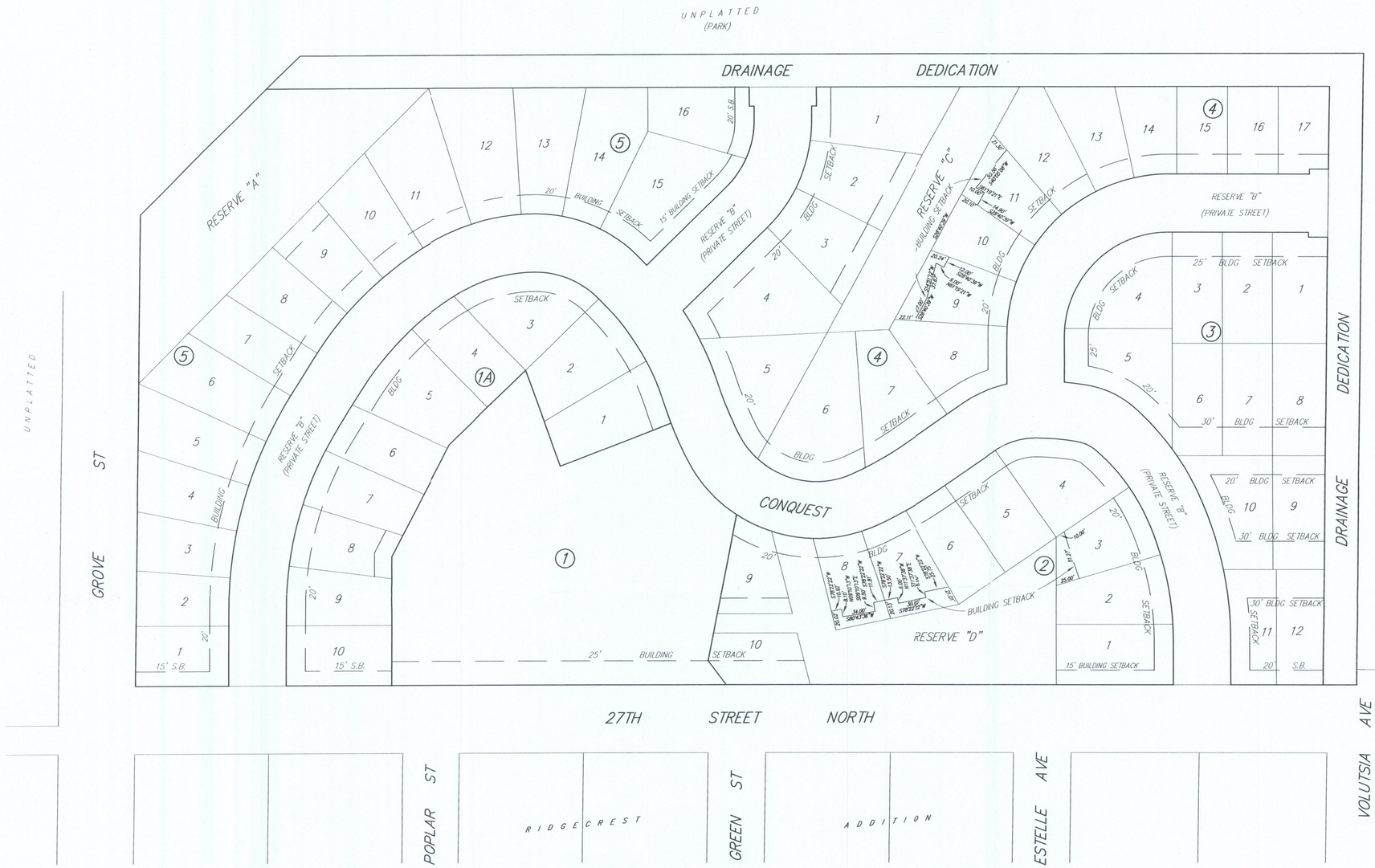
CONQUEST NORTH
COMMUNITY UNIT PLAN
DP – 24



DP-24 AMEND #1
Per Admin Adjust 08-23-05; 03-24-06; 10-03-06; 10-24-24

APPROVED CUP

MAPC 08-13-98 DM

MAPD Copy 2 of 2

GENERAL PROVISIONS:

1.) TOTAL LAND AREA: 828,899 SQ. FT. OR 19.03 ACRES
A. MAXIMUM BUILDING COVERAGE: 124,335 SQ. FT. OR 15 PERCENT
B. MAXIMUM GROSS FLOOR AREA: 124,335 SQ. FT.
C. FLOOR AREA RATIO: 15 PERCENT

2.) PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE UNIFIED ZONING CODE.

