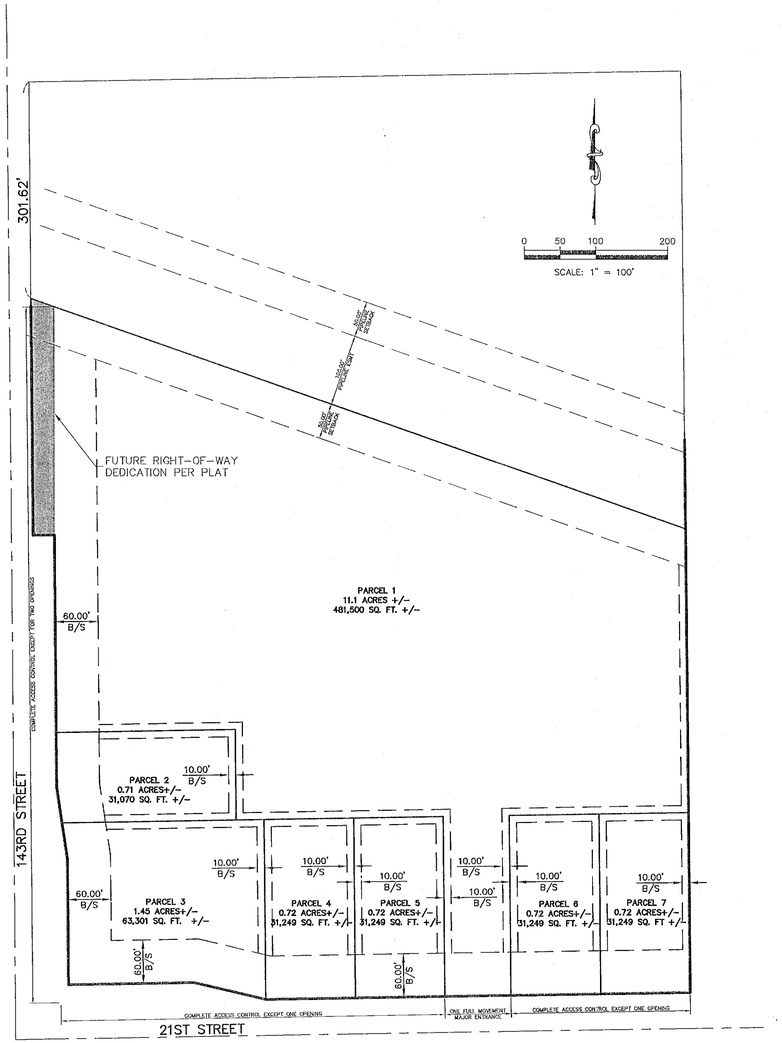
COMMUNITY UNIT PLAN DP-351
21ST AND 143RD COMMERCIAL



PARCEL 1
GROSS AREA = 11.1 ACRES OR 481,500 +/- S.F.
MAXIMUM HEIGHT = 35 FEET
MAX. BUILDING COVERAGE = 30%
MAX. GROSS FLOOR AREA= 50% OR 295,245 S.F.

PARCEL 2
GROSS AREA =0.71 ACRES OR 31,070 S.F. +/-
MAXIMUM HEIGHT = 35 FEET
MAX. BUILDING COVERAGE = 30%
MAX. GROSS FLOOR AREA= 35% OR 10,875 S.F.

PARCEL 3
GROSS AREA = 1.5 ACRES OR 63,301 S.F. +/-
MAXIMUM HEIGHT = 35 FEET
MAX. BUILDING COVERAGE = 30%
MAX. GROSS FLOOR AREA= 35% OR 22,155 S.F.

PARCEL 4
GROSS AREA = 0.7 ACRES OR 31,249 S.F. +/-
MAXIMUM HEIGHT = 35 FEET
MAX. BUILDING COVERAGE = 30%
MAX. GROSS FLOOR AREA= 35% OR 10,937 S.F.

PARCEL 5
GROSS AREA = 0.7 ACRES OR 31,249 S.F. +/-
MAXIMUM HEIGHT = 35 FEET
MAX. BUILDING COVERAGE = 30%
MAX. GROSS FLOOR AREA= 35% OR 10,937 S.F.

