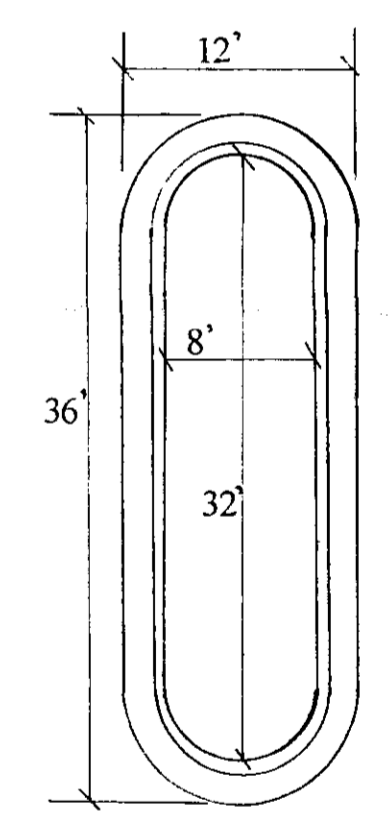


BILL G. YUNG DESIGN
 4912 E. 29TH STREET NORTH WICHITA, KS 67220 316-883-5567

2004 Sec 8-31-87
 2001 7-22-80
 Record



- ### Planting Notes
- All work shall be done in accordance with Local Industry Standards by Natural Treessource Inc.
 - Protect and save the existing trees shown on plan prior to any construction. The Landscape Architect will be responsible for tagging and roping off area of the trees to be saved.
 - Berms shown on plan are approximate only. The purpose of the berm are two fold in nature; first they are to act as a screen in combination with plant material, second to eliminate the haul off of any topsoil from grading and construction operations. Stockpile excess topsoil in the general location of berms. Berms shown on plan shall be General Contractors responsibility to rough grade. The final grading shall be performed by the Landscape Contractor.
 - 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 of subsoil, clay lumps, brush, weeds, roots, stones, trash or other matter toxic to plant growth.
 - Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
 - Plastic edging shall be used to separate all turf areas from planting beds. Edging shall be Black Plastic Heavy Duty Grade.
 - Planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions.
 - All Parking Islands after re-construction shall be amended with 2" bulk compost prior to planting of new trees.
 - Mulch 4" deep around trees and in all Parking Islands with shredded hardwood mulch.
 - Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling KS One-Call system at 687-2470. Contractor shall be responsible for any damage done to existing utilities.
 - Report any discrepancies in the planting plan to the Landscape Architect, prior to construction.
 - Watering along East Property line will be handled by a proposed Automatic Irrigation System. A standard rain shut off device will be incorporated into the system. Parking Island Trees will have perforated pipe system installed at time of planting to assure adequate supply of air and moisture.
 - 475 Standard Parking Stalls with 9 ADA Accessible Stalls

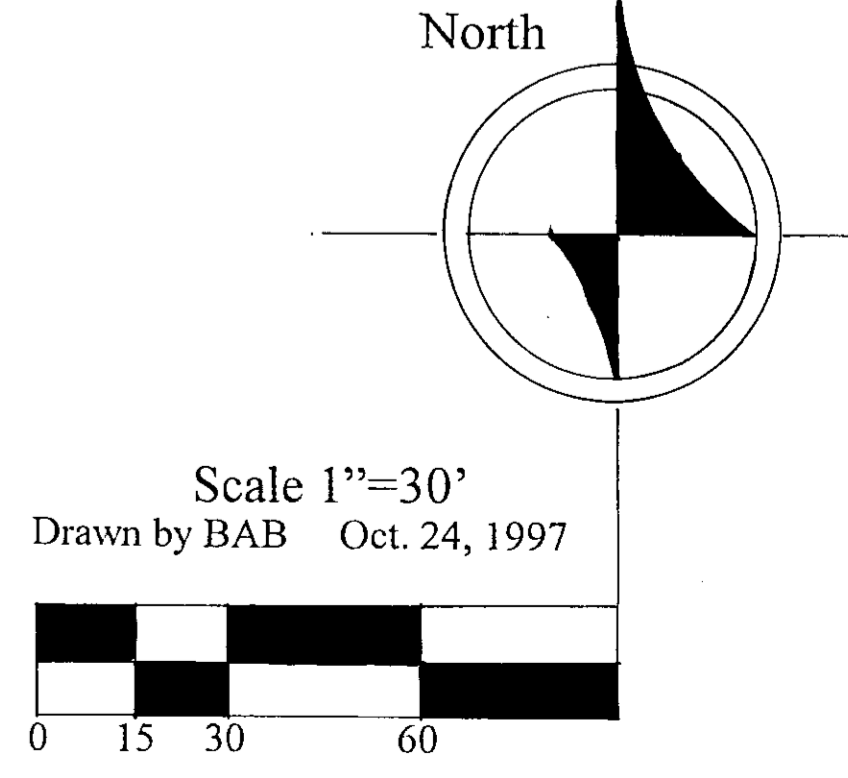


DP-113 PARTIALLY SUPERSEDES LANDSCAPE PLAN OF 9/30/91
LANDSCAPE PLAN Landscape Plan
 APPROVED 11/2/92 BY [Signature]

Normandie Center

Central and Woodlawn Wichita, Kansas

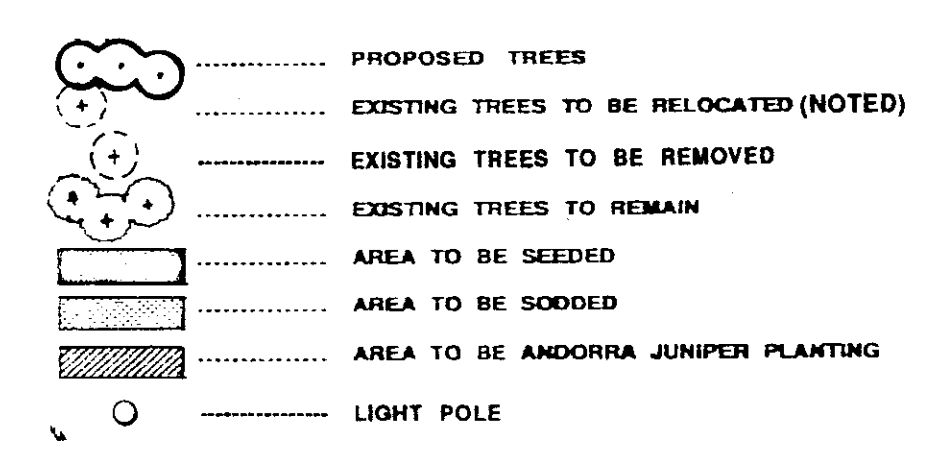
Normandie Center		Plant Material List	
Qty	Botanical Name	Common Name	Size
10	Acer frémantii 'Autumn Blaze'	Autumn Blaze Maple	2.5"
4	Acer rubrum 'Red Sunset'	Red Sunset Maple	2.5"
6	Fraxinus americana	Autumn Purple Ash	2.5"
8	Pyrus calleryana	Chanticleer Pear	2.0"
6	Pinus nigra	Austrian Pine	6-7 ft.
10	Juniperus virginiana 'canaertii'	Canaertii Redcedar	8-9 ft.
14	Juniperus chinensis 'keteleeri'	Keteleeri Juniper	8 ft.
58	Total Trees		



