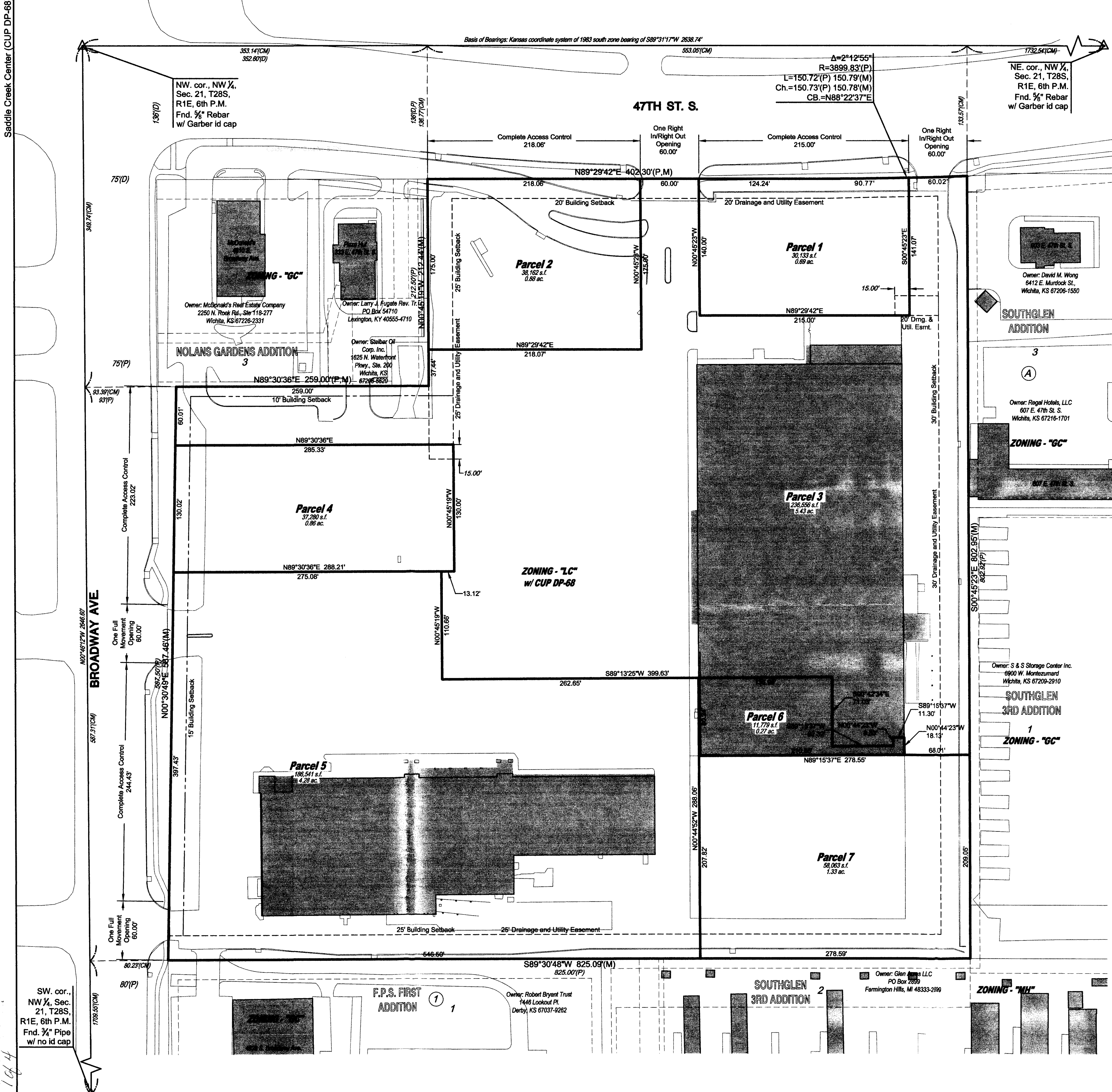


As per letter to CUP2019-16 4-21-2019 *Alm*  
**APPROVED CUP**  
DATE 11-23-25 *Alm*  
By *Alm*  
WARD 10-144