PARCEL 6
GROSS AREA = 0.7 ACRES OR 31,249 S.F. +/-
MAXIMUM HEIGHT = 35 FEET
MAX. BUILDING COVERAGE = 30%
MAX. GROSS FLOOR AREA= 35% OR 10,937 S.F.

PARCEL 7
GROSS AREA = 0.7 ACRES OR 31,249 S.F. +/-
MAXIMUM HEIGHT = 35 FEET
MAX. BUILDING COVERAGE = 30%
MAX. GROSS FLOOR AREA= 35% OR 10,937 S.F.

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PROJECT DESCRIPTION:

1. AREA: THE TOTAL DEVELOPMENT CONTAINS 16.2 ACRES +/-

2. PARCEL DESCRIPTIONS:
   SUMMARY:
   TOTAL ALLOWABLE FLOOR RATIO = 0.40
   MINIMUM BUILDING SETBACKS: (APPLIES TO ALL PARCELS)
   ARTERIAL STREET SETBACK = 35' OR 60'
   INTERIOR REAR SETBACK = 10' (OR PER COMPATIBILITY SETBACK STANDARDS)
   INTERIOR SIDE SETBACK = 10' (SEE G.P. #9)
   REAR SETBACK FOR NORTH PROPERTY LINE = 30' [UZC SECTION III-C.2.b.(2).(a)]
   SIDE SETBACK FOR EAST PROPERTY LINE = 35' [UZC SECTION III-C.2.b.(2).(a)]

3. ALL USES PERMITTED IN THE LC, LIMITED COMMERCIAL DISTRICT, ARE PERMITTED FOR ALL OF THE PARCELS SUBJECT TO THE CONDITIONS BELOW, AND EXCEPT THE FOLLOWING USES:
   A. MULTI-FAMILY, GROUP RESIDENCE, LIMITED; GROUP RESIDENCE, GENERAL; CORRECTIONAL PLACEMENT RESIDENCE, LIMITED; CORRECTIONAL PLACEMENT RESIDENCE, GENERAL; PARKS AND RECREATION; RECYCLING COLLECTION STATION PRIVATE; RECYCLING COLLECTION STATION, PUBLIC; UTILITY MAJOR; UTILITY MINOR; HELIPORT; KENNEL, BOARDING/BREEDING/TRAINING; NIGHT CLUB IN THE CITY; NIGHT CLUB IN THE COUNTY; PAWN SHOP; SEXUALLY ORIENTED BUSINESS; TAVERN AND DRINKING ESTABLISHMENT; CEMETERY; GOLF COURSE; MARINE FACILITY, RECREATIONAL; ALL INDUSTRIAL/MANUFACTURING/EXTRACTIVE USES.

   B. THE USES PERMITTED BY THE C.U.P. ARE ONLY THOSE USES PERMITTED BY RIGHT AND NOT BY CONDITIONAL USE.

4. OUTDOOR STORAGE AND DISPLAY AS PERMITTED IN THE LC DISTRICT SHALL BE ALLOWED AS AN ACCESSORY USE TO AN APPROVED USE IN THE C.U.P. SUBJECT TO THE PROVISION OF THE UNIFIED ZONING CODE SECTION III-B.14.e(3).

5. TITLE:
   THE TRANSFER OF THE TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN 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 COMMERCIAL DEVELOPMENT AND BE BINDING UP ON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND AMENDED. HOWEVER, THE DIRECTOR OF THE MAPD, WITH THE CONCURRENCE OF THE ZONING ADMINISTRATOR, MAY APPROVE MINOR ADJUSTMENTS TO THE CONDITIONS IN THIS OVERLAY, CONSISTENT WITH THE APPROVED DEVELOPMENT PLAN, WITHOUT FILING A FORMAL ORDINANCE AMENDMENT.

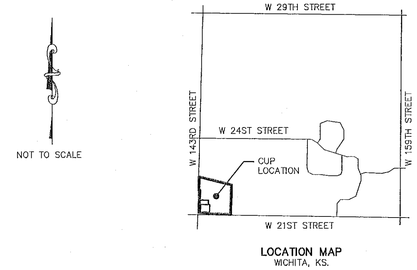
6. LANDSCAPING FOR THIS SITE SHALL BE REQUIRED AS FOLLOWS:
   A. LANDSCAPED STREET YARDS, BUFFERS, AND PARKING LOT LANDSCAPING/SCREENING, SHALL BE IN ACCORDANCE WITH THE CITY OF WICHITA LANDSCAPE ORDINANCE.
   B. A LANDSCAPE PLAN SHALL BE PREPARED BY A KANSAS LANDSCAPE ARCHITECT FOR THE ABOVE REFERENCED LANDSCAPING, INDICATING THE TYPED, LOCATION, AND SPECIFICATIONS OF ALL PLANT MATERIAL. THIS PLAN SHALL BE SUBMITTED TO THE METROPOLITAN AREA PLANNING DEPARTMENT (MAPD) FOR ITS REVIEW AND APPROVAL PRIOR TO ISSUANCE OF ANY BUILDING PERMIT(S).