LANDSCAPE NOTES

- 1) NO SUBSTITUTES SHALL BE ALLOWED WITHOUT WRITTEN APPROVAL BY OWNER.
- 2) QUANTITIES IN THE PLANT LIST ARE FOR INFORMATION ONLY. CONTRACTOR SHALL FIELD VERIFY ALL QUANTITIES.
- 3) ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- 4) EDGING SHALL BE STEEL. INSTALL STAKES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.
- 5) PLANTING BEDS SHALL RECEIVE A MIN. OF 2" (TWO INCHES) SHREDDED BARK MULCH AND SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING.
- 6) TURF TYPE SHALL BE COMMERCIAL GRADE REBEL II FESCUE SEED/ SOD IN AREAS SHOWN.
- 7) RE-ESTABLISH ALL THE AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W.
- 8) CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES PRIOR TO ANY LANDSCAPE CONSTRUCTION.
- 9) NEW TOPSOIL SHALL BE A NATURAL, FRIABLE, TOPSOIL. IT SHALL BE OBTAINED FROM WELL-DRAINED AREAS, FREE OF ADMIXTURE OF SUBSOIL AND FOREIGN MATTER OR OBJECTS LARGER THAN TWO (2) INCHES IN DIAMETER, TOXIC SUBSTANCES, AND ANY MATERIAL OR SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL REQUIRED FOR CONTAINED SHRUB AND GROUND COVER PLANTING BEDS SHALL BE THOROUGHLY MIXED TO ONE (1) PART PEAT TO FIVE (5) PARTS TOPSOIL BEFORE PLACEMENT. LANDSCAPE CONTRACTOR SHALL CONTACT GENERAL CONTRACTOR BEFORE TOPSOIL IS PLACED AND ASSIST IN THE SELECTION OF TOPSOIL TO BE USED AND SHALL OBTAIN A SAMPLE FOR APPROVAL.
- 10) LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK AND SCHEDULE WITH GENERAL CONTRACTOR.
- 11) TREES IN STREET R.O.W. THAT ARE TO BE RELOCATED SHOULD BE MOVED PRIOR TO START OF STREET CONSTRUCTION.

LEGEND



PLANT LIST

Qty	Plant Name	Botanical Name	Size	Cond.	Spacing
2	Autumn Purple Ash	<i>Fraxinus americana</i> "Autumn Purple"	3-3 1/2"	BB	
6	Rose Hill Ash	<i>Fraxinus americana</i> "Rose Hill"	3-3 1/2"	BB	
25	Shademaster Honeylocust	<i>Gleditsia triacanthos</i> Inermis "Shademaster"	3-3 1/2"	BB	
4	Shademaster Honeylocust	(TO BE RELOCATED)			
4	Chinese Pistache	<i>Pistachia chinensis</i>	3-3 1/2"	BB	
10	Eastern Redbud	<i>Cercis canadensis</i>	1-1 1/2"	BB	
9	Golden Raintree	<i>Koeleruteria paniculata</i>	1-1 1/2"	BB	
2	Kansas Sweet Cherry	<i>Prunus avium</i> "Kansas Sweet"	1-1 1/2"	BB	
1	Montmorency Cherry	<i>Prunus avium</i> "Montmorency"	1-1 1/2"	BB	
46	Snowmound Spiraea	<i>Spiraea nipponica</i> "Snowmound"	2 gal.	Cont.	A.S.
46	Anthony Waterer Spiraea	<i>Spiraea x bumalda</i> "Anthony Waterer"	2 gal.	Cont.	A.S.
11	Austrian Pine	<i>Pinus nigra</i>	6-8'	BB	
8	Canaert Juniper	<i>Juniperus virginiana</i> "Canaert"	6-8'	BB	
16	Winter Honeysuckle	<i>Lonicera fragrantissima</i>	2 gal.	Cont.	A.S.
344	Andorra Juniper	<i>Juniperus horizontalis</i> "Plumosa"	2 gal.	Cont.	3' O.C.
10	Japanese White Birch	<i>Betula platyphylla</i> japonica	1-1 1/2"	BB	
270	English Ivy	<i>Hedera helix</i>	2 1/4"	Cont.	1' O.C.
320	4" Potted annuals per season				1' O.C.
25	Deniformis Yew	<i>Taxus cuspidata</i> deniformis	6 gal.	Cont.	A.S.
20	Tamarix Juniper	<i>Juniperus sabina</i> "Tamarixifolia"	5 gal.	Cont.	A.S.
3	American Planetree	(TO BE RELOCATED)			

Approx. 35,500 SEEDDED AREA sq. ft.
 Approx. 1099 SHREDDED BARK MULCH CAL. PL.
 Approx. 13,540 SODDED AREA sq. ft.
 (FIELD VERIFY AFTER COMPLETION OF STREET IMPROVEMENTS)

Partially superseded 11/12/97
 THERESA CARROLL
 CHIEF PLANNER
 9/30/91 date

APPROVED LANDSCAPE PLAN FOR DP-193
 Theresa Carroll
 Chief Planner
 9/30/91 date

12. ALL LAWN, TREES AND SHRUBS ARE TO BE SUPPLIED WITH WATER BY AN IRRIGATION SYSTEM TO BE INSTALLED DURING THE REDEVELOPMENT OF THE SHOPPING CENTER. REFER TO SHEETS 6 AND 7 OF THE CONSTRUCTION DOCUMENTS.
13. AS DESCRIBED ON THE OTHER CONSTRUCTION DOCUMENTS, THE CONTRACTOR PRIOR TO ANY DEMOLITION, IRRIGATION INSTALLATION, TREE PLANTING OR OTHER CONSTRUCTION, SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES. FOR LOCATIONS PRIOR TO THE START OF WORK CONTACT : KANSAS ONE-CALL @872470. ALLOW 48 HOURS FOR ALL UTILITIES TO LOCATE THEIR SERVICES.
14. THE INSTALLATION OF THE IRRIGATION SYSTEM IN THE STREET RIGHT-OF-WAY REQUIRES A MINOR STREET PRIVILEGE FROM THE ENGINEER'S OFFICE OF THE CITY OF WICHITA.