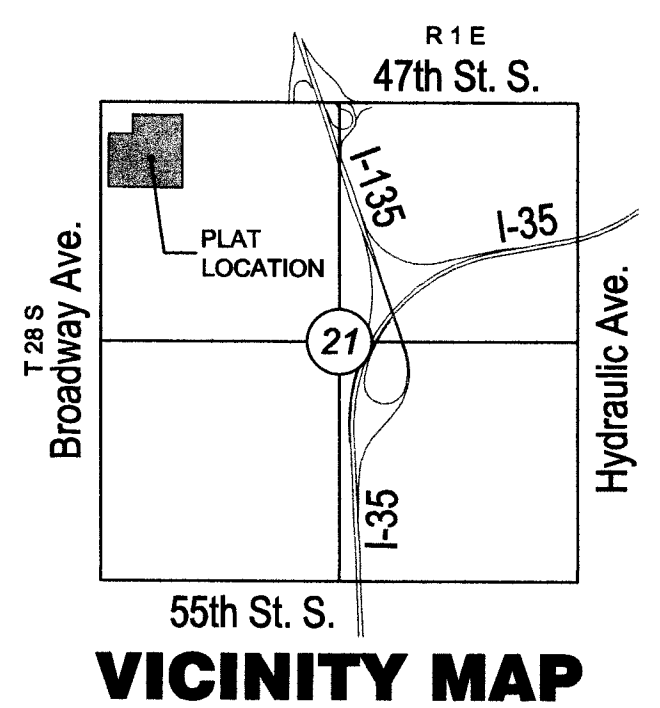
## DEVELOPMENT GUIDELINES

### General Provisions

- Net Area: 13.74 Acres or 598,513 Sq. Ft., more or less.
- Parcel Descriptions:
  - Parcel 1:** Gross Area = 0.69 Acres or 30,133 Sq. Ft. Maximum Building Coverage = 30% or 9,040 Sq. Ft. Maximum Building Height = 45 feet Maximum Floor Area = 9,040 Sq. Ft. Floor Area Ratio = 0.3
  - Parcel 2:** Gross Area = 0.88 Acres or 38,162 Sq. Ft. Maximum Building Coverage = 30% or 11,449 Sq. Ft. Maximum Building Height = 45 feet Maximum Floor Area = 11,449 Sq. Ft. Floor Area Ratio = 0.3
  - Parcel 3:** Gross Area = 5.43 Acres or 236,556 Sq. Ft. Maximum Building Coverage = 30% or 70,967 Sq. Ft. Maximum Building Height = 45 feet Maximum Floor Area = 70,967 Sq. Ft. Floor Area Ratio = 0.3
  - Parcel 4:** Gross Area = 0.86 Acres or 37,280 Sq. Ft. Maximum Building Coverage = 30% or 11,184 Sq. Ft. Maximum Building Height = 45 feet Maximum Floor Area = 11,184 Sq. Ft. Floor Area Ratio = 0.3
  - Parcel 5:** Gross Area = 4.28 Acres or 186,541 Sq. Ft. Maximum Building Coverage = 30% or 55,962 Sq. Ft. Maximum Building Height = 45 feet Maximum Floor Area = 55,962 Sq. Ft. Floor Area Ratio = 0.3
  - Parcel 6:** Gross Area = 0.27 Acres or 11,779 Sq. Ft. Maximum Building Coverage = 100% Maximum Building Height = 45 feet Maximum Floor Area = 11,779 Sq. Ft. Floor Area Ratio = 1.0
  - Parcel 7:** Gross Area = 1.33 Acres or 58,063 Sq. Ft. Maximum Building Coverage = 30% or 17,419 Sq. Ft. Maximum Building Height = 45 feet Maximum Floor Area = 17,419 Sq. Ft. Floor Area Ratio = 0.3
- Allowed Uses: All allowed uses permitted by right within the "LC" - Limited Commercial Zoning District with the following EXCEPTIONS:  
No Parcels within this C.U.P. shall allow:  
Group Residence, Limited and General; Cemetery; Correctional Placement Residence, Limited and General; Recycling Collection Station, Private and Public; Reverse Vending Machine; Animal Care, General; Funeral Home; Marine Facility, Recreational; Monument Sales; Parking Area, Commercial; Riding Academy or Stable; Rodeo in the City; Sexually Oriented Business in the City; Asphalt or Concrete Plant, Limited and General; Manufacturing, Limited and General; Mining or Quarrying; Rock Crushing; Solid Waste Incinerator; Welding or Machine Shop; Agricultural Sales and Services.
- Minimum building setbacks shall be as indicated on the plan or as follows:  
30 feet along the east lines of Parcels 3 and 7  
25 feet along the south lines of Parcels 5 and 7  
15 feet along the frontage of Broadway Avenue  
10 feet along a northerly line of Parcel 3, abutting and adjoining the south line of Nolan's Garden Addition  
25 feet along westerly lines of Parcel 2 and 3, abutting and adjoining the east line of Nolan's Garden Addition  
20 feet along the frontage of 47th Street South  
  