7. LIGHTING:
   A. LIGHTING SHALL BE IN ACCORDANCE WITH THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION IV.
   B. ALL PARCELS SHALL SHARE SIMILAR OR CONSISTENT PARKING LOT LIGHTING ELEMENTS (I.E. FIXTURES, POLES AND LAMPS AND ETC.), AS APPROVED BY THE DIRECTOR OF THE MAPD.
   C. ALL LIGHTING SHALL BE SHIELDED TO DIRECT LIGHT DISBURSEMENT IN A DOWNWARD DIRECTION AND DIRECTED AWAY FROM RESIDENTIAL ZONING DISTRICTS.
   D. LIGHT POLES INCLUDING ABOVE GROUND BASE SHALL BE LIMITED TO 25 FEET TALL, EXCEPT 15 FEET TALL WHEN WITHIN 100 FEET OF RESIDENTIAL ZONING DISTRICT.

8. SCREENING FOR THIS SITE SHALL BE REQUIRED AS FOLLOWS:
   A. ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM GROUND LEVEL VIEW SCREENING MATERIALS MATCHING THE BUILDING ROOF OR WALL MATERIALS; AND AS PER WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE.
   B. TRASH RECEPTACLES, LOADING DOCKS, OUTDOOR STORAGE, AND LOADING AREAS SHALL BE APPROPRIATELY SCREENED WITH MATERIALS MATCHING OR SIMILAR TO THE BUILDING(S) FACADE MATERIALS TO REASONABLY HIDE THEM FROM GROUND VIEW.
   C. UNLESS OTHERWISE NOTED SCREENING SHALL BE IN ACCORDANCE WITH THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION IV-B.3 AND SECTION III-C.2.B
   D. OUTDOOR DISPLAY AND STORAGE SHALL BE SUBJECT TO ALL CONDITIONS OF SECTION IV-B FOR ALL PARCELS.
   E. A SCREENING WALL ALONG THE EAST LINE OF THE DEVELOPMENT SHALL BE CONSTRUCTED IN CONFORMANCE WITH SECTION III-C.2.B.
   F. THE NORTH LINE OF THE DEVELOPMENT SHALL HAVE SOLID SCREENING INSTALLED IN CONFORMANCE TO SECTION IV-B.3

9. SETBACKS:
   A. SETBACKS ARE AS INDICATED ON THE C.U.P. DRAWING OR AS SPECIFIED IN THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE. SETBACK LINES THAT ARE NOT DEPICTED WITHIN THE CUP SHALL COMPLY WITH THE BASE DISTRICT DEVELOPMENT STANDARDS. IF CONTIGUOUS PARCELS ARE TO BE DEVELOPED UNDER THE SAME OWNERSHIP, SETBACKS BETWEEN THOSE PARCELS WILL NOT BE REQUIRED. INTERIOR SIDE BUILDING SETBACKS SHALL MAINTAIN A MINIMUM OF 10 FEET. A ZERO-LOT SIDE SETBACK MAY BE ACCEPTABLE IN CIRCUMSTANCES WHERE ADJOINING LOTS UNDER SEPARATE OWNERSHIP WISH A COMMON WALL. ZERO-LOT SIDE SETBACKS MUST MEET THE FOLLOWING CONDITIONS: AFFECTED PROPERTY OWNERS ARE AGREEABLE TO THE COMMON WALL, ALL FIRE CODES MUST BE ADHERED TO, AND THE REDUCTION MUST BE APPROVED BY THE ZONING ADMINISTRATOR.