prints issued
 FOR BID _____

revisions
 JULY 26, 1991
 CAPD 27 SEPT 91

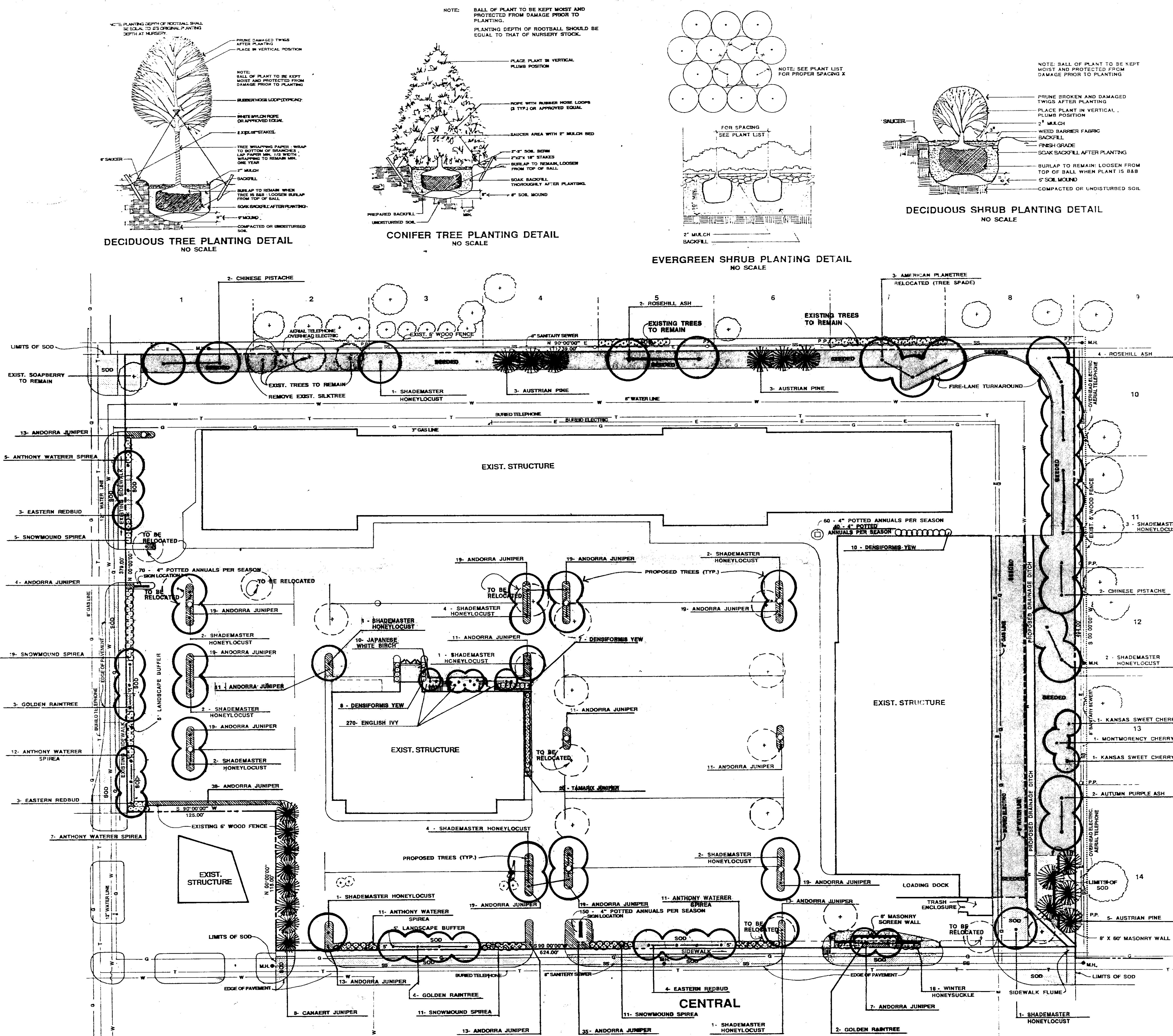
date drawn
 7/26/91

**NORMANDIE CENTER
 REMODEL - REDEVELOPMENT**

drawn by: checked by:

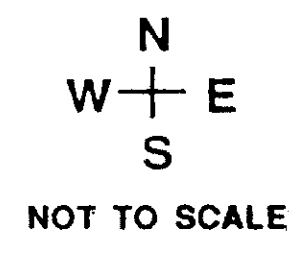
sheet title
LANDSCAPE PLAN

sheet no.
3 of 11



LANDSCAPE PLAN ZONED LC UNDER COMMERCIAL C.U.P., D.P.- 193 (THIS PLAN WILL FULLFILL CONDITIONS SET FORTH IN THE C.U.P.)

NORMANDIE CENTER



M.A.P.D Copy 10/22

February 14, 2011

Mountaingate Normandie, LLC, Spring Street Normandie, LLC
& Union Street Normandie, LLC
9601 Wilshire Blvd.
Beverly Hills, CA 90210

Kaw Valley Greenhouses, Inc.
Attn: Megan Pickford/
Joseph Edmunds
3600 Zeandale Rd
Manhattan KS 66502

RE: CUP2011-00001 - Amendment #1 on the LC Limited Commercial (“LC”) zoned DP-193 Normandie Center Commercial Community Unit Plan; generally located on the northeast corner of Central Avenue and Woodlawn Boulevard. (WCC #II)

Dear applicant:

At its regular meeting on **February 10, 2011**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request subject to the following conditions:

1. A seasonal nursery and garden center shall be permitted as an amendment to CUP DP-193. The CUP document shall be revised to add the requirements for the nursery and garden center.
2. The applicant shall submit a revised site plan for the seasonal nursery and garden center that complies with these conditions of approval. The site plan and any attachments shall be reviewed and approved by the Planning Department prior to issuance of any temporary building permit for this use.
3. The seasonal nursery and garden center shall be located in temporary structures accompanied by outdoor display space as shown on the approved site plan and attachments compliant with these conditions.

RE: CUP2011-00001 - Amendment #1 on the LC Limited Commercial (“LC”) zoned DP-193 Normandie Center Commercial Community Unit Plan; generally located on the northeast corner of Central Avenue and Woodlawn Boulevard.

February 14, 2011

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4. Operation of the seasonal nursery and garden center shall be April through June, 8AM – 7PM/dusk, Monday – Saturday, and 9AM – 7PM/dusk, Sunday. There will be a week allowed before and after this period of operation for erecting and removing the temporary structures.
5. All outdoor work and storage areas, such as areas storing empty carts or containers, shall be screened from ground level view by approved screening materials in conformance to Art.IV, Sec.IV-B of the UZC.
6. Restroom facilities for employees must be provided and may be provided by agreement with a permanent use in the center upon approval of the Superintendent of Central Inspection. No portable bathroom facilities are allowed.
7. Parking requirements shall be considered reduced by 25% for the duration of the seasonal nursery and garden center. This reduction shall not transfer as a reduction of any other use within DP-193, unless separately provided by an administrative action or an amendment.
8. No temporary buildings shall be located within any setbacks or easements.
9. No outdoor lighting shall be added. No generators shall be used to provide power to the site. No outdoor speakers or amplifiers shall be allowed.
10. Permitted merchandise for sale shall be sale plants, plant materials, gardening supplies (including sacked fertilizer and sacked mulch), pottery for plants and gardening tools, limited to non-motorized hand tools.
11. The use shall be operated in conformance with all requirements of Art. III, Sec. III-D 6.z of the UZC for a nursery and garden center on property zoned LC and with all requirements of Art III, Sec III-B.14.e of the UZC pertaining to outdoor display and outdoor storage in LC unless specifically modified herein.
12. Signage shall be per the Wichita Sign Code.
13. A change in the location in subsequent years shall be as an Administrative Adjustment.
14. Prior to utilization of the nursery and garden center use, the operator (owner or lessee who seeks the temporary building permit) shall annually submit a report to the Zoning Enforcement Division of Office of Central Inspection that demonstrates compliance with the approved site plan (See Exhibits) and conditions specified herein.
15. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
16. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.
17. The applicant shall submit four revised copies of the 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.

RE: CUP2011-00001 - Amendment #1 on the LC Limited Commercial (“LC”) zoned DP-193 Normandie Center Commercial Community Unit Plan; generally located on the northeast corner of Central Avenue and Woodlawn Boulevard.

February 14, 2011

Page | 3

Property owners may file written protest petitions on zoning related items or appeals on Community Unit Plan items heard by the MAPC. 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 within 200 feet of the property for which the application was filed (or have standing to appeal for Community Unit Plan appeals), and must be submitted to the City Clerk within 14 days of the conclusion of the MAPC hearing, by **February 24, 2011, at 5 PM.** Such petitions may cause the City Council to review the decision of the MAPC, and either reverse their decision or return the matter to the MAPC for reconsideration.

If there are no valid appeals or protest petitions filed opposing this action by **February 24, 2011,** the action of the MAPC will be considered final. If appeals or protest petitions are filed, you will be advised of the date your application will be forwarded to the Governing Body for review and final action.