If not shown, the minimum setbacks shall be as specified in the Wichita-Sedgwick County Unified Zoning Code for the corresponding base zoning district property development standards or as specified as follows. If contiguous Parcels are developed under the same ownership, setbacks between such Parcels will not be required. If not contiguously owned the minimum side/rear setback shall be 10 feet.
- Curb cuts shall not exceed two (2) along 47th Street South frontage road and two (2) along Broadway. The exact location of curb cuts will be determined at the time of platting.
- Parking ratio as required by ordinance.
- Advertising signs shall be as permitted by the zoning district.
- Screening:  
A 5 to 8 foot high solid or semi-solid wall of brick, stone, masonry, architectural tile or similar material (not including woven wire or wood) shall be constructed and maintained along the south and east property lines; such wall to be reduced to 3 feet in height within 35 feet adjacent to Broadway and 47th Street South frontage road. This wall to be constructed only as the center develops and buildings are constructed and only if abutting property is utilized for residential purposes. No wall shall be constructed in any utility easement.
- Approval of the request for waiver of planting screen adjacent to 47th Street South.
- Outdoor storage of merchandise for the designated garden shop area is permitted in accordance with Section 28.04.090.1.2.28 of the Zoning Ordinance, subject to the approval of the screening plans by the director of Planning and the Director of the Metropolitan Area Building and Construction Department (MABCD).
- A fire lane, hard surfaced and 20 feet in width, shall be provided around all main structures. Said fire lane shall have a 3½ inch asphalt base with 1½ inch asphalt surface or equivalent strength pavement. No parking shall be allowed in said fire lane, although it may be used for passenger loading and unloading. Prior to final approval of the parking plan, the fire chief, or his designated representative, shall approve the plan as to the location and design of the fire lane.
- All utilities shall be installed underground.
- Site to be drained east to the Big Slough by open channel or stormwater sewer line.
- All outdoor lighting facilities shall be so arranged as to reflect or direct light away from properties to the east and south so as to avoid being a nuisance.

## LEGAL DESCRIPTION

Lots 1 - 7 (inclusive), Block 1, Saddle Creek Addition, an addition to Wichita, Sedgwick County, Kansas  
CONTAINS: 598,513 square feet or 13.74 acres of land, more or less.



