

GENERAL

TOTAL GROSS AREA = 12.01 ACRES ±
 TOTAL NET AREA = 10.48 ACRES ± (EXCLUSIVE OF PUBLIC STREET R/W)

GENERAL PROVISIONS

1. ACCESS CONTROL: ACCESS TO 21ST STREET SHALL BE LIMITED TO FIVE (5) OPENINGS, ONE (1) TO PARCEL ONE (1), TWO (2) TO PARCEL TWO (2) AND TWO (2) TO PARCEL THREE (3), AS INDICATED ON THE PLAN. ACCESS TO WOODLAWN SHALL BE LIMITED TO SIX (6) OPENINGS, ONE (1) TO PARCEL ONE (1), ONE (1) TO PARCEL TWO (2), ONE (1) TO PARCEL THREE (3), AND THREE TO PARCEL FOUR (4), AS INDICATED ON THE PLAN.
2. DECEL LANE: A CONTINUOUS DECEL LANE ALONG THE EAST LINE OF PARCELS THREE (3) AND FOUR (4), SHALL BE GUARANTEED AT THE TIME OF PLATTING.
3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
4. MINIMUM BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN.
5. CANOPIES AND GASOLINE PUMPS IN PARCEL ONE (1) MAY BE PLACED IN THE BUILDING SETBACK A DISTANCE NOT TO EXCEED 23 FEET.
6. PARKING RATIO SHALL BE IN ACCORDANCE WITH SECTION 28.04.141 OF THE CODE OF THE CITY OF WICHITA.
7. ADVERTISING SIGNS SHALL BE IN ACCORDANCE WITH SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA. NO BILLBOARD ADVERTISEMENT SHALL BE ALLOWED.
8. SCREENING AND LANDSCAPING: A PLANTING STRIP AS INDICATED IN PARCEL THREE (3), SHALL BE PROVIDED WITH TREES, GRASS AND LOW SHRUBBERY NOT LESS THAN TEN (10) FEET IN WIDTH, AND SHALL BE OF SUCH TYPE AND MAINTAINED IN SUCH A MANNER AS NOT TO CONSTITUTE A TRAFFIC HAZARD. FAILURE TO PROPERLY MAINTAIN THE PLANTING STRIP SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION.

A SOLID, OR SEMI-SOLID WALL AT LEAST FIVE (5) FEET, BUT NOT MORE THAN EIGHT (8) FEET HIGH, REDUCED TO THREE (3) FEET HIGH AT THE SETBACK AT THE PUBLIC STREETS, CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL, SHALL BE CONSTRUCTED WHERE PARCEL FOUR (4) ABUTS THE ADJACENT RESIDENTIAL, AS INDICATED ON THE PLAN. A 20 FOOT WIDE SECTION, CENTERED ON THE EXISTING SANITARY SEWER (APPROXIMATELY 325 FEET WEST OF WOODLAWN) SHALL BE CONSTRUCTED OF REMOVABLE METAL OR WOOD PANELS.

PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S) FOR THE TWO (2) LOTS IN PARCEL FOUR (4), ADJACENT TO THE RESIDENTIAL, A PERFORMANCE BOND SHALL BE POSTED WITH THE SUPERINTENDENT OF CENTRAL INSPECTION GUARANTEEING THE COST OF THE WALL CONSTRUCTION.
9. A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT, FOR THE PLANTING STRIP IN PARCEL THREE (3), INDICATING THE TYPE, LOCATION AND SPECIFICATION OF PLANT MATERIAL, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL. PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S), 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.
10. DRAINAGE: AT THE TIME OF PLATTING THE APPLICANT SHALL SUBMIT A DRAINAGE PLAN FOR PARCELS THREE (3) AND FOUR (4) AND GUARANTEE DRAINAGE IMPROVEMENTS AS MAY BE REQUIRED.

PARCEL DESCRIPTIONS

PARCEL ONE

PROPOSED USE - SERVICE STATION, FINANCIAL (INCLUDING A DETACHED BRANCH BANK BUT EXCLUDING A MAIN BANK), OFFICE, AND CONVENIENCE AND SERVICE ORIENTED RETAIL THAT DOES NOT INCLUDE CARRYOUT FOOD SERVICES AS THE PRINCIPAL BUSINESS.

GROSS AREA - 0.45 ACRES ±
 NET AREA - 0.45 ACRES ± OR 19,500 SQ. FT.
 MAXIMUM BUILDING COVERAGE - 30% OR 5,850 SQ. FT.
 FLOOR AREA RATIO - 0.45
 MAXIMUM GROSS FLOOR AREA - 8,775 SQ. FT.
 MAXIMUM BUILDING HEIGHT - 35 FEET

PARCEL TWO

PROPOSED USE - FINANCIAL, OFFICE, INDOOR AMUSEMENT ENTERPRISES, PERSONAL SERVICES, CONVENIENCE AND SERVICE ORIENTED RETAIL.

GROSS AREA - 3.18 ACRES ±
 NET AREA - 3.18 ACRES ± OR 138,625 SQ. FT.
 MAXIMUM BUILDING COVERAGE - 30% OR 41,590 SQ. FT. ±
 FLOOR AREA RATIO - 0.45
 MAXIMUM GROSS FLOOR AREA - 62,380 SQ. FT. ±
 MAXIMUM BUILDING HEIGHT - 35 FEET

See memo dated 6-15-87 re cookie bakery as a permitted use
See memo dated 7-6-87 re private elementary school, day care and private kindergarten as permitted use

PARCEL THREE

PROPOSED USE - FINANCIAL, OFFICE, PERSONAL SERVICES, AND CONVENIENCE AND SERVICE ORIENTED RETAIL.