3.) FRONT SETBACKS ARE AS INDICATED ON THE C.U.P. DRAWING. REAR SETBACKS ARE PER TF-3 ZONING, EXCEPT:
A. REAR SETBACKS FOR LOTS 3, 7 AND 8, PARCEL 2; AND LOTS 9 AND 11, PARCEL 4, ARE REDUCED AS INDICATED ON THE C.U.P. DRAWING.
B. REAR SETBACK FOR LOT 8, PARCEL 1A, IS REDUCED TO 18.00 FEET.
C. REAR SETBACK FOR LOT 9, PARCEL 2, IS REDUCED TO 16.50 FEET.
D. REAR SETBACK FOR LOT 2, PARCEL 4, IS REDUCED TO 17.50 FEET.
E. REAR SETBACK FOR LOT 3, PARCEL 4, IS REDUCED TO 17.00 FEET.
F. REAR SETBACK FOR LOT 9, PARCEL 5, IS REDUCED TO 18.00 FEET.

4.) A DRAINAGE PLAN FOR CONQUEST NORTH 2ND ADDITION WILL BE SUBMITTED TO CITY ENGINEERING FOR APPROVAL.

5.) SIGNS SHALL BE PERMITTED IN ACCORDANCE WITH THE CITY OF WICHITA SIGN ORDINANCE.

6.) FOR THOSE AREAS DEVELOPED FOR ASSISTED LIVING USES, ALL EXTERIOR LIGHTING SHALL BE SHIELDED TO LIMIT LIGHT TRESPASS INTO RESIDENTIAL AREAS. ALL EXTERIOR LIGHTING SHALL BE LIMITED TO A HEIGHT OF 14 FEET WITHIN 100 FEET OF ABUTTING RESIDENTIALLY-ZONED PROPERTY, AND 20 FEET ON THE REMAINDER OF THE TRACT.

7.) UTILITIES SHALL BE INSTALLED UNDERGROUND ON ALL PARCELS.

8.) LANDSCAPING FOR THE DEVELOPMENT OF ALL PARCELS WITHIN THE C.U.P. SHALL COMPLY WITH THE LANDSCAPE ORDINANCE OF THE CITY OF WICHITA.

9.) TRASH RECEPTACLES FOR PARCEL 1 SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.

10.) THE PROPOSED DEVELOPMENT CONTAINS 6 PARCELS. FOR PERMITTED USES AND DENSITIES, SEE PARCEL DESCRIPTIONS AND THE FOLLOWING SCHEDULE:

PARCEL	SINGLE-FAMILY	ASSISTED LIVING	DUPLEX DU's
PARCEL 1	–	34	–
PARCEL 1A	10	–	–
PARCEL 2	10	–	–
PARCEL 3	~~12~~ 9	–	3 (6 DU's)
PARCEL 4	17	–	–
PARCEL 5	16	–	–
TOTALS	~~65~~ 63	34	6

- per Admin Adjustment 10-24-24 CUP 24-35

11.) 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 SUCCESORS AND ASSIGNS.

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 inch = 60 ft.