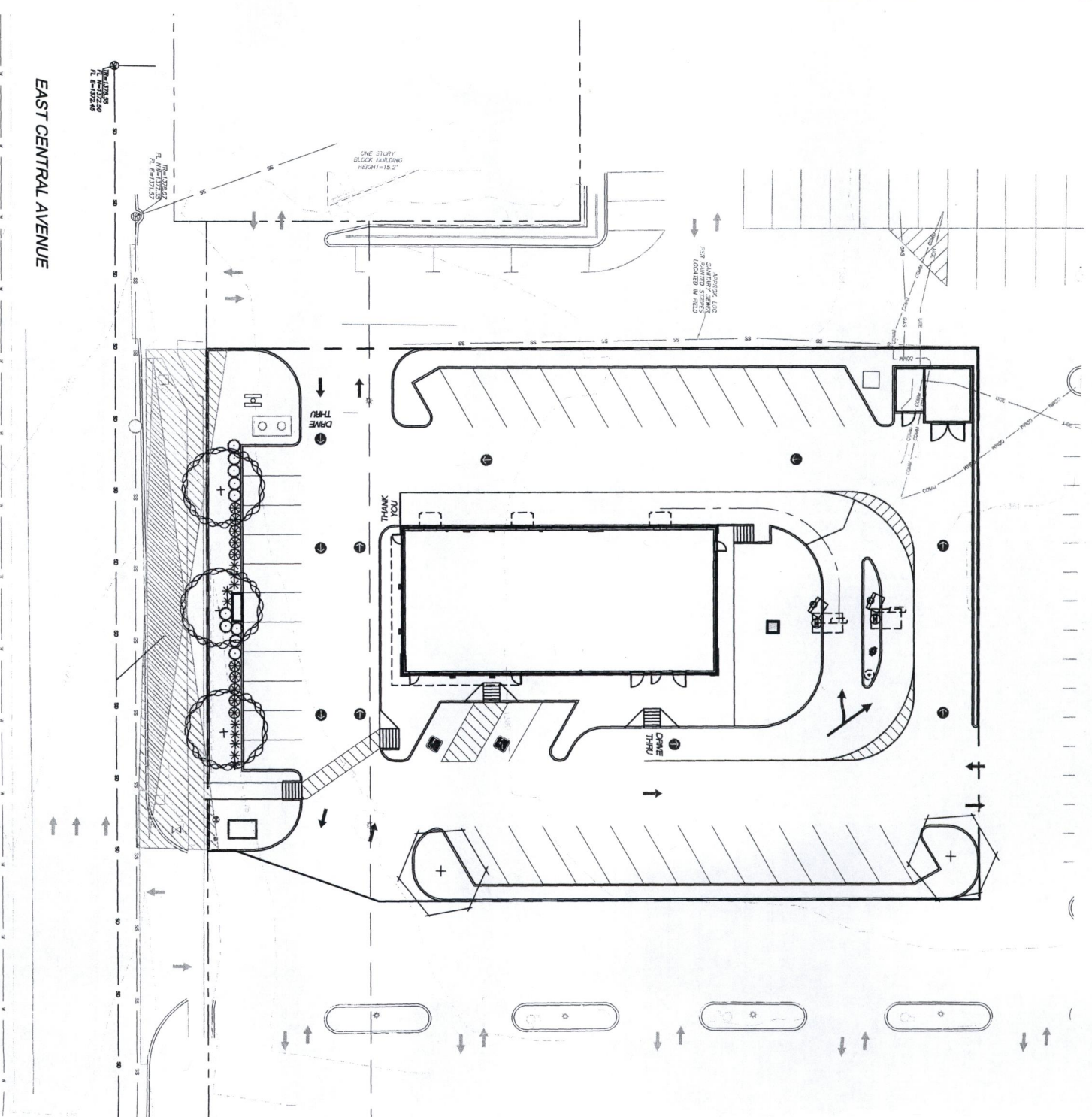
The zoning adjustment sign(s) should now be removed from the property. If you have any questions concerning this case, please contact our office.

Sincerely,

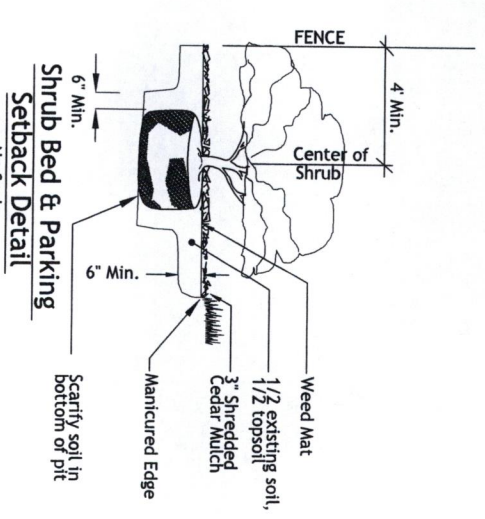
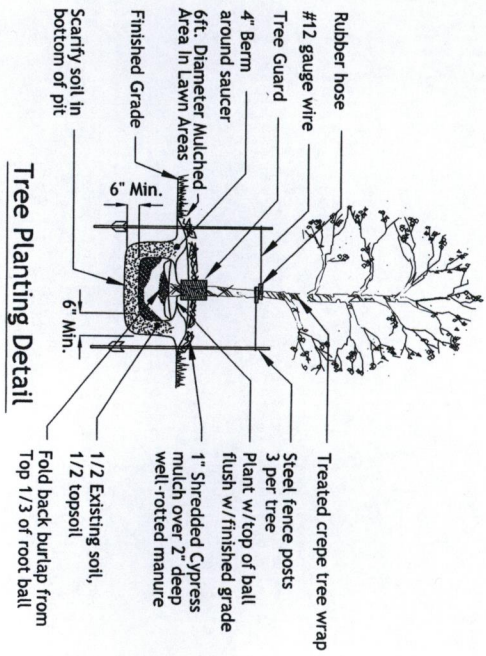
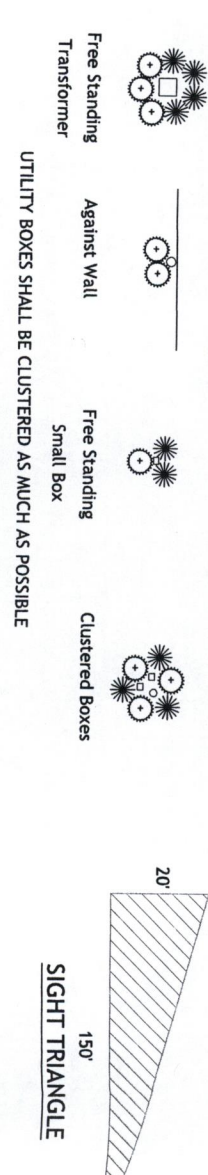
Bill Longnecker
Senior Planner
Current Plans Division

WL: mc
Enclosure

Copies to: Mrs. George Steiner, 607 St. James Place, Wichita, KS 67206
District II Councilmember Sue Schlapp, Mail Stop 1-13
District II N.A. Antione Sherfield, Mail Stop 1-135
Kurt Schroeder, Office of Central Inspection, Mail Stop 1-72
Paul Hays, Office of Central Inspection, Mail Stop 1-72
Normandie Village Associates, 2120 N Woodlawn, Ste 408, Wichita, KS, 67208
Julianne Kallman, Engineering, Mail Stop 1-71



Typical Utility Box Screening Details



Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
3	3	October Glory Maple	Acer Rubrum 'October Glory'	2" cal	BB	As Shown
2	2	Skyline Honeylocust	Gleditsia Tricantibus 'Skyline'	2" cal	BB	As Shown

Shrub List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
10	10	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24" sp.	Cont.	40.c.
10	10	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24" sp.	Cont.	40.c.
10	10	Morning Light Maiden Grass	Miscanthus Sinensis 'Morning Light'	3 gal.	Cont.	40.c.

LANDSCAPE DATA
E CENTRAL AVE 153' x 10'
REQUIRED
STREET YARD = 1,530sf
STREET TREES = 3

PROVIDED
LANDSCAPE AREA = 1,530sf
STREET TREES = 3

REQUIRED
INTERIOR PARKING 41 STALLS
SHADE TREES = 2

PROVIDED
SHADE TREES = 2

LANDSCAPE NOTES
CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.
Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.
No plant material substitutions are allowed without Landscape Architect or Owners approval.
Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.
Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.
Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.
All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurserymen, free of plant diseases and pests, of typical growth of the species and having a healthy, normal root system.
Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.
All shrub beds within lawn areas to receive a mannered edge.
All shrub beds shall be mulched with 3" of shredded cedar mulch.
All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.
All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.

