

R.D. WOOD COMMERCIAL

COMMUNITY UNIT PLAN

DP-343

GENERAL PROVSIONS:

- Total Land Area:** 520,704 ± sq.ft. or 11.95 ± acres
Net Land Area: 423,700 ± sq.ft. or 9.73 ± acres
- Total Gross Floor Area:** 161,210 sq.ft.
Total Net Floor Area Ratio: 31 percent
- Parking** shall be provided in accordance with Section IV of the Unified Zoning Code, unless otherwise specified in the parcel description.
- Setbacks are as indicated on the C.U.P. drawing, 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.
- Development of the RD Wood Commercial Community Unit Plan shall be contingent upon the platting of the subject property. The applicant shall provide four copies of an updated C.U.P. following the plat. Guarantees for pedestrian crossings, left-turn lanes, center lanes and right-turn decel lanes to all full movement approaches, and other specific street improvements for 135th St W. 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 with the following area restrictions:
Parcel 1: 150 sq. ft. of signage along 135th Street W.
Parcel 2: 150 sq. ft. of signage along 135th Street W.
Parcel 3: 50 sq. ft. of signage along 135th Street W.
 - As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150' apart, irrespective of how land is leased or sold and share similar elements in design.
 - Flashing signs, 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 the south, east, or north elevations of any building adjacent to residential zoning.
 - 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 base, to 24 feet, except within 200 feet of residential zoning said 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. All unpaved areas shall be landscaped.
 - 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.
 - A 15-foot landscaped yard shall be provided along the north, south, and east property lines of Parcel 3, and along the west line of Parcel 3 where abutting 135th Street West. The landscaped yard along the south property line may be located in Reserve A. The landscaped yard shall be planted with a landscaped earth berm containing one tree every 20 feet, with at least one-half of the trees being evergreen.
- Screening:**
 - A six (6) to eight (8) foot high concrete/masonry wall shall be constructed along the north property line of Parcel 1 where adjacent to residential zoning. Said wall shall be constructed at the time any portion of Parcels 1 and 2 are developed.
 - This solid wall shall be constructed of a pattern and color that is consistent or compatible with the building walls.
 - Screening along the north, east, and south property lines of Parcel 3 shall be a combination of landscaping, wrought-iron or similar decorative fencing, and storage building walls.
- Rooftop 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 within Parcels 1 and 2, and Parcel 3 separately, of the C.U.P. shall share uniform architectural character, color, texture, and the same predominate exterior building material, as determined by the Director of Planning. Building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accent, and must employ materials similar to surrounding residential areas.

In lieu of the masonry wall requirement, the north, south, and east elevations of the perimeter storage buildings within Parcel 3 may be metal over steel frame construction with all outer elevations consisting of a combination of masonry siding and partial brick veneer. In addition to the outward-facing north, south, and east elevations of the perimeter buildings within Parcel 3, the two most southeastern units, as indicated on the plan, shall provide the same combination of masonry siding and partial brick veneer. Interior buildings may be all metal with consistent colors and material to match the perimeter buildings. The office and climate-controlled building shall have pitched roofs with composite (or similar) roofing materials, with the balance of the buildings providing pitched roofs which may consist of architectural metal. The architectural design of the storage buildings in Parcel 3 shall be consistent with the architectural renderings reviewed and approved by the Planning Commission.
- 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 business; 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. Except for those associated with the self-storage warehouse use within Parcel 3, no overhead doors shall be allowed within 200 feet of residential zoning 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 1 and 2.
- 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 135th St W. with the proposed buildings within Parcels 1 and 2, and to the office within Parcel 3.
- 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 ingress/egress openings and that private drive openings are not impacted/blocked by the layout of parking stalls or landscaping.
- The applicant shall record a CUP certificate with the Register of Deeds indicating that this tract (referenced as DP-343 R.D. Wood Commercial CUP) has special conditions for development on the property. A copy of the recorded certificate along with four copies of the approved CUP shall be submitted to the Metropolitan Area Planning Department within 60 days of recording the plat for the subject property, or the request shall be considered denied and closed.

LEGAL DESCRIPTION:

A portion of the Southwest $\frac{1}{4}$ of Section 12, Township 27 South, Range 2 West of the 6th Principal Meridian, Sedgwick County, Kansas, more particularly described as follows: Beginning at a point 990 feet North and 50 feet East of the Southwest corner of said Southwest $\frac{1}{4}$; thence North parallel with the west line of said Southwest $\frac{1}{4}$ a distance of 766 feet, more or less; thence East parallel with the South line of said Southwest $\frac{1}{4}$ a distance of 600 feet; thence South parallel with the west line of said Southwest $\frac{1}{4}$ a distance of 496 feet, more or less; thence East parallel with the South line of said Southwest $\frac{1}{4}$ a distance of 250 feet; thence South parallel with the west line of said Southwest $\frac{1}{4}$ a distance of 270 feet, more or less; thence West parallel with the South line of said Southwest $\frac{1}{4}$ a distance of 850 feet, more or less, to the point of beginning.

RESERVE A

- A. **Net Area:** 29,504 sq.ft. or 0.68 acres
B. **Permitted Uses:** Landscaping, lakes, open space, berms, sidewalks, drainage purposes, and utilities as confined to easements.

RESERVE B

- A. **Net Area:** 67,500 sq.ft. or 1.55 acres
B. **Permitted Uses:** Landscaping, lakes, open space, berms, sidewalks, drainage purposes, and utilities as confined to easements.

