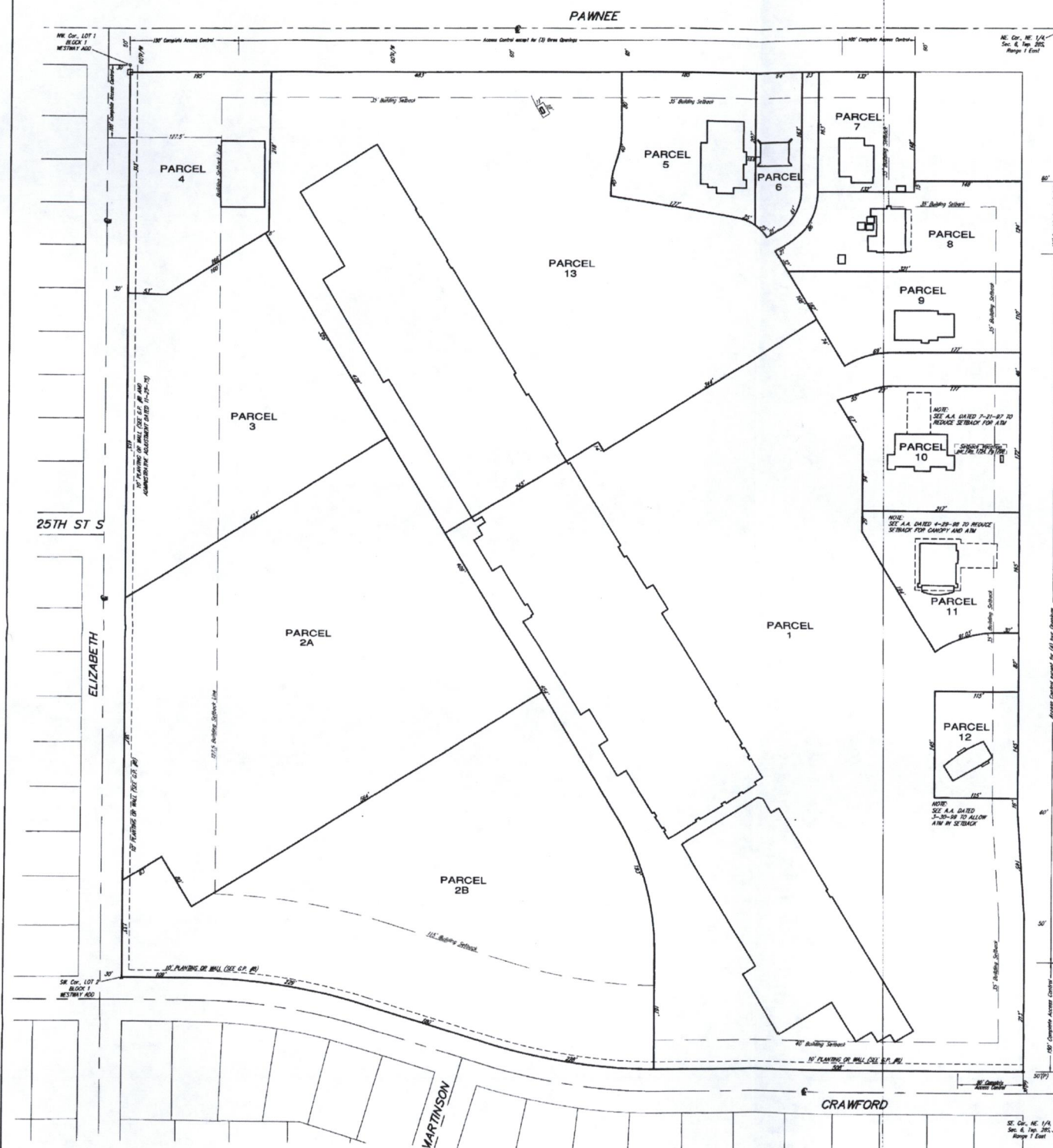


# WESTWAY SHOPPING CENTER COMMUNITY UNIT PLAN

DP-21



## LEGAL DESCRIPTION:

All of Lots 1, 2, and 3, Block 1, Westway Addition, Wichita, Sedgewick County, Kansas.

## BENCHMARK:

SQUARE CUT NE CORNER OF SOUTHWESTERN BELL  
FOOTING  
NW CORNER CRAWFORD & SENECA  
ELEV = 1288.20 (NGVD 29)

## REVISIONS:

ADMINISTRATIVE ADJUSTMENT TO  
MATCH THE LOT CONFIGURATION  
WITH THE FINAL PLAN OF  
WESTWAY AND ADDITION  
REVISED PER AMENDMENT REQUEST:  
MAY 6, 2021

FEBRUARY 14, 2014

MARCH 3, 2014



SCALE: 1" = 100'

General  
Total Area = 1,804,701 square feet ± or 41.44 acres ±

## General Conditions:

- Access Control: Access to the property shall be limited to three (3) entrances, one (1) constructed to major entrance thoroughfare. Access to the property shall be limited to four (4) entrances, two (2) constructed to major entrance thoroughfare. Access to the property shall be limited to three (3) entrances. Access to the property shall be limited to three (3) entrances.
- All utilities shall be installed underground.
- Drainage: A drainage plan has been submitted and approved as part of Westway 2nd Addition.
- Minimum building setbacks shall be as indicated on the plan.
- Parking shall be in accordance with section 25.04.161 of the code of the City of Wichita.
- Advertising signs shall be in accordance with section 25.04.134 of the Code of the City of Wichita, with the following exception: No advertising sign shall be placed on any parcel, no sign shall be placed adjacent to Crawford or Elizabeth, except building signs and directional signs. No portable signs shall be placed in Parcels 2, 3, or 4.
- Fire Lines: Appropriate fire lines for Parcels 1, and 3 through 13 have been previously approved. Fire lines for Parcel 2a shall be defined prior to the issuance of building permit(s). Said fire lines shall be hard surfaced, and family-run (24) feet minimum in width and constructed with 18 inch nominal base with 18 inch nominal surface, or the equivalent thereof. No parking shall be allowed in said fire lines, although they may be used for emergency loading and unloading.
- Screening and Landscaping: A solid or semi-solid wall of not less than (2) feet, but not more than eight (8) feet high, constructed of brick, stone, masonry, architectural tile or other similar material shall be installed along the property lines as indicated on the plan when the service area, storage area, or rear of a commercial structure faces a residential district. Appropriate street trees (as approved by the City Forester) shall be planted no further apart than fifty (50) feet on centers in the public "parking" area between the curb and wall, and shall be maintained by the owner of the adjacent Parcel.

A planting strip consisting of trees, grass, and low shrubbery not less than ten (10) feet in width shall be installed on the lot when the wall or screen is installed. It shall be required that landscaping plan prepared by a landscape architect for the planting strip, indicating the type, location, and 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 building permit(s).

A financial guarantee for the street trees of the plant materials approved in the landscaping plan shall be required prior to the issuance of any occupancy permit if the trees or plant materials have not been planted.

Failure to properly maintain the wall and street trees or the planting strip shall be considered a violation of the CUP after a joint determination by the Director of Planning and the Superintendent of Central Inspection.

## General Conditions:

Parcel 1: Shopping center and associated uses, including but not limited to, retail stores, restaurants, and other services, and other uses as permitted by the zoning district.

Parcel 2: Shopping center and associated uses, including but not limited to, retail stores, restaurants, and other services, and other uses as permitted by the zoning district.

Parcel 3: Shopping center and associated uses, including but not limited to, retail stores, restaurants, and other services, and other uses as permitted by the zoning district.

Parcel 4: Shopping center and associated uses, including but not limited to, retail stores, restaurants, and other services, and other uses as permitted by the zoning district.

Parcel 5: Shopping center and associated uses, including but not limited to, retail stores, restaurants, and other services, and other uses as permitted by the zoning district.

Parcel 6: Shopping center and associated uses, including but not limited to, retail stores, restaurants, and other services, and other uses as permitted by the zoning district.

Parcel 7: Shopping center and associated uses, including but not limited to, retail stores, restaurants, and other services, and other uses as permitted by the zoning district.

Parcel 8: Shopping center and associated uses, including but not limited to, retail stores, restaurants, and other services, and other uses as permitted by the zoning district.

Parcel 9: Shopping center and associated uses, including but not limited to, retail stores, restaurants, and other services, and other uses as permitted by the zoning district.

Parcel 10: Shopping center and associated uses, including but not limited to, retail stores, restaurants, and other services, and other uses as permitted by the zoning district.

Parcel 11: Shopping center and associated uses, including but not limited to, retail stores, restaurants, and other services, and other uses as permitted by the zoning district.

Parcel 12: Shopping center and associated uses, including but not limited to, retail stores, restaurants, and other services, and other uses as permitted by the zoning district.

Parcel 13: Shopping center and associated uses, including but not limited to, retail stores, restaurants, and other services, and other uses as permitted by the zoning district.

Parcel 2A: Shopping center and associated uses, including but not limited to, retail stores, restaurants, and other services, and other uses as permitted by the zoning district.

Parcel 2B: Shopping center and associated uses, including but not limited to, retail stores, restaurants, and other services, and other uses as permitted by the zoning district.

Parcel 1: Shopping center and associated uses, including but not limited to, retail stores, restaurants, and other services, and other uses as permitted by the zoning district.

Parcel 2: Shopping center and associated uses, including but not limited to, retail stores, restaurants, and other services, and other uses as permitted by the zoning district.

Parcel 3: Shopping center and associated uses, including but not limited to, retail stores, restaurants, and other services, and other uses as permitted by the zoning district.

Parcel 4: Shopping center and associated uses, including but not limited to, retail stores, restaurants, and other services, and other uses as permitted by the zoning district.

Parcel 5: Shopping center and associated uses, including but not limited to, retail stores, restaurants, and other services, and other uses as permitted by the zoning district.

Parcel 6: Shopping center and associated uses, including but not limited to, retail stores, restaurants, and other services, and other uses as permitted by the zoning district.

Parcel 7: Shopping center and associated uses, including but not limited to, retail stores, restaurants, and other services, and other uses as permitted by the zoning district.

Parcel 8: Shopping center and associated uses, including but not limited to, retail stores, restaurants, and other services, and other uses as permitted by the zoning district.

Parcel 9: Shopping center and associated uses, including but not limited to, retail stores, restaurants, and other services, and other uses as permitted by the zoning district.

Parcel 10: Shopping center and associated uses, including but not limited to, retail stores, restaurants, and other services, and other uses as permitted by the zoning district.

Parcel 11: Shopping center and associated uses, including but not limited to, retail stores, restaurants, and other services, and other uses as permitted by the zoning district.

Parcel 12: Shopping center and associated uses, including but not limited to, retail stores, restaurants, and other services, and other uses as permitted by the zoning district.

Parcel 13: Shopping center and associated uses, including but not limited to, retail stores, restaurants, and other services, and other uses as permitted by the zoning district.

Parcel 2A: Shopping center and associated uses, including but not limited to, retail stores, restaurants, and other services, and other uses as permitted by the zoning district.

Parcel 2B: Shopping center and associated uses, including but not limited to, retail stores, restaurants, and other services, and other uses as permitted by the zoning district.

Parcel 1: Shopping center and associated uses, including but not limited to, retail stores, restaurants, and other services, and other uses as permitted by the zoning district.

Parcel 2: Shopping center and associated uses, including but not limited to, retail stores, restaurants, and other services, and other uses as permitted by the zoning district.

Parcel 3: Shopping center and associated uses, including but not limited to, retail stores, restaurants, and other services, and other uses as permitted by the zoning district.

Parcel 4: Shopping center and associated uses, including but not limited to, retail stores, restaurants, and other services, and other uses as permitted by the zoning district.

Parcel 5: Shopping center and associated uses, including but not limited to, retail stores, restaurants, and other services, and other uses as permitted by the zoning district.

Parcel 6: Shopping center and associated uses, including but not limited to, retail stores, restaurants, and other services, and other uses as permitted by the zoning district.

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Parcel 9: Shopping center and associated uses, including but not limited to, retail stores, restaurants, and other services, and other uses as permitted by the zoning district.

Parcel 10: Shopping center and associated uses, including but not limited to, retail stores, restaurants, and other services, and other uses as permitted by the zoning district.

Parcel 11: Shopping center and associated uses, including but not limited to, retail stores, restaurants, and other services, and other uses as permitted by the zoning district.

APPROVED CUP

5/21/2020

Therap  
CUP 2000-04

WESTWAY SHOPPING CENTER  
COMMUNITY UNIT PLAN



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

Westway Plaza, LLC  
Oscar Gomez  
2335 S Seneca  
Wichita, KS 67217

June 8, 2020

**RE:** <sup>2020-00004</sup> ~~CUP2019-00020~~: City CUP Amendment to the Westway Shopping Center CUP DP-21 to permit an event center as a permitted use on property zoned LC Limited Commercial and generally located on the southwest corner of South Seneca Street and West Pawnee Avenue.

Dear Applicant:

At its regular meeting on **May 21, 2020**, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to **APPROVE** the request as recommended by staff.

Because no valid protest petitions have been received prior to the end of the working day of June 4, 2020, the action of the MAPC is final. This action is now subject to completion of the conditions of approval by the MAPC, which are:

1. The text of Parcel 1 shall be revised to read as follows:

Proposed Use – Shopping center and associated tires, batteries, and accessories stores, supermarkets, financial institutions, offices, personal services, and retail sales a permitted by the zoning district..

- A. Vocational school (See Admin. Adjustment dated 8/19/2003)
  - B. Restaurant (See Admin. Adjustment dated 11/26/2003),
  - C. Outdoor entertainment in the form of carnival rides, games, and concessions, shall be allowed for a period of fourteen (14) consecutive days between the dates of March 1<sup>st</sup> and April 30<sup>th</sup> and for an additional fourteen (14) consecutive days between the dates of October 1<sup>st</sup> and November 30<sup>th</sup> each year. Owner to obtain all necessary licenses and permits (per amendment dated 5/13/14).
  - D. Event Centers in the City, including those considered Nightclubs in the City, where the sale of alcohol and the provision of entertainment are accessory uses.
2. The CUP drawing shall be revised to include the details of this amendment.
  3. The site shall be developed in substantial conformance with the revised provisions of the approved CUP.

RESOLUTION No. CUP2020-00004

A RESOLUTION AUTHORIZING AN AMENDMENT TO DP-21 TO PERMIT AN EVENT CENTER AS A PERMITTED USE ON PARCEL 1 ON PROPERTY ZONED LC LIMITED COMMERCIAL; GENERALLY LOCATED ON THE WEST SIDE OF SOUTH SENECA STREET AND ON THE SOUTH SIDE OF WEST PAWNEE AVENUE, IN THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-D, AS ADOPTED BY ORDINANCE NO. 44-975 AS AMENDED.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS:

**SECTION 1.** That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by Section V-D of the Wichita-Sedgwick County Unified Zoning Code, for an approximately 20-acre property zoned LC Limited Commercial ("LC") legally described below:

**CUP2020-00004**  
**DP-21**

Lot 1, Block A, Westway 2<sup>nd</sup> Addition, Wichita, Sedgwick County, Kansas.

Parcel 1 of DP-21 shall be amended as follows:

Parcel 1

Proposed Use – Shopping center and associated tires, batteries, and accessories stores, supermarkets, financial institutions, offices, personal services, and retail sales a permitted by the zoning district..

- A. Vocational school (See Admin. Adjustment dated 8/19/2003)
- B. Restaurant (See Admin. Adjustment dated 11/26/2003),
- C. Outdoor entertainment in the form of carnival rides, games, and concessions, shall be allowed for a period of fourteen (14) consecutive days between the dates of March 1<sup>st</sup> and April 30<sup>th</sup> and for an additional fourteen (14) consecutive days between the dates of October 1<sup>st</sup> and November 30<sup>th</sup> each year. Owner to obtain all necessary licenses and permits (per amendment dated 5/13/14).
- D. Event Centers in the City, including those considered Nightclubs in the City, where the sale of alcohol and the provision of entertainment are accessory uses.