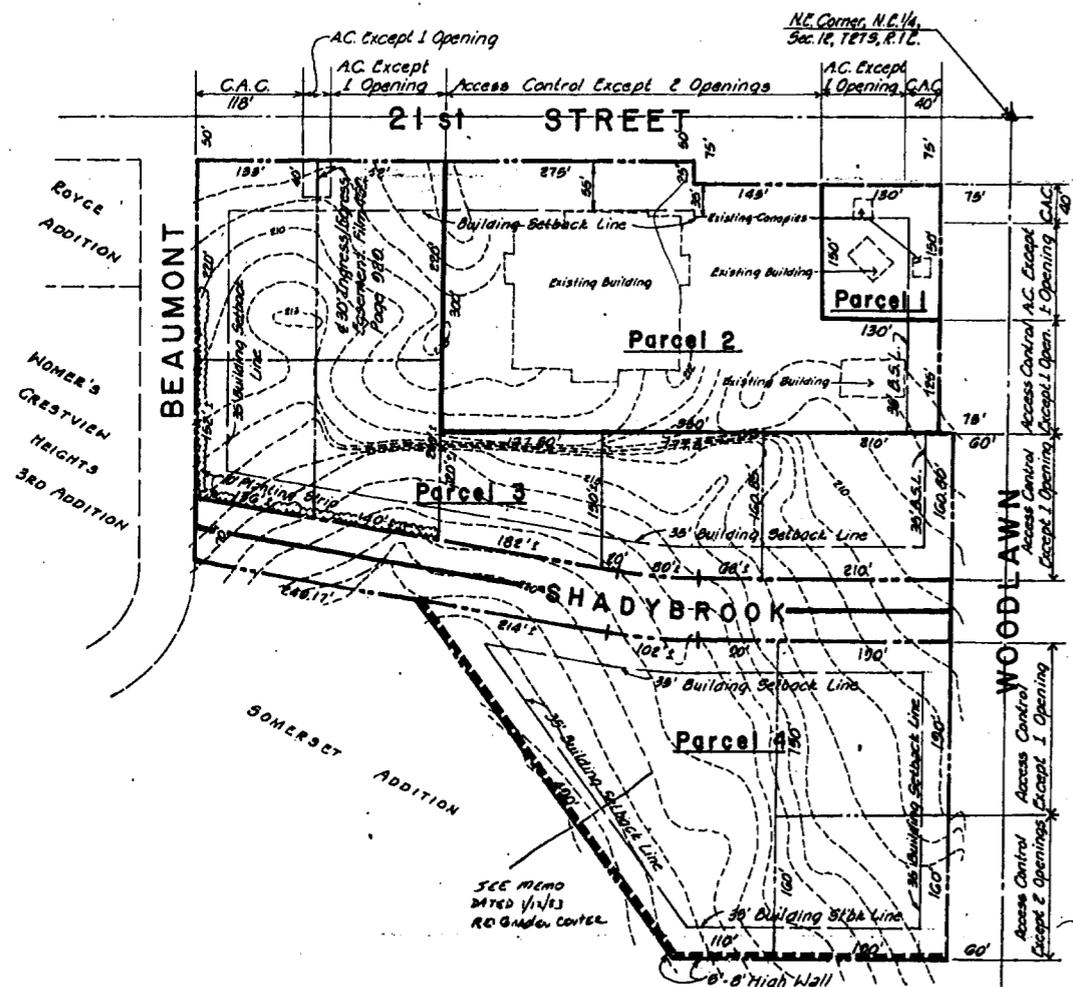
GROSS AREA - 5.28 ACRES ±
 NET AREA - 4.55 ACRES ± OR 198,337 SQ. FT. ±
 MAXIMUM BUILDING COVERAGE - 30% OR 59,500 SQ. FT.
 FLOOR AREA RATIO - 0.45 31% per adjustment dated 11-27-13
 MAXIMUM GROSS FLOOR AREA - 89,250 SQ. FT.
 MAXIMUM BUILDING HEIGHT - 35 FEET

See memo dated 4-26-84 re live store being permitted +
memo dated 11-3-87 for an E.H.S. facility. Shall allow Vehicle Repair limited per Adjustment dated 11-27-13

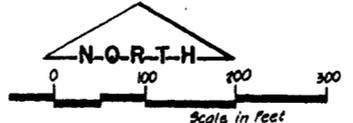
PARCEL FOUR

PROPOSED USE - FINANCIAL, OFFICE, PERSONAL SERVICES, AND CONVENIENCE AND SERVICE ORIENTED RETAIL.

GROSS AREA - 3.1 ACRES ±
 NET AREA - 2.3 ACRES ± OR 100,892 SQ. FT. ±
 MAXIMUM BUILDING COVERAGE - 30% OR 30,270 SQ. FT.
 FLOOR AREA RATIO - 0.45
 MAXIMUM GROSS FLOOR AREA - 45,400 SQ. FT.
 MAXIMUM BUILDING HEIGHT - 35 FEET



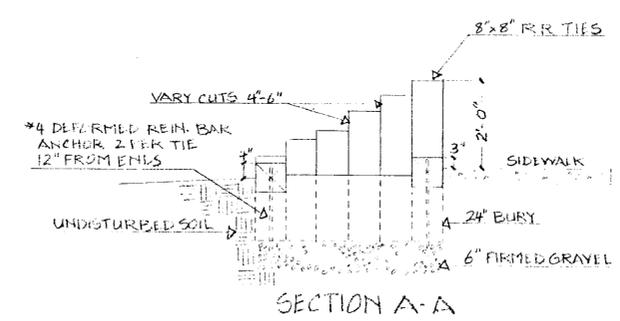
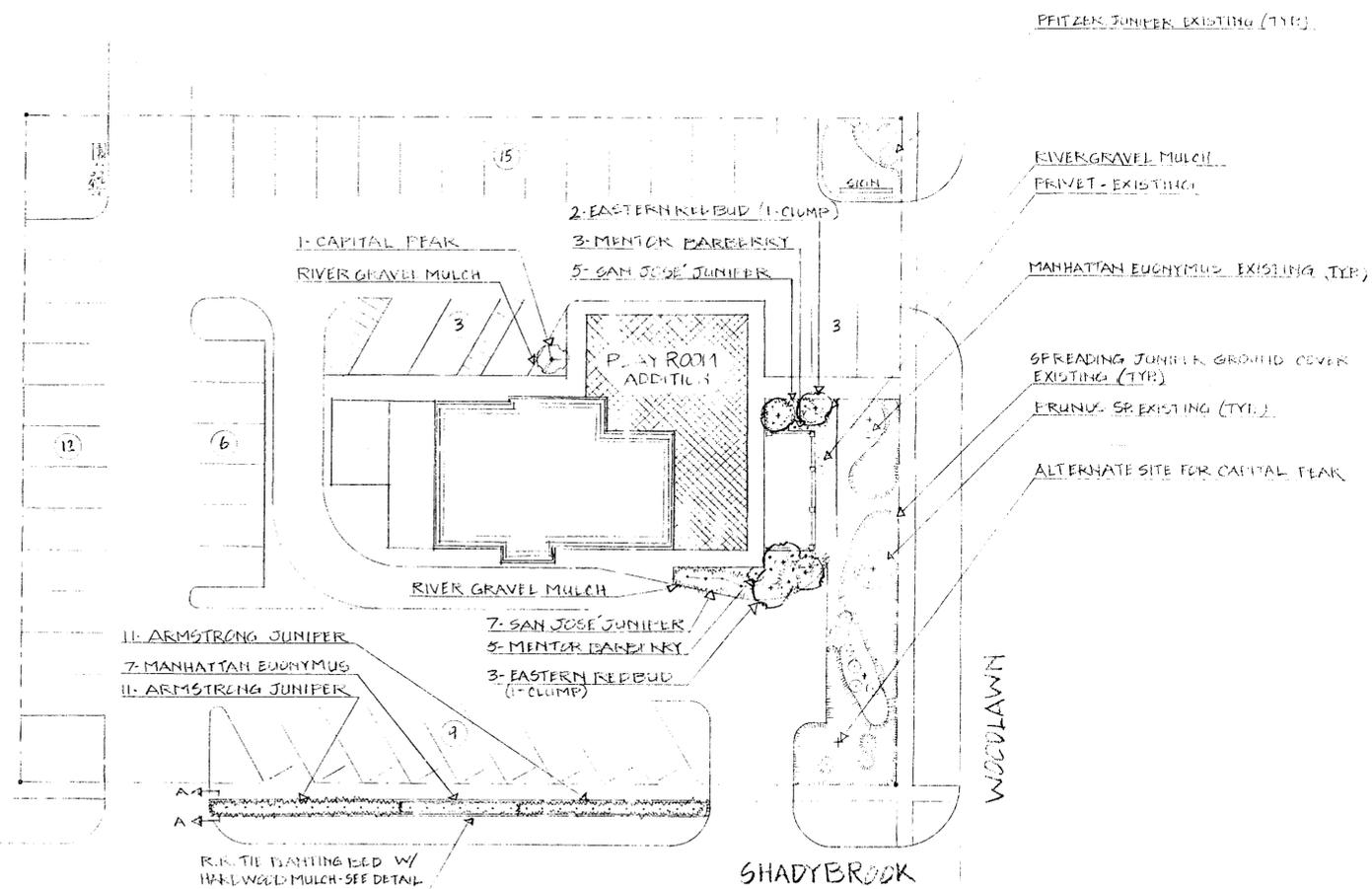
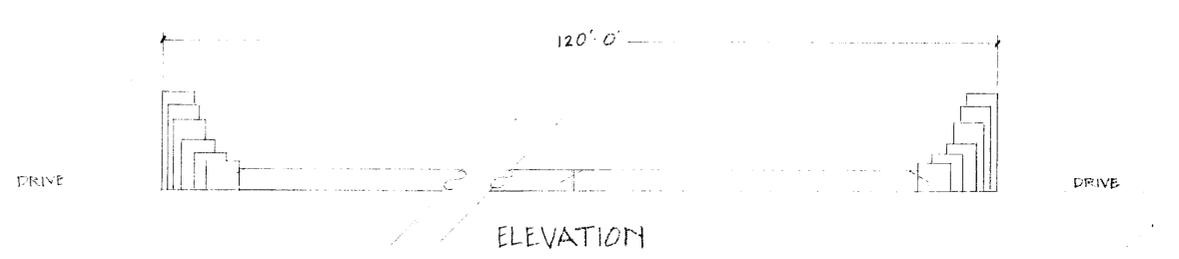
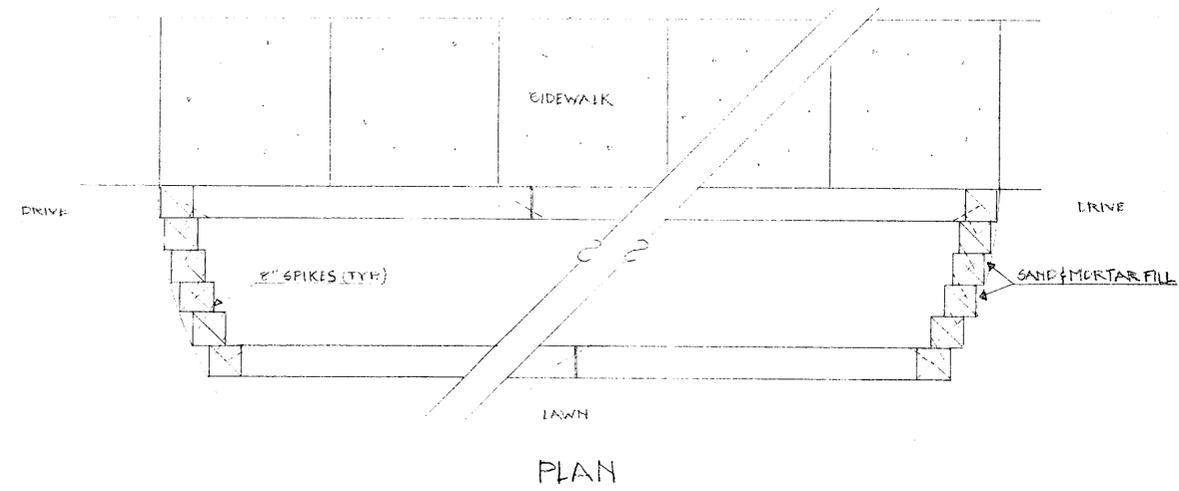
APPROVED CUP DP-35
 MAPC 7-2-81
 DCC 7-28-81
 MAPD 10/2



