

GREEN BRIAR MANOR
ZONED LC.

ZONED BB

OLIVER STREET

29TH ST. NO.

EASTWIND ADD.
ZONED LC.

28TH ST. NO.

BLECKLEY

BEACON HILL
ZONED AA
UNDER C.U.P.,
D.P.- 147

COMMUNITY UNIT PLAN

BEACON HILL COMM.

OWNER : CRITCHFIELD REAL ESTATE LIMITED PARTNERSHIP 1985 5318 PEMBROOK, WICHITA, KANSAS 67220

APPROVED CUP

MAPD App. Subj. to Code 12-10-87
BCC " 1-5-88

DP-179 BEACON HILL COMM.

posted 1-22-88
for 1-27-88
found

MAPD. Copy 1 of 2

GENERAL PROVISIONS

1. THIS DEVELOPMENT IS PROPOSED TO CONTAIN 7.36 GROSS ACRES.
2. THE PROPOSED DEVELOPMENT CONTAINS FOUR (4) PARCELS PERMITTING LIGHT COMMERCIAL USES. FOR SPECIFIC USES, SEE PARCEL DESCRIPTIONS.
3. SETBACKS ARE AS INDICATED ON PLAN VIEW OR IN GENERAL ARE AS FOLLOWS:
 - 35' SETBACK ALONG OLIVER STREET FOR PARCELS 1 AND 2
 - 35' SETBACK ALONG 29TH STREET NORTH FOR PARCELS 1 AND 3
 - 35' SETBACK ALONG BLECKLEY FOR PARCELS 3 AND 4
 - 35' SETBACK ALONG THE SOUTH PROPERTY LINE OF PARCEL 4
 - 30' SETBACK BETWEEN PARCEL NUMBER 4 AND 2 AND 3 (SEE PLAN VIEW)
 - 10' SETBACK ALONG THE EAST SIDE OF PARCELS 1 AND 2 AND THE WEST AND SOUTH SIDES OF PARCEL 3
 - 70' SETBACK ALONG OLIVER STREET FOR PARCEL NUMBER 4

NOTE: IN THE EVENT THAT CONTIGUOUS PARCELS ARE DEVELOPED UNDER THE SAME OWNERSHIP, SETBACKS BETWEEN THOSE PARCELS WILL NOT BE REQUIRED.

4. ACCESS CONTROL: ACCESS TO 29TH STREET NORTH SHALL BE LIMITED TO ONE OPENING FOR PARCEL NUMBER 1 AND 3 AND ONE MAJOR OPENING BETWEEN PARCELS 1 AND 3. ACCESS TO OLIVER STREET SHALL BE LIMITED TO ONE OPENING EACH FOR PARCELS 1 AND 2 AND TWO OPENINGS TO PARCEL 4, ONE OF WHICH SHALL BE CONSTRUCTED TO MAJOR ENTRANCE STANDARDS.

THAT PORTION OF THE MAJOR ENTRANCE ON PUBLIC RIGHT-OF-WAY WILL BE GUARANTEED AT THE TIME OF PLATTING. THAT PORTION OF THE MAJOR ENTRANCE ON PRIVATE PROPERTY WILL BE A REQUIREMENT AT THE TIME OF BUILDING PERMIT(S) FOR PARCEL 4.
5. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
6. SIGNS AS PERMITTED BY ZONING DISTRICT SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA, EXCEPT THAT NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED.
7. ALL DRAINAGE WAYS AND DRAINAGE IMPROVEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING. A LOT GRADING PLAN WILL BE PREPARED IN CONFORMANCE WITH THE GENERAL DRAINAGE CONCEPT PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
8. FINAL DETERMINATION OF STREET RIGHT-OF-WAY, PAVEMENT WIDTHS AND DECAL LANES ON PUBLIC STREETS SHALL BE RESOLVED AT THE TIME OF PLATTING.
9. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA.

10. A. A FIVE (5) TO EIGHT (8) FOOT SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, BRICK, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE) ADJACENT TO OR ACROSS THE STREET FROM A RESIDENTIAL DISTRICT IF THE STORAGE AREA, SERVICE AREA, OR REAR OF THE BUILDING FACES THE RESIDENTIAL DISTRICT.
- B. APPROPRIATE STREET TREES (AS APPROVED BY THE CITY FORESTER) SHALL ALSO BE PLANTED NO FARTHER APART THAN FIFTY (50) FEET ON CENTERS IN THE PUBLIC "PARKING" AREA BETWEEN THE CURB AND WALL, AND SHALL BE MAINTAINED BY THE OWNER OF THE ADJACENT PARCEL.
- C. THE REQUIRED MASONRY WALL ALONG THE SOUTH LINE OF PARCEL 4 SHALL BE CONSTRUCTED WITHIN A FIVE (5) FOOT WALL EASEMENT (SEE PLAN) PLATTED SEPARATELY FROM ALL OTHER EASEMENTS. CONSTRUCTION OF THIS WALL WILL REQUIRE A BUILDING PERMIT.