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

1. The CUP drawing shall be revised to include the details of this amendment.

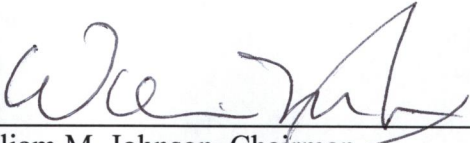
2. The site shall be developed in substantial conformance with the revised provisions of the approved CUP.
3. The applicant shall submit four copies of the amended and approved CUP within 60 days of final approval to the Metropolitan Area Planning Department or the amendment shall be deemed null and void.

**SECTION 2.** That upon the taking effect of this Resolution, the notation of such Community Unit Plan Amendment shall be shown on the "Official Zoning District Map" on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

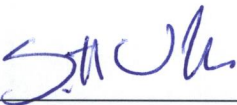
**SECTION 3.** That this Resolution shall take effect and be in force from and after its adoption by the Governing Body.

Adopted this 6<sup>th</sup> Day of January, 2022

METROPOLITAN AREA PLANNING COMMISSION

  
\_\_\_\_\_  
William M. Johnson, Chairman

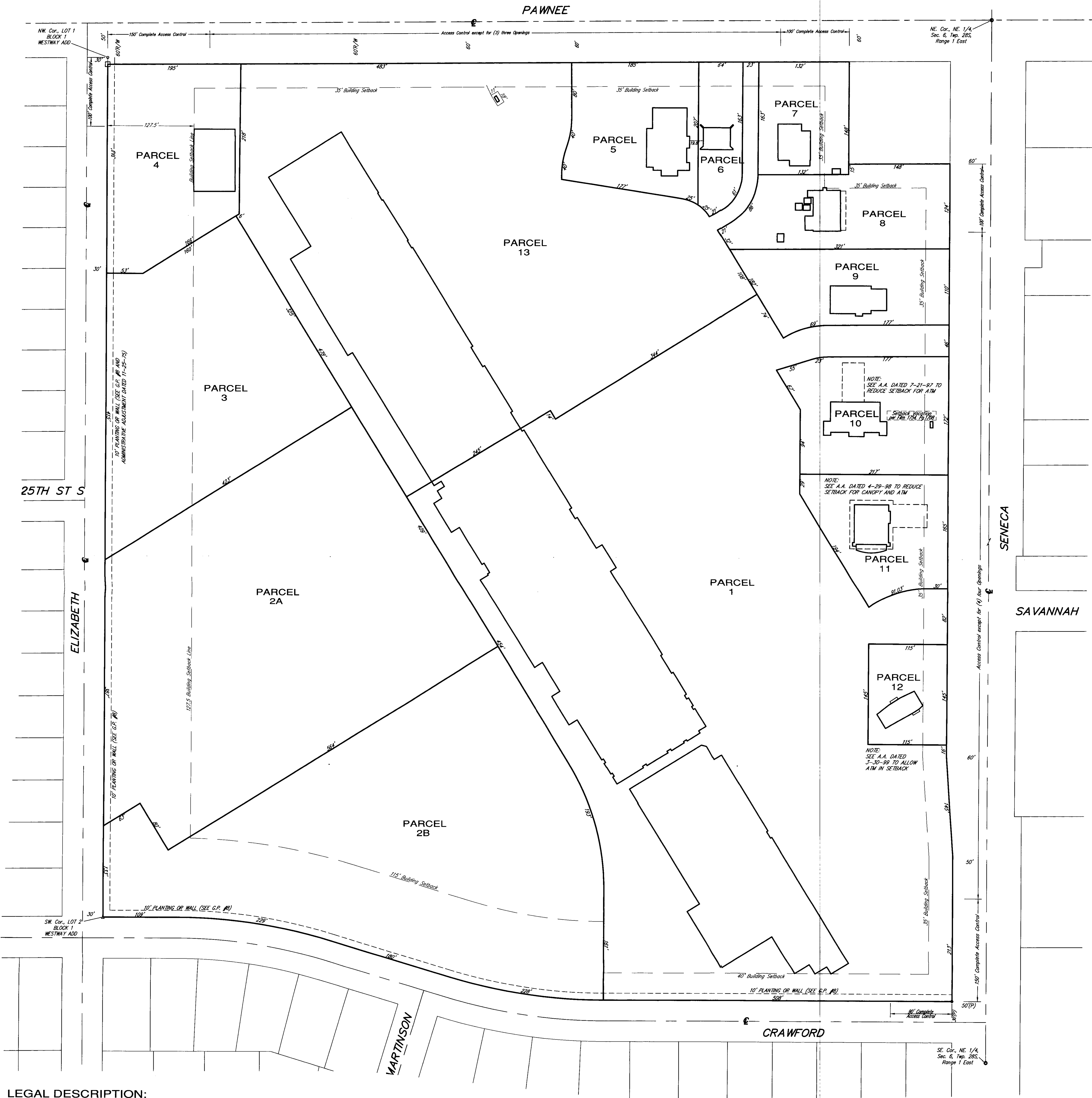
ATTEST:

  
\_\_\_\_\_  
Scott Wadle, Secretary

# WESTWAY SHOPPING CENTER

## COMMUNITY UNIT PLAN

### DP-21



#### LEGAL DESCRIPTION:

All of Lots 1, 2, and 3, Block 1, Westway Addition, Wichita, Sedgewick County, Kansas.

#### BENCHMARK:

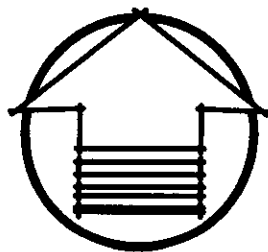
SQUARE CUT NE CORNER OF SOUTHWESTERN BELL  
PEDISTAL  
NW CORNER CRAWFORD & SENECA  
ELEV = 1288.20 (NGVS 29)

#### REVISIONS:

ADMINISTRATIVE ADJUSTMENT TO  
MATCH THE LOT CONFIGURATION  
WITH THE FINAL PLAT OF  
WESTWAY 2ND ADDITION  
REVISED PER AMENDMENT REQUEST:

FEBRUARY 14, 2014

MARCH 3, 2014



SCALE: 1" = 100'

#### General:

Total Area = 1,604,701 square feet  $\pm$  or 36.84 acres  $\pm$

#### General Provisions:

- 1.) Access Control: Access to Pawnee shall be limited to three (3) openings, one (1) constructed to major entrance standards. Access to Senequa shall be limited to four (4) openings, two (2) constructed to major entrance standards. Access to Crawford shall be limited to three (3) openings. Access to Elizabeth shall be limited to three (3) openings.

Additional access controls are as indicated on the plan.

- 2.) All utilities shall be installed underground.
- 3.) Drainage: A drainage plan has been submitted and approved as part of Westway 2nd Addition.
- 4.) Minimum building setbacks shall be as indicated on the plan.
- 5.) Parking shall be in accordance with section 28.04.141 of the code of the City of Wichita.

- 6.) Advertising signs shall be in accordance with section 28.04.139 of the Code of the City of Wichita, with the following exceptions: No billboard advertisement shall be allowed on any Parcel; no signs shall be erected adjacent to Crawford or Elizabeth, except building signs and directional signs; no portable signs shall be allowed in Parcels 2, 5 or 4.

- 7.) Fire Lanes: Appropriate fire lanes for Parcels 1, and 3 through 13 have been previously approved. Fire lanes for Parcel 2A shall be defined prior to the issuance of building permit(s). Said fire lanes shall be hard surfaced, and twenty-four (24) feet minimum in width and constructed with a 3/8 inch asphalt base with 1 1/2 inch asphalt surface, or the equivalent thereof. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading.

A planting strip consisting of trees, grass, and low shrubbery not less than ten (10) feet in width shall be installed as indicated on the plan when the wall, as specified above, is not required. A landscape plan prepared by a landscape architect for the planting strips, indicating the type, location, and 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 building permits.

A financial guarantee for the street trees of the plant materials approved in the landscape plan shall be required prior to the issuance of any occupancy permit if the trees or plant materials have not been planted. Failure to properly maintain the wall and street trees or the planting strips shall be considered a violation of the C.U.P. offer a joint determination by the Director of Planning and the Superintendent of Central Inspection.

#### Parcel Descriptions:

##### Parcel 1

Proposed Use - Shopping center and associated tires, batteries, and accessories stores, supermarkets, financial institutions, offices, personal services, and retail sales as permitted by the zoning district. Vocational school (See Admin. Adjustment dated 08/19/03). Restaurant (See Admin. Adjustment dated 11/26/03). Outdoor entertainment, in the form of carnival rides, games and concessions, shall be allowed for a period of fourteen (14) consecutive days between the dates of March 1st and April 30th and for an additional fourteen (14) consecutive days between the dates of October 1st and November 30th each year. Owner to obtain all necessary licenses and permits (per Amendment dated 11/17/2014).

Net Area - 494,798 sq. ft. or 11.36 acres  
Maximum Building Coverage - 30% or 148,439 sq. ft.  
Maximum Gross Floor Area - 30% or 148,439 sq. ft.  
Maximum Building Height - 40 feet  
Maximum Number of Buildings - 2

##### Parcel 2A

Proposed Use - Shopping center and associated tires, batteries and accessory stores, indoor recreation, indoor home improvement centers, financial institutions, offices, personal services, and retail sales as permitted by the zoning district.

Net Area - 217,705 sq. ft. or 5.00 acres  
Maximum Building Coverage - 30% or 65,311 sq. ft.  
Maximum Gross Floor Area - 30% or 65,311 sq. ft.  
Maximum Building Height - 40 feet  
Maximum Number of Buildings - 2

##### Parcel 2B

Proposed Use - Shopping center and associated tires, batteries and accessory stores, indoor recreation, indoor home improvement centers, financial institutions, offices, personal services, and retail sales as permitted by the zoning district.

Net Area - 209,436 sq. ft. or 4.81 acres  
Maximum Building Coverage - 30% or 62,831 sq. ft.  
Maximum Gross Floor Area - 30% or 62,831 sq. ft.  
Maximum Building Height - 40 feet  
Maximum Number of Buildings - 2

##### Parcel 3

Proposed Use - Post Office

Net Area - 105,793 sq. ft. or 2.43 acres  
Maximum Building Coverage - 31,739 sq. ft.  
Maximum Gross Floor Area - 31,739 sq. ft.  
Maximum Building Height - 35 feet  
Maximum Number of Buildings - 1

##### Parcel 4

Proposed Use - Offices, personal services, restaurants, and retail sales as permitted by the zoning district.

Net Area - 52,991 square feet  $\pm$  or 1.22 acres  $\pm$   
Maximum Building Coverage - 20% or 10,592 square feet  $\pm$   
Maximum Gross Floor Area - 30% or 15,897 square feet  $\pm$   
Maximum Building Height - 30 feet  
Maximum Number of Buildings - 1

##### Parcel 5

Proposed Use - Financial institutions, offices, personal services, restaurants, and retail sales as permitted by zoning district.

Net Area - 35,041 square feet  $\pm$  or 0.8 acres  $\pm$   
Maximum Building Coverage - 20% or 7,008 square feet  $\pm$   
Maximum Gross Floor Area - 30% or 10,512 square feet  $\pm$   
Maximum Building Height - 30 feet  
Maximum Number of Buildings - 1

##### Parcel 6

Proposed Use - Offices, personal services, restaurants, and retail sales as permitted by zoning district.

Net Area - 13,342 square feet  $\pm$  or 0.31 acres  $\pm$   
Maximum Building Coverage - 20% or 2,668 square feet  $\pm$   
Maximum Gross Floor Area - 30% or 4,003 square feet  $\pm$   
Maximum Building Height - 30 feet  
Maximum Number of Buildings - 1

##### Parcel 7

Proposed Use - Offices, personal services, restaurants, and retail sales as permitted by zoning district.

Net Area - 21,543 square feet  $\pm$  or 0.49 acres  $\pm$   
Maximum Building Coverage - 20% or 4,309 square feet  $\pm$   
Maximum Gross Floor Area - 30% or 6,463 square feet  $\pm$   
Maximum Building Height - 30 feet  
Maximum Number of Buildings - 1

##### Parcel 8

Proposed Use - Offices, personal services, restaurants, and retail sales as permitted by zoning district.

Net Area - 35,524 square feet  $\pm$  or 0.82 acres  $\pm$   
Maximum Building Coverage - 20% or 7,111 square feet  $\pm$   
Maximum Gross Floor Area - 30% or 10,666 square feet  $\pm$   
Maximum Building Height - 30 feet  
Maximum Number of Buildings - 2

##### Parcel 9

Proposed Use - Offices, personal services, restaurants, and retail sales as permitted by zoning district.

Net Area - 32,056 square feet  $\pm$  or 0.74 acres  $\pm$   
Maximum Building Coverage - 20% or 6,411 square feet  $\pm$   
Maximum Gross Floor Area - 30% or 9,617 square feet  $\pm$   
Maximum Building Height - 30 feet  
Maximum Number of Buildings - 1

##### Parcel 10

Proposed Use - Financial institutions, offices, personal services, and retail sales as permitted by zoning district & A.T.M. (per 7-21-97 Admin. Adj.).

Net Area - 38,110 square feet  $\pm$  or 0.87 acres  $\pm$   
Maximum Building Coverage - 20% or 7,622 square feet  $\pm$   
Maximum Gross Floor Area - 30% or 11,433 square feet  $\pm$   
Maximum Building Height - 30 feet  
Maximum Number of Buildings - 1

##### Parcel 11

Proposed Use - Financial institutions, offices, personal services, and retail sales as permitted by zoning district.

Net Area - 31,024 square feet  $\pm$  or 0.71 acres  $\pm$   
Maximum Building Coverage - 20% or 6,205 square feet  $\pm$   
Maximum Gross Floor Area - 30% or 9,307 square feet  $\pm$   
Maximum Building Height - 30 feet  
Maximum Number of Buildings - 1

##### Parcel 12

Proposed Use - Shopping center and associated tires, batteries, and accessories stores, supermarkets, financial institutions, offices, personal services, and retail sales as permitted by the zoning district. Vocational school (See Admin. Adjustment dated 08/19/03). Restaurant (See Admin. Adjustment dated 11/26/03). Outdoor entertainment, in the form of carnival rides, games and concessions, shall be allowed for a period of fourteen (14) consecutive days between the dates of March 1st and April 30th and for an additional fourteen (14) consecutive days between the dates of October 1st and November 30th each year. Owner to obtain all necessary licenses and permits (per Amendment dated 11/17/2014).

Net Area - 16,675 sq. ft. or 0.38 acres  
Maximum Building Coverage - 30% or 5,003 sq. ft.  
Maximum Gross Floor Area - 30% or 5,003 sq. ft.  
Maximum Building Height - 30 feet  
Maximum Number of Buildings - 1

##### Parcel 13

Proposed Use - Shopping center and associated tires, batteries, and accessories stores, supermarkets, financial institutions, offices, personal services, and retail sales as permitted by the zoning district. Vocational school (See Admin. Adjustment dated 08/19/03). Restaurant (See Admin. Adjustment dated 11/26/03). Outdoor entertainment, in the form of carnival rides, games and concessions, shall be allowed for a period of fourteen (14) consecutive days between the dates of March 1st and April 30th and for an additional fourteen (14) consecutive days between the dates of October 1st and November 30th each year. Owner to obtain all necessary licenses and permits (per Amendment dated 11/17/2014).