•• WOMER'S CRESTVIEW VILLAGE ••

PLANT MATERIALS LIST

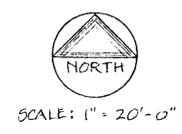
QTY	COMMON NAME	BOTANICAL NAME	SIZE
5	EASTERN REDBUD	CERCIS CANADENSIS	7 GAL. (2-CLUMP FORM)
1	CAPITAL PEAR	PYRUS CALLERYANA 'CAPITAL'	7 GAL.
22	ARMSTRONG JUNIPER	JUNIPERUS CHINENSIS 'ARMSTRONG'	2 GAL.
7	MANHATTAN EUONYMUS	EUONYMUS 'MANHATTAN'	2 GAL.
8	MENTOR BARBERIS	BERBERIS X MENTORENSIS	2 GAL.
13	SAN JOSE JUNIPER	JUNIPERUS HORIZONTALIS 'SAN JOSE'	1 GAL.



- NOTES:
1. Check for location of any underground utilities before grading or excavating.
 2. All materials shall be installed with adherence to accepted industry standards and practices.
 3. No broken or damaged plant material will be accepted.
 4. Stake all trees and secure with appropriate fasteners.
 5. Use bulk or packaged compost as a soil amendment in new planting beds. Apply 1"-2" deep and incorporate to a depth of 4" prior to planting.
 6. Use non-woven geotextile fabric as a weed barrier beneath river gravel. Tuck ends of fabric down and apply the gravel to a minimum depth of 2". Keep gravel 1" below the top of any sidewalk or curb.
 7. Match new river gravel with the existing gravel mulch and tie the new and existing beds together so a look of continuity is achieved.
 8. Use bulk or packaged hardwood mulch in new R.R. Tie bed. Minimum depth shall be 3" and 1" below the top of the timber. Apply suitable preemergent herbicide at the label rate after planting and before application of hardwood mulch.
 9. Inspect existing R.R. Ties for exposed reinforcement bar anchors. Drive down or cut off below surface. Secure existing R.R. Ties together with spikes where necessary.
 10. At the direction of the owner or general contractor, plant 'Capitol' pear at the alternate site indicated on the landscape plan. Replace gravel mulch over the planting hole to achieve an undisturbed look.
 11. Water for irrigation provided through hose bib connection on the south side of building.

