

NEVILLE PROPERTY COMMUNITY UNIT PLAN - DP-241

GENERAL PROVISIONS:

THIS DEVELOPMENT CONTAINS A NET AREA OF 553,629 SQUARE FEET, OR 12.71 ACRES, MORE OR LESS.

- ACCESS CONTROL: ACCESS FROM KELLOGG TO WOODBINE DRIVE SHALL BE LIMITED TO ONE EXIT SLIP-OFF RAMP ON AN INTERMEDIATE BASIS UNTIL SUCH TIME WHEN IMPROVEMENTS ARE MADE ON KELLOGG AND WHEN KDOT AND THE CITY TRAFFIC ENGINEER AGREE TO REQUIRE THE CLOSING OF THE TEMPORARY SLIP-OFF RAMP.
ACCESS CONTROL: ACCESS TO 167TH STREET WEST SHALL BE LIMITED TO ONE OPENING (AS SHOWN ON PLAN).
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- DRAINAGE WILL BE HANDLED AT THE TIME OF PLANNING. REQUIRED DRAINAGE IMPROVEMENTS WILL BE GUARANTEED WITH THE FINAL PLAT.
- BUILDING SETBACKS: MINIMUM BUILDING SETBACKS SHALL BE AS INDICATED ON THE NEVILLE PROPERTY C.U.P. PLAN. SETBACKS FOR PARCEL 1 SHALL BE PER THE STANDARDS OF THE "IF-3" TWO-FAMILY RESIDENTIAL ZONING DISTRICT OR AS PLATTED.
- PARKING RATIO SHALL BE IN ACCORDANCE WITH ARTICLE 4 OF THE CITY OF WICHITA UNIFIED ZONING CODE, OR AS NOTED IN THE PARCEL DESCRIPTIONS.
- ADVERTISING SIGNS SHALL BE IN ACCORDANCE WITH SECTION 24.04 OF THE CODE OF THE CITY OF WICHITA. NO OFF-SITE OR PORTABLE SIGNS SHALL BE ALLOWED. WINDOW DISPLAY SIGNS ARE LIMITED TO 25% OF WINDOW AREA, AND FLASHING SIGNS (EXCEPT TIME AND TEMP SIGNS AND PUBLIC SERVICE MESSAGES), ROTATING OR MOVING SIGNS, SIGNS WITH MOVING LIGHTS OR SIGNS WHICH CREATE ILLUSIONS OF MOVEMENT ARE NOT PERMITTED.
MAXIMUM SIGNAGE HEIGHT SHALL NOT EXCEED 20' EXCEPT FOR ONE PROJECT ID SIGN ALONG KELLOGG AND ONE PROJECT ID SIGN ALONG 167TH STREET WEST THAT CAN BE EITHER MONUMENT OR POLE TYPE, UP TO 35' IN HEIGHT. THE MAXIMUM 50. FT. OF SIGN AREA PERMITTED FOR GROUND OR POLE SIGNS ALONG KELLOGG AND 167TH STREET SHALL BE CALCULATED AT 0.8 SQ. FT. PER LINEAL FEET OF STREET FRONTAGE. AS THE FRONTAGE DEVELOPS, GROUND OR POLE SIGNS SHALL BE SPACED A MINIMUM OF 150' APART, REGARDLESS OF THE OWNERSHIP.
- IF THE LAND TO THE NORTH AND EAST ABUTTING THIS CUP IS DEVELOPED AS SINGLE FAMILY OR DUPLEX RESIDENTIAL USES, THEN THE FOLLOWING USES ARE PROHIBITED WITHIN 200 FEET OF THE PROPERTIES OR PLATTED LOTS: SERVICE STATIONS, CONVENIENCE STORES WITH GAS ISLANDS, RESTAURANTS WITH DRIVE-IN OR DRIVE-THRU FACILITIES, AND VEHICLE SERVICE OR REPAIR USES THAT HAVE OVERHEAD DOORS FACING THOSE DISTRICTS.
- ALL BUILDINGS ON PARCELS 6, 7, AND 8; AND ON PARCELS 3C, 3D AND 4 SHALL SHARE UNIFORM ARCHITECTURAL CHARACTER, COLOR, TEXTURE, AND THE SAME PREDOMINANT EXTERIOR BUILDING MATERIAL. PARCELS 5B AND 5C SHALL BE DEVELOPED CONSISTENT WITH THE ARCHITECTURE IN EITHER OF THE OTHER TWO SETS OF LOTS.
- FIRE LANES: FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING. PRIOR TO FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE PLAN AS TO LOCATION AND DESIGN OF THE APPROPRIATE FIRE LANES.