Net Area - 300,633 sq. ft. or 6.90 acres  
Maximum Building Coverage - 30% or 90,190 sq. ft.  
Maximum Gross Floor Area - 30% or 90,190 sq. ft.  
Maximum Building Height - 40 feet  
Maximum Number of Buildings - 2

PER CUP 14-06

APPROVED CUP

NAFC 4-12-14 DM

WCC 5-13-14 DM

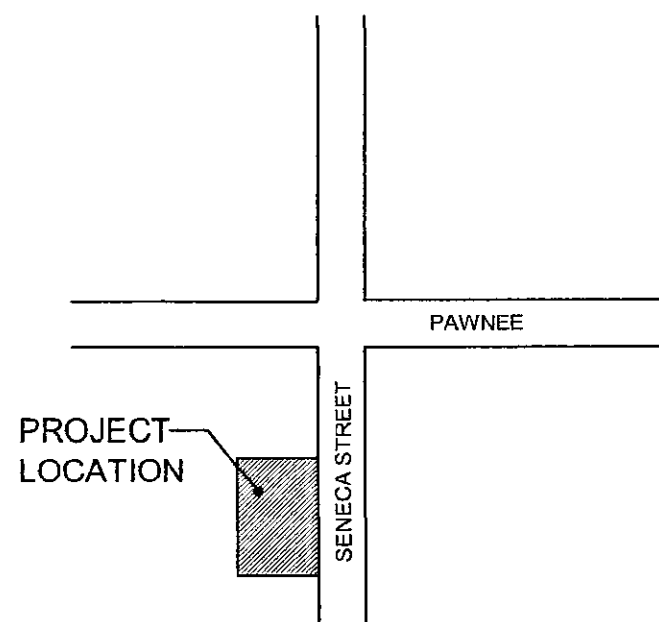
MAP CUP 172

DP-21

WESTWAY SHOPPING CENTER  
COMMUNITY UNIT PLAN

Baughman Company, P.A.  
Baughman  
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

26 FEB. 2014



**VICINITY MAP**  
N.T.S.

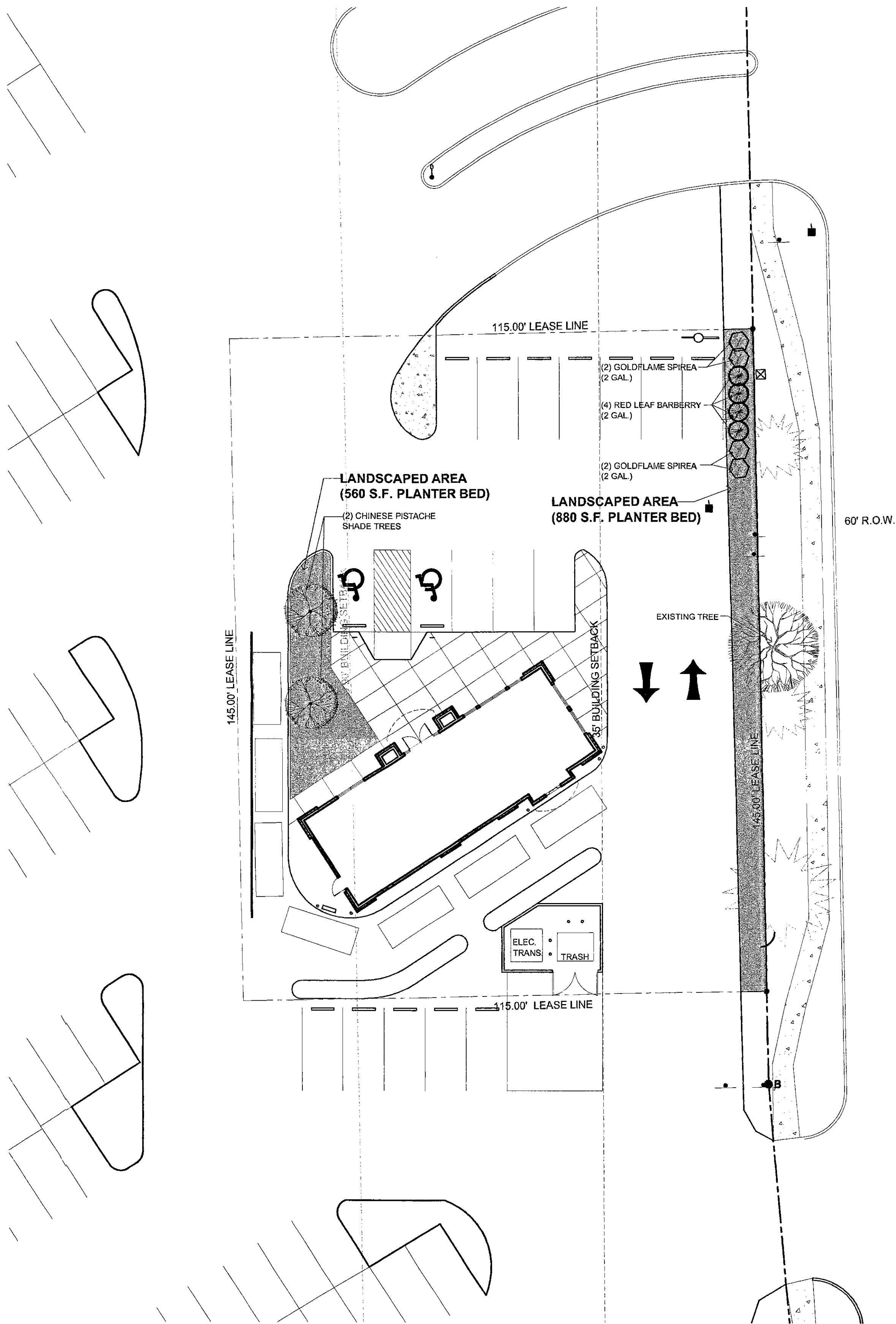
**LANDSCAPE NOTES**

1. IRRIGATION SYSTEM IS PROVIDED TO ALL PLANTER BEDS W/ MOISTURE SENSING DEVICE.
2. ALL PLANTER BEDS TO BE SEEDED.

**LEGAL DESCRIPTION**

A TRACT OF LAND LOCATED IN THE NE 1/4 OF SECTION 6,  
TOWNSHIP 28 SOUTH, RANGE 1 WEST OF THE 6TH PRINCIPAL  
MERIDIAN, SEDGWICK COUNTY, KANSAS.

PARTIAL REVIEW



**LANDSCAPE PLAN**

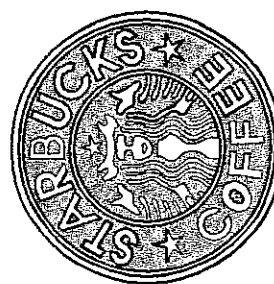
0 8' 16' 32'

NORTH

SENECA

DP-21 PORTION OF PARCEL 1  
**LANDSCAPE PLAN**

APPROVED BY: *DRG*  
PARTIAL REVIEW ONLY  
WATER COPY 1 of 2

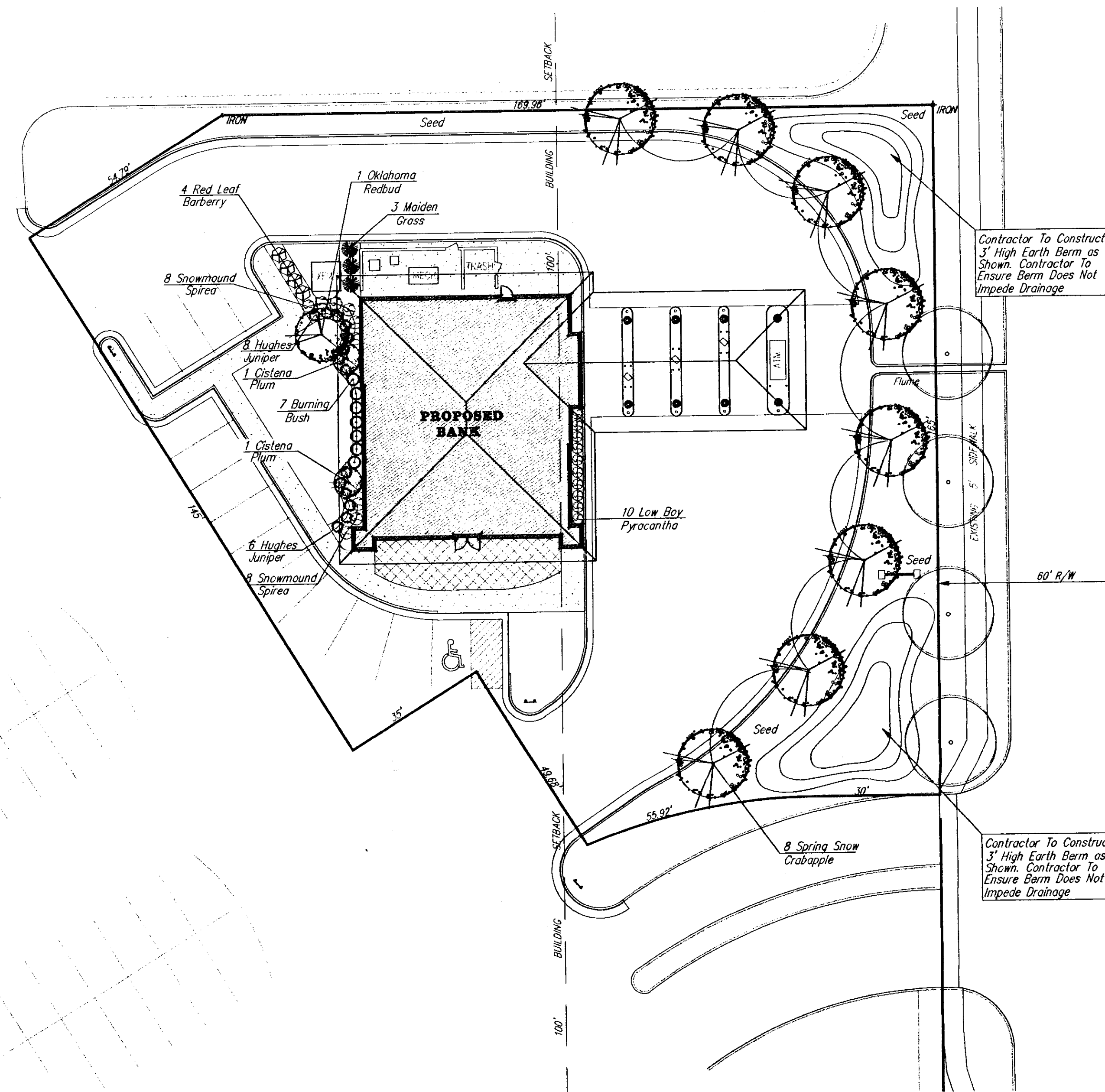


REVISED  
8 JAN 2004  
PERMIT  
7 JAN 2004

LANDSCAPE PLAN

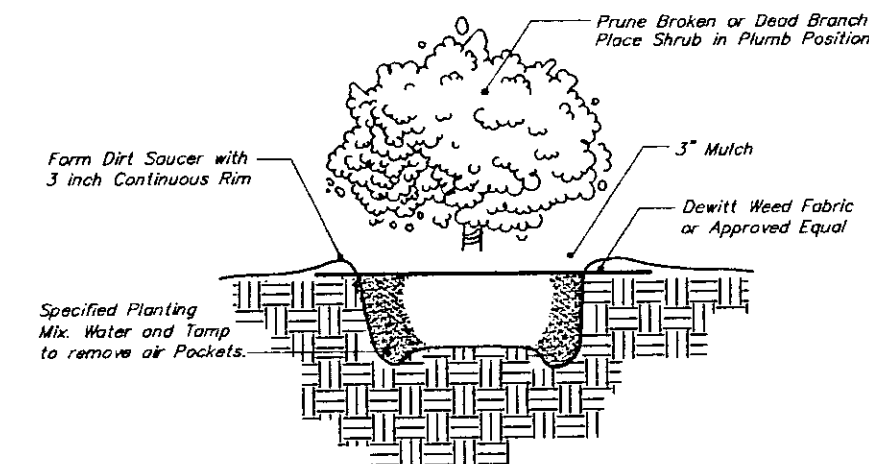
L1

PAWNEE AVE.

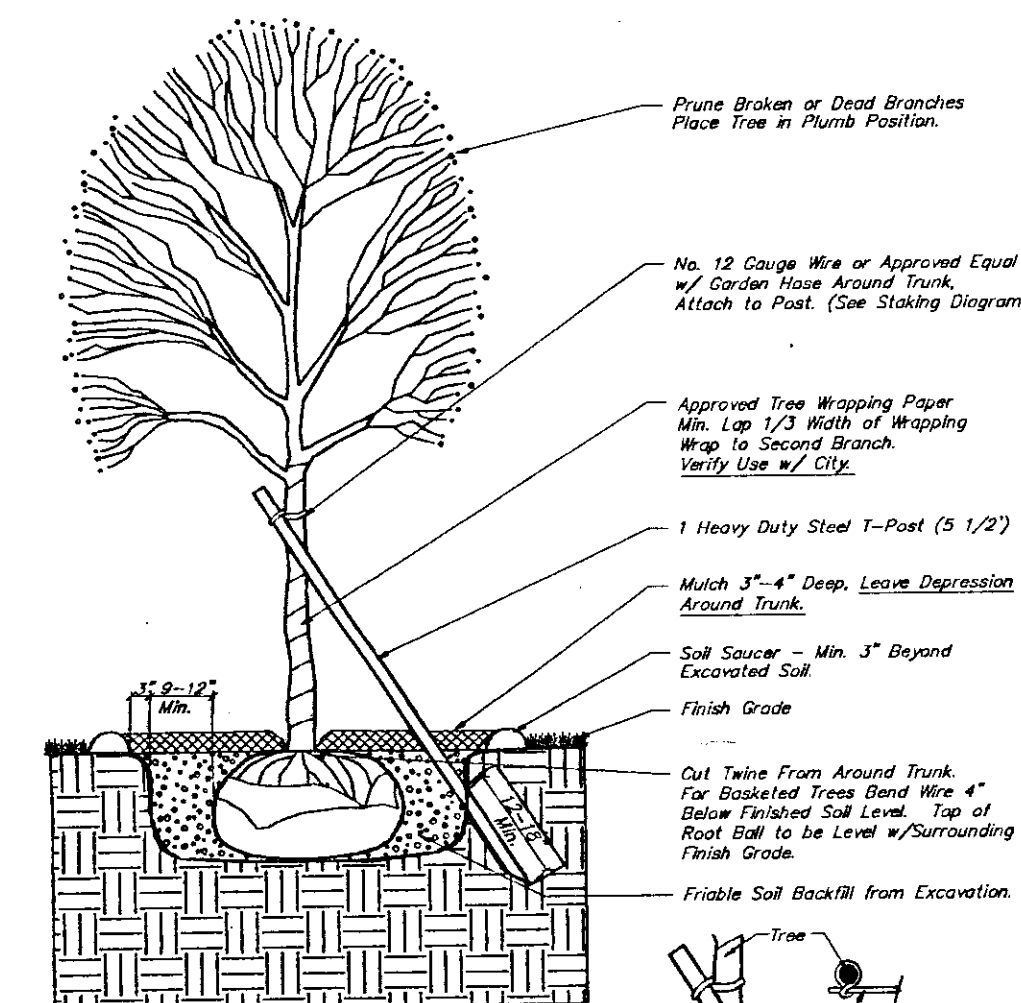
N.E. CORNER N.E. 1/4  
SEC. 6, T28S, R1E OF  
THE 6TH P.M.

Contractor To Construct  
3' High Earth Berm as  
Shown. Contractor To  
Ensure Berm Does Not  
Impede Drainage.