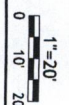
LANDSCAPE PLAN

APPROVED 1/24/21 BY A/CS

DP-193

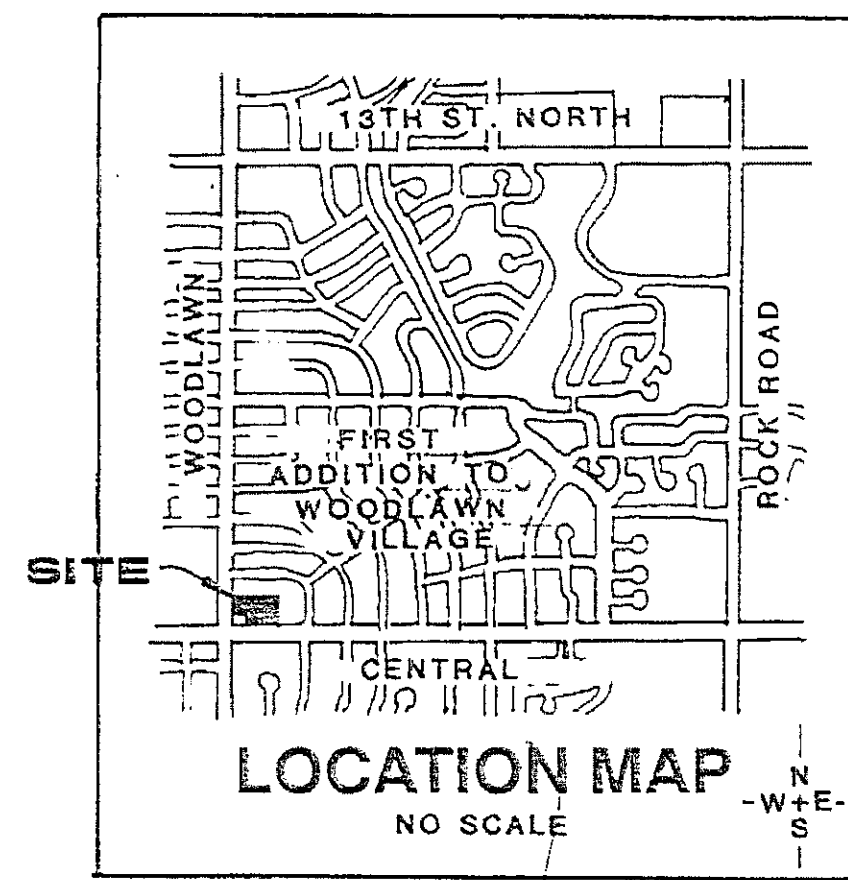


Prepared by Ganna Onda
Landscape Architect KS 712



6420 E Central
McDonalds
Wichita, KS
DATE: 12-21-20

LANDSCAPE PLAN
OCHS LAND PLANNING
5111 LAKE FOREST
BONNER SPRINGS, KS 66012
913-961-6578 garrrettsch@gmail.com
SHEET 1 OF 1



PARCEL NUMBER 2
 PROPOSED USES: SAME AS PARCEL NUMBER 1 INCLUDING RESTAURANTS WITH DRIVE THRU
 NET AREA = 38,832 SQ. FT. (0.91 ACRE)
 MAXIMUM BUILDING COVERAGE = 11,500 SQ. FT. (29%)
 MAXIMUM GROSS FLOOR AREA = 11,500 SQ. FT.
 FLOOR AREA RATIO = 0.29
 MAXIMUM BUILDING HEIGHT = 35'
 MAXIMUM NUMBER OF BUILDINGS = 1
 SETBACKS = 50' ALONG CENTRAL AVE (SEE PLAN AND GENERAL PROVISION NUMBER 3)
 PARKING - SEE GENERAL PROVISION NUMBER 8
 MAXIMUM TOTAL PARKING REQUIRED (4 PARKING SPACES PER 1000 SQ. FT. OF MAXIMUM GROSS FLOOR AREA) = 46. TOTAL PARKING SHOWN ON PLAN = 333. A TOTAL OF 8 HANDICAPPED PARKING SPACES SHALL BE PROVIDED.
 MINIMUM OF NO LESS THAN 2 HANDICAPPED STALLS.

