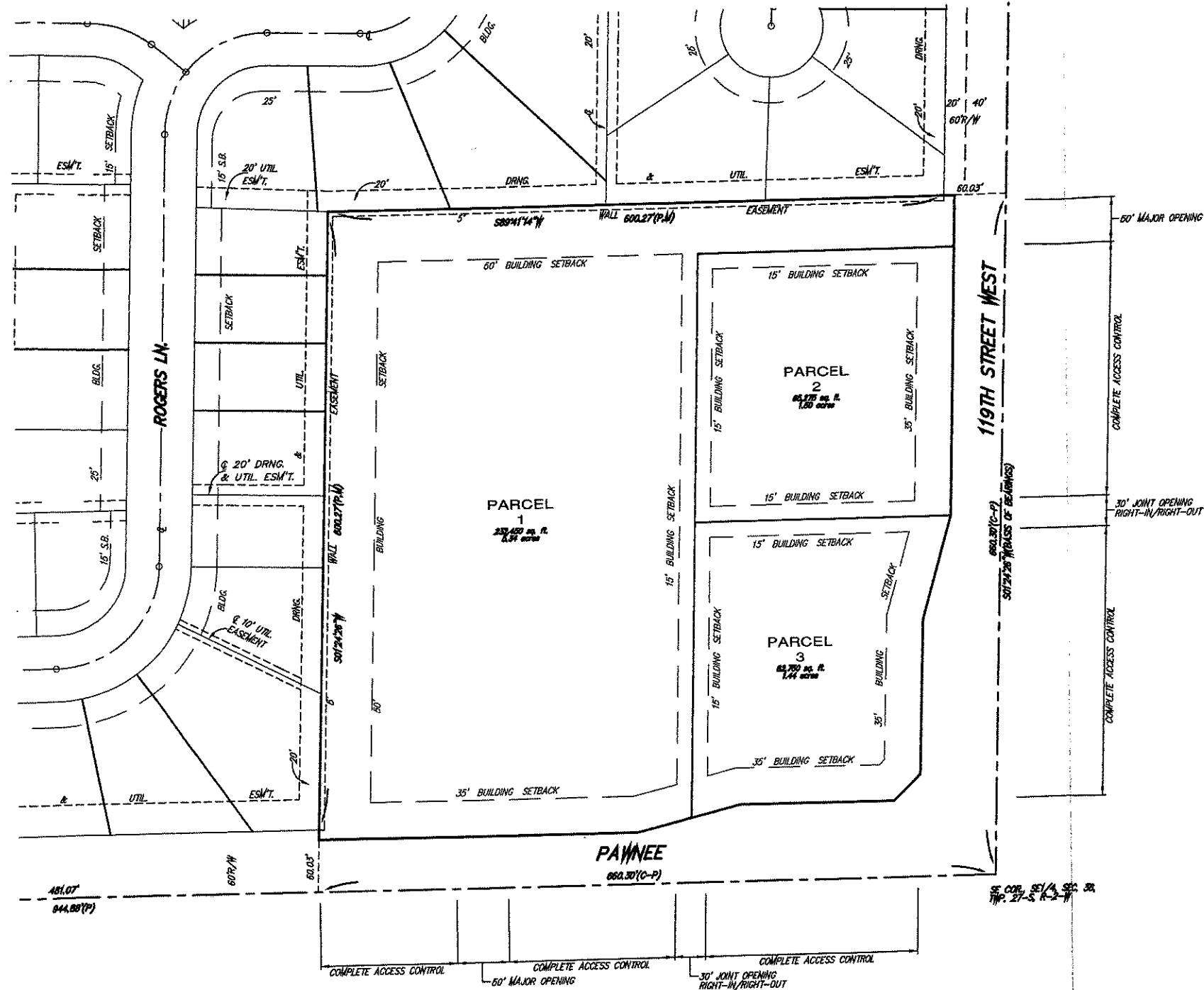


REDMOND COMMERCIAL COMMUNITY UNIT PLAN DP-339



PARCEL 1

A. Net Area:	232,450 sq. ft. or 5.34 acres
B. Maximum Building Coverage:	69,734 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	81,368 sq. ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Three (3)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	See Drafting
H. Access Points:	See Drafting
I. Permitted Uses:	All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #16.

PARCEL 2

A. Net Area:	65,175 sq. ft. or 1.50 acres
B. Maximum Building Coverage:	19,683 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	22,846 sq. ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	See Drafting
H. Access Points:	See Drafting
I. Permitted Uses:	All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #16.

PARCEL 3

A. Net Area:	62,750 sq. ft. or 1.44 acres
B. Maximum Building Coverage:	18,825 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	21,863 sq. ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	See Drafting
H. Access Points:	See Drafting
I. Permitted Uses:	All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #16.