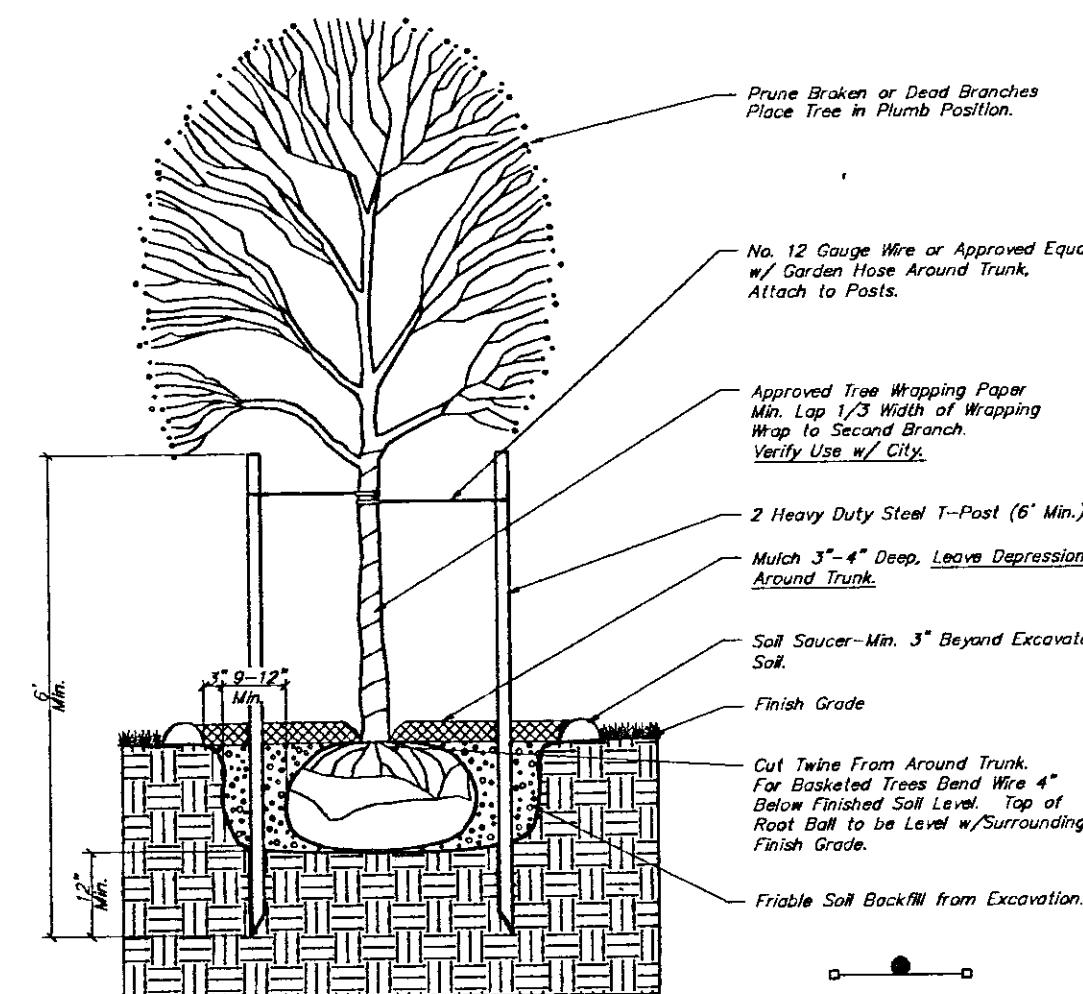
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3' High Earth Berm as  
Shown. Contractor To  
Ensure Berm Does Not  
Impede Drainage.



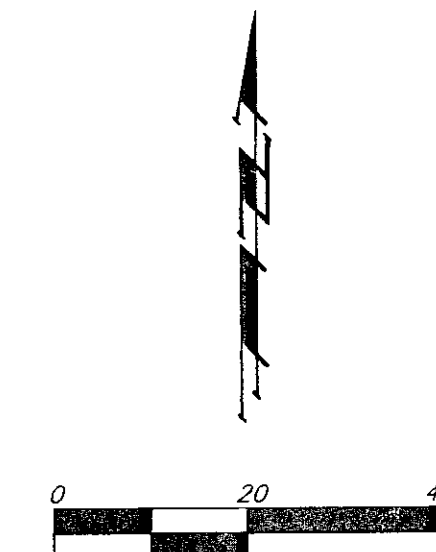
**TYPICAL SHRUB PLANTING DETAIL**  
5 Gallon and Smaller No Scale



**TREE PLANTING & STAKING DETAIL**  
Deciduous Trees 2\"/>



**TREE PLANTING & STAKING DETAIL**  
Deciduous Trees Larger than 2\"/>



● = #4 Baughman Rebar Set  
○ = #4 Baughman Rebar Found  
□ = P.K. Nail Set  
△ = 3/4\"/>

### LEGAL DESCRIPTION:

Part of Westway Park an Addition to Wichita, Kansas, lying in the NE1/4 of Section 6, Twp. 28-S, R-1-E, described as follows: Beginning at a point on the west line of Seneca Ave., said point being 660.22 feet south and 60.00 feet west of the N.E. Corner of said NE1/4; thence southerly along said west line, 30.00 feet; thence along a curve to the left with a radius of 140.21 feet, an arc length of 55.92 feet and a long chord of 55.55 feet with a deflection angle to the left of 11°25'30\"/>

### BENCHMARK:

Site Benchmark  
Cross located at the southeast corner of  
subject property.  
Elevation: 101.18 City Datum

### PLANTING NOTES:

- All landscape work shall be done in accordance with industry standards.
- All areas called out on the plan as "Seed" shall be seeded and fertilized as follows:  
SEED--  
Kansas Premium Fescue Blend 6-8#/1000 sq. ft.  
(equal parts of Olympic II, Bonanza, Apache, and Monarch varieties.)  
FERTILIZER--  
16-20-6 ratio 4#/1000 sq. ft.
- Trees with broken leaders will not be accepted.
- All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Treflan (5%) (or equal) shall be applied per label directions. All planting beds to receive 2\"/>

### LANDSCAPE CALCULATIONS

CITY OF WICHITA LANDSCAPE ORDINANCE  
STREETYARD REQUIREMENT = 165 L.F. Frontage  
x 10  
1,650 sq.ft. Required  
TREE REQUIREMENT = 1 Shade Tree every 500  
sq.ft. of Streetyard  
(4 Shade Trees Needed)  
STREETYARD SHOWN = 5,092 sq.ft. Streetyard w/  
8 Ornamental Trees Shown  
PARKING LOT TREES REQUIRED = 1 Shade Tree  
PARKING LOT TREES SHOWN = 0 (1/2 Streetyard  
Requirement Used To Satisfy  
LANDSCAPE REQUIREMENT = Parking Lot Buffer

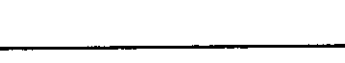
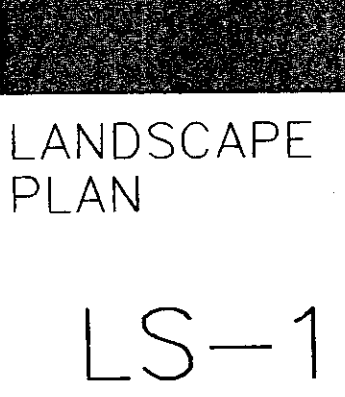
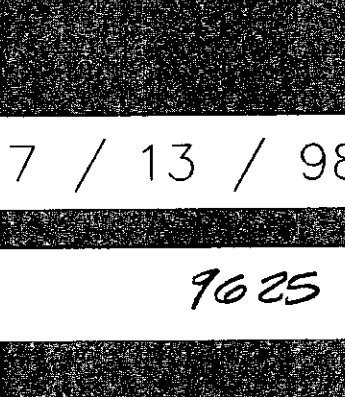
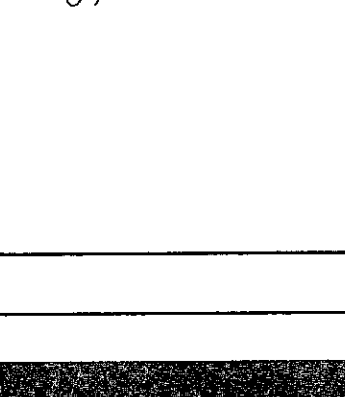
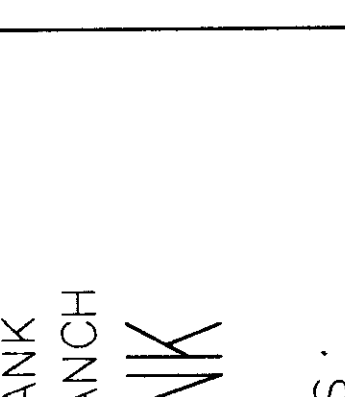
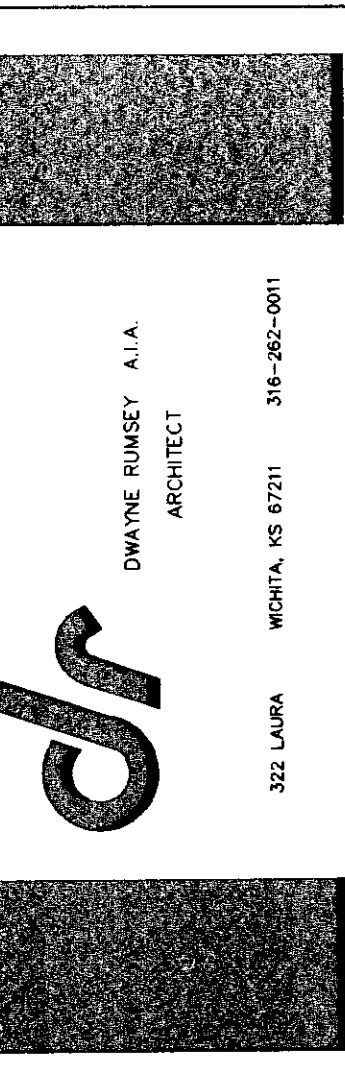
### PLANT SCHEDULE

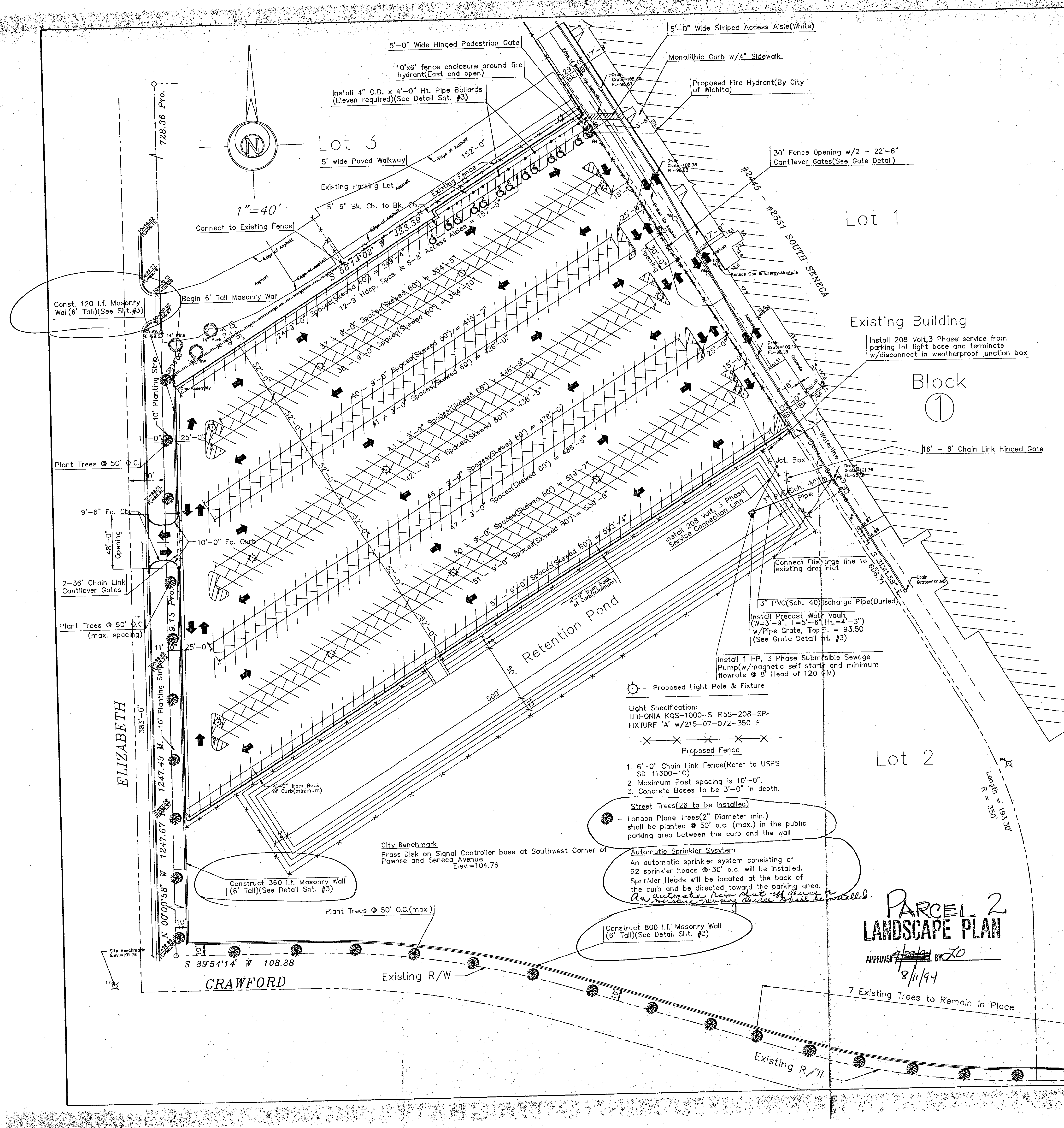
| PLANT SCHEDULE |                                          |                       |                  |           |                  |
|----------------|------------------------------------------|-----------------------|------------------|-----------|------------------|
| QTY.           | BOTANICAL NAME                           | COMMON NAME           | SIZE             | CONDITION | REMARKS          |
| 1              | <i>Cercis species 'Oklahoma'</i>         | Oklahoma Redbud       | 1 1/2" Cal. Min. | B & B     | Single Stem Only |
| 8              | <i>Malus species 'Spring Snow'</i>       | Spring Snow Crabapple | 1 1/2" Cal. Min. | B & B     | Single Stem Only |
| 4              | <i>Berberis thunbergii atropurpurea</i>  | Red Leaf Barberry     | 2 gal.           | Cont.     |                  |
| 7              | <i>Euonymus alatus 'Compacta'</i>        | Compact Burning Bush  | 2 gal.           | Cont.     |                  |
| 14             | <i>Juniperus horizontalis 'Hughes'</i>   | Hughes Juniper        | 2 gal.           | Cont.     |                  |
| 3              | <i>Miscanthus sinensis 'Gracillimus'</i> | Maiden Grass          | 2 gal.           | Cont.     |                  |
| 2              | <i>Prunus cistena</i>                    | Cistena Plum          | 5 gal.           | Cont.     |                  |
| 10             | <i>Pyracantha coccinea 'Low Boy'</i>     | Low Boy Pyracantha    | 2 gal.           | Cont.     |                  |
| 16             | <i>Spiraea nipponica 'Snowmound'</i>     | Snowmound Spirea      | 2 gal.           | Cont.     |                  |

LANDSCAPE PLAN

APPROVED *dlb* BY *cy*

**BAUGHMAN COMPANY P.A.**  
ENGINEERING, SURVEYING, & PLANNING  
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211