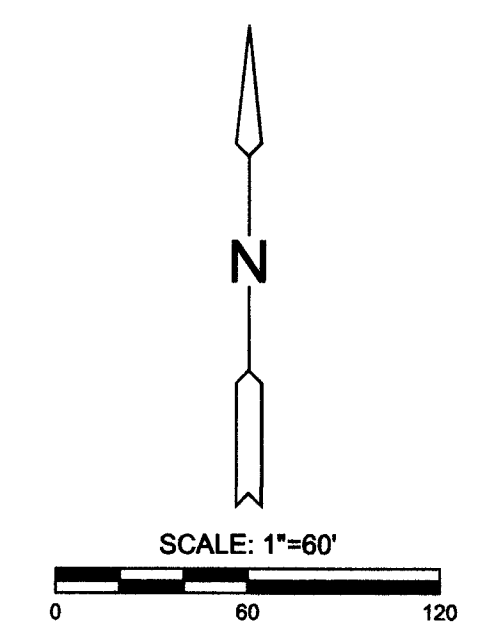
## CASE HISTORY

Administrative Adjustment CUP2019-000## - 4/03/19  
Administrative Adjustment CUP2018-00049 - 12/04/18  
Revised (Amended CUP) - 8/1/75  
Revised - 12/17/74  
Revised - 11/7/74



# COMMUNITY UNIT PLAN DP-68

# SADDLE CREEK CENTER





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

December 5, 2018

Triple Crown Operating Trust, LP  
Attn: Jeff Lange  
4911 S. Meridian Avenue  
Wichita, KS 67217-3709

MKEC engineering, Inc.  
Attn: Brian Lindebak  
411 N. Webb Road  
Wichita, KS 67206-2521

**RE: CUP2018-00049– City Administrative Adjustment to Amended Community Unit Plan DP-68, Kmart Plaza South Shopping Center as a result of a re-plat (SUB2018-37); generally located at the southeast corner of East 47<sup>th</sup> Street South and South Broadway Avenue.**

**Legal Description: Lots1 – 7, Block 1, Saddle Creek Addition, Wichita, Sedgwick County, Kansas**

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-68. As a result of the replat (SUB2018-00037), modifications (adding, deletion, or alteration) of text listed below from the original CUP are listed by ***bold and italicized text*** as follows:

- Renamed CUP from “Amended Community Unit Plan DP-68, Kmart Plaza South Shopping Center” to “Community Unit Plan DP-68, Saddle Creek Center”.
- Split and modified original parcel to reflect new parcels per plat (Adjusted dimensions and areas).
- Revised Legal Description to reflect replat.
- Adjusted Setback Lines. ***Due to the extra right of way width on Broadway Avenue, a lesser setback was applied along the frontage. A 15 foot setback with a 80 foot right of way is comparable to a 35 feet setback with a 60 foot right of way.***
- Revised easement lines to reflect replat.
- Revised Access Controls per replat
- Removed General Provision #9 since Broadway Avenue and 47<sup>th</sup> Street is existing and no improvements are anticipated.
- Modified General Provisions in order, numbered per General Provisions (G.P.) listed below:

1. Net Area: ***13.74 Acres or 598,513 Sq. Ft., more or less.***

***Parcel Descriptions:***

***Parcel 1***

***Gross Area = 0.69 Acres or 30,133 Sq. Ft.***

***Max. Building Coverage = 30% or 9,040 Sq. Ft.***

***Maximum Building height = 45 feet***

***Maximum Floor Area = 9,040 Sq. Ft.***

***Floor Area Ratio = 0.3***

**Parcel 2**

**Gross Area = 0.88 Acres or 38,162 Sq. Ft.**  
**Max. Building Coverage = 30% or 11,449 Sq. Ft.**  
**Maximum Building height = 45 feet**  
**Maximum Floor Area = 11,449 Sq. Ft.**  
**Floor Area Ratio = 0.3**

**Parcel 3**

**Gross Area = 5.43 Acres or 236,656 Sq. Ft.**  
**Max. Building Coverage = 30% or 70,997 Sq. Ft.**  
**Maximum Building height = 45 feet**  
**Maximum Floor Area = 70,997 Sq. Ft.**  
**Floor Area Ratio = 0.3**