11. A TEN (10) FOOT LANDSCAPE BUFFER CONSISTING OF A COMBINATION OF GRASS, LOW SHRUBS AND TREES SHALL BE REQUIRED ALONG THE EAST PROPERTY LINE OF PARCELS 3 AND 4 WHERE ACROSS FROM RESIDENTIALLY ZONED AREAS WHERE THE WALL IS NOT CONSTRUCTED AS PER 10 ABOVE. (SEE PLAN VIEW). THE LANDSCAPE BUFFER SHALL NOT BE LESS THAN TEN FEET IN WIDTH AND SHALL BE OF SUCH TYPE AND MAINTAINED IN SUCH A MANNER AS TO NOT INSTITUTE A TRAFFIC HAZARD. FAILURE TO PROPERLY MAINTAIN THE PLANNING BUFFER SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION.
12. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, FOR THE LANDSCAPE BUFFERS ALONG BLECKLEY INDICATING THE LOCATION, TYPE AND SPECIFICATIONS OF PLANT MATERIAL AND METHOD OF PROVIDING WATER SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) ON PARCELS INVOLVED. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
13. THE TRANSFER OF TITLE OF 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 FOR COMMERCIAL DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
14. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
15. AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE THE CONSTRUCTION OF:
 - A. A CONTINUOUS ACCEL/DECEL LANE ALONG THE NORTH LINE, TO SERVE THE MAJOR OPENING AND ALONG THE WEST LINE, TO SERVE THE FOUR ENTRANCES, AND INCLUDING THE RIGHT TURN MOVEMENT AT THE INTERSECTION OF 29TH AND OLIVER.

- B. LEFT TURN LANES TO SERVE THE MAJOR OPENING INTO PARCEL 4 FROM 29TH STREET NORTH AND TO SERVE THE OPENINGS INTO THE C.U.P. FROM OLIVER.

16. A. AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, NON-PUBLIC OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE FILED WITH THE PLAT OF THE AREA.

- B. ALL DRIVES AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION(S).

17. A. A FIRE LANE, HARD SURFACED, CONSTRUCTED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES, TWENTY (20) FEET MINIMUM IN WIDTH SHALL BE PROVIDED TO WITHIN ONE HUNDRED FIFTY (150) FEET OF ALL BUILDINGS HEREFTER CONSTRUCTED. SAID FIRE LANE WHEN CONSTRUCTED OF ASPHALT MATERIALS SHALL BE A MINIMUM 3 1/2-INCH ASPHALT BASE WITH A 1/2-INCH ASPHALT SURFACE CAP. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANE, ALTHOUGH IT MAY BE USED FOR PASSENGER LOADING AND UNLOADING.

- B. DURING THE BUILDING PERMIT REVIEW, THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE SHALL APPROVE THE SITE PLAN REGARDING THE DESIGN OF THE FIRE LANE PRIOR TO ISSUANCE OF A BUILDING PERMIT.

- C. 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. PARCEL DESCRIPTIONS:

PARCEL NUMBER 1:

PROPOSED USES: FINANCIAL INSTITUTIONS, CONVENIENCE STORES, SERVICE STATIONS WITH CAR WASH (SUBJECT TO BZA APPROVAL), OFFICES, PHARMACIES, MEDICAL AND DENTAL OFFICES OR CLINICS, RESTAURANTS, RETAIL SHOPS, AND TIRE, BATTERY AND ACCESSORY STORES.

GROSS AREA - .70 ACRE (30,625 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 9,198.5 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 11,500 SQ. FT.
FLOOR AREA RATIO - 0.376
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 2
PARKING - AS SET FORTH UNDER SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3

PARCEL NUMBER 2:

PROPOSED USES: FINANCIAL INSTITUTIONS, RESTAURANTS, RETAIL SHOPS, MEDICAL AND DENTAL CLINICS, CLOTHING STORES, OFFICES, PHARMACIES, DRY CLEANING, LAUNDRY, BARBER SHOPS, BEAUTY SHOPS, TAILORS, STUDIOS, SHOE STORES, SMALL ANIMAL CLINICS, TIRE, BATTERY AND ACCESSORY STORES, HARDWARE STORES AND APPLIANCE STORES.

GROSS AREA - .51 ACRE (22,200 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 6,660 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 8,000 SQ. FT.
FLOOR AREA RATIO - 0.360
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3

PARCEL NUMBER 3:

PROPOSED USES: FINANCIAL INSTITUTIONS, RESTAURANTS, RETAIL SHOPS, MEDICAL AND DENTAL CLINICS, CLOTHING STORES, OFFICES, PHARMACIES, DRY CLEANING, LAUNDRY, BARBER SHOPS, BEAUTY SHOPS, TAILORS, STUDIOS, SHOE STORES, SMALL ANIMAL CLINICS, TIRE, BATTERY AND ACCESSORY STORES, HARDWARE STORES AND APPLIANCE STORES.