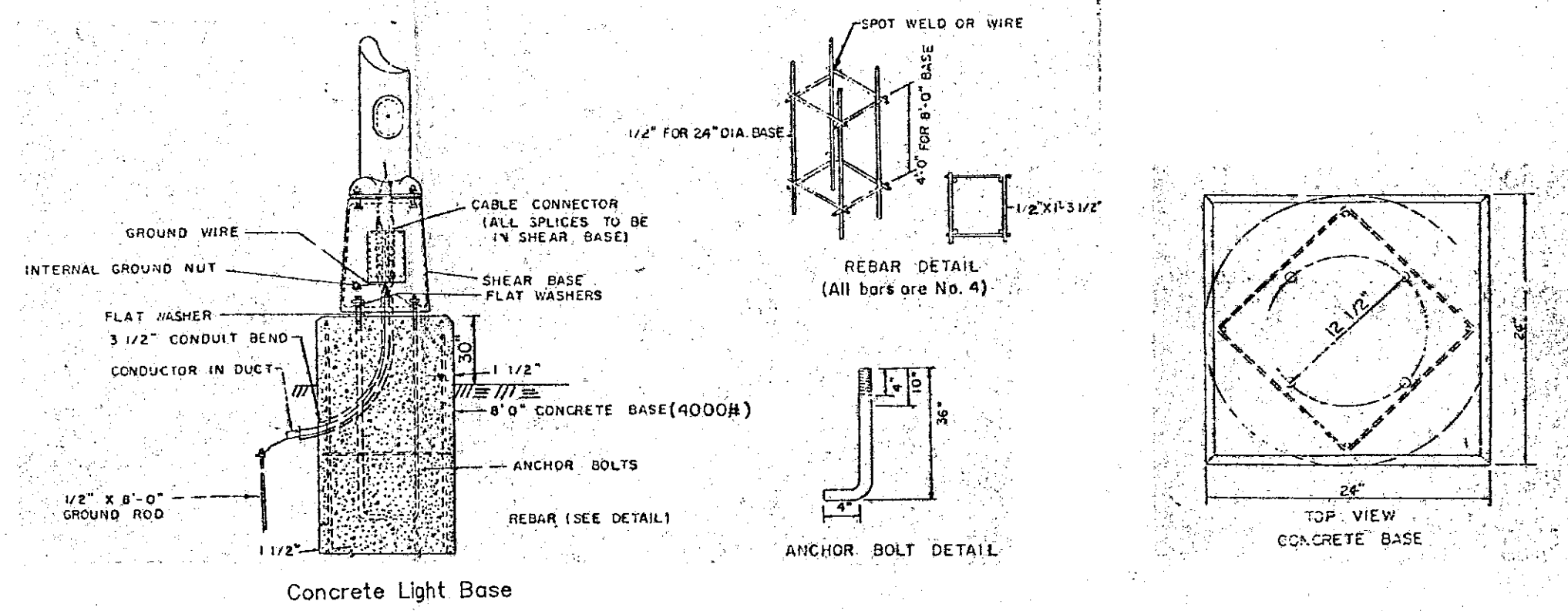
THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY THE FAILURE TO DO SO.

PARKING INFORMATION

12 - HANDICAP PARKING STALLS  
516 - PARKING STALLS(9' WIDE)  
528 - TOTAL

LEGEND

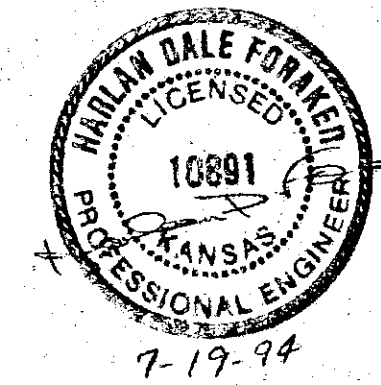
- Survey Monument Found
- Water Meter
- Water Valve
- Fire Hydrant
- Sanitary Sewer Man Hole
- Light Pole
- Fence
- Platted
- Proposed
- Measured
- Property line
- Utility Easement line
- Ridgeline
- Existing Spot Elevation
- Proposed Spot Elevation
- Proposed Contour
- Traffic Direction
- Proposed Landscape Tree
- Proposed Masonry Wall



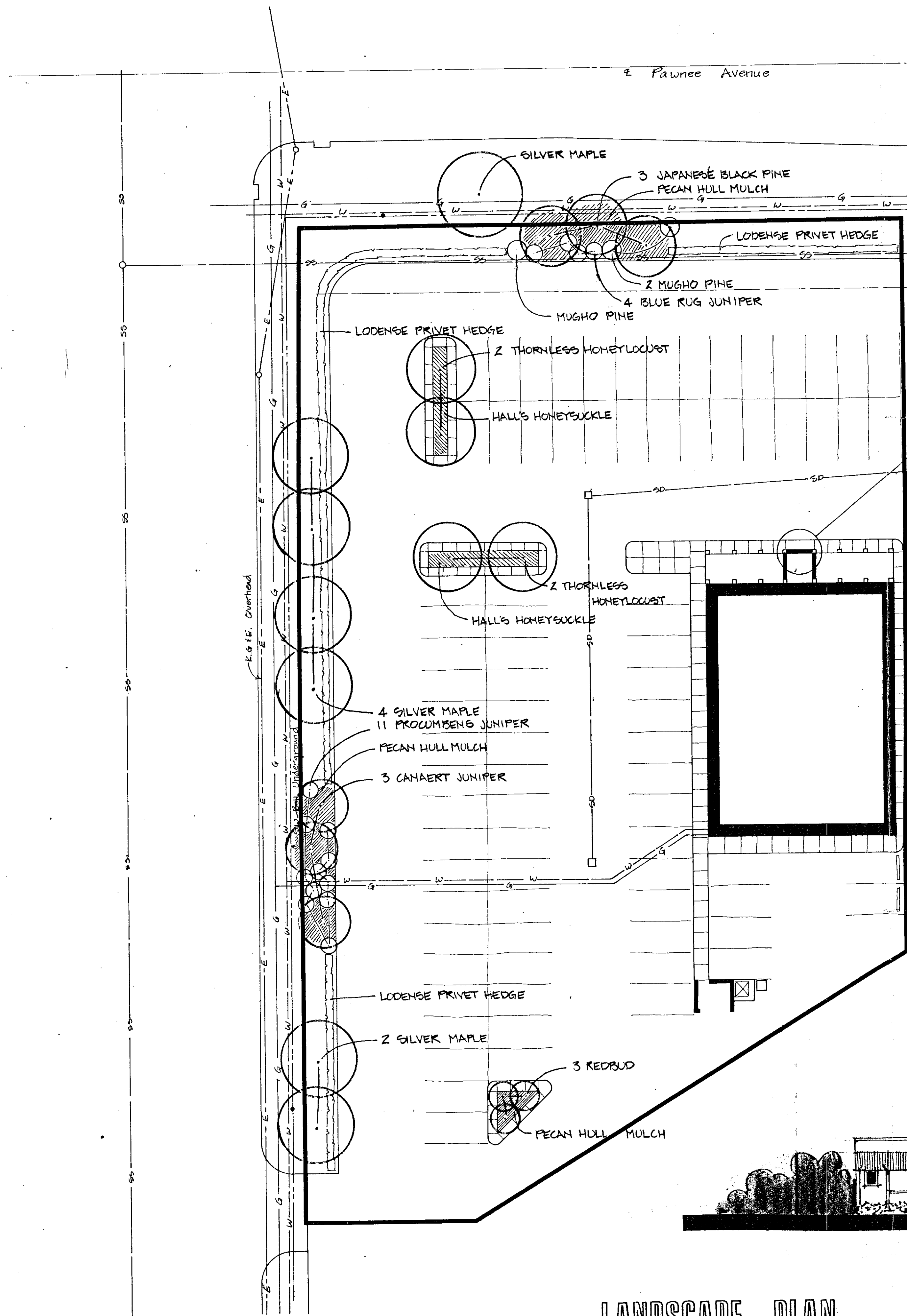
NOTES:  
Pavement is to be 5" Asphalt Concrete(2" Surface Course w/ 3" Base Course) w/ 6" Lime Treated Subgrade. Alternative pavement thickness and/or types of Subgrade Treatment to be determined upon evaluation of soils used in construction of fill by an approved Soils Engineer. All soil placed in fill shall be approved and compacted as recommended by the Soils Engineer.  
Curb in front of building shall be 6" Monolithic Curb. All other curb shall be Combined Curb & Gutter.  
Contractor shall paint parking lot stripes with fluorescent yellow parking lot striping paint.  
Refer to Landscape plan for planting requirements within Planting strip.

U.S. Post Office Facility  
**PARKING LOT LAYOUT PLAN**  
Lot 2, Block 1, Westway Addition, Wichita, Kansas  
PROJ. NO.: 94002  
**CERTIFIED ENGINEERING DESIGN**  
**CEd**  
1330 E. FIRST, # 113  
WICHITA, KANSAS 67214  
(316) 262-8808  
DESIGNED: HDF  
DRAWN: HDF  
CHECKED: HDF  
SCALE: 1" = 40'  
DATE: 7-94  
SHEET: 1  
TOTAL: 3  
CED FILE: CED-94002

PARCEL 2  
LANDSCAPE PLAN  
APPROVED 8/11/94 BY 20



(SEE PLAN FOR PARCE 1 DATED 10/31/93 FOR PLANTINGS OUTSIDE WALL)



Plant materials along Pawnee no longer required. Standard CUP dated 6-11-85.

### PLANT LIST

| QUAN.       | COMMON NAME              | BOTANICAL NAME                      | SIZE & COND.      | COST | COST EXTENSION |
|-------------|--------------------------|-------------------------------------|-------------------|------|----------------|
| 6           | SILVER MAPLE             | ACER SACCHARINUM                    | 2-2 1/2" CAL. BB  |      |                |
| 4           | THORNLESS HONEYLOCUST    | GLADISTIA TRIACANTHOS               | 2-2 1/2" CAL. BB  |      |                |
| 3           | REDBUD                   | CERCIS CANADENSIS                   | 1 1/2-2" CAL. BB  |      |                |
| 3           | JAPANESE BLACK PINE      | Pinus THUNBERGIANA                  | 6-8' BB           |      |                |
| 3           | CANAERT JUNIPER          | JUNIPERUS VIRGINIANA 'CANAERTI'     | 6-8' BB           |      |                |
| 3           | ROBUSTA GREEN JUNIPER    | JUNIPERUS CHINENSIS 'ROBUSTA GREEN' | 5 GAL. CONT.      |      |                |
| 3           | MUGHO PINE               | PINUS MUGO 'MUGHUS'                 | 5 GAL. CONT.      |      |                |
| 3           | BLUE RUG JUNIPER         | JUNIPERUS HORIZONTALIS 'WILTONI'    | 2 GAL. CONT.      |      |                |
| 11          | PROCURBENS JUNIPER       | JUNIPERUS PROCUMBENS                | 2 GAL. CONT.      |      |                |
| 3           | EMERALD 'N GOLD EUONYMUS | EUONYMUS FORTUNEI 'EMERALD 'N GOLD' | 2 GAL. CONT.      |      |                |
| 235' x 360' | LODENSE PRIVET HEDGE     | LIGUSTRUM 'LODENSE'                 | 12-18" BR         |      |                |
| 350         | HALL'S HONEYSUCKLE       | LONCERA JAPONICA HALLIANA           | 3" POTS @ 12" OC. |      |                |
| 12,700"     | K-31 PECUVE SEEDING      |                                     |                   |      |                |
| 1,500"      | PECAN HULL MULCH         |                                     |                   |      |                |



North Elevation

## LANDSCAPE PLAN

APPLEGATE'S LANDING

APPROVED IN ACCORDANCE WITH THE LANDSCAPE REQUIREMENTS OF WESTWAY SHOPPING CENTER CUP (DP-21)

PARCEL 4

Edk 25, 1977 date

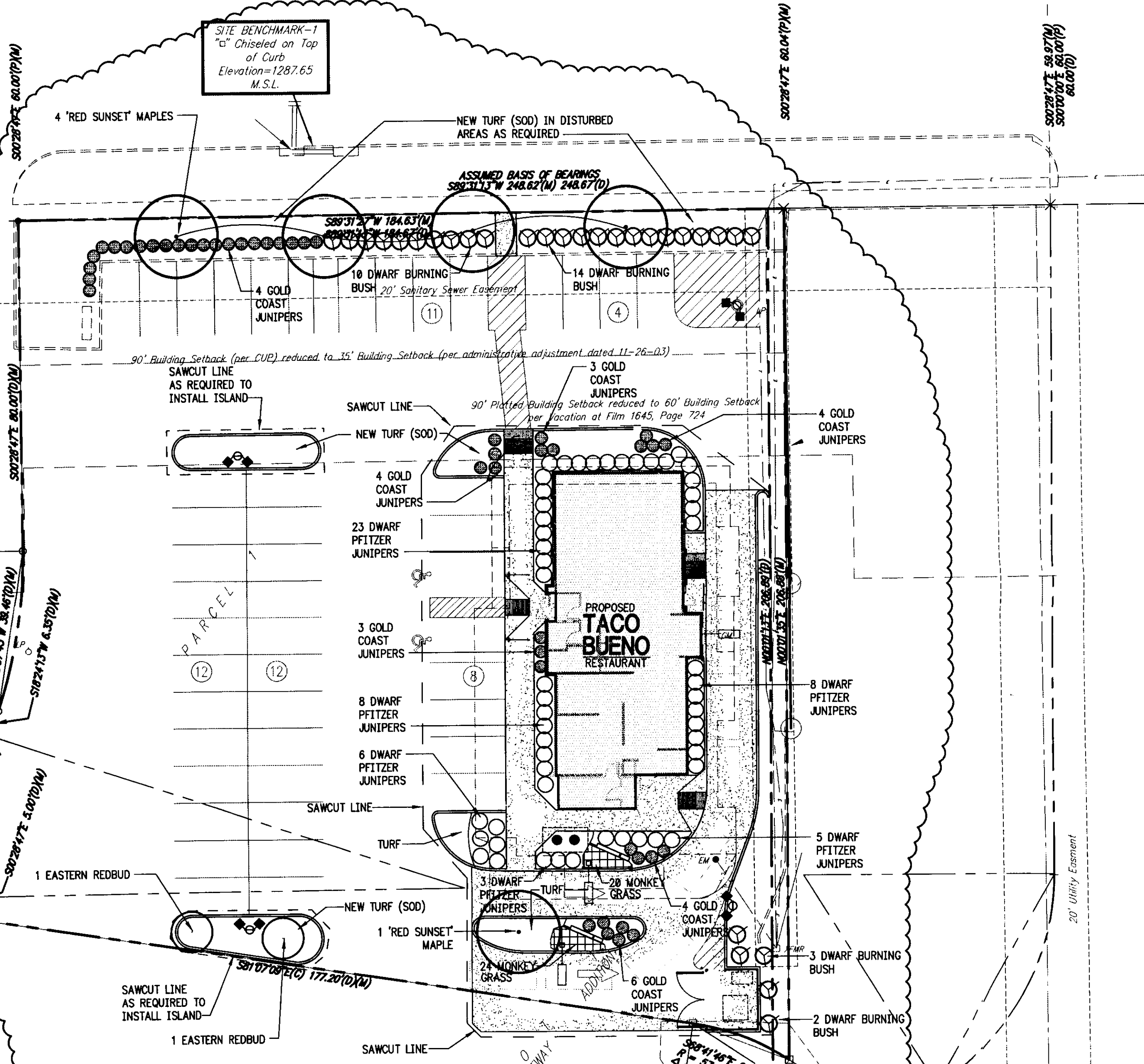
NW Cor. NE 1/4 NE 1/4  
Sec. 6, Twp. 28S,  
Range 1 East

N89°30'35"E 1,323.57'(N)

PAWNEE AVENUE

S02°28'47"E 60.04'(N)

