Funston CUP DP-315

DEVELOPMENT GUIDELINES

General Provisions

1. This development contains 8.23 acres more or less.

2. Land Uses:
The development contains four (4) Parcels and a Reserve all permitting General Commercial Uses with exception the following prohibited uses and subsequent Conditions:
A.) Prohibited Uses: Cemetery, Correctional Placement Residences, Night Club in the City, Vehicle Storage, Tavern and Drinking Establishments and Sexually Oriented Businesses.
B.) 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 shall be designed to ensure queuing lanes for drive-through windows will not align vehicles headlights in such a manner as to face residential use. Exterior audio systems that project sound beyond the boundaries of the CUP are prohibited.
C.) The following uses shall be prohibited within 200 feet of residential use property: Service Stations, Restaurants with drive-in or drive-through facilities, and Vehicle Repair. There shall be no overhead doors for auto services or repair uses facing residential uses.
D.) General Commercial uses allowed by Conditional Use shall not be allowed except by approved C.U.P. Amendment.

3. Signage:
Signage shall be permitted as allowed by the General Commercial Zoning District per the Sign Regulations and Standards - City Code Title 24.04, with the following conditions / exceptions herewith:
A.) Electronic message signs are allowed along Hydraulic Avenue and 47th Street frontages only. Flashing signs, rotating or moving signs, signs with moving (chasing) lights, and signs that create illusions of movement are not permitted, no portable, off-site or billboard signs shall be permitted.
B.) All signs along 47th Street and Hydraulic Avenue frontages shall be monument or pylon style being spaced not closer than 150 feet a part and shall not exceed the 0.8 times the cumulative total of linear street frontage.
C.) 47th Street frontage is allowed a maximum of 3 monument or pylon style signs with Parcel 1 being permitted a maximum of 260 square feet of sign area and Parcel 2 being permitted a maximum of 211 square feet of sign area. Hydraulic Avenue frontage is allowed a maximum of 3 monument or pylon style signs with Parcel 1 being permitted a maximum of 260 square feet of sign area and Parcel 4 being permitted a maximum of 207 square feet of sign area. One monument or pylon style along 47th Street frontage is allowed a maximum height of 25 feet and one monument or pylon style sign along Hydraulic Avenue shall be allowed a maximum height of 25 feet all other signs shall not exceed 15 feet in height.
D.) Building signage shall be permitted within the CUP. Building signage shall be limited to 20% of the wall area with no single sign exceeding 400 square feet in area, and there shall be no more than three signs for each tenant or business on each building elevation. Parcel 1 shall be allowed additional building signage for a detached canopy. The canopy shall be allowed building signage on three elevations not exceeding 24 square feet in sign area per elevation.
E.) Window signage shall be limited to 25% of the window area.

4. Landscaping:
A landscape plan shall be prepared by a State of Kansas Registered Landscape Architect for the required 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 permits upon each parcel, with the following conditions / exceptions herewith:
A.) All parcels in the C.U.P. shall share a similar or compatible plant palette, as determined by the Registered Landscape Architect preparing required plan.
B.) 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 landscaping has not been planted.
C.) The parking lot tree requirement is waived for Parcel 1, if developed as a convenience store.

5. Lighting:
Lighting shall be shielded to reflect light downward / directed away from residential uses.
A.) Light poles on parcels shall be limited to 23 feet in height.
B.) With exception to Parcel 1, all parking lot lighting within the C.U.P. shall share consistent design (i.e. fixtures, poles, lamp bases).
C.) Light poles heights shall be limited to 15 feet tall when within 100 feet of residential uses.
D.) Extensive use of backlit canopies and neon or fluorescent tube lighting on buildings is not permitted, except Parcel 1 may be permitted red accent lighting bands on the canopy and building as per building renderings provided for acceptance with the application of DP-315 Amendment #2.

6. Screening:
A.) Trash Receptacles shall be appropriately screened to reasonably hide them from ground view. Screening shall be constructed of materials and/or landscaping compatible with and complementary to the exterior of the buildings to which the trash receptacle provides service. Loading docks and service areas shall also be screened from 47th Street and Hydraulic Avenue, with screening walls and/or landscaping approved by the Planning Director. Parcel 1, if developed as a convenience store shall not be required to screen the rear delivery area.
B.) Roof-top equipment shall be screened from ground view from adjacent residential uses.
C.) A six (6) foot tall masonry wall shall be constructed along Parcel 4 where adjoining residential zoning, except if Parcel 4 is developed with a residential use, the wall may be substituted with a wood fence no less than six feet in height.