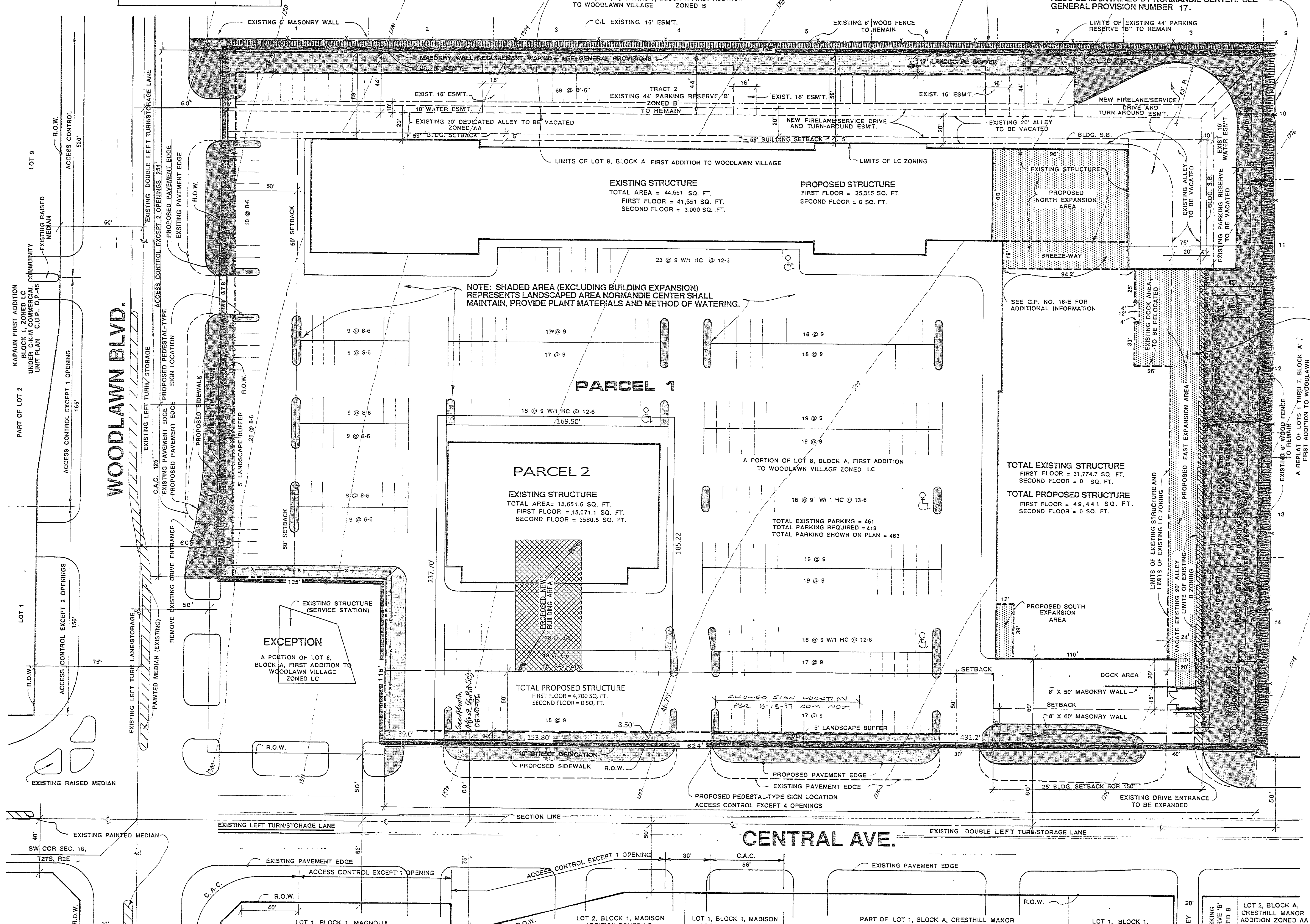
GENERAL PROVISIONS

- THIS DEVELOPMENT CONTAINS 8.2 GROSS ACRES OR 8.2 NET ACRES, MORE OR LESS. NET ACRES ARE DETERMINED BY SUBTRACTING PUBLIC RIGHT-OF-WAY ALONG CENTRAL AND WOODLAWN (TO BE DEDICATED) FROM GROSS ACRES.
- THE PROPOSED DEVELOPMENT CONTAINS TWO (2) PARCELS PERMITTING LIGHT COMMERCIAL USES. SEE PARCEL DESCRIPTION (GENERAL PROVISION NO. 22) FOR SPECIFIC USES.
- SETBACKS ARE AS FOLLOWS:
 - 50' ALONG WOODLAWN.
 - 50' ALONG CENTRAL EXCEPT FOR AN AREA 150' IN LENGTH WHICH SHALL BE REDUCED TO 25' (SEE PLAN).
 - 60' ALONG THE NORTH PROPERTY LINE.
 - 60' ALONG THE EAST PROPERTY LINE.
- ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
- SIGNAGE: SIGNS AS PERMITTED BY ZONING DISTRICT SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 26.6.1.19 OF THE CODE OF THE CITY OF WICHITA. ADDITIONALLY THE FOLLOWING CONDITIONS APPLY:
 - A. SIGNS SHALL NOT EXCEED 36" IN HEIGHT. 25' ft. Along Woodlawn and 30' ft. Along Central.
 - B. NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED.
 - C. ALL SIGNS RELATING TO THE SPECIFIC USES CONTAINED WITHIN THE PARCEL SHALL BE PERMITTED PROVIDED THEY FOLLOW APPROPRIATE CITY CODES AND NORMANDE CENTER COVENANTS.
 - D. FLASHING SIGNS, (EXCEPT FOR SIGNS SHOWING DATE, TIME, TEMPERATURE AND OTHER PUBLIC SERVICE MESSAGES) ROTATING OR MOVING SIGNS, SIGNS WITH MOVING LIGHTS, OR SIGNS WHICH CREATE THE ILLUSION OF MOVEMENT ARE NOT PERMITTED.
 - E. ONE FREE STANDING SIGN PERMITTED ON WOODLAWN FOR PARCEL 1. ONE FREE STANDING SIGN PERMITTED ON CENTRAL FOR PARCEL 1. EACH SIGN SHALL NOT EXCEED 10' IN HEIGHT PER SIGN FACE. (SEE PLAN FOR LOCATIONS).
 - F. ANY DRAINAGE IMPROVEMENTS REQUIRED SHALL BE DETERMINED AT THE TIME OF PLATTING PER 8.1.5.17 COMM. 2021.
- AT THE TIME OF PLATTING:
 - A. RIGHT-OF-WAY WILL BE DEDICATED FOR DECELERATION LANES ALONG CENTRAL AND WOODLAWN.
 - B. CONSTRUCTION OF DECELERATION LANES WILL BE GUARANTEED. SAID LANES SHALL BE CONSTRUCTED IN CONFORMANCE WITH REQUIREMENTS SET FORTH BY THE TRAFFIC ENGINEER.
 - C. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 26.6.4.10 ET SEQ OF THE CODE OF THE CITY OF WICHITA UNLESS SPECIFIED IN THE PARCEL DESCRIPTION.
- FIRE LANES:
 - A. 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.
 - B. THE EXISTING ALLEY NORTH OF THE EXISTING NORTH LINE OF BUILDINGS SHALL BE VACATED. A 20' FIRE LANE SERVICE DRIVE AND TURN-AROUND EASEMENT SHALL BE PROVIDED - SEE PLAN.
 - C. DURING BUILDING PERMIT REVIEW THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE SHALL REVIEW AND APPROVE THE SITE PLAN REGARDING FIRE LANES AND FIRE HYDRANT ACCESS, PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- ACCESS CONTROL:
 - A. ACCESS TO WOODLAWN SHALL BE LIMITED TO TWO (2) OPENINGS. SEE PLAN.
 - B. ACCESS TO CENTRAL SHALL BE LIMITED TO FOUR (4) OPENINGS. SEE PLAN.
- THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND AND BE BINDING ON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED. ANY MAJOR CHANGES IN THIS DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND THE CITY COUNCIL FOR THEIR CONSIDERATION.
- ALL LIGHTS SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD OR DIRECT LIGHT AWAY FROM RESIDENTIAL AREAS.
- ALL ROOF-TOP HVAC EQUIPMENT ON STRUCTURES ADJACENT TO THE EAST AND NORTH PROPERTY LINES SHALL BE SCREENED FROM GROUND VIEW. NO ROOF-TOP HVAC EQUIPMENT SHALL BE PERMITTED ON THE PROPOSED 24' EXPANSION TO THE EAST.
- LOT SWEEPING HOURS SHALL BE RESTRICTED TO 7:00 AM TO 7:00 PM SEVEN DAYS A WEEK.
- DELIVERY HOURS FOR ALL TENANTS SHALL BE RESTRICTED TO 7:00 AM TO 7:00 PM, SEVEN DAYS A WEEK.
- WASTE MATERIALS:
 - A. TRASH PICK-UP HOURS SHALL BE RESTRICTED TO 7:00 AM TO 7:00 PM SEVEN DAYS A WEEK.
 - B. TRASH ENCLOSURES SHALL BE APPROPRIATELY SCREENED FROM GROUND VIEW.
- THE MASONRY WALL REQUIREMENT ALONG THE NORTH AND EAST PROPERTY LINES SHALL BE WAIVED. NORMANDE CENTER SHALL MAINTAIN THE EXISTING PRIVATE WOOD FENCES LOCATED APPROX. 8' NORTH OF THE NORTH PROPERTY LINE AND APPROX. 4' EAST OF THE EAST PROPERTY LINE. FOR EACH HOME OWNER OF LOTS 1 THRU 14 (OR A REPLAT OF THE FIRST ADDITION TO WOODLAWN VILLAGE), SHOULD THE ABOVE MENTIONED HOME OWNERS REMOVE ANY OR ALL OF HIS/HER EXISTING WOOD FENCE CREATING THE LOSS OF THE EXISTING VISUAL BARRIER BETWEEN HIS/HER HOME AND NORMANDE CENTER, NORMANDE CENTER AGREES TO CONSTRUCT A SIX (6) FOOT WOOD FENCE EITHER ON THE EXISTING WOOD FENCE LOCATION OR ON NORMANDE CENTER PROPERTY AS PER HOME OWNER'S REQUEST. NORMANDE CENTER AGREES TO MAINTAIN THE AREA BETWEEN THE NORTH PROPERTY LINE AND THE EXISTING NORTH FENCE, AND BETWEEN THE EAST PROPERTY LINE AND THE EXISTING EAST FENCE.