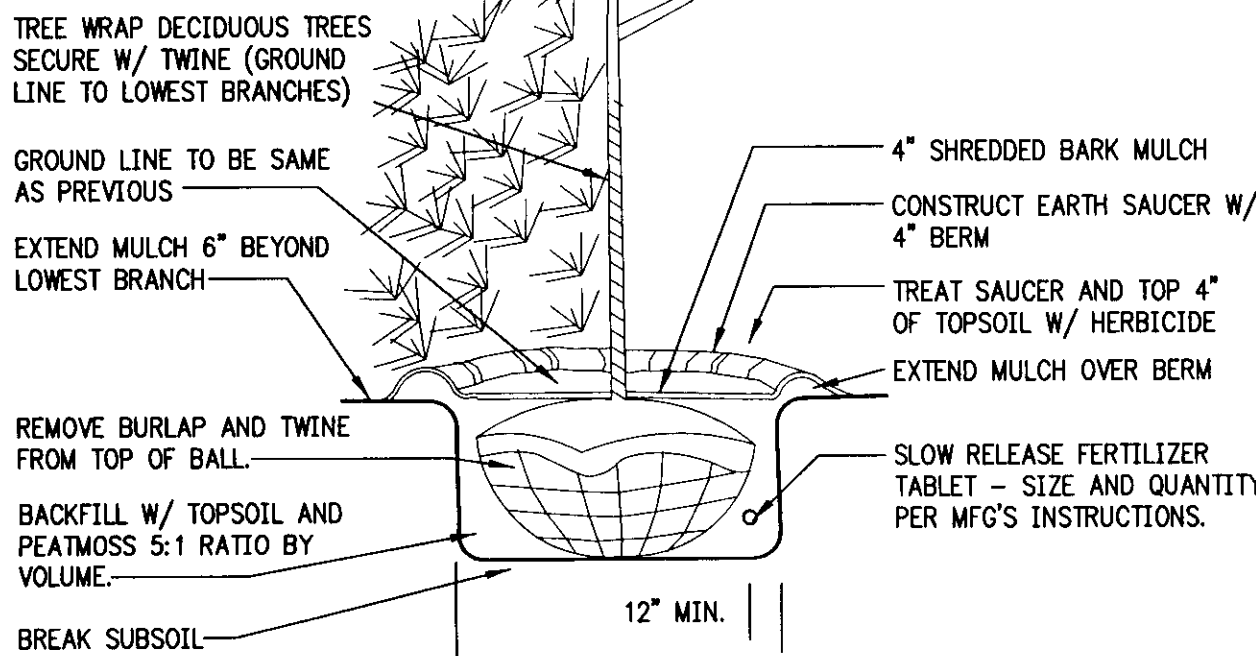
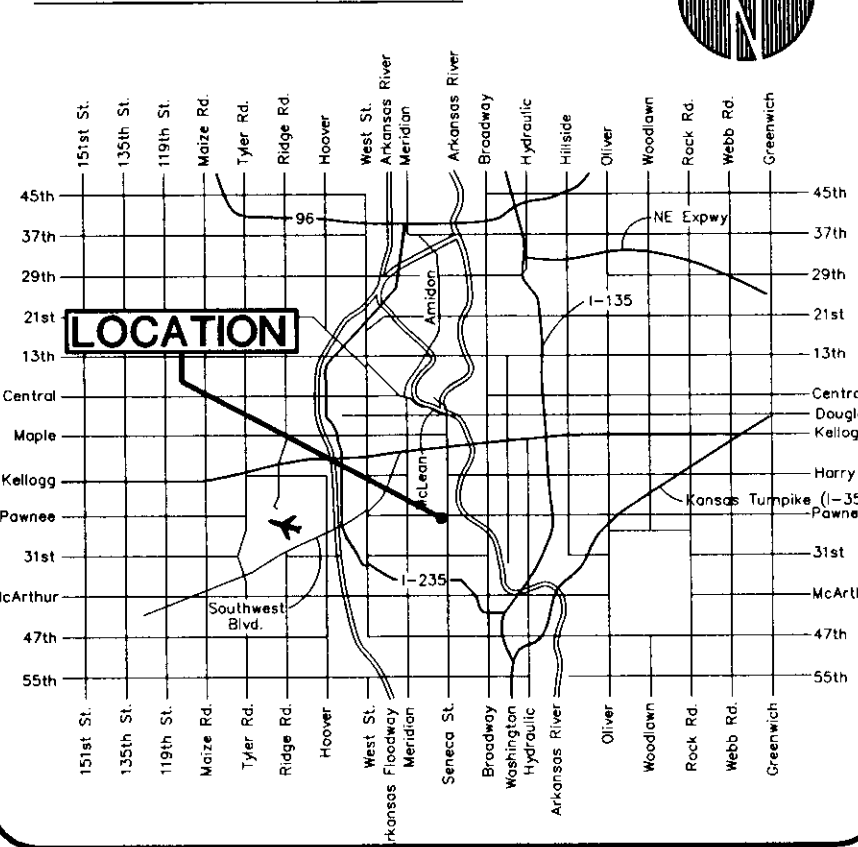
S02°28'47"E 98.97'(N)



### LANDSCAPE CALCULATIONS:

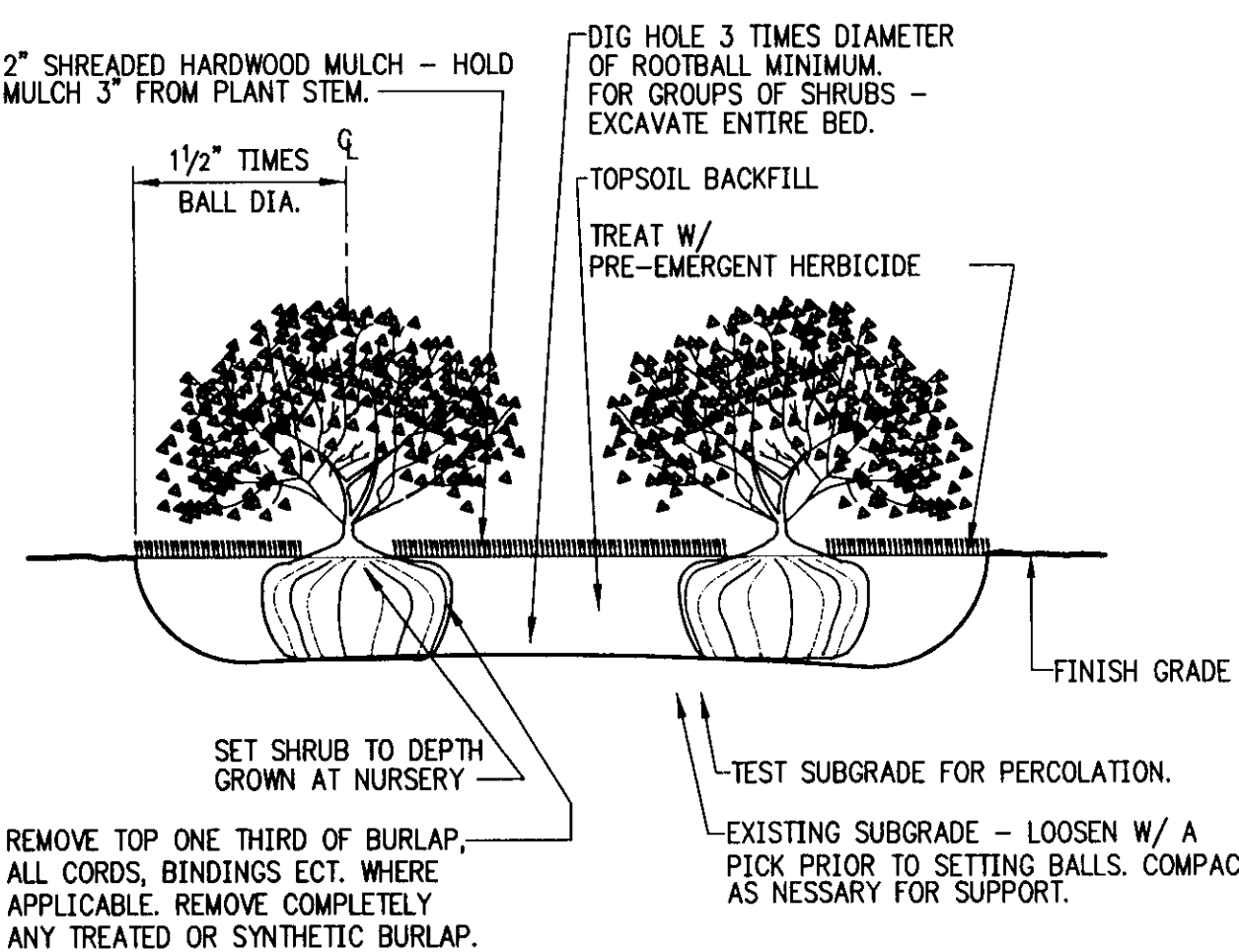
AVERAGE LOT DEPTH: 185'  
REQ'D LANDSCAPE STREET YARD: 185' TOTAL LF STREET FRONTAGE X 10 FACTOR  
1,850 SF REQ'D.  
LANDSCAPE STREET YARD PROVIDED: 2,700 SF (EXISTING)  
SHADE TREE REQUIREMENT WITHIN LANDSCAPE STREET YARD: 1 SHADE TREE / 500 SF X 1,850 SF  
= 4 SHADE TREES  
SHADE TREES PROVIDED: 4 SHADE TREES (1/2 COUNT TOWARDS PARKING LOT SCREENING)  
REQ'D PARKING LOT SCREENING PROVIDED AS SHOWN  
REQ'D PARKING LOT TREES: 1 SHADE TREE/20 PARKING STALLS X 46 PARKING STALLS = 3 SHADE TREES.  
PARKING LOT TREES PROVIDED: 3 SHADE TREES

### LOCATION MAP:



### PLANTING & STAKING DETAIL

SCALE: N.T.S.



### SHRUB PLANTING DETAIL

DP-21 PARCEL 5  
LANDSCAPE PLAN

02/10/07  
MAPD Log 1 of 2

### GENERAL NOTES:

1. SEE SHEET C-1 FOR GENERAL NOTES.

### GRADING NOTES:

1. ALL FILL TO BE COMPACTED TO 95% A.A.S.H.O. STANDARD COMPACTION.

### LANDSCAPE NOTES:

- REFER TO SPECIFICATION SECTION 2200 AND DRAWINGS C1, C2, C3, C4, C5, AND C6. FOLLOW RECOMMENDATIONS FOUND THEREIN.
- THE GENERAL CONTRACTOR SHALL LEAVE THE SITE AT FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL REVISE GRADES AT A MINIMUM TO ENSURE SMOOTH TRANSITIONS BETWEEN PLANTING BEDS AND LAWN AREAS.
- PLANT MATERIAL: ALL PLANTS SHALL BE HEALTHY, VIGOROUS AND REPRESENTATIVE OF SPECIES SPECIFIED. ALL PLANTS SHALL BE WELL BRANCHED AND PROPORTIONED AND FREE OF ALL INSECTS, DISEASES, BARK BRUISES, SCRAPES, CRACKED BRANCHES AND PHYSICAL DAMAGE. SUBSTITUTION OF SPECIES OR SIZE MUST HAVE PRIOR APPROVAL.
- PLANT GUARANTEE: ALL PLANTS SHALL BE GUARANTEED TO LIVE FOR TWELVE (12) MONTHS. THE GUARANTEE SHALL COMMENCE UPON FINAL ACCEPTANCE OF THE PROJECT. IF ANY PLANTS ARE DEAD OR IN AN UNHEALTHY CONDITION BEFORE FINAL ACCEPTANCE, THE LANDSCAPE CONTRACTOR SHALL REPLACE THEM AT HIS EXPENSE. THIS REPLACEMENT SHALL NOT BE CONSIDERED A "GUARANTEED" REPLACEMENT.
- TOPSOIL REQUIREMENTS FOR PLANTING OPERATIONS AND GRADING/MOUNDS SHALL BE NATURAL FRIABLE, FERTILE SOIL CHARACTERISTIC OF PRODUCTIVE SOIL IN THE VICINITY. IT SHALL BE FREE OF CLAY LUMPS, STONES, ROOTS AND OTHER FOREIGN MATTER. ALL FILL TO BE COMPACTED TO 85% ASTM D698 STANDARD COMPACTION.
- MULCH: ALL PLANTING BEDS SHALL BE MULCHED 3" DEEP OVER WEED PREVENTIVE FABRIC.
- PLANTING PERIOD: EXECUTE ALL LAWNWORK AND PLANTING DATES AS DIRECTED BY THE OWNER.
- INSTALLATION OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS AND WITH THE GENERAL PLANTING SPECIFICATIONS AS SET FORTH BY THE GOVERNING MUNICIPALITY.
- THE BRANCHES OF DECIDUOUS TREES AND SHRUBS MAY BE SELECTIVELY THINNED BY UP TO 1/3 IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE, HOWEVER, IN NO CASE SHALL TRIMMING RESULT IN REDUCING THE OVERALL SIZE OF THE PLANT BELOW THAT SPECIFIED. NEVER CUT CENTRAL GROWTH LEADER ON EVERGREEN TREES.
- CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL UNDERGROUND UTILITIES. CONTRACTOR TO NOTIFY TACO BUENO REPRESENTATIVE OF ANY UNDERGROUND OBSTRUCTIONS AND RECEIVE APPROVAL IF NECESSARY, TO MOVE PLANTS FROM LOCATIONS SHOWN ON PLANS.
- LANDSCAPE MATERIALS SHALL BE LOCATED SO AS NOT TO OBSTRUCT VISUAL OR PHYSICAL ACCESS TO FIRE HYDRANTS. LOCATE ALL LANDSCAPE MATERIALS IN CONFORMANCE WITH UTILITY COMPANY REQUIREMENTS AT TRANSFORMERS, METERS, OVERHEAD LINES, ETC. SEE SITE UTILITIES PLAN.
- REMOVE ALL EXCESS ORGANIC MATERIAL FROM SITE AND DISPOSE OF IT IN CONFORMANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS.
- FERTILIZE ALL PLANT AREAS ACCORDING TO GOOD HORTICULTURAL PRACTICE FOR EACH PLANT TYPE AND SOIL CONDITION.
- ALL NON-SHRUB AREAS MUST BE FINISHED WITH LOCALLY GROWN SOD OF A VARIETY PRODUCING FINE TURFGRASS SUITABLE OF THIS LOCATION.
- PLANTING LOCATIONS SHOWN ARE GRAPHICAL REPRESENTATIONS ONLY.

### PLANT LIST:

REQUIRED TREES SHALL HAVE A MIN. CALIPER OF 2" @ 1' ABOVE FIN. GRADE.

| KEY | PLANT                                                               | QTY | REMARKS                         |
|-----|---------------------------------------------------------------------|-----|---------------------------------|
| ○   | 'RED SUNSET' MAPLE<br>Acer rubrum 'Red Sunset'                      | 5   | 2" CAL.<br>BALLED/BURLAP        |
| ○   | EASTERN REDBUD<br>Cercis canadensis                                 | 2   | 1" CAL./6" HT MIN<br>B/B OR CAN |
| ○   | DWARF BURNING BUSH<br>Eunonymus alata 'Compacta'                    | 29  | 24" ht.<br>3"-6" O.C.           |
| ○   | PFITZER COMPACT JUNIPER<br>Juniperus chinensis pfitzeriana compacta | 53  | 5 GALLON<br>CAN. 5' O.C.        |
| ○   | GOLD COAST JUNIPER<br>Juniperus chinensis 'Gold Coast'              | 24  | 5 GALLON<br>CAN. 5' O.C.        |
| ○   | MONEY GRASS<br>Liriope muscari                                      | 44  | 1 GALLON CAN<br>18" O.C.        |

TURF = LOCALLY GROWN TURFGRASS (SOD - NO SEEDING, UNLESS NOTED OTHERWISE) TO BE LOCATED IN ALL REMAINING LANDSCAPE AREAS.