REVISIONS

Submitted: April 10, 2017
Revised per staff comments: May 3, 2017
Revised per MAPC: May 18, 2017
Revised per CAB #3: June 5, 2017
Approved per County Commission:

PARCEL 3

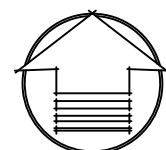
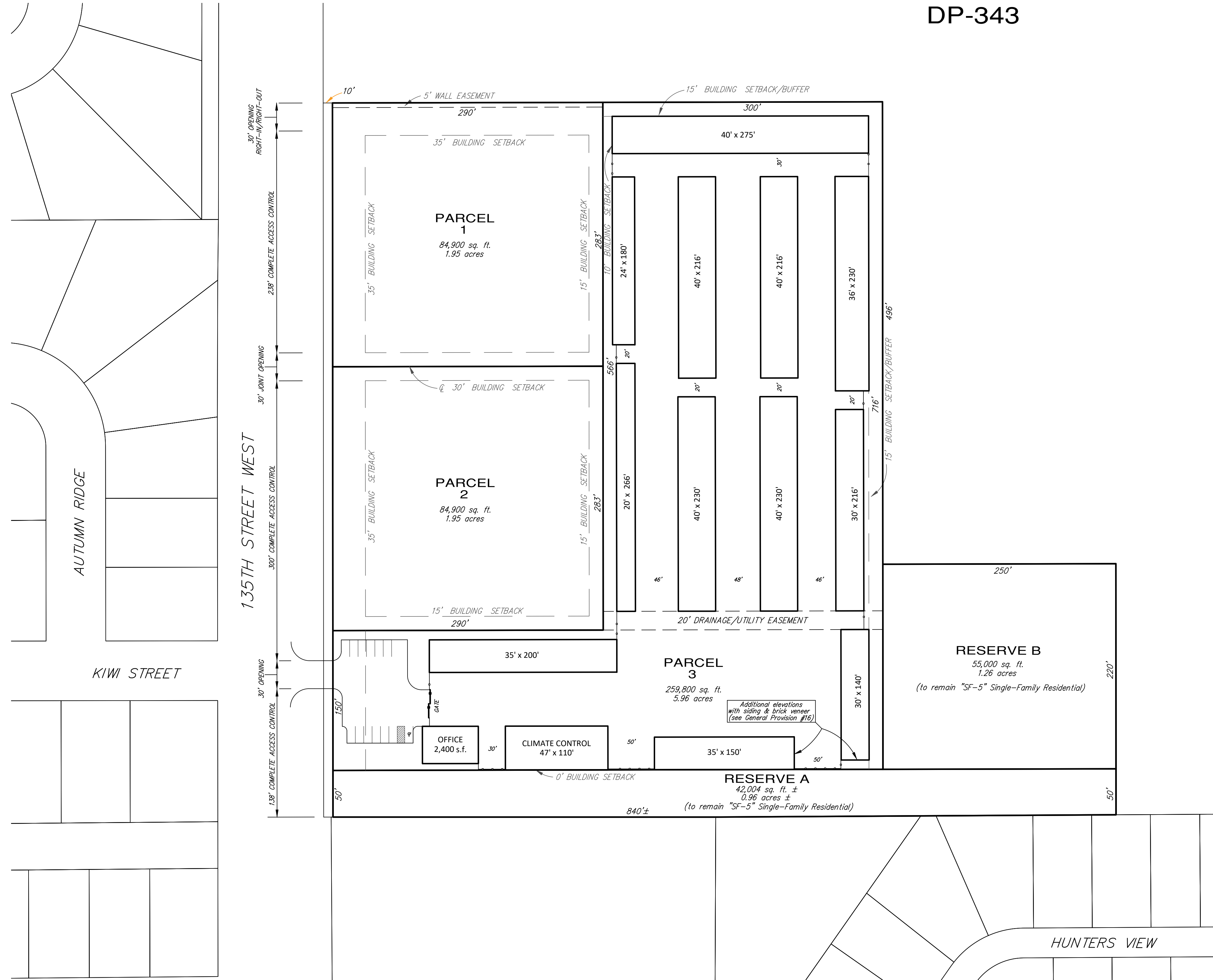
- A. **Net Area:** 258,300 sq.ft. or 5.93 acres
B. **Maximum Building Coverage:** 103,320 sq.ft. or 40 percent
C. **Maximum Gross Floor Area:** 103,320 sq.ft.
D. **Floor Area Ratio:** 40 percent
E. **Maximum Number of Buildings:** Fifteen (15)
F. **Maximum building height** to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. **Setbacks:** See Drawing
H. **Access Points:** See Drawing
I. **Permitted Uses:** All permitted uses in the "CO" General Office zoning district of the Wichita-Sedgwick County Unified Zoning Code, including self-storage warehouse as restricted by Section III.D.6.y and any waivers as approved by the Governing Body, and except for those listed under G.P. #18.

PARCEL 2

- A. **Net Area:** 82,700 sq.ft. or 1.90 acres
B. **Maximum Building Coverage:** 24,810 sq.ft. or 30 percent
C. **Maximum Gross Floor Area:** 28,945 sq.ft.
D. **Floor Area Ratio:** 35 percent
E. **Maximum Number of Buildings:** Two (2)
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 Drawing
H. **Access Points:** See Drawing
I. **Permitted Uses:** All permitted uses in the "NR" Neighborhood Retail zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #18.

PARCEL 1

- A. **Net Area:** 82,700 sq.ft. or 1.90 acres
B. **Maximum Building Coverage:** 24,810 sq.ft. or 30 percent
C. **Maximum Gross Floor Area:** 28,945 sq.ft.
D. **Floor Area Ratio:** 35 percent
E. **Maximum Number of Buildings:** Two (2)
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 Drawing
H. **Access Points:** See Drawing
I. **Permitted Uses:** All permitted uses in the "NR" Neighborhood Retail zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #18.



SCALE: 1" = 60'

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