7. Architectural Controls:
A.) Buildings of the same general land use classification shall share consistent exterior building materials with consistent architectural character, form, color, and texture. Building walls shall be broken up by projections, recesses, changes in roof line, and changes in colors, textures and/or materials, relating to interior building functions where feasible. Buildings should have a recognizable "Base" and "Top".
B.) Except for Parcel 1, buildings in Parcel 2 and 4 should be sited with a primary building facade along the street and no more than one driving aisle. A minimum of 50 percent of the building frontage facing the arterial streets must have windows or door openings.
C.) Except for Parcel 1, ATM's, bank drive-through windows, overhead doors and similar utilitarian items shall be screened or sited behind buildings to minimize their view from arterial streets.
D.) The use of metal as a primary exterior building material is prohibited.

8. Building Setbacks:
Setbacks are as indicated on the C.U.P. drawing or as specified per General Commercial-GC Zoning District of the Wichita-Sedgwick County Unified Zoning Code. If contiguous Parcels are developed under the same ownership, setbacks between those Parcels are not required, provided appropriate fire walls and/or building separations are provided.

9. Parking / Fire Lanes:
Parking shall be provided in accordance with the Unified Zoning Code of Wichita-Sedgwick County.
A.) All parking and drives shall be hard surfaced with concrete or asphalt.
B.) Fire Lanes shall be in accordance with the appropriate 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.
C.) During building permit review the Fire Chief of his designated representative shall review and approve the site plan regarding Fire Lane(s) and fire hydrant location, prior to construction.

10. Access:
A.) Access Control: As shown on the recorded Plat. If the access controls of the recorded plat are altered by an approved Vacation Order of the Wichita City Council, the C.U.P. shall be adjusted accordingly.
B.) Cross-lot circulation and internal access shall be provided at the time of platting, and/or by private agreement by separate instrument. Reciprocal access is planned for the development.

11. Reserves:
Any open space, drainage facilities, drives or parking areas contained within the described parcels shall be privately owned and maintained. The reserve as shown hereon is for the exclusive use and enjoyment of the owner of Parcel 1. Any future common reserve(s) area(s) for drainage facilities or otherwise shall be defined by private agreement and shall be the responsibility of the owners of Parcels 2, 3, and 4.

11. Drainage ways and drainage easements shall be confirmed at the time of platting. Specific lot grading plans shall be prepared in conformance with the general drainage concept plan for review prior to the issuance of a building permit.

12. Occupancy permits will not be issued for parcels without having services to municipal water and sanitary sewer.

13. Utilities shall be installed underground.

14. The transfers of title on all or any portion of the land included in the C.U.P. does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon the present owners, their successors and assigns and their lessees unless amended. Any major changes in this development plan shall be submitted to the Planning Commission for its consideration.

15. An overall site circulation plan shall be submitted for review and approval by the Zoning Administrator to ensure pedestrian connectivity to arterial streets and within the buildings within the CUP. The circulation plan shall also address internal vehicular movements ensuring that the main drives are not blocked by parking spaces directly backing onto main drive aisles.

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.

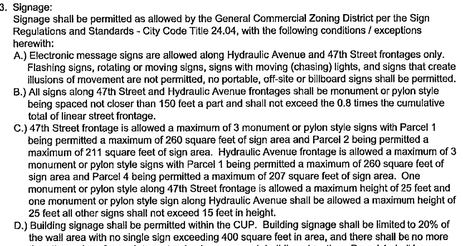
17. Parcel Descriptions:

Parcel 1 + Reserve A
Gross Area: 80,916 sq. ft. or 1.857 acres + 7,213 sq. ft. or 0.17 acres.
Maximum Building Height: 35 Feet
Maximum Building Coverage: 26,439 sq. ft. or 30%
Gross Floor Area Ratio: 30,845 sq. ft. or or 35%

Parcel 2
Gross Area: 116,232 sq. ft. or 2.67 acres
Maximum Building Height: 35 Feet
Maximum Building Coverage: 34,870 sq. ft. or 30%
Gross Floor Area Ratio: 40,681 sq. ft. or or 35%

Parcel 3
Gross Area: 108,545 sq. ft. or 2.49 acres
Maximum Building Height: 35 Feet
Maximum Building Coverage: 32,564 sq. ft. or 30%
Gross Floor Area Ratio: 37,991 sq. ft. or or 35%

Parcel 4
Gross Area: 45,757 sq. ft. or 1.050 acres
Maximum Building Height: 35 Feet
Maximum Building Coverage: 13,727 sq. ft. or 30%
Gross Floor Area Ratio: 16,015 sq. ft. or or 35%