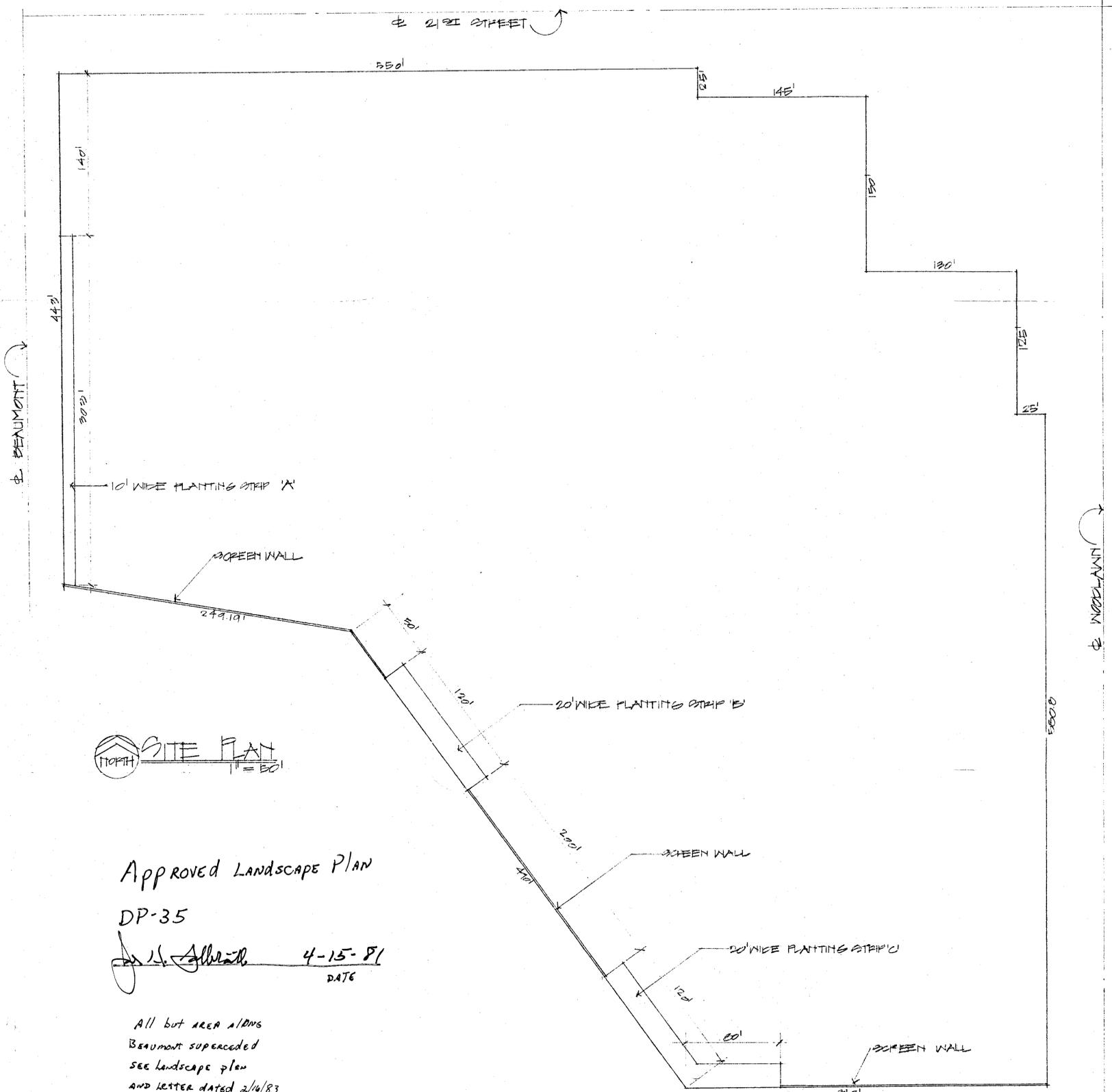
LANDSCAPE ORDINANCE CALCULATIONS

LOT WIDTH: 160'	LOT DEPTH: 210'
SQUARE FOOTAGE FACTOR: 10 FT ² / LIN. FT.	
REQ. LANDSCAPED STREET YARD: 1600 FT ²	
AVAIL. " " " : 2380 FT ²	
REQ. STREET YARD TREES: 4	
REQ. PARKING LOT TREES: 1 (48 SPACES)	
TREES SHOWN: 10 ORNAMENTAL (4 EXT.)	



LANDSCAPE PLAN

APPROVED 3/20/97 BY DM



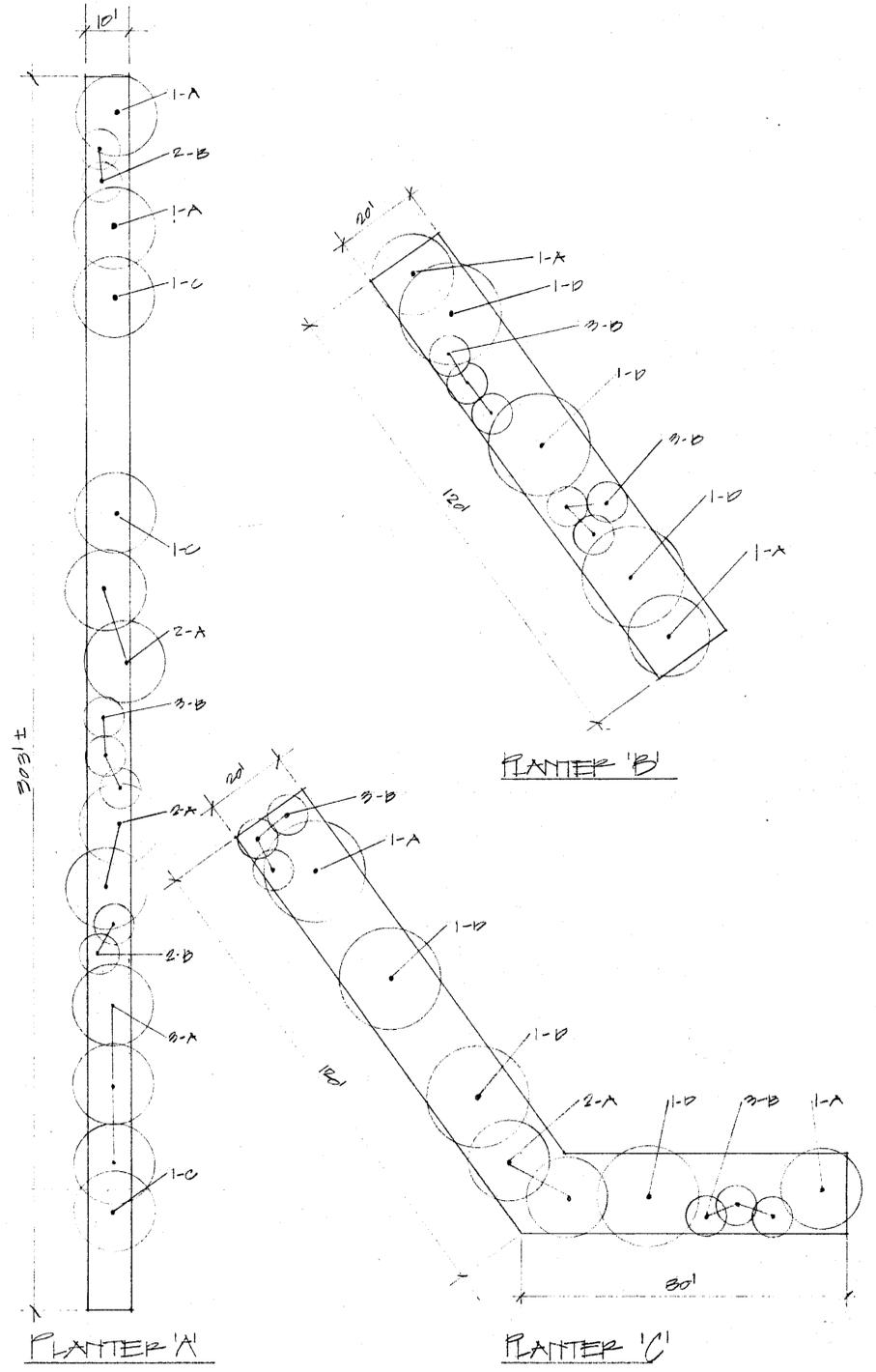
SITE PLAN
1" = 50'

Approved Landscape Plan

DP-35

J. H. Albert 4-15-81
DATE

All but area along
Beaumont superseded
see landscape plan
and letter dated 2/4/83