G.C. TO VERIFY PLANT QUANTITY FOR BIDDING PURPOSES.

MULCH NOTE:  
AREAS ADJACENT TO BUILDING:  
CRUSHED BRICK, LAVA ROCK OR OTHER DARK COLORED,  
NON-FLAMMABLE MULCH.

ALL OTHER AREAS:  
CLASS "A" SHREDDED CYPRESS MULCH/ PINE STRAW OWNER APPROVED EQUAL.

IRRIGATION NOTE:  
LAWN AND PLANT BEDS WILL BE IRRIGATED:  
SYSTEM TO BE INCLUDED IN ELEC. CONTRACTOR'S BID.  
THE IRRIGATION SYSTEM WILL INCLUDE ALL PIPING,  
HEADS, CONTROLLER, BACKFLOW PREVENTOR,  
WIRING, SLEEVES UNDER HARD SURFACES AND  
OTHER NORMAL EQUIPMENT TO PROVIDE 100%  
COVERAGE OF ALL PLANTED AND LAWN AREAS.  
PROVIDE SHOP DRAWINGS FOR APPROVAL BY  
OWNER PRIOR TO BEGINNING ANY CONST. ON SITE.  
THE SYSTEM MUST BE PROVIDED WITH A RAIN SHUT-OFF OR MOISTURE  
SENSING DEVICE. TURFS AREAS SHALL BE IRRIGATED SEPARATELY FROM  
PLANTING BEDS, DRIP IRRIGATION IN BEDS IS RECOMMENDED.

### LANDSCAPE PLAN

SCALE: 1" = 20'-0"

GRAPHIC SCALE:



JOB NO. :

06196

PROJECT:

OWNER:

ARCHITECT/ENGINEER:

DATE: 01/18/07

DRAWN BY:

CHECKED BY: V.R.H.

REVISIONS:

|   |                   |
|---|-------------------|
| 1 | 02/22/07 PER CITY |
| 2 |                   |
| 3 |                   |
| 4 |                   |
| 5 |                   |
| 6 |                   |

LANDSCAPE PLAN

SHEET NO.

C-4



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

April 11, 2014

Westway Plaza, LLC  
23901 Calabasas Road, Ste 1064  
Calabasas, CA 91302

Griffith & Griffith  
Jeff Griffith  
P.O. Box 184  
Derby, KS 67037

**RE: CUP2014-00006** – Amendment to Parcels 1 and 13 of the Westway Shopping Center Community Unit Plan (CUP), DP-21 to permit “recreation and entertainment, outdoor” on property generally located at the southwest corner of West Pawnee Avenue and South Seneca Street.

Dear Gentlemen:

At its regular meeting on April 10, 2014, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to APPROVE the request subject to the following conditions:

1. The amendment permits on Parcels 1 and 13 of DP-21: outdoor entertainment, in the form of carnival rides, games and concessions that shall be allowed for a period of 14 consecutive days between the dates of March 1<sup>st</sup> and April 30<sup>th</sup> and for an additional 14 consecutive days between the dates of October 1<sup>st</sup> and November 30<sup>th</sup> each year. All required permits and licenses, including but not limited to a Community Event Permit and temporary building permits, shall be obtained prior to the placement or installation of any equipment associated with carnival rides, games or concessions, except the number of days for the use(s) permitted by this amendment shall be controlled by the CUP and not by UZC Sec. III-B.14.e(4). Required inspections shall be obtained prior to opening the carnival rides, games and concessions to the public.
2. The amendment does not permit, without proper approval, the display, sales or storage of vehicles, equipment or other merchandise not typically associated with carnival rides, games and concessions. However, nothing in this condition is to prohibit the outdoor display, sale or storage of merchandise customarily offered for sale by businesses occupying Parcels 1 and 13 of DP-21 provided any such activities are legally conducted and have been properly reviewed and approved as may be required by any applicable codes or regulations.
3. No temporary equipment, trailers, buildings or appurtenances shall be located within any setbacks or easements.
4. Restroom facilities for employees must be provided and may be provided by agreement with a

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[www.wichita.gov](http://www.wichita.gov)

permanent use in the center upon approval of the Superintendent of Central Inspection. Portable bathroom facilities are permitted only with the approval of the MABCD.

5. All uses approved by this CUP shall be located on paved surfaces.
6. The use of outdoor speakers or amplifiers is permitted so long as they are used in conformance the City's noise ordinance.
7. As a condition of obtaining the required permits for the uses permitted by this amendment, the applicant shall demonstrate that enough parking remains to serve permanent uses located on the site once the carnival rides, games and concessions have been located on the site.
8. The transfer of title of all or any portion of the land included within the CUP 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.
9. 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.
10. If the Zoning Administrator finds that there is a violation of any of the conditions of the amendment to the CUP, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the amendment to the CUP is null and void.

Property owners opposed to the application may file with the City Clerk signed written appeals of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal appeals.) Appeals must be filed within 14 days of the MAPC's action or by 5:00 p.m. on May 1, 2014. In order to be considered a "valid" appeal the signatures must reflect the correct and entire ownership of the property owners filing the appeal, and must be submitted to the City Clerk within 14 days of the conclusion of the MAPC hearing, by May 1, 2014, at 5:00 p.m.

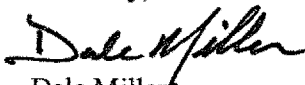
If there are not any appeals filed, the action of the MAPC will be final. If there are appeals, this application will be forwarded to the City Council for consideration at one of its regular meetings. You will be notified of that meeting date should it become necessary.

District Advisory Board (DAB IV) considered this case at their meeting on April 7, 2014, and recommended approval.

**NOTICE:** The public hearing on planning items is conducted by the MAPC under provisions of State Law. Adopted policy is that the City Council will not take additional testimony on zoning related applications and other issues for which the MAPC has held a public hearing. However, interested parties may file a written statement with the City Clerk by 5:00 p.m. on the Wednesday preceding this meeting, providing new facts on the issue or alleging an unfair hearing. The Council will determine from such statements whether to return the issue to the MAPC for reconsideration or to reverse their recommendation.

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,

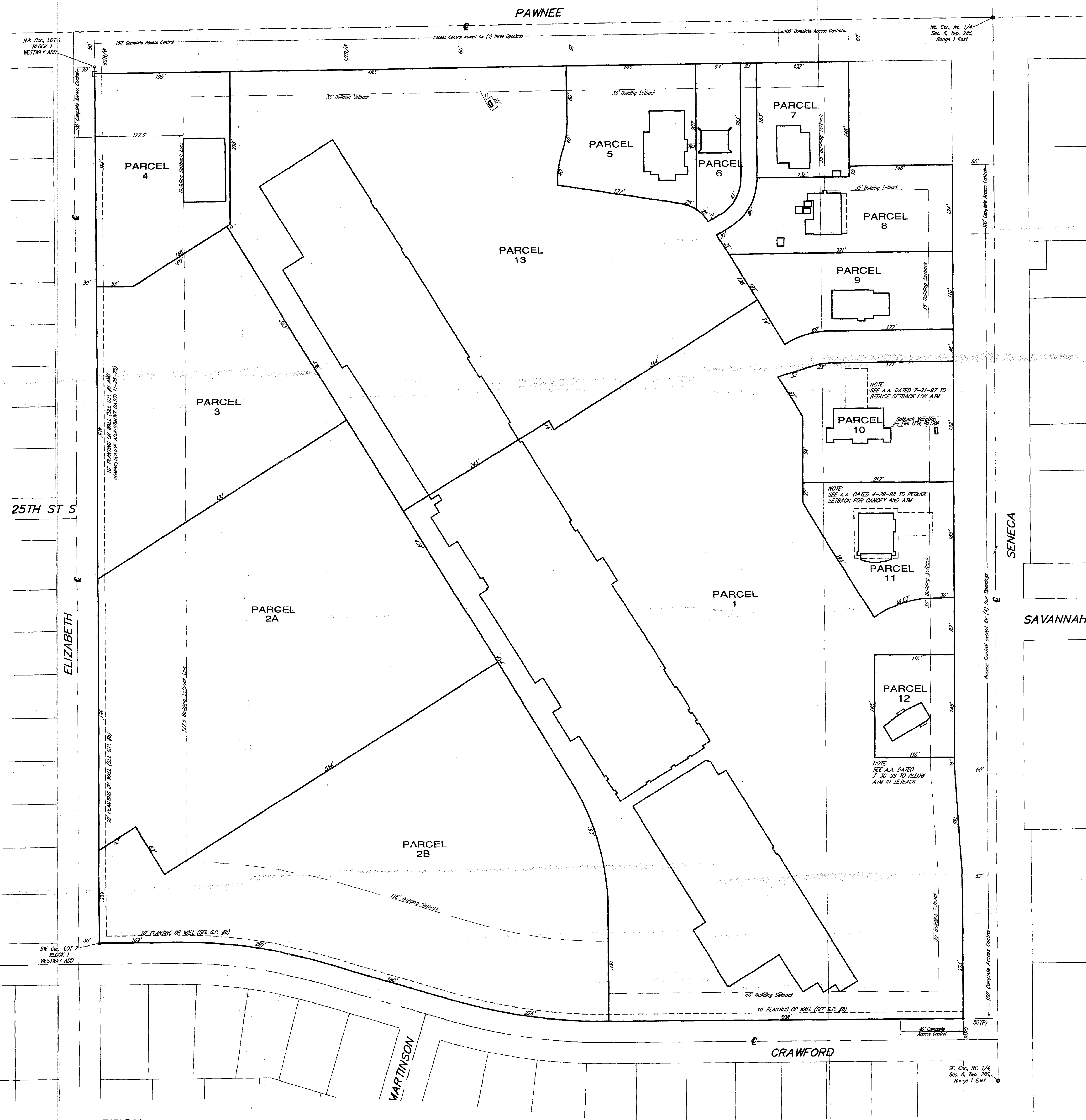


Dale Miller  
Current Plans Manager  
Current Plans Division

# WESTWAY SHOPPING CENTER

## COMMUNITY UNIT PLAN

### DP-21



#### LEGAL DESCRIPTION:

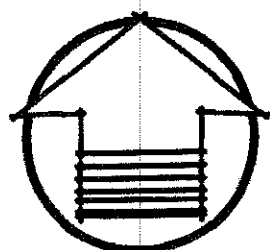
All of Lots 1, 2, and 3, Block 1, Westway Addition, Wichita, Sedgewick County, Kansas.

#### BENCHMARK:

SQUARE CUT NE CORNER OF SOUTHWESTERN BELL  
PEDISTAL  
NW CORNER CRAWFORD & SENECA  
ELEV = 1288.20 (NOV 29)

#### REVISIONS:

ADMINISTRATIVE ADJUSTMENT TO  
MATCH THE LOT CONFIGURATION  
WITH THE FINAL PLAT OF  
WESTWAY 2ND ADDITION:  
REVISED PER AMENDMENT REQUEST:  
FEBRUARY 14, 2014  
MARCH 3, 2014



SCALE: 1" = 100'

#### General:

Total Area = 1,604,701 square feet  $\pm$  or 36.84 acres  $\pm$

#### General Provisions:

- 1.) Access Control: Access to Pawnee shall be limited to three (3) openings, one (1) constructed to major entrance standards. Access to Seneca shall be limited to four (4) openings, two (2) constructed to major entrance standards. Access to Crawford shall be limited to three (3) openings. Access to Elizabeth shall be limited to three (3) openings.  
Additional access controls are as indicated on the plan.
- 2.) All utilities shall be installed underground.
- 3.) Drainage: A drainage plan has been submitted and approved as part of Westway 2nd Addition.
- 4.) Minimum building setbacks shall be as indicated on the plan.
- 5.) Parking shall be in accordance with section 28.04.141 of the code of the City of Wichita.
- 6.) Advertising signs shall be in accordance with section 28.04.139 of the Code of the City of Wichita, with the following exceptions: No billboard advertisement shall be allowed on any Parcel; no signs shall be erected adjacent to Crawford or Elizabeth, except building signs and directional signs; no portable signs shall be allowed in Parcel 2, 3, or 4.
- 7.) Fire Lanes: Appropriate fire lanes for Parcels 1 and 3 through 13 have been previously approved. Fire lanes for Parcel 2A shall be defined prior to the issuance of building permit(s). Said fire lanes shall be hard surfaced, and twenty-four (24) feet minimum in width and constructed with a 3/4 inch asphalt base with 1/8 inch asphalt surface, or the equivalent thereof. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading.
- 8.) Screening and Landscaping: A solid or semi-solid wall at least five (5) feet, but not more than eight (8) feet high, constructed of brick, stone, masonry, architectural tile or other similar material shall be installed along the property lines as indicated on the plan when the service area, storage area, or rear of a commercial structure faces a residential district. Appropriate street trees (as approved by the City Forester) shall be planted no farther apart than fifty (50) feet on centers in the public "parking" area between the curb and wall, and shall be maintained by the owner of the adjacent Parcel.

A planting strip consisting of trees, grass, and low shrubbery not less than ten (10) feet in width shall be installed as indicated on the plan when the wall, as specified above, is not required. A landscape plan prepared by a landscape architect for the planting strips, indicating the type, location, and 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 building permits.

A financial guarantee for the street trees of the plant materials approved in the landscape plan shall be required prior to the issuance of any occupancy permit if the trees or plant materials have not been planted.

Failure to properly maintain the wall and street trees or the planting strips 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.

#### Parcel Descriptions:

##### Parcel 1

Proposed Use - Shopping center and associated tires, batteries, and accessories stores, supermarkets, financial institutions, offices, personal services, and retail sales as permitted by the zoning district. Vocational school (See Admin. Adjustment dated 08/19/03). Restaurant (See Admin. Adjustment dated 11/26/03). Outdoor entertainment, in the form of carnival rides, games and concessions, shall be allowed for a period of fourteen (14) consecutive days between the dates of March 1st and April 30th and for an additional fourteen (14) consecutive days between the dates of October 1st and November 30th each year. Owner to obtain all necessary licenses and permits (See Amendment dated 11/27/2014).

Net Area - 494,789 sq. ft. or 11.36 acres  
Maximum Building Coverage - 65,311 sq. ft.  
Maximum Gross Floor Area - 30% or 148,439 sq. ft.  
Maximum Building Height - 40 feet  
Maximum Number of Buildings - 2

##### Parcel 2A

Proposed Use - Shopping center and associated tires, batteries and accessory stores, indoor recreation, indoor home improvement centers, financial institutions, offices, personal services, and retail sales as permitted by the zoning district.

Net Area - 217,705 sq. ft. or 5.00 acres  
Maximum Building Coverage - 65,311 sq. ft.  
Maximum Gross Floor Area - 87,082 sq. ft.  
Maximum Building Height - 40 feet  
Maximum Number of Buildings - 2

##### Parcel 2B

Proposed Use - Shopping center and associated tires, batteries and accessory stores, indoor recreation, indoor home improvement centers, financial institutions, offices, personal services, and retail sales as permitted by the zoning district.

Net Area - 209,439 sq. ft. or 4.81 acres  
Maximum Building Coverage - 62,831 sq. ft.  
Maximum Gross Floor Area - 63,774 sq. ft.  
Maximum Building Height - 40 feet  
Maximum Number of Buildings - 2

##### Parcel 3

Proposed Use - Post Office

Net Area - 105,793 sq. ft. or 2.43 acres  
Maximum Building Coverage - 31,738 sq. ft.  
Maximum Gross Floor Area - 31,738 sq. ft.  
Maximum Building Height - 35 feet  
Maximum Number of Buildings - 1

##### Parcel 4

Proposed Use - Offices, personal services, restaurants, and retail sales as permitted by the zoning district.