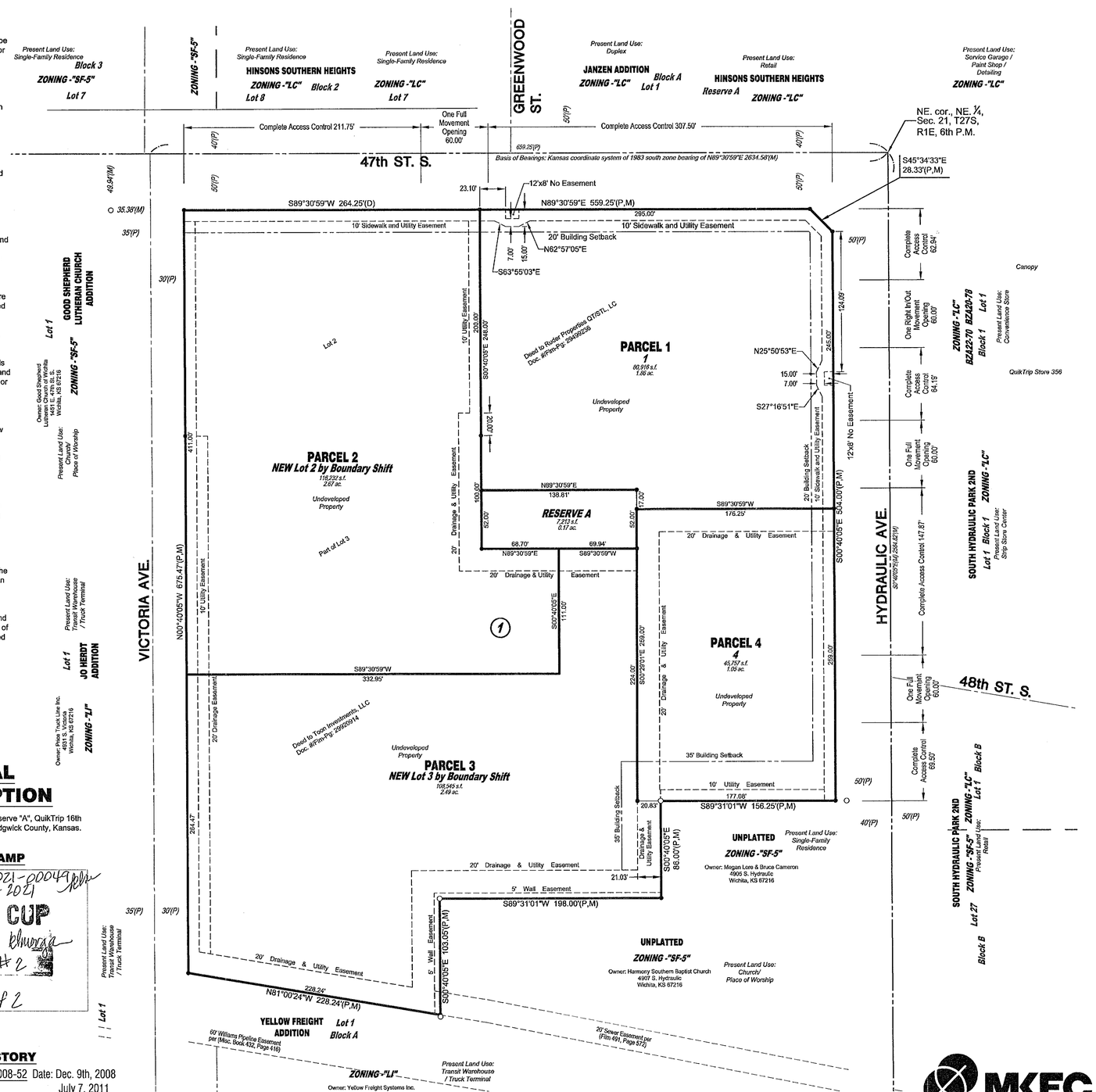
VICINITY MAP

LEGAL DESCRIPTION

Lots 1, 2, 3, and 4, Block 1, and Reserve "A", QuikTrip 16th Addition, an addition to Wichita, Sedgwick County, Kansas.

MAPD STAMP

As per AA CUP2021-00049 dtd 10-1-2021
APPROVED CUP
MAPD: 9-7-2014 klmurria
Amendment #2
MAPD Copy 1 of 2



COMMUNITY UNIT PLAN DP-315

FUNSTON

DEVELOPER / OWNER: Toon Investment LLC Attn: Edward Toon 4030 S. 151st St W, Wichita, KS 67227-7935 (316) 371-6915
DEVELOPER: QuikTrip West, Incorporated Attn: Jessica Glavas 5725 Foxridge Dr. Mission, KS 66202-2401 (913)905-2026

CASE HISTORY

Orig. Case No. CUP2008-40/ZON2008-52	Date: Dec. 9th, 2008
Amendment #1 CUP2011-16	July 7, 2011
Amendment #2 CUP2014-19	Aug. 7, 2014
Admin. Adjustment #1 CUP2021-00049	Oct. 1, 2021

MKEC
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