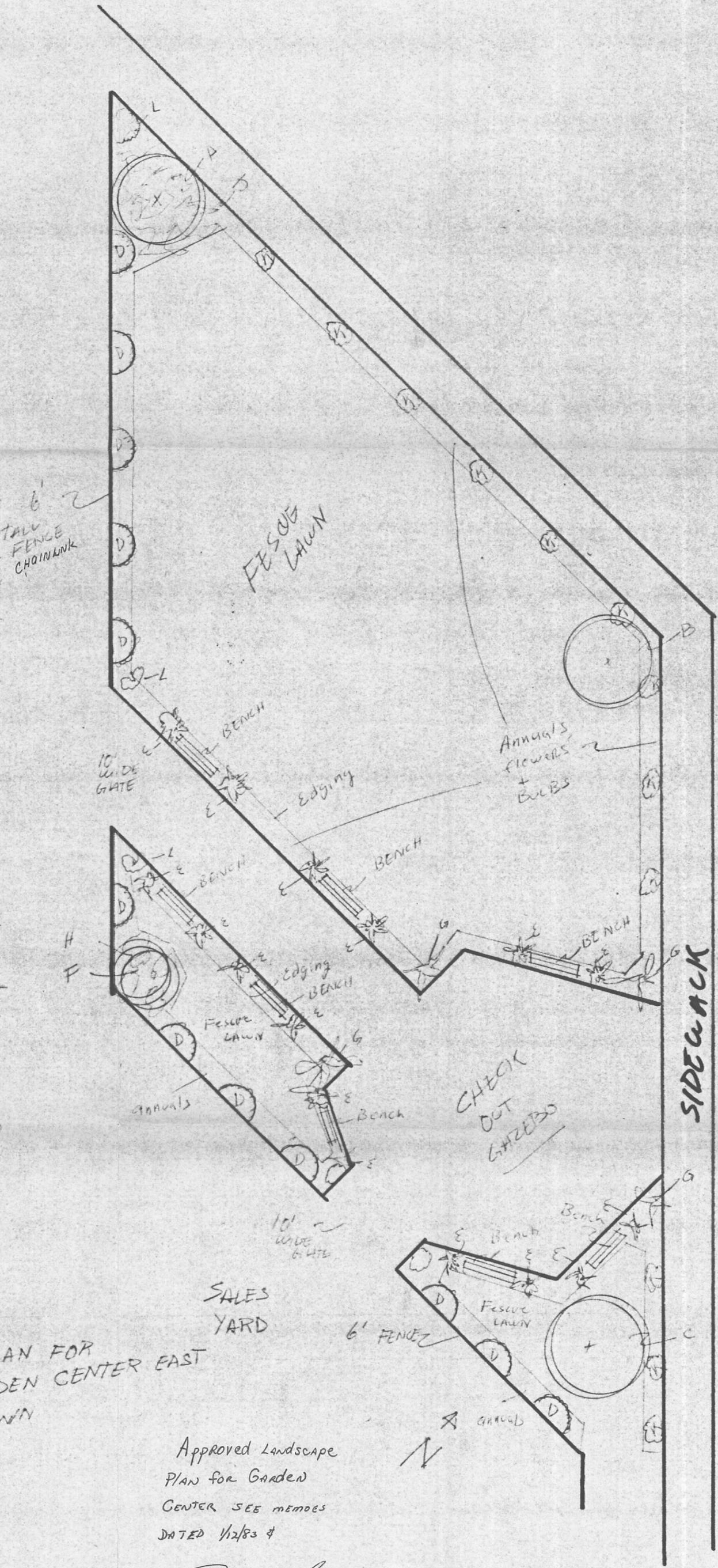


PLANTING SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	METHOD PLANTED
A	Pinus nigra	Austrian Pine	5'-0" B&B
B	Juniperus virginiana Hill	Hill Blue Juniper	4'-5" B&B
C	Gleichenia tripartita Moench	Moraine Harefoot	1 1/2" - 2 1/2" B&B
D	Rosa gallica	River Rose	1 1/2" - 2 1/2" B&B

NOTE - ALL PLANTER AREAS TO BE SEEDING 1/2" TALL FESCUE
• 1/2" HOSE BIBBS (YARD HYDRANTS) TO BE PROVIDED @ EACH PLANTER AREA (2) @ PLANTER 'A', (1) @ PLANTER 'B', (2) @ PLANTER 'C'.

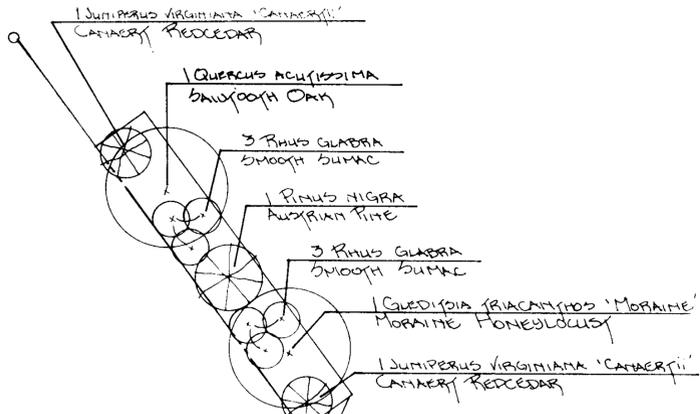
PLANT MATERIAL	
A	BRADFORD PEAR 5-6' 5gal. (1)
B	CHINESE PISTACHIO 6-8' 7gal. (1)
C	CLUMP HERITAGE BIRCH 5-6' 5gal. - (1)
D	GNOME PYRACANTHA 5 GAL (12)
E	GOLD COAST JUNIPER 5 GAL (16)
F	CLUMP WASH. HAWTH. 5-6 FT 5gal (1)
G	HOLLYWOOD JUNIPER 3-4' 5gal. 4
H	REPENS COTONEASTER 1gal. (5)
I	MUGHO PINE 18'-24" (2)
J	GROUND COVER (Spreading JUNIPER OR EVONYMUS)
K	EMERALD SUPRISE EVONYMUS 2gal (2)
L	ROBUSTA JUNIPER 3-4' 5gal. 2



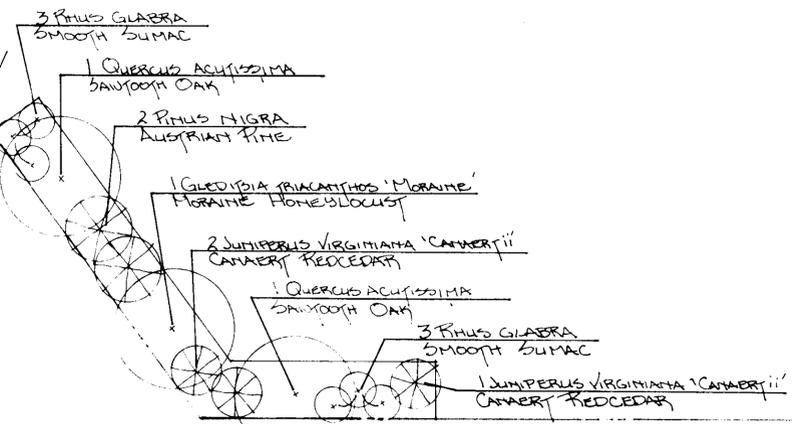
LANDSCAPE PLAN FOR
JOHNSON'S GARDEN CENTER EAST
21ST + WOODLAWN

Approved Landscape
PLAN FOR Garden
CENTER SEE MEMOS
DATED 1/2/83 +

Robert A. Lakin
Robert A. Lakin, M.A.P.D.
Robert B. Feldner
Robert B. Feldner, C.I.D.