- A LANDSCAPE PLAN SHALL BE PREPARED AS PER CITY OF WICHITA LANDSCAPE ORDINANCE, FOR EACH PARCEL AND APPROVED BY THE CITY OF WICHITA PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, EXCEPT FOR PARCEL 1. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT FOR THOSE PARCELS INVOLVED, IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
- A PLAN FOR A PEDESTRIAN WALK SYSTEM SHALL BE A REQUIREMENT OF THIS CUP. THIS WALK SYSTEM SHALL LINK PROPOSED BUILDINGS WITH THE ENTRANCES AND SIDEWALKS ALONG KELLOGG AND 167TH STREET AND WOODBINE DRIVE. THE PEDESTRIAN SYSTEM SHALL BE ASSURED BY REQUIRED SUBMISSION AND APPROVAL OF CIRCULATION PLANS BY THE DIRECTOR OF PLANNING PRIOR TO ISSUING BUILDING PERMITS. SAID WALK SYSTEM SHALL BE DESIGNED, LIGHTED AND LANDSCAPED TO REMAIN CONSISTENT WITH THE ARCHITECTURAL CHARACTER OF THE OVERALL DEVELOPMENT. DEVELOPMENT WITHIN PARCEL 1 IS EXCLUDED FROM THIS PROVISION.
- AN OVERALL SITE TRAFFIC CIRCULATION PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS. CROSS-LOT CIRCULATION AGREEMENTS SHALL BE REQUIRED AT THE TIME OF PLATTING TO ASSURE INTERNAL VEHICULAR MOVEMENT BETWEEN PARCELS WITHIN THE C.U.P.
- LOADING AREAS, TRASH RECEPTACLES, OUTSIDE STORAGE, AND DOCKS SHALL BE SCREENED FROM GROUND LEVEL VIEW WITH SCREENING WALLS THAT ARE MASONRY OR CONSISTENT WITH THE BUILDING WALL MATERIALS ALONG US-54 (KELLOGG) AND 167TH STREET WEST.
- LIGHTING: ALL LIGHTING WITHIN PARCELS SHALL BE SHIELDED TO REFLECT OR DIRECT LIGHT AWAY FROM THE ADJOINING RESIDENTIAL DISTRICTS, EXCEPT FOR PARCEL 1.
- MAJOR STREET IMPROVEMENTS FOR KELLOGG AND 167TH STREET WEST SHALL BE IN CONFORMANCE WITH CITY OF WICHITA ENGINEERING REQUIREMENTS, AND SHALL BE GUARANTEED AT THE TIME OF PLATTING.
- THE TRANSFER OF TITLE OF ALL OR ANY PORTION OF THE LAND INCLUDED WITHIN THE COMMUNITY UNIT PLAN DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR THE COMMERCIAL AND OFFICE DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS, UNLESS AMENDED.
- IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, WALLS ETC. SHALL BE FILED WITH THE PLAT. ALL DRIVES AND PARKING AREAS SHALL BE OWNED AND MAINTAINED BY THE OWNER'S ASSOCIATION(S).
- ALL ROOF-TOP EQUIPMENT SHALL BE SCREENED FROM GROUND LEVEL VIEWS.
- RESERVE "B" IS TO ALLOW DRAINAGE AND DRAINAGE STRUCTURES, LANDSCAPING, LIGHTING, IRRIGATION, WALKWAYS, GAZEBOS AND OTHER RELATED STRUCTURES, PONDS, SIGNAGE, SEATING AREA, AND UTILITIES CONFINED TO EASEMENTS. RESERVES "C" SHALL ALLOW FOR ENTRY MONUMENTS, FLAG POLES, SIGNAGE, LANDSCAPING, LIGHTING, IRRIGATION, AND UTILITIES CONFINED TO EASEMENTS.
- 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, FOR THE CITY OF WICHITA, 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 WICHITA METROPOLITAN AREA PLANNING COMMISSION AND TO THE GOVERNING BODY FOR THEIR CONSIDERATION.