**Parcel 4**

**Gross Area = 0.86 Acres or 37,280 Sq. Ft.**  
**Max. Building Coverage = 30% or 11,184 Sq. Ft.**  
**Maximum Building height = 45 feet**  
**Maximum Floor Area = 11,184 Sq. Ft.**  
**Floor Area Ratio = 0.3**

**Parcel 5**

**Gross Area = 4.28 Acres or 186,541 Sq. Ft.**  
**Max. Building Coverage = 30% or 55,962 Sq. Ft.**  
**Maximum Building height = 45 feet**  
**Maximum Floor Area = 55,962 Sq. Ft.**  
**Floor Area Ratio = 0.3**

**Parcel 6**

**Gross Area = 0.27 Acres or 11,679 Sq. Ft.**  
**Maximum Building Coverage = 100%**  
**Maximum Building height = 45 feet**  
**Maximum Floor Area = 11,679 Sq. Ft.**  
**Floor Area Ratio = 1.0**

**Parcel 7**

**Gross Area = 1.33 Acres or 58,063 Sq. Ft.**  
**Max. Building Coverage = 30% or 17,419 Sq. Ft.**  
**Maximum Building height = 45 feet**  
**Maximum Floor Area = 17,419 Sq. Ft.**  
**Floor Area Ratio = 0.3**

**2. Allowed Uses: All allowed uses permitted by right within the "LC" - Limited Commercial Zoning District with the following EXCEPTIONS;**

**No Parcels within this C.U.P. shall allow:**

**Group Residence, Limited and General; Cemetery; Correctional Placement Residence, Limited and General; Recycling Collection Station, Private and Public; Reverse Vending Machine; Animal Care, General; Funeral Home; Marine Facility, Recreational; Monument Sales; Parking Area, Commercial; Riding Academy or Stable; Rodeo in the City; Sexually Oriented**

***Business in the City; Asphalt or Concrete Plant, Limited and General; Manufacturing, Limited and General; Mining or Quarrying; Rock Crushing; Solid Waste Incinerator; Welding or Machine Shop; Agricultural Sales and Services.***

3. Minimum building setbacks shall be as indicated on the plan *or as follows*:
  - 30 feet along the east lines of Parcels 3 and 7
  - 25 feet along the south lines of Parcels 5 and 7
  - 15 feet along the frontage of Broadway Avenue
  - 10 feet along a northerly line of Parcel 3, abutting and adjoining the south line of Nolans Garden Addition
  - 25 feet along westerly lines of Parcel 2 and 3, abutting and adjoining the east line of Nolans Garden Addition
  - 20 feet along the frontage of 47th Street South

If not shown, the minimum setbacks shall be as specified in the Wichita-Sedgwick County Unified Zoning Code for the corresponding base zoning district property development standards or as specified above. If contiguous Parcels are developed under the same ownership, setbacks between such Parcels will not be required. If not contiguously owned the minimum side/rear setback shall be 10 feet.

4. Curb cuts shall not exceed two (2) along 47th Street South frontage road and two (2) along Broadway. The exact location of curb cuts will be determined at the time of platting.
5. Parking ratio as required by ordinance.
6. Advertising signs shall be as permitted by the zoning district.
7. Screening:
  - A 5 to 8 foot high solid or semi-solid wall of brick, stone, masonry, architectural tile or similar material (not including woven wire or wood) shall be constructed and maintained along the south and east property lines; such wall to be reduced to 3 feet in height within 35 feet adjacent to Broadway and 47th Street South frontage road. This wall to be constructed only as the center develops and buildings are constructed and only if abutting property is utilized for residential purposes. No wall shall be constructed in any utility easement.
8. Approval of the request for waiver of planting screen adjacent to 47th Street South.
9. ***Outdoor storage of merchandise for the designated garden shop area is permitted in accordance with Section 28.04.090.1.2.28 of the Zoning Ordinance, subject to the approval of the screening plans by the director of Planning and the Superintendent of Central Inspection.***
10. A fire lane, hard surfaced and 20 feet in width, shall be provided around all main structures. Said fire lane shall have a 3 1/2 inch asphalt base with 1 1/2 inch asphalt surface or equivalent strength pavement. No parking shall be allowed in said fire lane, although it may be used for passenger loading and unloading. Prior to final approval of the parking plan, the fire chief, or his designated representative, shall approve the plan as to the location and design of the fire lane.
11. All utilities shall be installed underground.
12. Site to be drained east to the Big Slough by open channel or storm sewer.
13. All outdoor lighting facilities shall be so arranged as to reflect or direct light away from properties to the east and south so as to avoid being a nuisance.