Profile A



Profile B

PLANT LIST

QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
3	QUERCUS ACUTISSIMA	SAWTOOTH OAK	1 1/2" - 2 1/2"	B & B	
2	QUERCUS TRIACANTHOS 'MORAINE'	MORAINE HONEYLOCUST	1 1/2" - 2 1/2"	B & B	
5	JUNIPERUS VIRGINIANA 'CANAERTII'	CANAERT RED CEDAR	7' - 5'	B & B	
3	PINUS NIGRA	AUSTRIAN PINE	5' - 6'	B & B	
12	RHUS GLABRA	SMOOTH SUMAC	5 GAL	COND.	

- GENERAL NOTES:
- ALL TREES ARE TO BE PRUNED & STAKED.
 - PLANTER BEDS ARE TO RECEIVE 4" OF SHREDDED BARK MULCH.
 - TREK SOIL IN PLANTERS WITH FREEZING HERBICIDE BEFORE PLANTING.

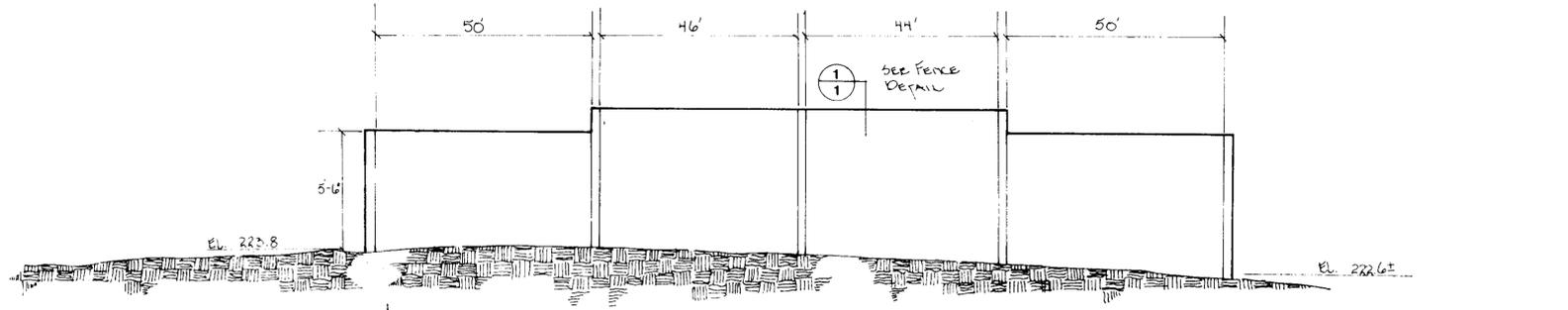
NOTE: WATER IS TO BE PROVIDED IN LANDSCAPE AREA BY HOSE BIBS.

Approved Landscape Wall
PLAN SEE LETTER DATED 2/14/83
ADC 2/14/83

DP-35

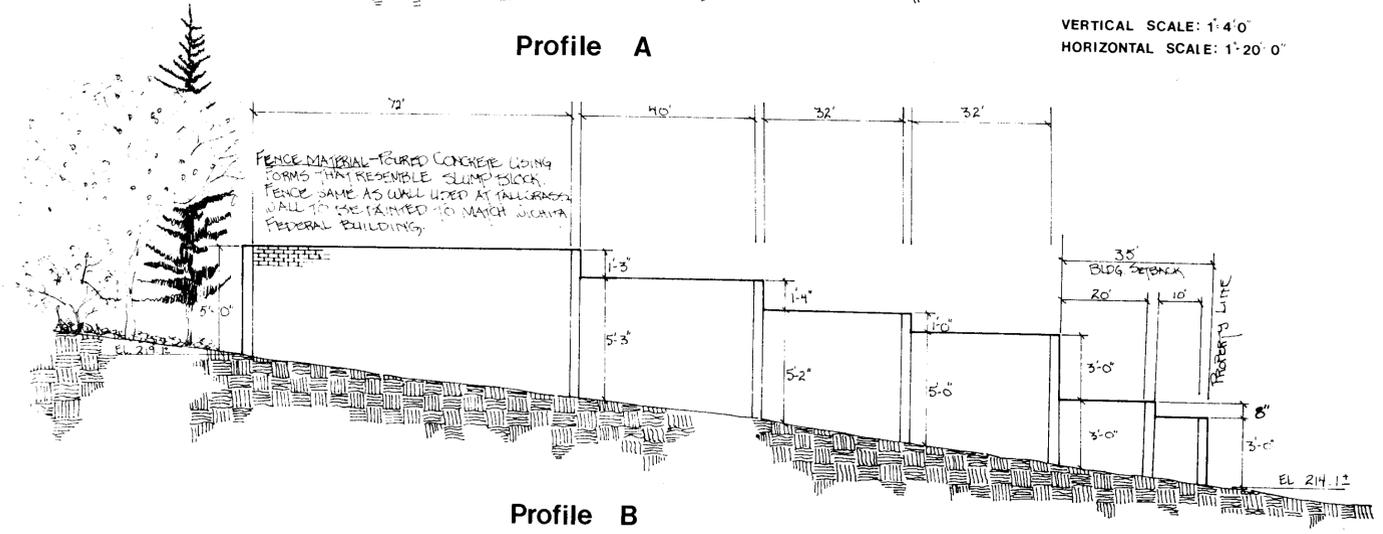
Womer's Crestview Village

Parcel 4



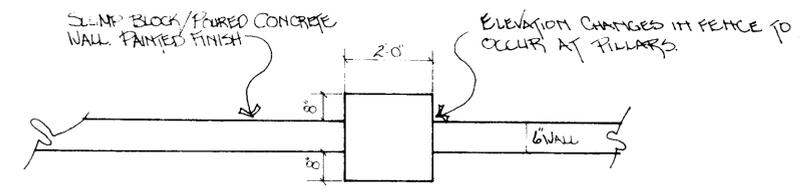
Profile A

VERTICAL SCALE: 1" = 4'-0"
HORIZONTAL SCALE: 1" = 20'-0"

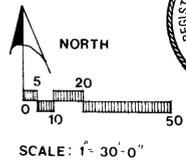


Profile B

VERTICAL SCALE: 1" = 4'-0"
HORIZONTAL SCALE: 1" = 20'-0"



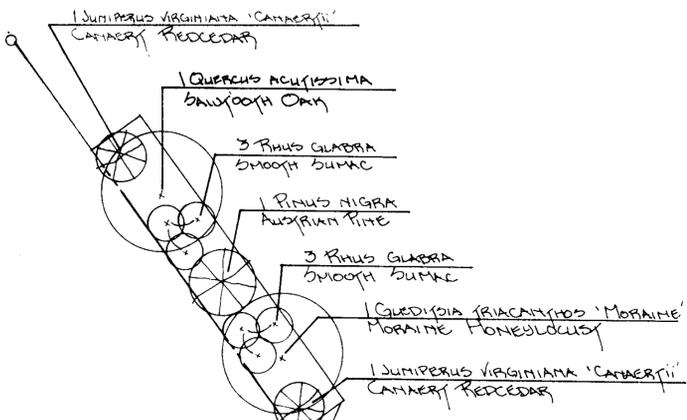
1 FENCE DETAIL



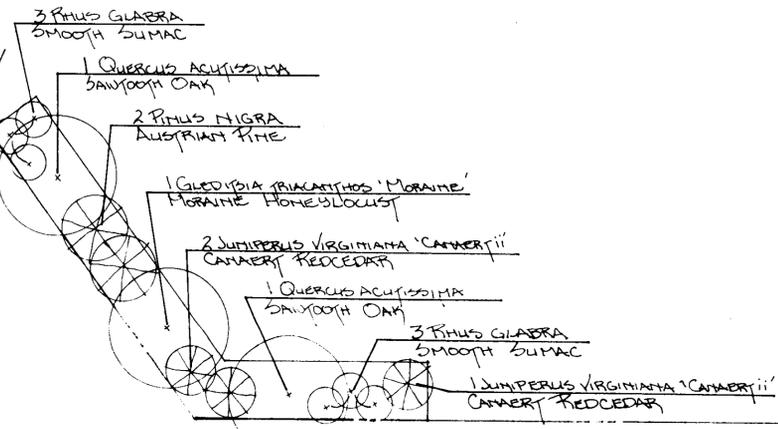
project no: 10290
drawn by: [Signature]
date: 2-9-1983



