

Moussavi Office Park

Planned Unit Development (PUD #29)

General Provisions:

1. Total Land Area: 205,348.80 sq. ft. $\pm$ or 4.71 acres $\pm$
2. Parking shall be provided in accordance with Article IV of the Unified Zoning Code.
3. Setbacks are as indicated on the P.U.D. drawing.
4. A Drainage Plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of platting improvements.
5. Signs shall be in accordance with the Sign Code of the City of Wichita, with the following additional requirements:
 - A. Parcel 1 is permitted the following freestanding signage; One sign with a maximum of 95 sq. ft. of sign area along Harry Street.
 - B. Portable and off-site signs are not permitted.
 - C. Interior window displays animated, banner, commercial balloon, commercial flag or pennant, electronic message, flashing, roof, temporary and variable message signs shall not be permitted.
 - D. The ground sign must be monument type and limited to a maximum height of 16 feet.
6. Access shall be limited to Harry Court and to Longford Street. No Driveways onto Harry Street.
7. Lots in Parcel 1 shall install similar or consistent parking lot lighting elements (i.e. fixtures, poles, and lamps, and etc.)
8. The height of all light poles, including pole base, is limited to 15 feet.
9. All exterior lighting shall be shielded to direct light disbursement in a downward direction.
10. Utilities shall be installed underground on all parcels.
11. Landscaping for this site shall be required on Parcel 1 as follows:
 - A. Development of Parcel 1 shall comply with the Landscape Ordinance of the City of Wichita, with the additional requirement that landscaped street yards and parking lot screening and landscaping shall be required along Harry Street.
 - B. A landscape plan shall 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.
 - C. A financial guarantee for the plant material approved on the landscaping plan for that portion of the P.U.D. being developed shall be required prior to issuance of any occupancy permit, if the required landscaping has not been planted.
 - D. All lots in Parcel 1 shall share a similar landscaping palette.
12. The screening wall requirement of Sec. #C.2.b.(2)(d) of the Unified Zoning Code applies only to Parcel 1 and is waived along the south 442.94 feet of the east property line where adjacent to Multi-Family parking lot. Screening may be provided by evergreen vegetation or landscaped earth berms in accordance with the provisions of Sec. IV-8.3. of the Unified Zoning Code. A 20-foot buffer shall be maintained along the north property line and a 15-foot buffer along the north 119.06 feet of the east property line to protect the existing trees. Mature trees within this buffer shall not be removed and may be applied towards the landscape screening and buffer requirements of the U.Z.C and Landscaping Ordinance.
13. Rooftop mechanical equipment in Parcel 1 shall be screened from ground level view per Unified Zoning Code.
14. Trash receptacles and ground-level mechanical equipment in Parcel 1 shall be screened from ground level view with screening walls constructed of material consistent with the wall materials of the building which the trash receptacle and mechanical equipment supports.
15. All buildings in Parcel 1 shall share uniform architectural character, color, texture, and the same predominate exterior building material consisting of brick stone or stucco. Building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accent.
16. Buildings in Parcel 1 shall be designed with a residential architectural character, including roofs that are mansard, gable or hip in style. Building elevation drawing shall be required for review and approval by the Planning Director prior to the issuance of any building permits to ensure compliance with these provisions.
17. Fire lanes in Parcel 1 shall be in accordance with the Fire Code of the City of Wichita. 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.
18. Uses in Parcel 1 shall be limited to the following: Single-Family Residential, Two-Family Residential, Office (General), Medical Service, and Convalescent Care Facility, (General).
19. A site circulation plan for Parcel 1 shall be required for review and approval by the Planning Director prior to the issuance of any building permits. The site circulation plan shall ensure pedestrian linkages between Parcel 2 and Harry Street and ensure that drive openings are not impacted/blocked by the layout of parking stalls or landscaping.
20. Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.
21. The Transfer of title of all or any portion of land included within the Planned Unit Development (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.
22. 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 only substantial deviation of the plan, as determined by the Zoning Administration or the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
23. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

Parcel 1 (Lots 1 and 17):

- A. Net Area: 19,643.5 sq.ft. $\pm$ or 0.45 acres $\pm$
- B. Maximum Building Coverage: 5,893.0 sq.ft. or 30%
- C. Maximum Gross Floor Area: 5,893.0 sq.ft.
- D. Floor Area Ratio: 30 percent
- E. Maximum Number of Buildings: 1 per lot
- F. Maximum Building Height: 35 feet
- G. Setbacks: See Drawing
- H. Access Points: See Drawing
- I. Permitted Use: See General Provision #18

Parcel 2 (Entire Site except Lots 1 and 17):

- A. Net Area: 156,986.1 sq.ft. $\pm$ or 3.60 acres $\pm$
- B. Setbacks: See Drawing
- C. Access Points: See General Provision #8
- D. Permitted Use: Single and 2 Family Residential only

Legal Description:

The East 378.64 feet of the South 592 feet of the South $\frac{1}{2}$ of the SW $\frac{1}{4}$ Sec. 29-typ. 27-S,R-2E of the 6th P.M. Sedgwick County Kansas, except the first 110 feet thereof, and except for roads.

Revisions:

Filed PUD2008-08:	10-27-2008
Approved by MAPC:	
Revised by Applicant:	04-22-2009
Approved by MAPC:	
Approved by City Council:	
Adjusted:	06-06-16

As Per AA PUD2016-03 Plan
9-21-16
APPROVED PUD
MAPC 10-27-2008 Plan
WCC 4-22-2009 Plan
MAPD Aug 1st 4