- MASONRY WALLS:
 - A. AN 8' X 6" MASONRY WALL SHALL BE CONSTRUCTED EAST OF THE DOCK AREA, 12' WEST OF THE EAST PROPERTY LINE. SEE PLAN. THE SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL INCLUDING WOOD OR WOVEN WIRE.
 - B. AN 8' X 6" MASONRY WALL SHALL BE CONSTRUCTED TO SCREEN TRUCK PARKING AT THE DOCK AREA (SEE PLAN) AND BE CONSTRUCTED AS PER "A" ABOVE.
 - C. AN 8' X 6" MASONRY WALL SHALL BE CONSTRUCTED IN THE ISLAND SOUTH OF THE PROPOSED DOCK AREA, ADJACENT TO THE RIGHT-OF-WAY LINE, TO PROVIDE ADDITIONAL SCREENING FOR SAID DOCK AREA (SEE PLAN), AND BE CONSTRUCTED AS PER "A" ABOVE.
 - D. A BUILDING PERMIT IS REQUIRED FOR THE CONSTRUCTION OF MASONRY WALLS. MASONRY WALLS SHALL NOT BE CONSTRUCTED IN UTILITY EASEMENTS, EXCEPTION: WALLS WITH COLUMN FOOTINGS IN LIEU OF SPREAD FOOTINGS. MAY CROSS UTILITY EASEMENTS WITH APPROVAL FROM THE CITY ENGINEER AND APPLICABLE UTILITY COMPANIES.
 - E. IF THE EAST BUILDING IS NOT EXPANDED INTO THE PROPOSED NORTH EXPANSION AREA, A MASONRY SCREEN WALL WITH A GATE WILL BE CONSTRUCTED ACROSS THE EAST END OF THE "BREEZEWAY" - SEE PLAN.
- LANDSCAPE BUFFERS:
 - A. A 5' LANDSCAPE BUFFER SHALL BE REQUIRED ALONG THE SOUTH AND WEST PROPERTY LINES. A 17' LANDSCAPE BUFFER SHALL BE REQUIRED ALONG THE NORTH PROPERTY LINE. AND A LANDSCAPE BUFFER VARYING IN SIZE (SEE 4. LANDSCAPE BUFFER) SHALL BE REQUIRED ALONG THE EAST PROPERTY LINE. ADDITIONAL LANDSCAPING SHALL BE REQUIRED IN THE ISLAND SOUTH OF THE LOADING DOCK AREA.
 - B. A MINIMUM NUMBER OF ONE DECIDUOUS TREE 2 INCHES TO 2-1/2 INCHES IN CALIPER, OR ONE 4-FOOT TO 4-FOOT TALL CONIFEROUS TREE SHALL BE REQUIRED FOR EVERY 50 LINEAL FEET ALONG THE NORTH AND EAST PROPERTY LINES. LOWER STORY DECIDUOUS TREES WITH LESS THAN 2-INCH CALIPERS MAY BE USED ON 25'-FOOT CENTERS.
 - C. A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT FOR THE PLANTING BUFFERS MENTIONED ABOVE INDICATING THE TYPE, LOCATION, SPECIFICATIONS OF PLANT MATERIALS, AND METHOD OF PROVIDING WATER TO THE PLANT MATERIALS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 - D. ALL PLANTING BUFFERS AS INDICATED ON THE PLAN SHALL CONSIST OF TREES, TURF, AND LOW SHRUBBERY, AND SHALL BE OF SUCH TYPE AND MAINTAINED IN SUCH A MANNER AS TO NOT CONSTITUTE A TRAFFIC HAZARD.
 - E. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
 - F. FAILURE TO PROPERLY MAINTAIN THE FENCE WALLS OR LANDSCAPE BUFFERS MENTIONED ABOVE SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION.
 - G. TREES OR IRRIGATION SYSTEMS NORMANDE CENTER INSTALLS TO FULFILL C.U.P. REQUIREMENTS SHALL BE LOCATED ON NORMANDE CENTER PROPERTY AND SHALL NOT ENROACH ON PRIVATE PROPERTY TO THE NORTH OR THE EAST.
- IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE FILED WITH THE PLAN OF THE AREA.
- NOTE: ALL DRIVEWAYS AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATIONS.
- ALL EXISTING UPPER-STORY WINDOWS IN THE EXISTING STRUCTURE, ADJACENT TO THE NORTH AND EAST PROPERTY LINES, SHALL BE REMOVED AT THE TIME OF BUILDING EXPANSION INTO THE NORTH EXPANSION AREA. (SEE PLAN)
- PARCEL DESCRIPTION:
 - PARCEL NUMBER 1
 - PROPOSED USES: NEIGHBORHOOD SHOPPING CENTER USES INCLUDING GROCERY STORE, FURNITURE, RESTAURANTS, RETAIL SHOPS, OFFICES, MEDICAL, CLINICS, CLOTHING STORES, PHARMACIES, DRY CLEANING, LAUNDRY (NOT INCLUDING SELF-SERVICE LAUNDRY), BARBER SHOPS, BEAUTY SHOPS, TAILORS, STUDIOS, SHOE STORES, HARDWARE AND APPLIANCE STORES, CONVENIENCE STORES, AND FINANCIAL INSTITUTIONS.
 - NET AREA = 33,235 SQ. FT. (0.76 ACRES)
 - MAXIMUM BUILDING COVERAGE = 10,400 SQ. FT. (29%)
 - MAXIMUM GROSS FLOOR AREA = 10,400 SQ. FT.
 - FLOOR AREA RATIO = 0.24
 - MAXIMUM BUILDING HEIGHT = 35'
 - MAXIMUM NUMBER OF BUILDINGS = 2
 - SETBACKS - SEE GENERAL PROVISION NUMBER 3
 - PARKING - SEE GENERAL PROVISION NUMBER 8
 - TOTAL PARKING REQUIRED (4 PARKING SPACES PER 1000 SQ. FT. OF MAXIMUM GROSS FLOOR AREA) = 33.2. TOTAL PARKING SHOWN ON PLAN = 333. A TOTAL OF 8 HANDICAPPED PARKING SPACES SHALL BE PROVIDED, TO BE SPREAD EVENLY THROUGHOUT SITE.