9324 West Central
Wichita, Kansas 67212
(316) 721-1580



Profile A



Profile B

PLANT LIST

Qty	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
3	QUERCUS ACUTISSIMA	SAWTOOTH OAK	1 1/2'-2 1/2'	B & B	
2	QUERCUS TRIACANTHOS 'MORANIE'	MORANIE HONEYLOCUST	1 1/2'-2 1/2'	B & B	
3	JUNIPERUS VIRGINIANA 'CANAERTII'	CANAERTY RED CEDAR	4'-5'	B & B	
3	PINUS NIGRA	AUSTRIAN PINE	5'-6'	B & B	
12	RHUS GLABRA	SMOOTH SUMAC	5' GAL.	COND.	

GENERAL NOTES:

- ALL TREES ARE TO BE PRUNED & STAKED.
- PLANTER BEDS ARE TO RECEIVE 4" OF SHREDDED BARK MULCH.
- TREK SOIL IN PLANTERS WITH FREE-EMERGENT HERBICIDE BEFORE PLANTING.

NOTE: WATER TO BE PROVIDED IN LANDSCAPE AREA BY HOSE BIBS

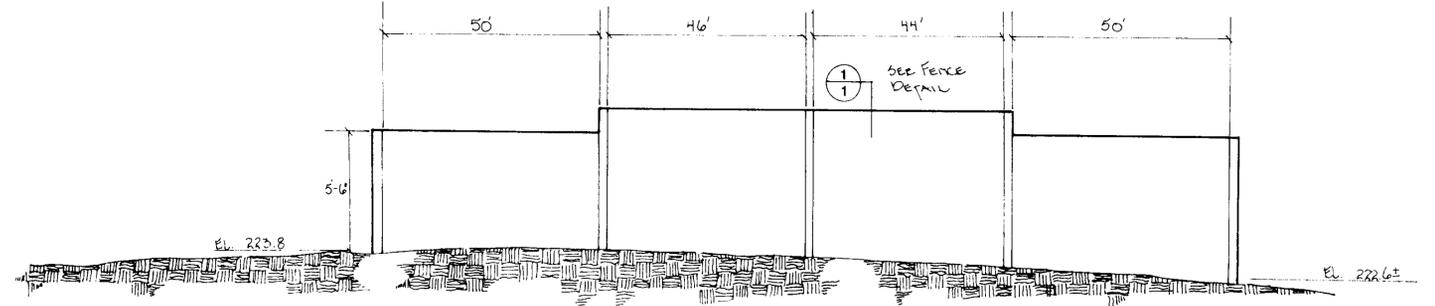
Approved landscape and wall plans see letter dated 2/16/83

ADC 2/16/83

DP35

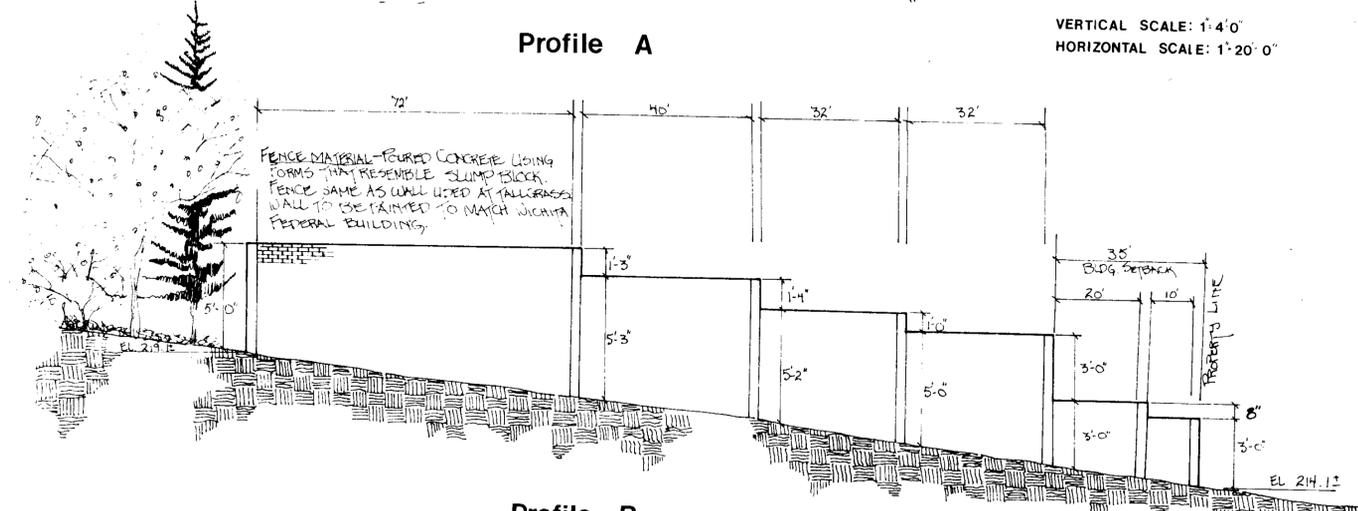
Womer's Crestview Village

Parcel 4



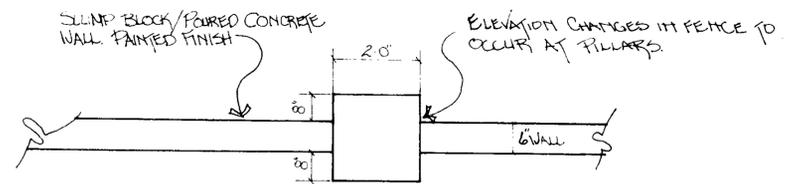
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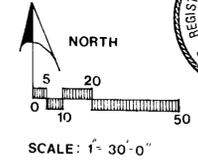


Profile B

VERTICAL SCALE: 1" = 4'-0"
HORIZONTAL SCALE: 1" = 20'-0"



1 FENCE DETAIL



project no: 0290
drawn by: J. Williamson
date: Feb 9, 1983



9324 West Central
Wichita, Kansas 67212
(316) 721-1580



Wichita-Sedgwick County Metropolitan Area Planning Department

November 27, 2013

David M. Unruh
13210 Bridgefield Pl.
Wichita, KS 67230

James Albertson
9225 Peppertree
Wichita, KS 67226

RE: CUP2013-42 - City CUP administrative adjustment to DP-35 to increase building coverage from 30 to 31% and to allow Vehicle Repair, Limited, at 2100 N. Beaumont St. (west of Woodlawn, south of 21st Street).

Dear Applicants:

We received and reviewed your request for an administrative adjustment to the above-referenced community unit plan, DP 35, Womer's Crestview Village Community Unit Plan ("CUP"). We understand you wish to add on to an existing building, resulting in building coverage of 31% on Parcel 3. And, you wish to add Vehicle Repair, Limited as a permitted use on Parcel 3; the vehicle repair land use has existed on the site for some time.