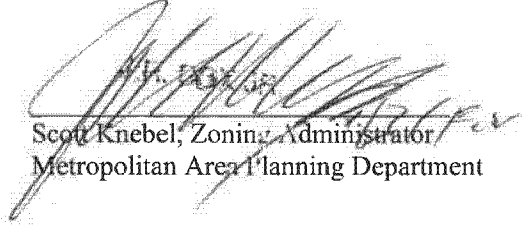
On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

Our signatures below indicate that the CUP shall be adjusted as stated in this letter meeting the re-platting requirements of SUB2018-37. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

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



Dale Miller, Director  
Metropolitan Area Planning Department



Scott Knebel, Zoning Administrator  
Metropolitan Area Planning Department

cc: MABCD  
James Clendenin, CM District III  
Maddy Campbell, CSR, District III



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

April 29, 2019

Triple Crown Operating Trust, LP  
Attn: Jeff Lange  
4911 S. Meridian Ave.  
Wichita, KS 67217-3709

Wells Plasma, L.L.C.  
Attn: Laura McGrath  
1100 Camellia Blvd., Suite 201  
Lafayette, LA 70508-6676

MKEC Engineering, Inc.  
Attn: Brian Lindebak  
411 N. Webb Road  
Wichita, KS 67206-2521

**RE: CUP2019-00016 – City Administrative Adjustment to update parcel boundaries in Saddle Creek Center CUP DP-68 as a result of modifications.**

**Legal Description: Lots 1 – 7, Block 1, Saddle Creek Addition, Wichita, Sedgwick County, Kansas**

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-68. Modifications (alteration) of text listed below from the original CUP are listed by ***bold and italicized text*** as follows:

1. Net Area: 13.74 Acres or 598,513 Sq. Ft., more or less.

***Parcel Descriptions:***

***Parcel 3***

Gross Area = 5.43 Acres ***or 236,556 Sq. Ft.***  
Max. Building Coverage = 30% ***or 70,967 Sq. Ft.***  
Maximum Building height = 45 feet  
Maximum Floor Area = ***70,967 Sq. Ft.***  
Floor Area Ratio = 0.3

***Parcel 6***

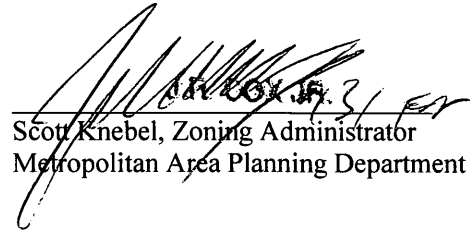
Gross Area = 0.27 Acres ***or 11,779 Sq. Ft.***  
Maximum Building Coverage = 100%  
Maximum Building height = 45 feet  
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Floor Area Ratio = 1.0

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

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

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

\_\_\_\_\_  
Dale Miller, Director  
Metropolitan Area Planning Department

  
\_\_\_\_\_  
Scott Knebel, Zoning Administrator  
Metropolitan Area Planning Department

cc: MABCD  
James Clendenin, CM District III  
Maddy Campbell, CSR, District III

10. THE LANDSCAPING CONTRACTOR IS TO PROVIDE SOD AND THE DESIGN / INSTALLATION OF AN IRRIGATION SYSTEM. CONTRACTOR TO ENSURE IRRIGATION SYSTEM IS IN ACCORDANCE WITH CITY AND COUNTY STANDARDS.

SHEET

LS-1

OF - SHEETS