PARCEL 1

A. NET AREA:	86,479 SQ. FT. OR 1.99 ACRES
B. MAXIMUM BUILDING COVERAGE:	25,944 SQ. FT. OR 30 PERCENT
C. MAXIMUM GROSS FLOOR AREA:	30,277 SQ. FT.
D. FLOOR AREA RATIO:	35 PERCENT
E. MAXIMUM BUILDING HEIGHT:	35 FEET
F. PROPOSED USE: ASSISTED LIVING	

PARCEL 1A

A. NET AREA:	70,679 SQ. FT. OR 1.62 ACRES
B. MAXIMUM BUILDING COVERAGE:	21,204 SQ. FT. OR 30 PERCENT
C. MAXIMUM GROSS FLOOR AREA.	24,745 SQ. FT.
D. FLOOR AREA RATIO:	35 PERCENT
E. MAXIMUM BUILDING HEIGHT:	35 FEET
F. PROPOSED USE: SINGLE-FAMILY	

PARCEL 2

A. NET AREA:	93,670 SQ. FT. OR 2.15 ACRES
B. MAXIMUM BUILDING COVERAGE:	28,101 SQ. FT. OR 30 PERCENT
C. MAXIMUM GROSS FLOOR AREA:	32,794 SQ. FT.
D. FLOOR AREA RATIO:	35 PERCENT
E. MAXIMUM BUILDING HEIGHT:	35 FEET
F. PROPOSED USE: SINGLE-FAMILY, HOMEOWNERS ASSOCIATION MAINTENANCE	

PARCEL 3

A. NET AREA:	82,007 SQ. FT. OR 1.88 ACRES
B. MAXIMUM BUILDING COVERAGE:	24,602 SQ. FT. OR 30 PERCENT
C. MAXIMUM GROSS FLOOR AREA:	28,703 SQ. FT.
D. FLOOR AREA RATIO:	35 PERCENT
E. MAXIMUM BUILDING HEIGHT:	35 FEET
F. PROPOSED USE: SINGLE-FAMILY and Duplex provided that duplex development is limited to one (1) duplex on each lot for Lots 6, 7, + 8 - per Admin Adjustment 10-24-24 CUP 24-35	

PARCEL 4

A. NET AREA:	136,876 SQ. FT. OR 3.14 ACRES
B. MAXIMUM BUILDING COVERAGE:	41,063 SQ. FT. OR 30 PERCENT
C. MAXIMUM GROSS FLOOR AREA:	47,907 SQ. FT.
D. FLOOR AREA RATIO:	35 PERCENT
E. MAXIMUM BUILDING HEIGHT:	35 FEET
F. PROPOSED USE: SINGLE-FAMILY	

PARCEL 5

A. NET AREA:	155,342 SQ. FT. OR 3.57 ACRES
B. MAXIMUM BUILDING COVERAGE:	46,603 SQ. FT. OR 30 PERCENT
C. MAXIMUM GROSS FLOOR AREA:	54,370 SQ. FT.
D. FLOOR AREA RATIO:	35 PERCENT
E. MAXIMUM BUILDING HEIGHT:	35 FEET
F. PROPOSED USE: SINGLE-FAMILY	

APPROVED: JANUARY 10, 1967

ADMIN. ADJ.: OCT. , 2006
ADMIN. ADJ.: MARCH 1, 2006
ADMIN. ADJ.: AUGUST 23, 2005
AMENDED: JULY 30, 1998

DWG FILE: CUP DP-24
PROJECT NO. 2737P
AUGUST 10, 2005
REV. SEPT. 11, 2006
REV. OCT. 4, 2006

Ruggles & Bohm, P.A.
Engineering, Surveying, Land Planning
924 North Main
Wichita, Kansas 67203
www.rbkansas.com
(316) 264-3008
(316) 264-4621 fax
E-mail: info@rbkansas.com

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

October 24, 2024

Zimbelman Investment Properties, LLC
Attn: Tony and Judy Zimbelman
8737 Northridge Court
Wichita, KS 67205

RE: CUP2024-00035 – Administrative Adjustment in the City to the Conquest North Commercial CUP DP-24, to permit duplex development on 3 lots on Parcel 3, on property zoned TF-3 Two-Family Residential District; generally located within one-quarter mile north of East 27th Street North and within one-quarter mile east of North Grove Street.

Legal Description: Lots 6, 7, and 8, Block D, Conquest North Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We received and reviewed your request for an Administrative Adjustment to CUP DP-24 to permit duplex development on three (3) lots on Parcel 3. The subject site is zoned TF-3 Two-Family Residential District for which duplex development would typically be a use permitted by-right. The CUP does not specifically prohibit the proposed use. Furthermore, the proposed use is not deemed to be more intensive then existing, permitted uses within the CUP. Parcel 1 permits Assisted Living as a permitted use within the TF-3 District and it is developed as such. If approved, the Administrative Adjustment would permit one (1) duplex per lot for a total of three (3) duplexes of six (6) dwelling units. Each duplex would be subject to all applicable setbacks and other development standards as listed in DP-24 and/or the Unified Zoning Code.