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

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

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



John L. Schlegel
Director of Planning



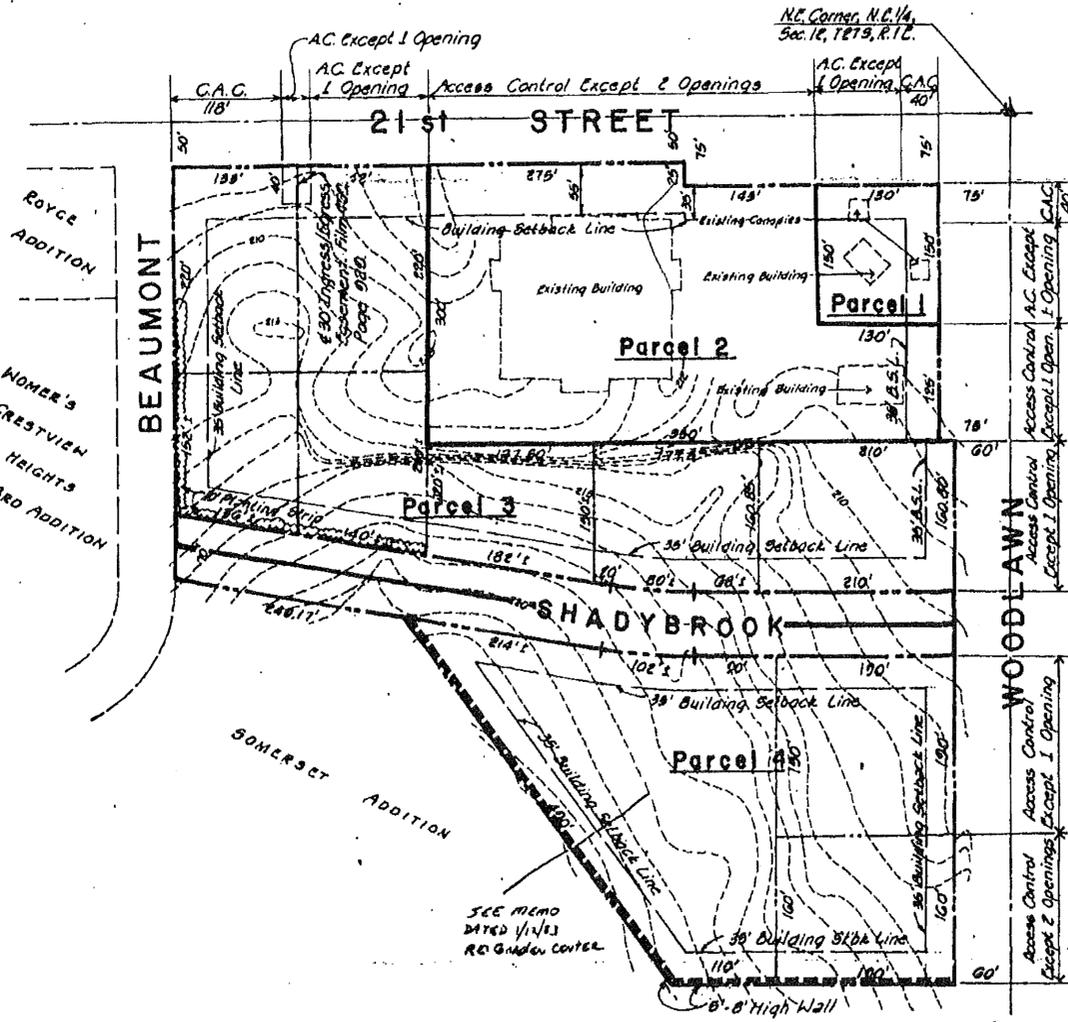
Tom J. Stolz
MABCD Director

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

T 316.268.4421 F 316.268.4390

www.wichita.gov

cc: JR Cox, MABCD
Paul Hays, MABCD
Lavonta Williams, CM District I
LaShonda Games, NA District I



GENERAL

TOTAL GROSS AREA = 12.01 ACRES +
 TOTAL NET AREA = 10.48 ACRES ± (EXCLUSIVE OF PUBLIC STREET R/W)

GENERAL PROVISIONS

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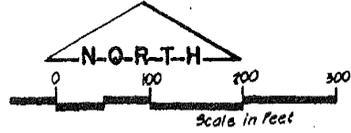
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 MAXIMUM BUILDING HEIGHT - 35 FEET
- PARCEL TWO**
 PROPOSED USE - FINANCIAL, OFFICE, INDOOR AMUSEMENT ENTERPRISES, PERSONAL SERVICES, CONVENIENCE AND SERVICE ORIENTED RETAIL. *See memo dated 6-15-87 re cookie bakery as a permitted use*
 GROSS AREA - 3.18 ACRES +
 NET AREA - 3.18 ACRES ± OR 138,625 SQ. FT. *See memo dated 7-6-87 re private elementary school, day care and private kindergarten as permitted use*
 MAXIMUM BUILDING COVERAGE - 30% OR 41,580 SQ. FT. ±
 FLOOR AREA RATIO - 0.45
 MAXIMUM GROSS FLOOR AREA - 62,380 SQ. FT. ±
 MAXIMUM BUILDING HEIGHT - 35 FEET
- PARCEL THREE**
 PROPOSED USE - FINANCIAL, OFFICE, PERSONAL SERVICES, AND CONVENIENCE AND SERVICE ORIENTED RETAIL. *See memo dated 4-26-84 re drive thru bank permitted + memo dated 11-3-87 for an E.H.S. facility.*
 GROSS AREA - 5.28 ACRES +
 NET AREA - 4.55 ACRES ± OR 198,337 SQ. FT. ±
 MAXIMUM BUILDING COVERAGE - 30% OR 59,500 SQ. FT.
 FLOOR AREA RATIO - 0.45 31% per adjustment dated 11-27-13
 MAXIMUM GROSS FLOOR AREA - 89,260 SQ. FT.
 MAXIMUM BUILDING HEIGHT - 35 FEET
 Shall allow Vehicle Repair Limited per Adjustment dated 11-27-13
- PARCEL FOUR**
 PROPOSED USE: FINANCIAL, OFFICE, PERSONAL SERVICES, CONVENIENCE AND SERVICE, AND CAR WASH SUBJECT TO SECTION III.D.6.F OF THE UNIFIED ZONING CODE. APPROVAL OF ZONING CASE NO CUP2021.0009 FULLY SATISFIED SECTION III.D.6.F(1), PER CUP AMENDMENT DATED 6.2.2021.
 PROPOSED USE - FINANCIAL, OFFICE, PERSONAL SERVICES, AND CONVENIENCE AND SERVICE ORIENTED RETAIL.
 GROSS AREA - 3.1 ACRES +
 NET AREA - 2.3 ACRES ± OR 100,892 SQ. FT.
 MAXIMUM BUILDING COVERAGE - 30% OR 30,270 SQ. FT.
 FLOOR AREA RATIO - 0.45

APPROVED CUP

MAP 5/20/2021 Amendment to Parcel 4
 6/19/2021
 Copy 1 of 4

APPROVED CUP

MAP 5/20/2021
 BCC 5-22-87
 MAPD 102



WOMER'S CRESTVIEW VILLAGE

AMENDED COMMUNITY UNIT PLAN.....MAY 6, 1981