10. SIGNS: AS PERMITTED UNDER THE SIGN CODE OF THE CITY OF WICHITA.
    ADDITIONALLY, THE FOLLOWING CONDITIONS APPLY:
    A. ALL PARCELS ARE SUBJECT TO THE REQUIREMENTS OF THE SIGN CODE FOR THE CITY OF WICHITA FOR LC ZONING DISTRICT EXCEPT AS NOTED HEREWITH.
    B. NO FLASHING, MOVING, PORTABLE, OFF-SITE-BILLBOARDS, BANNER, OR PENNANT SIGNS SHALL BE PERMITTED.
    C. GROUND SIGNS SHALL ALL CONSIST OF MONUMENT STYLE SIGNS AND SHARE SIMILAR ELEMENTS OF DESIGN. ONE (1) SIGN ALONG 21ST STREET AND ONE (1) SIGN ALONG 143RD STREET SHALL HAVE A MAXIMUM HEIGHT OF 25 FEET AND A MAXIMUM SIGN FACE AREA OF 150 SQUARE FEET TO BE USED FOR DEVELOPMENT IDENTIFICATION AS WELL AS TENANT SIGNS FOR TENANTS WITHIN THE C.U.P. ADDITIONAL MONUMENT SIGNS SHALL HAVE A MAXIMUM HEIGHT OF 20 FEET AND A MAXIMUM SIGN FACE AREA OF 125 SQUARE FEET.



LOCATION MAP
WICHITA, KS.

   D. SIGNS SHALL BE SPACED A MINIMUM DISTANCE OF 150 FEET APART, PROVIDED HOWEVER, THAT THIS SPACING MAY BE REDUCE TO 100 FEET BETWEEN THE DEVELOPMENT IDENTIFICATION SIGN(S) AND THE ADJACENT MONUMENT SIGN. HOWEVER, CALCULATIONS OF THE MAXIMUM NUMBER OF SIGN LOCATIONS PER FRONTAGE SHALL BE BASED ON A DISTANCE SEPARATION OF 150 FEET BETWEEN SIGN LOCATIONS ALLOWING A MAXIMUM NUMBER OF FIVE (5) SIGNS ALONG 21ST STREET AND SIX (6)SIGNS ALONG 143RD STREET WHEN ONE SIGN IS SHARED AT THE CORNER OF PARCEL 3.
   E. THE TOTAL AMOUNT OF SIGN FACE AREA OF FREESTANDING SIGNAGE ALONG EACH ARTERIAL STREET SHALL NOT EXCEED 0.8 TIMES THE LINEAR FRONTAGE.
   F. WINDOW SIGNAGE SHALL BE LIMITED TO 25% OF WINDOW AREA.

11. PARKING:
    ALL PARCELS, SHALL BE IN ACCORDANCE WITH THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION IV-A, UNLESS OTHERWISE SPECIFIED.

12. NO OCCUPANCY PERMITS SHALL BE ISSUED FOR ANY DEVELOPMENT WITHOUT SERVICES BY WATER AND SEWER SERVICES.

13. THE FOLLOWING TRANSPORTATION IMPROVEMENTS AND PARCEL ACCESS SHALL BE PROVIDED:
    A. CROSS-LOT CIRCULATION AGREEMENTS SHALL BE REQUIRED AT THE TIME OF PLATTING TO ASSURE INTERNAL VEHICULAR MOVEMENT BETWEEN PARCELS WITHIN THE C.U.P.
    B. ACCESS CONTROLS SHALL ADHERE TO THOSE SHOWN ON THE CUP. ACCESS CONTROLS FOR THIS C.U.P. ARE AS FOLLOWS: TO TWO FULL-MOVEMENT DRIVEWAYS, ONE FOR EACH ARTERIAL, TWO ADDITIONAL RIGHT-IN/RIGHT-OUT DRIVES ALONG EAST 21ST STREET (ONE ON EITHER SIDE OF THE SHOWN POINT OF ACCESS), AND ONE ADDITIONAL RIGHT-IN/RIGHT-OUT DRIVEWAY NEAR THE INTERSECTION ALONG NORTH 143RD STREET.
    C. AN OVERALL SITE CIRCULATION PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE DIRECTOR OF PLANNING, IN CONCURRENCE WITH THE FIRE MARSHAL AND TRAFFIC ENGINEER. THE TRAFFIC CIRCULATION PLAN SHALL ASSURE SMOOTH INTERNAL VEHICULAR MOVEMENTS, JOINT USE OF INGRESS/EGRESS OPENINGS AS REQUIRED BY THE ACCESS MANAGEMENT POLICY, AND ENSURE THAT THE MAIN DRIVES ARE NOT BLOCKED BY PARKING SPACES DIRECTLY BACKING ONTO THE MAIN DRIVE AISLES. THE PEDESTRIAN CIRCULATION SYSTEM SHALL CONNECT ALL BUILDINGS WITHIN THE DEVELOPMENT TO EACH OTHER AND TO THE ARTERIAL SIDEWALKS ON 21ST STREET AND 143RD STREET; AND MAY CONNECT TO ADJOINING PROPERTIES.
    D. A SITE TRAFFIC AND PEDESTRIAN CIRCULATION PLAN FOR EACH PARCEL, UPON REQUEST FOR A BUILDING PERMIT, SHALL BE REVIEWED AND APPROVED BY THE DIRECTOR OF PLANNING FOR COMPLIANCE WITH THE OVERALL SITE TRAFFIC AND PEDESTRIAN CIRCULATION PLAN.
    E. GUARANTEES FOR SPECIFIC STREET AND OR SIGNALIZATION IMPROVEMENTS SHALL BE DETERMINED AT THE TIME OF FINAL PLATTING INCLUDING IMPROVING NORTH 143RD STREET EAST TO COMMERCIAL STREET STANDARDS.