The following reflects staff's approved text modifications identified in red letters.

GENERAL PROVISIONS

Parcel Number 3:

A. Net Area: 82,007 sq. ft. of 1.88 acres
B. Maximum Building Coverage: 24,602 sq. ft. or 30 percent
C. Maximum Gross Floor Area: 28,703 sq. ft.
D. Floor Area Ratio: 35 percent
E. Maximum Building Height: 35 feet
F. Proposed Use: Single Family and Duplex provided that duplex development is limited to one (1) duplex on each lot for Lots 6, 7, & 8.

General Provision 10:

Parcel	Single-Family	Assisted Living	Duplex (DU's)
Parcel 1	-	34	-
Parcel 1A	10	-	-
Parcel 2	10	-	-
Parcel 3	~~12~~ 9	-	3 (6 DU's)
Parcel 4	17	-	-
Parcel 5	16	-	-
Totals DU's	~~65~~ 62	34	6

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. Section V-E.14.a of the Unified Zoning Code permits adjusting a CUP to increase the residential density by not more than 10 percent on a total, aggregate basis. The CUP proposed a total of 99 dwelling units (a mixture of single-family and assisted living units). With a total acreage of 19.03 acres, the proposed density would be 5.20 dwelling units per acre. Permitting 3 duplexes (or six dwelling units), the total number of dwelling units would increase to 102, and the density would increase to 5.35 dwelling units per acre (or a 2.9 percent increase).

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

J.R. COX JR

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

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

CONQUEST NORTH
COMMUNITY UNIT PLAN
DP – 24

DP-24 AMEND #1
Per Admin Adjust. 08-23-05; 03-24-06; 10-03-06
APPROVED CUP
MAPC 08-13-98
MAPD Copy 1 of 2

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PARCEL 1A	10	–
PARCEL 2	10	–
PARCEL 3	12	–
PARCEL 4	17	–
PARCEL 5	16	–
TOTALS	65	34

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GRAPHIC SCALE
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C. MAXIMUM GROSS FLOOR AREA: 30,277 SQ. FT.
D. FLOOR AREA RATIO: 35 PERCENT
E. MAXIMUM BUILDING HEIGHT: 35 FEET
F. PROPOSED USE: ASSISTED LIVING

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B. MAXIMUM BUILDING COVERAGE: 21,204 SQ. FT. OR 30 PERCENT
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D. FLOOR AREA RATIO: 35 PERCENT
E. MAXIMUM BUILDING HEIGHT: 35 FEET
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PARCEL 2
A. NET AREA: 93,670 SQ. FT. OR 2.15 ACRES
B. MAXIMUM BUILDING COVERAGE: 28,101 SQ. FT. OR 30 PERCENT
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PARCEL 3
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D. FLOOR AREA RATIO: 35 PERCENT
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PARCEL 4
A. NET AREA: 136,876 SQ. FT. OR 3.14 ACRES
B. MAXIMUM BUILDING COVERAGE: 41,063 SQ. FT. OR 30 PERCENT
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PARCEL 5
A. NET AREA: 155,342 SQ. FT. OR 3.57 ACRES
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PLANT SCHEDULE:

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
6	*Acer fremanii 'Autumn Blaze'*	Autumn Blaze Maple	2 1/2" Cal.	B & B	Single Stem Only
4	*Fraxinus pennsylvanica 'Patmore'*	Patmore Ash	2 1/2" Cal.	B & B	Single Stem Only
4	*Pistacia chinensis*	Chinese Pistache	2 1/2" Cal.	B & B	Single Stem Only
5	*Quercus shumardii*	Shumard Oak	2 1/2" Cal.	B & B	Single Stem Only
7	*Malus species 'Prairiefire'*	Prairiefire Crabapple	1 1/2" Cal.	B & B	Single Stem Only
2	*Pyrus calleryana 'Capital'*	Capital Pear	1 1/2" Cal.	B & B	Single Stem Only
11	*Pyrus calleryana 'Chanticleer'*	Chanticleer Pear	1 1/2" Cal.	B & B	Single Stem Only
8	*Juniperus chinensis 'Spartan'*	Spartan Juniper	5'-6' Ht.	B & B	Single Stem Only
5	*Pinus edulis*	Piñyon Pine	6'-7' Ht.	B & B	Single Stem Only
10	*Pinus nigra*	Austrian Pine	7'-8' Ht.	B & B	Single Stem Only
40	*Berberis thunbergii atropurpurea*	Redleaf Barberry	2 Gal.	Cont.	
12	*Chaenomeles speciosa 'Texas Scarlet'*	Texas Scarlet Quince	2 Gal.	Cont.	
24	*Euonymus altos 'compacta'*	Dwarf Burning Bush	5 Gal.	Cont.	
32	*Juniperus chinensis 'Armstrong'*	Armstrong Juniper	2 Gal.	Cont.	
33	*Ligustrum vulgare 'Lodense'*	Lodense European Privet	2 Gal.	Cont.	
33	*Ligustrum x 'vicaryi'*	Golden Vicaryi Privet	5 Gal.	Cont.	
12	*Miscanthus sinensis 'Gracillimus'*	Maiden Grass (Plume Grass)	5 Gal.	Cont.	
24	*Potentilla fruticosa 'Abbotswood'*	Abbotswood Potentilla	2 Gal.	Cont.	
46	*Potentilla fruticosa 'Jackmanii'*	Jackman Potentilla	2 Gal.	Cont.	
38	*Pyracantha coccinea 'Lowboy'*	Lowboy Pyracantha	5 Gal.	Cont.	
20	*Spiraea bumalda 'Froebellii'*	Froebel Spirea	2 Gal.	Cont.	

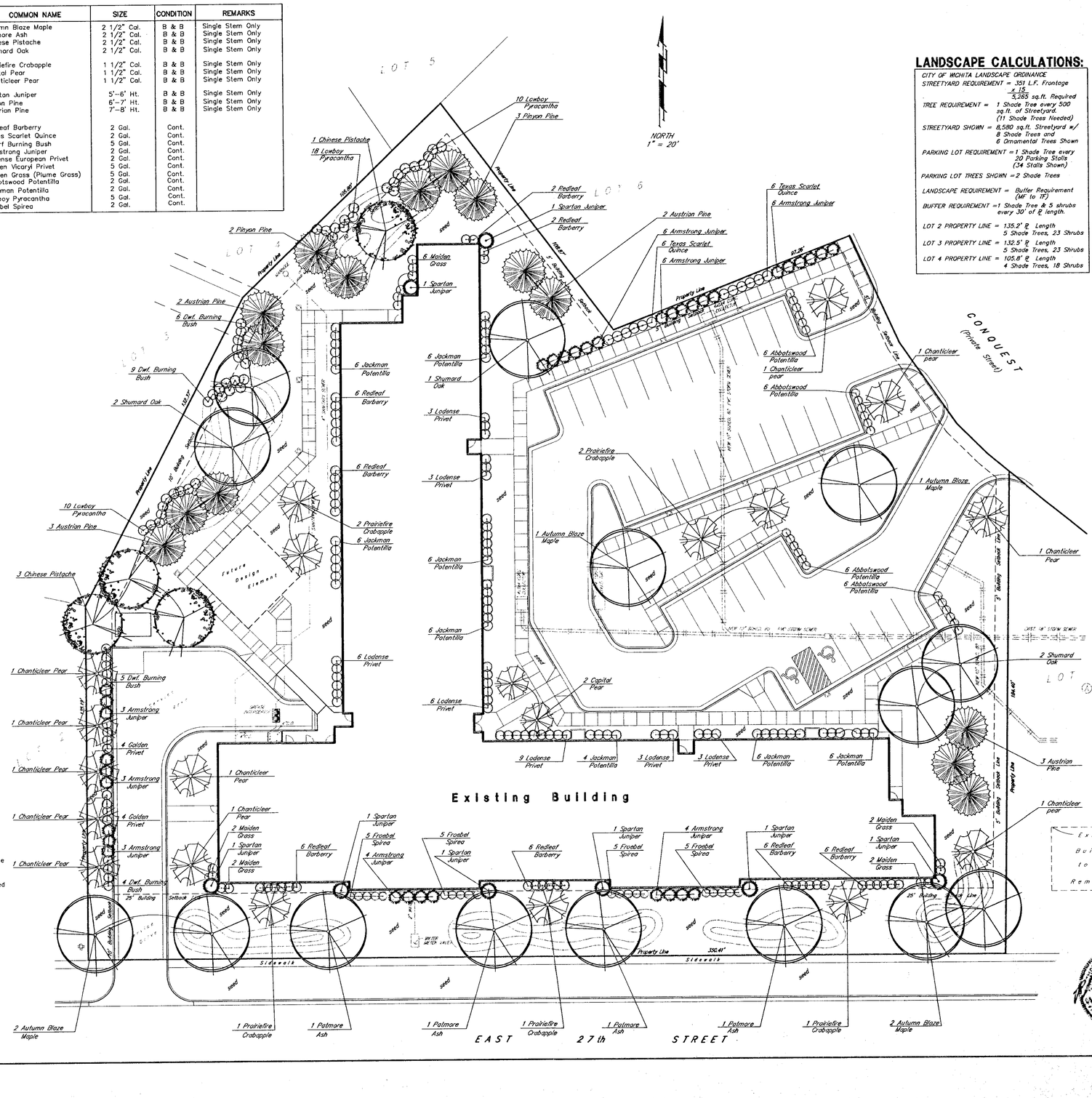
PLANTING NOTES:

1. All work shall be done in accordance with these Landscape Specifications and Local Industry Standards.
2. Trees without central leaders or with broken leaders will not be accepted.
3. 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.
4. Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Architect.
5. Mulch 4" deep around trees and 2" deep around all shrub plantings with shredded cypress mulch. (see also note #17).
6. Plastic edging shall be used to separate all turf areas from planting beds. Edging shall be Cobra Commercial Heavy Duty Grade from Old Dutch Materials Co. or approved equal.
7. 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 (5%) (or equal) shall be applied per label directions. Roto-till Groundcover beds with Organic Matter or approved equal, to an 8 inch depth before installation of materials.
8. Report any discrepancies in the planting plan to the Architect, prior to starting construction.
9. All areas which are called out as "Seed" or disturbed by construction are to be fertilized and mulched as follows:

   SEED--
   Kansas Premium fescue seed blend, 6-8 lbs. per 1,000 sq.ft. (Equal parts of the four top seeds of the year).

   FERTILIZER--
   16-20-6 ratio-4#/1000 sq.ft. or approved equals.

   MULCH--
   2 Tons of Prairie Hay per Acre-"patted" with forks or punched into soil to reduce loss due to wind
10. 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.
11. 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.
12. Landscape Contractor shall submit bid with unit prices for all plants; which include mulch, installation, 1 year guarantee, etc.
13. The landscape contractor is responsible for construction and final grading of earth berms (See note #3). Construct earth berms so as not to collect and/or dam water.
14. Landscape Contractor shall be responsible to coordinate with the General Contractor to construct, install, and maintain the grounds until final acceptance from the owner.
15. Contractor shall install Dewitt Weed Barrier Fabric or approved equal in all planting beds prior to mulching.
16. General Contractor to supply all topsoil to site. Landscape Contractor to supply topsoil for earth berms and finish grade all landscape areas prior to seeding.