PARCEL NOTES

PARCELS 2A, 2B, 2C, 2D, 3A, 3B, 5A & RESERVE A ARE REMOVED AND PARCELS 1, 3C, 3D, 5B, 7 & RESERVE B ARE REVISED VIA ADMINISTRATIVE ADJUSTMENT CUP2020-?? TO REFLECT THE REPLATTING OF A PORTION OF THE NEVILLE WEST ADDITION INTO ABILENE PLACE ADDITION.

PARCEL 1

PROPOSED USES: ALL USES ALLOWED IN THE "IF-3" TWO-FAMILY RESIDENTIAL ZONING DISTRICT.

NET AREA: 26.99 ACRES ± (1,175,772 S.F. ±)

PROPERTY DEVELOPMENT STANDARDS: PER THE "IF-3" TWO-FAMILY RESIDENTIAL ZONING DISTRICT.

PARCEL 3D

PROPOSED USES: ALL USES ALLOWED IN "LC" ZONING EXCEPT FOR ADULT ENTERTAINMENT ESTABLISHMENTS, PRIVATE CLUBS, TAVERNS, MINING OR QUARRYING, ROCK CRUSHING AND SOLID WASTE INCINERATORS, ASPHALT OR CONCRETE PLANTS, RECREATIONAL VEHICLE CAMPGROUND, MANUFACTURING, CONSTRUCTION SALES AND SERVICE, MARINE FACILITY, VEHICLE REPAIR VOCATIONAL SCHOOL, GENERAL ANIMAL CARE, AND OIL AND GAS DRILLING.

NET AREA: 1.11 ACRES (48,416 S.F.)
MAXIMUM BUILDING COVERAGE: 30% OR 14,525 S.F.
FLOOR AREA RATIO: 35%
MAXIMUM GROSS FLOOR AREA: 16,946 S.F.
MAXIMUM BUILDING HEIGHT: 35 FEET
MAXIMUM NUMBER OF BUILDINGS: TWO (2)