NOTE: CONTOURS (TAKEN FROM USGS MAP) SHOW GENERAL LAY OF LAND ONLY. FIELD VERIFY BY SURVEY.

NOTE: THE AREA SHADED (WITH DASHED LINES) NORTH AND EAST OF THE PROPERTY LINES, SHALL BE MAINTAINED BY NORMANDE CENTER. THE EXISTING WOOD FENCE APPROX. 8' NORTH OF THE NORTH PROPERTY LINE AND APPROX. 8' EAST OF THE EAST PROPERTY LINE, SHALL ALSO BE MAINTAINED BY NORMANDE CENTER. SEE GENERAL PROVISION NUMBER 17.

NOTE: SHADED AREA (EXCLUDING BUILDING EXPANSION) REPRESENTS LANDSCAPE AREA NORMANDE CENTER SHALL MAINTAIN, PROVIDE PLANT MATERIALS AND METHOD OF WATERING.



NORMANDE CENTER

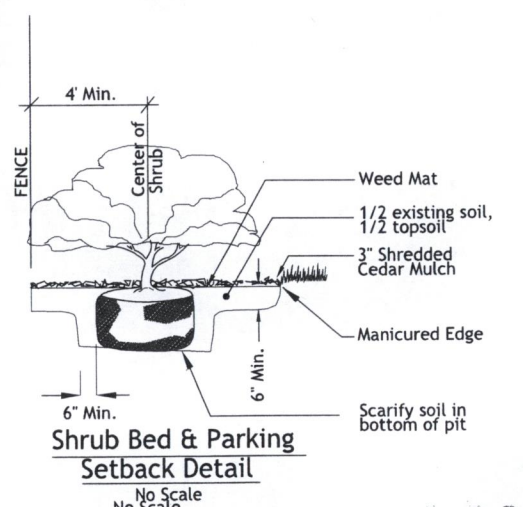
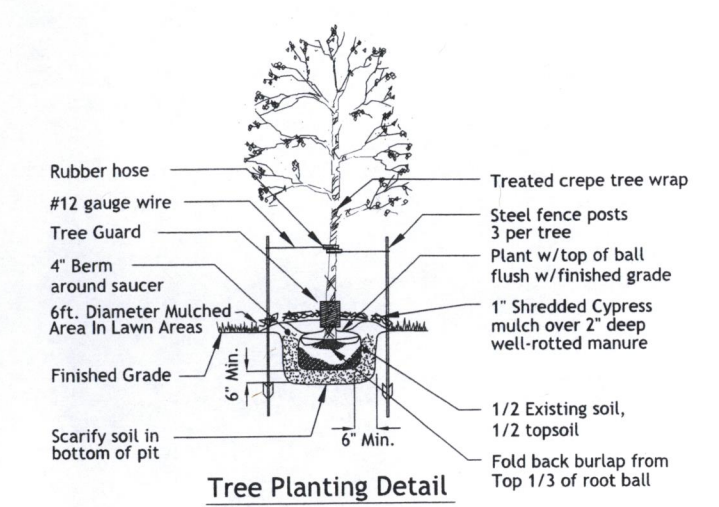
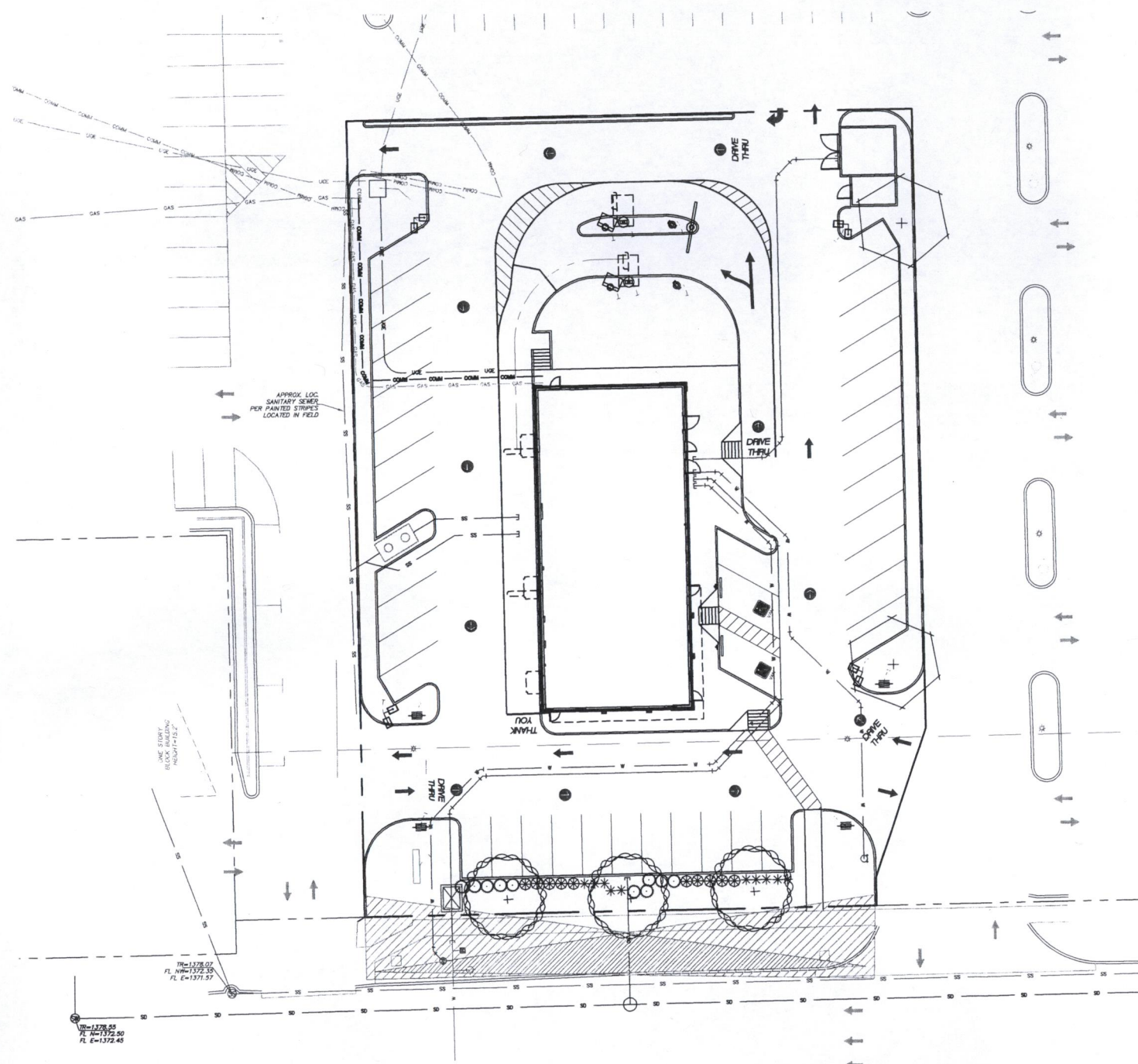
COMMERCIAL COMMUNITY UNIT PLAN TOTAL NET ACRES = 8.2 (355,631 SQ. FT.) D.P. - 193

OWNER: NORMANDE VILLAGE ASSOCIATES LIMITED AND OZAR INVESTMENTS INC. GENERAL PARTNER 4550 W. 109TH, SUITE 220 OVERLAND PARK, KANSAS 66211 913-345-0555 DATE: APRIL 6, 1989 APRIL 13, 1989 MAY 25, 1989 JUNE 13, 1989 JUNE 30, 1989 JULY 10, 1989 JULY 18, 1989 AUG. 16, 1989



APPROVED CUP
 MAPD Copy 1 of 4
 7-6-89
 2004 Sec 831-87
 2004 7-22-05
 Record

REVISIONS: CUP ADJUSTMENT APRIL 2021 BY KAW VALLEY ENGINEERING



LANDSCAPE NOTES
 CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allowed without Landscape Architect or Owners approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

All shrub beds within lawn areas to receive a manicured edge.

All shrub beds shall be mulched with 3" of shredded cedar mulch.

All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.

LANDSCAPE PLAN

APPROVED 9/2/21 BY NES

DP 193
 superceding
 6/12/21
 plan

Tree List						
Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
⊙	3	October Glory Maple	Acer Rubrum 'October Glory'	2" cal	BB	As Shown
⊕	2	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	2" cal	BB	As Shown

Shrub List						
Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
⊙	10	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
⊗	10	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	4'o.c.
✱	10	Morning Light Maiden Grass	Miscanthus Sinensis 'Morning Light'	3 gal.	Cont.	4'o.c.

LANDSCAPE DATA
 E CENTRAL AVE 153' x 10'
 REQUIRED

STREET YARD	=	1,530sf
STREET TREES	=	3

PROVIDED

LANDSCAPE AREA	=	1,530sf
STREET TREES	=	3

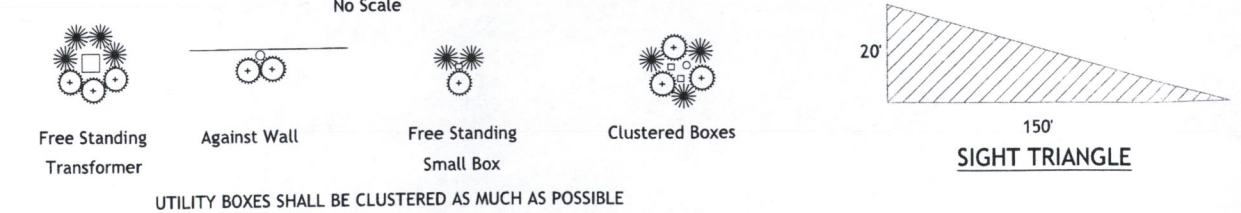
INTERIOR PARKING 41 STALLS
 REQUIRED

SHADE TREES	=	2
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PROVIDED

SHADE TREES	=	2
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Typical Utility Box Screening Details



DATE: 12-21-20

McDonalds
 Wichita, KS

LANDSCAPE PLAN

OCHS LAND PLANNING
 533 LAKE FOREST
 BONNER SPRINGS, KS 66012
 913-961-6578 garrettochs@gmail.com

SHEET 1 OF 1