LEGAL DESCRIPTION:

A tract of land described as the East 660 feet of the South 660 feet of the Southwest 1/4 of Section 36, Township 27 South, Range 2 West of the 6th P.M. Sedgwick County, Kansas; EXCEPT for road rights-of-way and EXCEPT that part deeded to the City of Wichita.

GENERAL PROVISIONS:

- Total Land Area: 360,475 ± sq. ft. or 8.28 ± acres
- Total Gross Floor Area: 108,143 sq. ft. Total Floor Area Ratio: 35 percent
- Parking shall be provided in accordance with Section 17 of the Unified Zoning Code, unless otherwise specified in the parcel description.
- Setbacks are as indicated on the C.U.P. drafting, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.
- A Drainage Plan shall be submitted to the appropriate Engineer for approval during the platting process. Required guarantees or drainage shall be provided at the time of platting improvements.
- Guarantees for left turn center lanes and right turn decel lanes to all full movement approaches, and other specific street improvements for 119th St. W. and Pawnee Ave., shall be further reviewed and determined at the time of platting.
- Signs will be as allowed by the Sign Code of the appropriate jurisdiction, with the following additional conditions/limitations:
 - Each parcel is permitted at least one freestanding sign per arterial frontage with the following area restrictions:

Parcel 1: 150 sq. ft. of signage along Pawnee, and 150 sq. ft. of signage along 119th Street W.

Parcel 2: 150 sq. ft. of signage along 119th Street W.

Parcel 3: A maximum of two signs with a combined area of 200 sq. ft. of signage, with one sign along Pawnee and one sign along 119th Street W. No one sign is permitted to be larger than 150 sq. ft. in area.
 - As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150' apart, irrespective of height and is based on the use of similar elements in design.
 - Flashing signs (except for signs showing only time, temperature and other public service messages), rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted.
 - Portable, billboards and off-site signs are not permitted.
 - Window display signs are limited to 25% of the window area.
 - No signs shall be allowed on any elevation any buildings facing residential uses.
 - All freestanding signs must be monument type and shall have a maximum height of 15 feet for Parcels 1-3.
- Access Controls shall be as shown on the final plat.
- All exterior lighting shall be shielded to direct light disbursement in a downward direction.
- All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, etc.).
 - Limited height of light poles, including fixtures, lamps and bases, to 24 feet, except within 100 feet of residential zoning and lighting shall be a maximum height of 15 feet.
 - Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
- Utilities shall be installed underground on all parcels.
- Landscaping for this site shall be required as follows:
 - Development of all parcels within the C.U.P. shall comply with the landscaping requirements of the appropriate jurisdiction, with a shared palette of landscape materials among parcels.
 - A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.
 - A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
- Screening Walls:
 - A six (6) to eight (8) foot high concrete/masonry wall shall be constructed along the west and north property lines where adjacent to residential uses. Said wall shall be constructed at the time any portion(s) of the C.U.P. is developed.
 - This solid wall shall be constructed of a pattern and color that is consistent or compatible with the building facade.
- Roof-top mechanical equipment shall be screened from ground level view with similar materials to the main building per Unified Zoning Code.
- Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened with similar materials to the main building, to reasonably hide them from ground view.
- All buildings in the C.U.P. shall share uniform architectural character, color, texture, and the same predominate exterior building materials as determined by the Director of Planning. Building facades and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accents, and must employ materials similar to surrounding residential areas. Metal as an exterior material shall be limited to incidental accents.
- Fire lanes shall be in accordance with the appropriate Fire Code. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of building permits.
- No parcel within this C.U.P. shall allow the use of adult entertainment establishments, sexually oriented businesses, correctional placement residences, night club in the city night club in the county and tavern and drinking establishment. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. Restaurants with drive-through windows, convenience stores, service stations, and vehicle repair (limited) will not be permitted within 200 feet of residential uses. Restaurants with drive-through windows shall be designed to ensure queuing lanes for drive-through windows will not align vehicle headlights in such a manner as to face residential zoning. No overhead doors shall be allowed within 200 feet of residential uses and shall not be facing any residential zoning district. Exterior audio systems that project sound beyond the boundaries of the C.U.P. are prohibited.
- Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between parcels within the C.U.P.
- Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.
- The Transfer of title of all or any portion of land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
- The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
- A plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits. Said walk system shall link sidewalks along Pawnee Ave. and 119th St. W. with the proposed buildings within the subject property.
- Approval of a site circulation plan by the Planning Director is required for each phase of construction prior to the issuance of a building permit. An overall site plan shall be required for review and approval by the Planning Director prior to the issuance of any building permits; the site plan shall ensure internal circulation within the parcels and joint use of highways/grass openings and that private drive openings are not impacted/blocked by the layout of parking stalls or landscaping.

REVISIONS

Submitted:	January 25, 2006
Revised per staff comments:	February 22, 2006
Revised per 14490:	
Approved per County Commission:	

DP-339

**REDMOND
COMMERCIAL
COMMUNITY UNIT PLAN**

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Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE



SCALE: 1" = 60'