GROSS AREA - 1.38 ACRES (60,000 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 18,000 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 22,500 SQ. FT.
FLOOR AREA RATIO - 0.375
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 2
PARKING - AS SET FORTH UNDER SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3

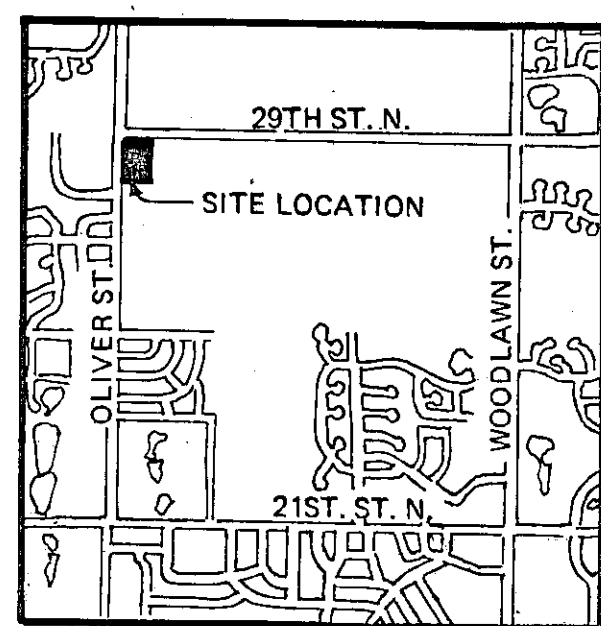
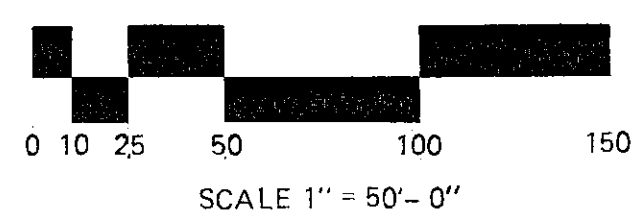
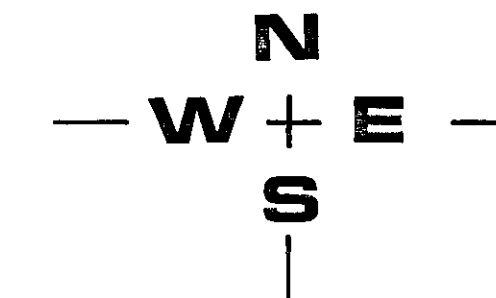
PARCEL NUMBER 4:

PROPOSED USES: NEIGHBORHOOD SHOPPING CENTER WITH USES THE SAME AS THOSE IN PARCEL NUMBER 2 WITH THE ADDITION OF THEATERS, GROCERY STORES, DEPARTMENT STORES, SCHOOLS, DAY CARE AND FITNESS CENTERS.

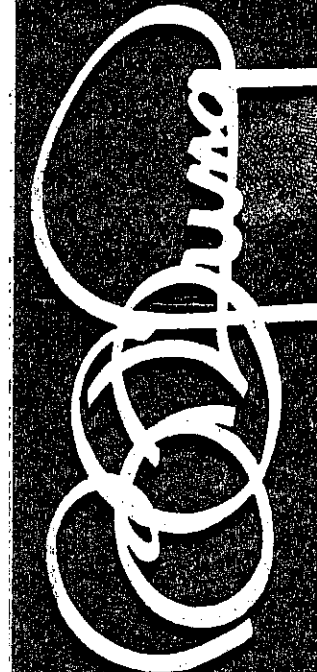
GROSS AREA - 4.77 ACRES (207,776.6 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 62,332.98 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 80,000 SQ. FT.
FLOOR AREA RATIO - 0.305
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 4
PARKING - AS SET FORTH UNDER SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3

* RESTAURANT USE FOR PARCEL NO. 3 AND PARCEL NO. 4, (INCLUDING DRIVE-UP ORDERING FACILITIES), SHALL LIMIT ORDERING FACILITIES TO A PHONE ORDER BOARD WHICH ELIMINATES ANY TYPE OF OUTSIDE BROADCAST SPEAKER BOARD.

TOTAL ACRES = 7.36



LOCATION MAP



BILL G. YUNG DESIGN
4912 E. 29TH STREET NORTH, WICHITA, KS 67220
316-683-5567

date SEPT. 17, 1997
rev. OCT. 15, 1997
DEC. 27, 1997

sheet title
COMMUNITY UNIT PLAN

project
BEACON HILL COMMERCIAL

sheet
of