14. ALL PROPOSED NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.

15. ARCHITECTURAL CONTROLS: ALL BUILDINGS WITH THE C.U.P. SHALL SHARE A UNIFORM OR COMPLIMENTARY ARCHITECTURAL CHARACTER, COLOR(S), AND PREDOMINATE EXTERIOR BUILDING MATERIAL. THE BUILDING(S) WALLS SHALL NOT UTILIZE METAL AS A PREDOMINANT EXTERIOR FACADE MATERIAL UNLESS DESIGNED TO MEET THE ABOVE ARCHITECTURAL CONTROLS AND APPROVED BY THE DIRECTOR OF PLANNING.

16. 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.

17. ANY MAJOR CHANGES WITHIN THIS COMMUNITY DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND THE GOVERNING BODY FOR THEIR CONSIDERATION. AMENDMENTS, ADJUSTMENTS, OR INTERPRETATIONS TO THE C.U.P. SHALL BE IN ACCORDANCE WITH THE UNIFIED ZONING CODE.

LEGAL DESCRIPTION:

ALL OF THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 2 EAST, SIXTH PRINCIPAL MERIDIAN, EXCEPT THE EAST 1717.18 FEET THEREOF, ALSO EXCEPT THAT PART LYING NORTH OF THE SOUTH LINE OF THE NUSTAR PIPELINE AS LAID. SUBJECT TO ROAD RIGHTS-OF-WAY OF RECORD. SAID PART LYING NORTH OF THE SOUTH LINE OF THE NUSTAR PIPELINE BEING MORE PARTICULARLY DESCRIBED AS: A TRACT OF LAND LYING IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 2 EAST, SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 50 FEET TO THE NORTH RIGHT-OF-WAY LINE OF E. 21ST STREET NORTH (A PUBLIC RIGHT-OF-WAY),THENCE S89°03'56"W COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF SAID E. 21ST STREET NORTH, A DISTANCE OF 1717.18 FEET; THENCE N00°31'49"W PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, 642.19 FEET TO THE SOUTHERLY LINE OF A 100 FOOT GAS LINE EASEMENT AS RECORDED IN FILM 838, PAGE 700, FOR A POINT OF BEGINNING; THENCE N70°15'15"W, COINCIDENT WITH THE SOUTHERLY LINE OF SAID GAS LINE EASEMENT, TO A POINT IN THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1002.54 FEET; THENCE N00°24'34"W COINCIDENT WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 282.81 FEET TO A POINT IN THE NORTH LINE OF SAID SOUTH HALF; THENCE N89°04'14"E, COINCIDENT WITH THE NORTH LINE OF SAID SOUTH HALF TO A POINT THAT IS 1717.18 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTH HALF, A DISTANCE OF 939.81 FEET; THENCE S00°31'49"E, PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 636.76 FEET TO THE POINT OF BEGINNING. SUBJECT TO ROAD RIGHTS-OF-WAY OF RECORD.

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APPROVED CUP
MAPC 11/21/2019
by [signature] 2/19/2020

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