Net Area - 52,991 square feet  $\pm$  or 1.22 acres  $\pm$   
Maximum Building Coverage - 15% or 7,949 square feet  $\pm$   
Maximum Gross Floor Area - 30% or 16,687 square feet  $\pm$   
Maximum Building Height - 30 feet  
Maximum Number of Buildings - 1

##### Parcel 5

Proposed Use - Financial institutions, offices, personal services, restaurants, and retail sales as permitted by zoning district.

Net Area - 35,041 square feet  $\pm$  or 0.8 acres  $\pm$   
Maximum Building Coverage - 20% or 7,008 square feet  $\pm$   
Maximum Gross Floor Area - 30% or 10,512 square feet  $\pm$   
Maximum Building Height - 30 feet  
Maximum Number of Buildings - 1

##### Parcel 6

Proposed Use - Offices, personal services, restaurants, and retail sales as permitted by zoning district.

Net Area - 13,342 square feet  $\pm$  or 0.31 acres  $\pm$   
Maximum Building Coverage - 20% or 2,668 square feet  $\pm$   
Maximum Gross Floor Area - 30% or 4,003 square feet  $\pm$   
Maximum Building Height - 30 feet  
Maximum Number of Buildings - 1

##### Parcel 7

Proposed Use - Offices, personal services, restaurants, and retail sales as permitted by zoning district.

Net Area - 21,543 square feet  $\pm$  or 0.49 acres  $\pm$   
Maximum Building Coverage - 20% or 4,309 square feet  $\pm$   
Maximum Gross Floor Area - 30% or 6,463 square feet  $\pm$   
Maximum Building Height - 30 feet  
Maximum Number of Buildings - 1

##### Parcel 8

Proposed Use - Offices, personal services, restaurants, and retail sales as permitted by zoning district.

Net Area - 35,554 square feet  $\pm$  or 0.82 acres  $\pm$   
Maximum Building Coverage - 20% or 7,111 square feet  $\pm$   
Maximum Gross Floor Area - 30% or 10,666 square feet  $\pm$   
Maximum Building Height - 30 feet  
Maximum Number of Buildings - 2

##### Parcel 9

Proposed Use - Offices, personal services, restaurants, and retail sales as permitted by zoning district.

Net Area - 32,056 square feet  $\pm$  or 0.74 acres  $\pm$   
Maximum Building Coverage - 20% or 6,411 square feet  $\pm$   
Maximum Gross Floor Area - 30% or 9,617 square feet  $\pm$   
Maximum Building Height - 30 feet  
Maximum Number of Buildings - 1

##### Parcel 10

Proposed Use - Financial institutions, offices, personal services, and retail sales as permitted by zoning district & A.I.M. (per 7-21-97 Admin. Adj.)

Net Area - 38,110 square feet  $\pm$  or 0.87 acres  $\pm$   
Maximum Building Coverage - 20% or 7,622 square feet  $\pm$   
Maximum Gross Floor Area - 30% or 11,433 square feet  $\pm$   
Maximum Building Height - 30 feet  
Maximum Number of Buildings - 1

##### Parcel 11

Proposed Use - Financial institutions, offices, personal services, restaurants, and retail sales as permitted by zoning district.

Net Area - 31,024 square feet  $\pm$  or 0.71 acres  $\pm$   
Maximum Building Coverage - 20% or 6,205 square feet  $\pm$   
Maximum Gross Floor Area - 30% or 9,307 square feet  $\pm$   
Maximum Building Height - 30 feet  
Maximum Number of Buildings - 1

##### Parcel 12

Proposed Use - Shopping center and associated tires, batteries, and accessories stores, supermarkets, financial institutions, offices, personal services, and retail sales as permitted by the zoning district. Vocational school (See Admin. Adjustment dated 08/19/03). Restaurant (See Admin. Adjustment dated 11/26/03). Outdoor entertainment, in the form of carnival rides, games and concessions, shall be allowed for a period of fourteen (14) consecutive days between the dates of March 1st and April 30th and for an additional fourteen (14) consecutive days between the dates of October 1st and November 30th each year. Owner to obtain all necessary licenses and permits (See Amendment dated 11/27/2014).

Net Area - 16,675 sq. ft. or 0.38 acres  
Maximum Building Coverage - 30% or 5,003 sq. ft.  
Maximum Gross Floor Area - 30% or 3,003 sq. ft.  
Maximum Building Height - 30 feet  
Maximum Number of Buildings - 1

##### Parcel 13

Proposed Use - Shopping center and associated tires, batteries, and accessories stores, supermarkets, financial institutions, offices, personal services, and retail sales as permitted by the zoning district. Vocational school (See Admin. Adjustment dated 08/19/03). Restaurant (See Admin. Adjustment dated 11/26/03). Outdoor entertainment, in the form of carnival rides, games and concessions, shall be allowed for a period of fourteen (14) consecutive days between the dates of March 1st and April 30th and for an additional fourteen (14) consecutive days between the dates of October 1st and November 30th each year. Owner to obtain all necessary licenses and permits (See Amendment dated 11/27/2014).

Net Area - 300,633 sq. ft. or 6.90 acres  
Maximum Building Coverage - 30% or 90,190 sq. ft.  
Maximum Gross Floor Area - 30% or 90,190 sq. ft.  
Maximum Building Height - 40 feet  
Maximum Number of Buildings - 2

APPROVED CUP  
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MAY 17 2014  
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DEC 5 2014  
DEC 7 2014  
DEC 9 2014  
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DEC 13 2014  
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DEC 17 2014  
DEC 19 2014  
DEC 21 2014  
DEC 23 2014  
DEC 25 2014  
DEC 27 2014  
DEC 29 2014  
DEC 31 2014

WESTWAY SHOPPING CENTER  
COMMUNITY UNIT PLAN

Baughman Company, P.A.  
315 E. 1st St., Wichita, KS 67211 P 316-263-7271 F 316-263-0149  
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

26 FEB. 2014

GENERAL PLANTING NOTES

- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE ARCHITECT/LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE OWNER'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING THE LOCAL UTILITY LOCATOR SERVICE. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR.
- BACKFILL FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL SOIL. EXCAVATED FROM PLANTING PITS MIXED WITH COMPOST AND WELL-ROTTED MANURE AT A RATIO OF THREE (3) PARTS SOIL TO ONE (1) PART COMPOST AND WELL-ROTTED MANURE.
- FERTILIZE ALL PLANTS WITH 6-10-4 COMMERCIAL FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER.
- AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS.
- INSTALL SHREDDED HARDWOOD MULCH IN ALL PLANT BEDS AND TREE SAUCERS. PLACE 3"-4" OF MULCH IN ALL PLANT BEDS AND TREE SAUCERS.
- PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL ACCEPTANCE OF THE PROJECT'S PLANT MATERIALS. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION.
- RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W.
- RE-ESTABLISH TURF IN ALL AREAS DISTURBED BY THE CONSTRUCTION PROCESS AND WITHIN THE LIMITS OF DISTURBANCE BY SEED, SOD OR PLANNED PLANTING AREAS, AS NOTED ON PLAN.
- REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE OWNER'S REPRESENTATIVE PRIOR TO STARTING CONSTRUCTION.
- TURF AND PLANTING BEDS ARE TO BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM. SEE SHEET LS2.

LEGAL DESCRIPTION

LOT 4, BLOCK A, WESTWAY 2ND ADDITION,  
WICHITA, SEDGWICK COUNTY, KANSAS.

PLANTING LEGEND

- SIDEWALK
- SOD/SEED

LANDSCAPE CODE CALCULATIONS

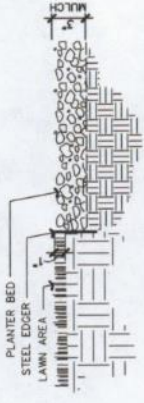
| LANDSCAPED STREET YARD                                    |                                                                                               |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| Landscape Street Yard Required:                           | Parking Lot Screening and Landscaping                                                         |
| 165 LF S. Seneca St.                                      | Parking lot screening provided                                                                |
| 1,320 square footage factor                               |                                                                                               |
| 1,320 total landscaped street yard required               |                                                                                               |
| Landscaped Street Yard Provided:                          |                                                                                               |
| 5,295 Total sq. ft. provided (due to existing conditions) | Parking Lot Trees Required                                                                    |
|                                                           | 23 parking stalls + 20 = 11 or say 2 trees required                                           |
|                                                           | (One-half of the req'd street yard trees may be used to fulfill parking lot tree requirement) |
|                                                           | One-half of 3 street yard trees = 1.5                                                         |
| Street Yard Trees Required (1 tree per 50 LF of frontage) | Parking lot trees provided:                                                                   |
| 165 ÷ 50 = 3.3 or say 4 trees required                    | 2 parking lot trees provided                                                                  |
| Shade Trees Provided:                                     |                                                                                               |
| 3 existing evergreen street trees to remain               |                                                                                               |
| + 10 shrubs = 4 trees provided                            |                                                                                               |
|                                                           | NO REQUIRED BUFFERS                                                                           |

PLANT SCHEDULE

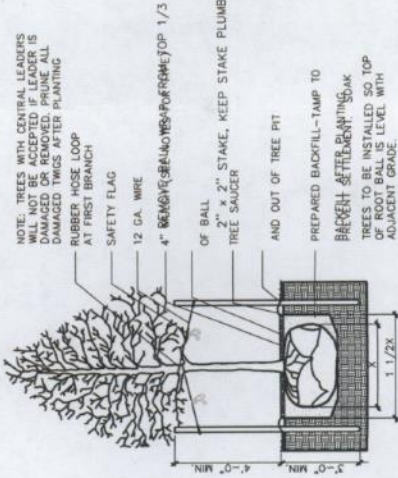
| TAG QTY. | COMMON NAME          | BOTANICAL NAME                       | SIZE    | COND.   | REMARKS             |
|----------|----------------------|--------------------------------------|---------|---------|---------------------|
| 02M      | DECIDUOUS TREE       | Acer rubrum 'October Glory'          | 2" CAL. | B. & B. |                     |
|          | EVERGREEN SHRUB      | Juniperus altissima 'Gold Coast'     | 3 Gal.  | Cont.   |                     |
| 02L      | Old Gold Juniper     | Juniperus altissima 'Gold Coast'     | 3 Gal.  | Cont.   | Or shrub 3"x5" wide |
|          | PERENNIALS & GRASSES | Bouteloua gracilis 'Blonde Ambition' | 5" pot  | Cont.   |                     |
| 04G      | Variegated Liriope   | Liriope muscari 'Variegata'          | 4" pot  | Cont.   |                     |

UTILITIES SHOWN REPRESENT THE BEST INFORMATION AVAILABLE FOR DESIGN. ADDITIONAL UTILITIES MAY BE PRESENT ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY THE FAILURE TO DO SO.

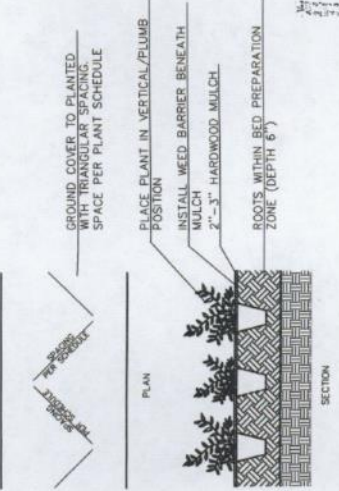
1 EDGER DETAIL



2 TREE PLANTING DETAIL



3 GROUND COVER DETAIL

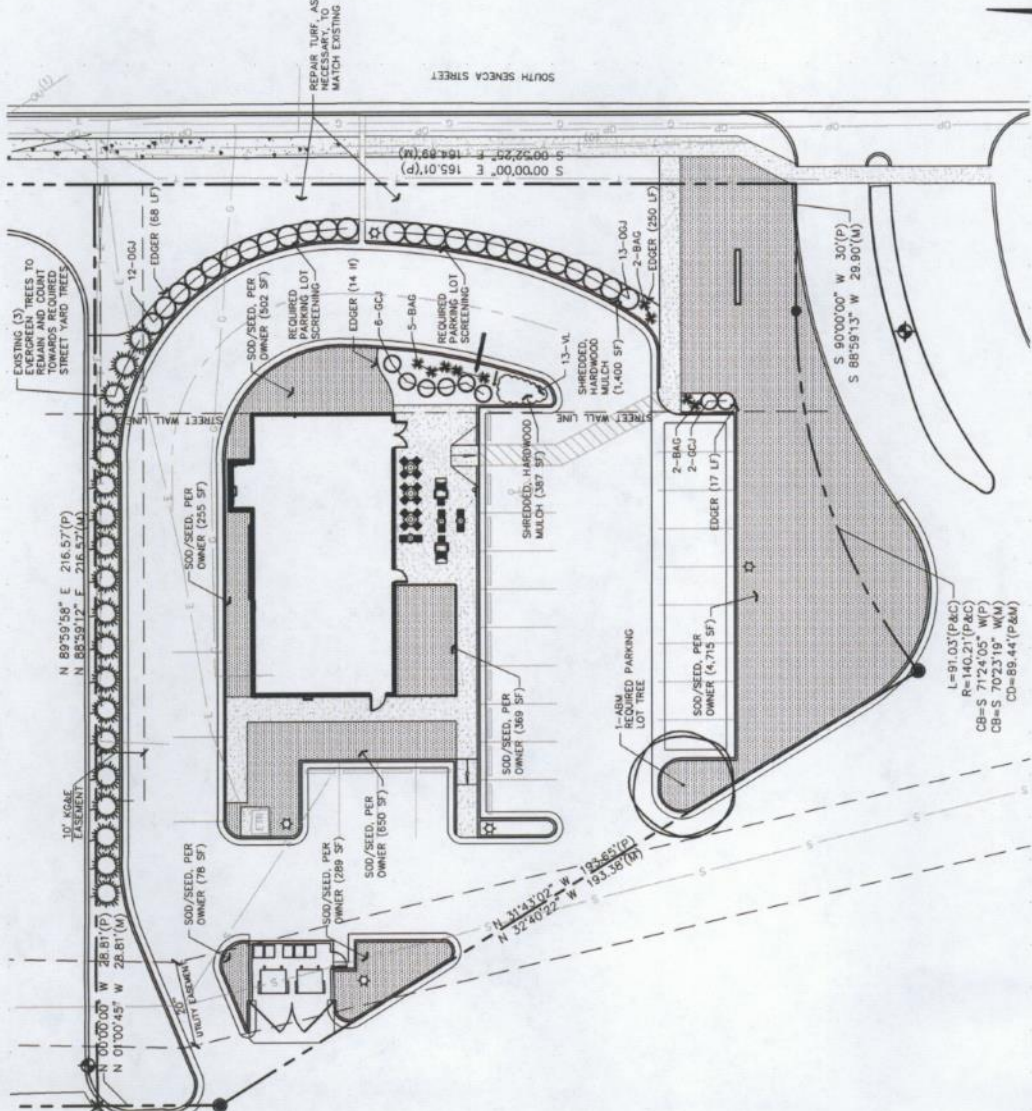


4 SHRUB PLANTING DETAIL



SITE LANDSCAPE PLAN

1" = 20'-0"



|                                               |     |                                                                                                                                                   |         |
|-----------------------------------------------|-----|---------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| CHIPOTLE<br>2439 S. SENECA<br>WICHITA, KANSAS |     | KAW VALLEY ENGINEERING<br>200 N. EMPORIA, SUITE 100<br>WICHITA, KANSAS 67202<br>PH (316) 440-4304 FAX (316) 440-4309<br>www.kveng.com   kveng.com |         |
| PROJ. NO.                                     | LS1 | DESIGNER                                                                                                                                          | CFN     |
| DRAWN BY                                      | ITF | CHK                                                                                                                                               | DWN     |
| REV                                           |     | DESCRIPTION                                                                                                                                       | DATE    |
|                                               |     | OWNER REVIEW                                                                                                                                      | 3.05.21 |

7/26/21  
PP-2-1  
Nag