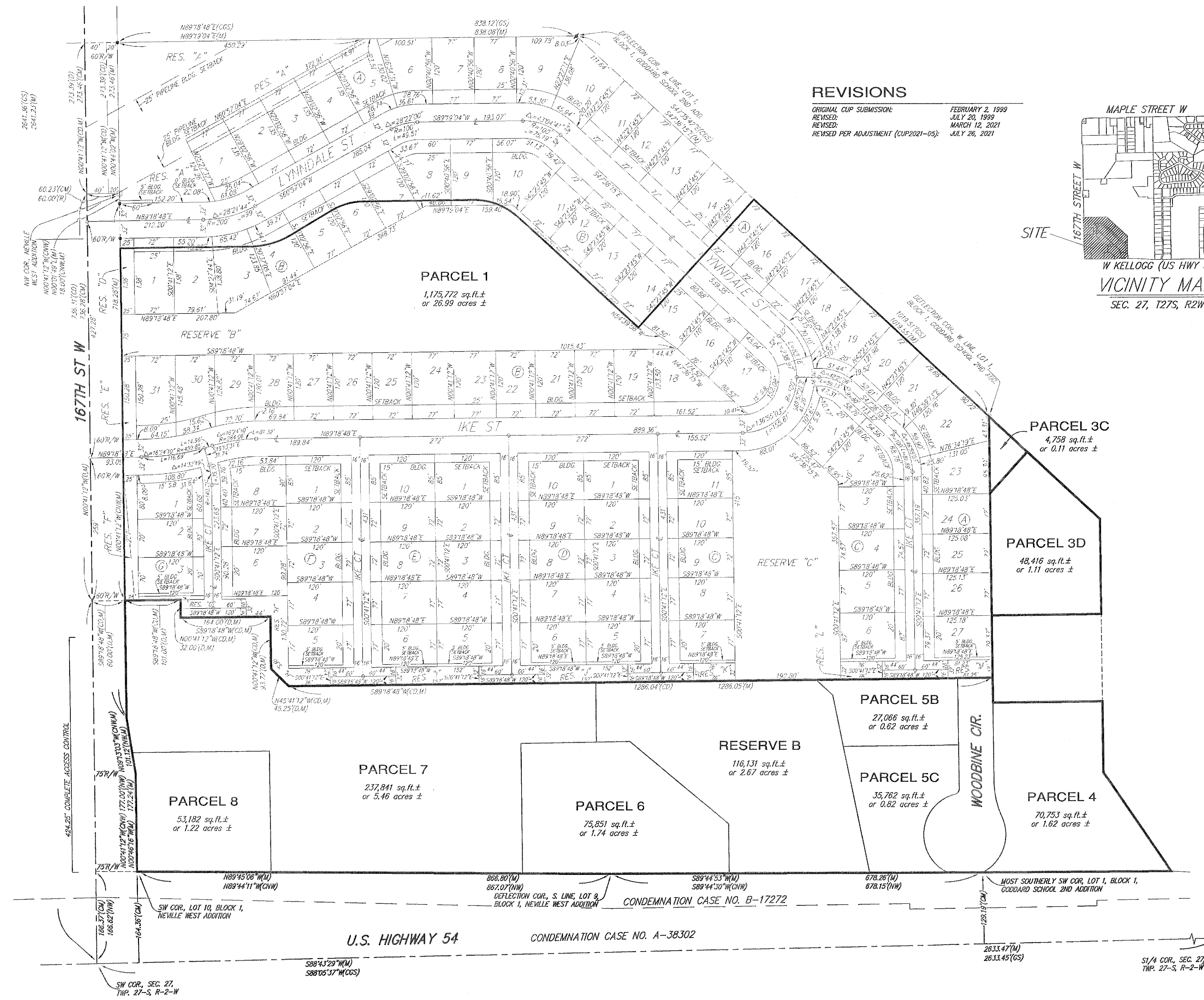
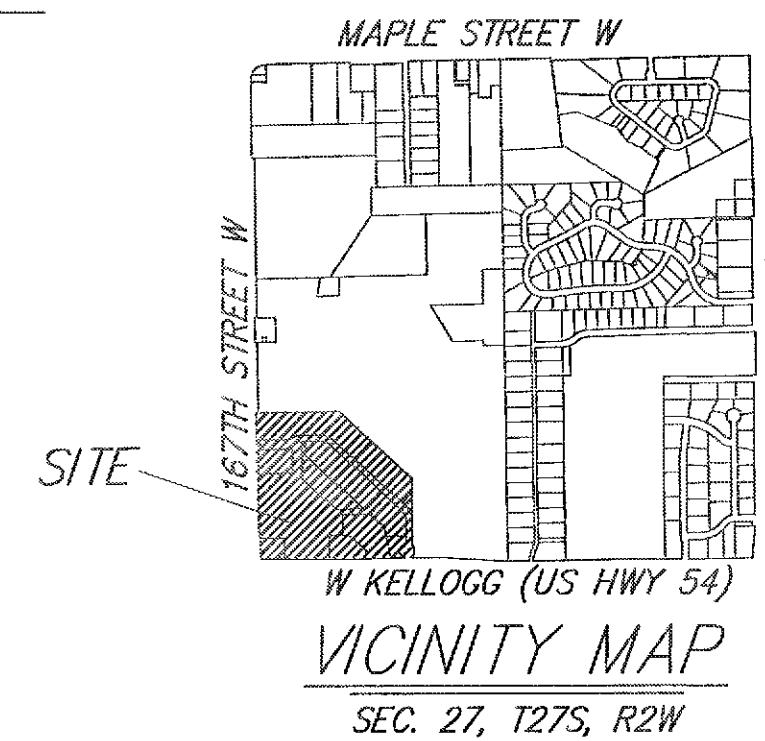
PARCEL 8