NORTH
1" = 20'
LOT 5
LOT 6
LOT 4
LOT A
10 Lowboy Pyracantha
3 Pinyon Pine
1 Chinese Pistache
18 Lowboy Pyracantha
2 Redleaf Barberry
1 Spartan Juniper
2 Redleaf Barberry
2 Pinyon Pine
2 Austrian Pine
6 Dwf. Burning Bush
6 Maiden Grass
1 Spartan Juniper
6 Texas Scarlet Quince
6 Armstrong Juniper
6 Texas Scarlet Quince
6 Armstrong Juniper
9 Dwf. Burning Bush
2 Shumard Oak
6 Jackman Potentilla
6 Redleaf Barberry
6 Jackman Potentilla
1 Shumard Oak
3 Lodense Privet
6 Abbotswood Potentilla
1 Chanticleer pear
6 Abbotswood Potentilla
1 Chanticleer Pear
CONQUEST (Private Street)
2 Prairiefire Crabapple
1 Autumn Blaze Maple
3 Lodense Privet
6 Redleaf Barberry
2 Prairiefire Crabapple
6 Jackman Potentilla
10 Lowboy Pyracantha
3 Austrian Pine
3 Chinese Pistache
Future Design Element
6 Jackman Potentilla
6 Abbotswood Potentilla
6 Lodense Privet
1 Chanticleer Pear
5 Dwf. Burning Bush
2 Shumard Oak
6 Jackman Potentilla
6 Lodense Privet
2 Capital Pear
3 Armstrong Juniper
1 Chanticleer Pear
4 Golden Privet
1 Chanticleer Pear
3 Armstrong Juniper
1 Chanticleer Pear
4 Golden Privet
1 Chanticleer Pear
3 Armstrong Juniper
4 Dwf. Burning Bush
2 Autumn Blaze Maple
1 Prairiefire Crabapple
1 Patmore Ash
1 Palmore Ash
1 Prairiefire Crabapple
1 Palmore Ash
1 Palmore Ash
1 Prairiefire Crabapple
2 Autumn Blaze Maple
9 Lodense Privet
4 Jackman Potentilla
3 Lodense Privet
3 Lodense Privet
6 Jackman Potentilla
6 Jackman Potentilla
1 Chanticleer Pear
2 Maiden Grass
1 Spartan Juniper
2 Maiden Grass
6 Redleaf Barberry
1 Spartan Juniper
5 Froebel Spirea
4 Armstrong Juniper
5 Froebel Spirea
1 Spartan Juniper
6 Redleaf Barberry
1 Spartan Juniper
5 Froebel Spirea
4 Armstrong Juniper
5 Froebel Spirea
1 Spartan Juniper
6 Redleaf Barberry
6 Redleaf Barberry
2 Maiden Grass
1 Spartan Juniper
2 Maiden Grass
1 Chanticleer Pear
3 Austrian Pine
1 Chanticleer pear
Existing Building
Existing Building to be Removed
EAST 27th STREET
Sidewalk
Property Line
350.41'
15' Building Setback Line
25' Building Setback Line
3' Building Setback Line
5' Building Setback Line
Seed
WATER METER VAULT
FIRE HYDRANT
GAS METER
GAS INTERCEPTOR
6" WATER LINE
8" SANITARY SEWER
8" STORM SEWER
12" STORM SEWER
EXIST. 18" STORM SEWER
NEW 12" SEWER
NEW 18" STORM SEWER
NEW 24" STORM SEWER
NEW 30" STORM SEWER
NEW 36" STORM SEWER
NEW 42" STORM SEWER
NEW 48" STORM SEWER
NEW 54" STORM SEWER
NEW 60" STORM SEWER
NEW 66" STORM SEWER
NEW 72" STORM SEWER
NEW

Wichita-Sedgwick County Metropolitan Area Planning Department

Baughman Company
Russ Ewy
315 Ellis
Wichita, KS. 67211

July 13, 2018

RE: ZON2018-00020 and CUP2018-00024- City CUP amendment to DP-47 D.I.T. Commercial CUP with zone change from GC General Commercial to LI Limited Industrial (ZON2018-20) to allow additional industrial and commercial uses; generally located at the northeast corner of MacArthur Rd and Hydraulic Avenue (3900 S. Hydraulic)

Dear Applicant;

At its regular meeting on **July 12, 2018**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request.

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 **July 26, 2018.** 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 **July 26, 2018 at 5:00 p.m.**

The application is scheduled for consideration by the City Council on **Tuesday, August 14, 2018.** The City Council meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas.

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,

Kyle C Kobe
Associate Planner

Copies to: MABCD
James Clendenin, Council Member District III
Maddy Campbell, CSR District III
Starlite Drive-In Theatre Corp, 3900 S Hydraulic St, Wichita, KS, 67216