PROPOSED USES: ALL USES ALLOWED IN "LC" ZONING EXCEPT FOR ADULT ENTERTAINMENT ESTABLISHMENTS, PRIVATE CLUBS, TAVERNS, MINING OR QUARRYING, ROCK CRUSHING AND SOLID WASTE INCINERATORS, ASPHALT OR CONCRETE PLANTS, RECREATIONAL VEHICLE CAMPGROUND, MANUFACTURING, CONSTRUCTION SALES AND SERVICE, MARINE FACILITY, VEHICLE REPAIR VOCATIONAL SCHOOL, GENERAL ANIMAL CARE, AND OIL AND GAS DRILLING.

NET AREA: 1.22 ACRES (53,182 S.F.)
MAXIMUM BUILDING COVERAGE: 30% OR 15,955 S.F.
FLOOR AREA RATIO: 35%
MAXIMUM GROSS FLOOR AREA: 18,614 S.F.
MAXIMUM BUILDING HEIGHT: 35 FEET
MAXIMUM NUMBER OF BUILDINGS: ONE (1)

REVISIONS

ORIGINAL CUP SUBMISSION: FEBRUARY 2, 1999
REVISED: JULY 20, 1999
REVISED: MARCH 12, 2021
REVISED PER ADJUSTMENT (CUP2021-05): JULY 26, 2021



PARCEL 5B

PROPOSED USES: ALL USES ALLOWED IN "LC" ZONING EXCEPT FOR ADULT ENTERTAINMENT ESTABLISHMENTS, PRIVATE CLUBS, TAVERNS, MINING OR QUARRYING, ROCK CRUSHING AND SOLID WASTE INCINERATORS, ASPHALT OR CONCRETE PLANTS, RECREATIONAL VEHICLE CAMPGROUND, AND ASPHALT CONCRETE PLANTS.

NET AREA: 0.62 ACRES (27,066 S.F.)
MAXIMUM BUILDING COVERAGE: 30% OR 8,120 S.F.
FLOOR AREA RATIO: 35%
MAXIMUM GROSS FLOOR AREA: 9,473 S.F.
MAXIMUM BUILDING HEIGHT: 35 FEET
MAXIMUM NUMBER OF BUILDINGS: ONE (1)

PARCEL 5C

PROPOSED USES: ALL USES ALLOWED IN "LC" ZONING EXCEPT FOR ADULT ENTERTAINMENT ESTABLISHMENTS, PRIVATE CLUBS, TAVERNS, MINING OR QUARRYING, ROCK CRUSHING AND SOLID WASTE INCINERATORS, ASPHALT OR CONCRETE PLANTS, RECREATIONAL VEHICLE CAMPGROUND, AND ASPHALT CONCRETE PLANTS.

NET AREA: 0.82 ACRES (35,762 S.F.)
MAXIMUM BUILDING COVERAGE: 30% OR 10,729 S.F.
FLOOR AREA RATIO: 35% OR
MAXIMUM GROSS FLOOR AREA: 12,517 S.F.
MAXIMUM BUILDING HEIGHT: 35 FEET
MAXIMUM NUMBER OF BUILDINGS: ONE (1)

PARCEL 6

PROPOSED USES: ALL USES ALLOWED IN "LC" ZONING EXCEPT FOR ADULT ENTERTAINMENT ESTABLISHMENTS, PRIVATE CLUBS, TAVERNS, MINING OR QUARRYING, ROCK CRUSHING AND SOLID WASTE INCINERATORS, ASPHALT OR CONCRETE PLANTS, RECREATIONAL VEHICLE CAMPGROUND, AND ASPHALT CONCRETE PLANTS.

NET AREA: 1.74 ACRES (75,851 S.F.)
MAXIMUM BUILDING COVERAGE: 30% OR 22,755 S.F.
FLOOR AREA RATIO: 35%
MAXIMUM GROSS FLOOR AREA: 26,548 S.F.
MAXIMUM BUILDING HEIGHT: 35 FEET
MAXIMUM NUMBER OF BUILDINGS: TWO (2)

PARCEL 7

PROPOSED USES: ALL USES ALLOWED IN "LC" ZONING EXCEPT FOR ADULT ENTERTAINMENT ESTABLISHMENTS, PRIVATE CLUBS, TAVERNS, MINING OR QUARRYING, ROCK CRUSHING AND SOLID WASTE INCINERATORS, ASPHALT OR CONCRETE PLANTS, RECREATIONAL VEHICLE CAMPGROUND, AND ASPHALT CONCRETE PLANTS.

NET AREA: 5.46 ACRES (237,841 S.F.)
MAXIMUM BUILDING COVERAGE: 30% OR 71,352 S.F.
FLOOR AREA RATIO: 35%
MAXIMUM GROSS FLOOR AREA: 83,244 S.F.
MAXIMUM BUILDING HEIGHT: 35 FEET
MAXIMUM NUMBER OF BUILDINGS: FOUR (4)

RESERVE B

A. NET AREA: 116,131 SQ.FT. OR 2.67 ACRES ±
B. PERMITTED USES: SEE GENERAL PROVISION #19.

PARCEL 3C

PROPOSED USES: ALL USES ALLOWED IN "LC" ZONING EXCEPT FOR ADULT ENTERTAINMENT ESTABLISHMENTS, PRIVATE CLUBS, TAVERNS, MINING OR QUARRYING, ROCK CRUSHING AND SOLID WASTE INCINERATORS, ASPHALT OR CONCRETE PLANTS, RECREATIONAL VEHICLE CAMPGROUND, MANUFACTURING, CONSTRUCTION SALES AND SERVICE, MARINE FACILITY, VEHICLE REPAIR VOCATIONAL SCHOOL, GENERAL ANIMAL CARE, AND OIL AND GAS DRILLING.

NET AREA: 0.11 ACRES (4,758 S.F.)
MAXIMUM BUILDING COVERAGE: 30% OR 1,427 S.F.
FLOOR AREA RATIO: 35%
MAXIMUM GROSS FLOOR AREA: 1,665 S.F.
MAXIMUM BUILDING HEIGHT: 35 FEET
MAXIMUM NUMBER OF BUILDINGS: ONE (1)

PARCEL 4

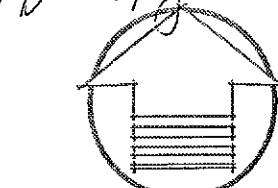
PROPOSED USES: ALL USES ALLOWED IN "LC" ZONING EXCEPT FOR ADULT ENTERTAINMENT ESTABLISHMENTS, PRIVATE CLUBS, TAVERNS, MINING OR QUARRYING, ROCK CRUSHING AND SOLID WASTE INCINERATORS, ASPHALT OR CONCRETE PLANTS, RECREATIONAL VEHICLE CAMPGROUND, MANUFACTURING, CONSTRUCTION SALES AND SERVICE, MARINE FACILITY, VEHICLE REPAIR VOCATIONAL SCHOOL, GENERAL ANIMAL CARE, AND OIL AND GAS DRILLING.

NET AREA: 1.62 ACRES (70,753 S.F.)
MAXIMUM BUILDING COVERAGE: 30% OR 21,226 S.F.
FLOOR AREA RATIO: 35%
MAXIMUM GROSS FLOOR AREA: 24,764 S.F.
MAXIMUM BUILDING HEIGHT: 35 FEET
MAXIMUM NUMBER OF BUILDINGS: ONE (1)

APPROVED CUP

MAP 8-27-99 Rm

MAPD Copy 1 of 4



SCALE: 1" = 100'

DP-241

NEVILLE PROPERTY
COMMERCIAL
COMMUNITY UNIT PLAN

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Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE