Wichita-Sedgwick County Metropolitan Area Planning Department

February 21, 2020

Baughman Company
Phil Meyer
315 Ellis
Wichita, KS 67211

RE: **ZON2020-00003 and CUP2020-00002-** City Community Unit Plan (DP-353 Harbor Isle Commercial 2 CUP) associated with zone change to GC General Commercial generally located on the northeast and northwest corners of North Amidon Avenue and I-235.

Dear Applicant;

At its regular meeting on **November 21, 2019**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request for the GC General Commercial and the Harbor Isle Commercial 2 CUP.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on **March 5, 2020**. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 1,000 feet of the property for which the application was filed, and must be submitted to the City Clerk by **March 5 at 5:00 p.m.**

The application is scheduled for consideration by the Wichita City Council on **Tuesday, March 24, 2020.** The Board of County Commission meeting will be held at Wichita City Hall, First Floor, 455 N Main, Wichita, KS.

This is a reminder that the zoning notification signs should now be removed from the property.
If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Philip Zevenbergen, AICP
Associate Planner

Copies to: MABCD
Cindy Claycomb, WCC District 6
Ana Lopez, CSR District 6

Wichita-Sedgwick County Metropolitan Area Planning Department

March 24, 2020

Baughman Company
Russ Ewy
315 Ellis
Wichita, KS 67211

RE: **ZON2020-00003 and CUP2020-00002-** City Community Unit Plan (DP-353 Harbor Isle Commercial 2 CUP) associated with zone change to GC General Commercial generally located on the northeast and northwest corners of North Amidon Avenue and I-235.

Dear Applicant;

At its regular meeting on **March 24, 2020,** the Wichita City Council considered the above captioned request. The action of the Council was to **APPROVE** the request subject to the recommendations of the Metropolitan Area Planning Commission. In order to perfect this case, please provide the following the Metropolitan Area Planning Department:

1. Proof of CUP certificate recorded with the Register of Deeds indicating that this tract (referencing DP-353: Harbor Isle commercial 2 Community Unit Plan) has special conditions for development on the property.
2. Four copies of the approved CUP document.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Philip Zevenbergen, AICP
Associate Planner

Copies to: MABCD
Cindy Claycomb, WCC District 6
Ana Lopez, CSR District 6

OCA 150004

(Published in the Wichita Eagle, April 10, 2020)

ORDINANCE NO. 51-201

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. ZON2020-00003

City Zone Change from SF-5 Single Family Residential to GC General Commercial subject to the development standards contained in Community Unit Plan DP -353, legally described as:

Lot 1, Block A, Pleasant Valley Lions Club First Addition, Sedgwick County, Kansas, except a portion of Lot 1, in said Block A, situated in the Southwest Quarter of Section 30, Township 26 South, Range 1 East of the 6th P.M., described as follows: COMMENCING at the Northeast corner of said Southwest Quarter Section; thence on an assumed bearing of South 00 degrees 44 minutes 55 seconds East, 387.66 feet along the East line of said Southwest Quarter Section to the POINT OF BEGINNING; FIRST COURSE, thence continuing South 00 degrees 44 minutes 55 seconds East, 138.27 feet along said East line to the Northerly right of way of the existing highway; SECOND COURSE thence North 69 degrees 22 minutes 58 seconds West, 1419.56 feet along said Northerly right of way; THIRD COURSE, thence North 00 degrees 42 minutes 35 seconds West, 10.00 feet along said Northerly right of way to the North line of said Southwest Quarter Section; FOURTH COURSE, thence North 89 degrees 18 minutes 19 seconds East, 251.01 feet along said North line of said Southwest Quarter Section; FIFTH COURSE, thence South 71 degrees 44 minutes 06 seconds East, 108.60 feet; SIXTH COURSE, thence South 70 degrees 03 minutes 25 seconds East, 850.06 feet; SEVENTH COURSE, thence South 73 degrees 44 minutes 41 seconds East, 181.00 feet to the POINT OF BEGINNING

SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

, Mayor, City of Wichita
Brandon J. Whipple

ATTEST;

Karen Sublett, City Clerk

(SEAL)

Approved as to form:
Jennifer Magaña, City Attorney and Director of Law

The Wichita Eagle
Kansas.com
330 N Mead St | Wichita, KS 67202 | 316-268-6000



LEGAL PROOF OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Lines
453697	0004619291			$58.80	1	98

Attention: Jamie Buster

CITY OF WICHITA/CLERKS OFFICE
455 N MAIN ST FL 13
WICHITA, KS 67202

LEGAL PUBLICATION

OCA 150004
(Published in the Wichita Eagle, April 10, 2020) (0004619291)
ORDINANCE NO. 51-201
AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.
BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.
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City Zone Change from SF-5 Single Family Residential to GC General Commercial subject to the development standards contained in Community Unit Plan DP -353, legally described as:
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SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.
_____, Mayor, City of Wichita
Brandon J. Whipple

ATTEST:
_____
Karen Sublett, City Clerk

(SEAL)
Approved as to form: _____
Jennifer Magaña, City Attorney and Director of Law

In The STATE OF KANSAS
In and for the County of Sedgwick
AFFIDAVIT OF PUBLICATION

1 Insertions

Beginning issue of: 04/10/2020

Ending issue of: 04/10/2020

STATE OF KANSAS)
.SS
County of Sedgwick)

Tony Berg, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from **4/10/2020** to **04/10/2020**.

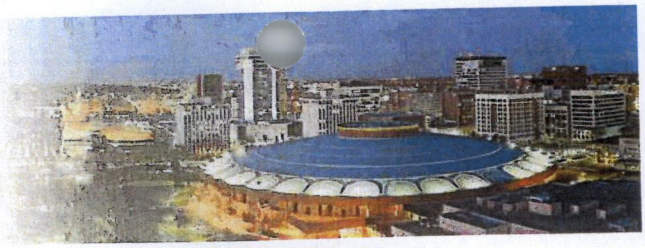
I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Tony Berg
(Signature of Principal Clerk)
DATED: 4/12/2020

Notary Public Sedgwick County, Kansas

JENNIFER RAE BAILEY
Notary Public - State of Kansas
My Appt. Expires 6/14/2021

The Wichita Eagle
Kansas.com
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LEGAL PROOF OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Lines
453868	0004543582			$58.80	1	98

Attention: Betsy Pagán

CITY OF WICHITA/PLANNING DEPT
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202

LEGAL PUBLICATION

OCA 150004
Published in The Wichita Eagle on January 30, 2020
(One Time Only)
MAPC February 20, 2020
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, February 20, 2020 no earlier than 1:30 p.m.**, the Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following applications in the Planning Commission Conference Room, 271 West Third Street, 2nd Floor, Ste #203, Wichita, Kansas. **If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Commission at (316) 268-4421.**

CON2020-00001 City conditional use to allow a 125 ft monopole wireless communication facility in LI Limited Industrial zoning district; generally located 900 feet west of S. Oliver Ave on the south side of E 31st Street South, east of I-35 (4665 E 31st Street South).

CON2020-00002 City Conditional Use to permit outdoor vehicles sales (with ZON2020-00001 to rezone to LC Limited Commercial) on property zoned MF-29 Multi-Family, generally located on the east side of South Seneca and one block south of West Kellogg (814 S Seneca).

CON2020-00003 City Conditional Use to permit the expansion wrecking and salvage yard associated with a zone change to LI Limited Industrial (Case ZON2020-00002), generally located on the 2est side of North Hoover Road and one-quarter mile north of West 29th Street North. (3101 N Hoover Rd.)

CUP2020-00002 City Community Unit Plan (DP-353 Harbor Isle Commercial 2 CUP) associated with zone change to GC General Commercial (ZON2020-00003) generally located on the northeast and northwest corners of North Amidon Ave and I-235.

VAC2020-00001 City Vacation of Building Setback for building expansion, generally located on the South side of East Douglas Avenue and within one quarter mile of South Washington Avenue. (801 E Douglas, Building 200)

VAC2020-00002 City Vacation of a portion of an alley between East Waterman and East English and between South Washington and South Mosley Avenues for safety purposes generally located on the north side of East Waterman and 150 feet west of South Washington.

VAC2020-00003 City Vacation of a portion of a drainage easement to permit new construction on property zoned LC Limited Commercial generally located on the southwest corner of North Oliver Street and East 45th Street North.

ZON2020-00001 City Zone Change from MF-29 Multi-Family to LC Limited Commercial to permit outdoor vehicles sales (with CON2020-00002) on property generally located on the east side of South Seneca and one block south of West Kellogg (814 S. Seneca).

ZON2020-00002 City Zone Change from Single-Family Residential (SF-5) to Limited Industrial (LI) to expand wrecking and salvage yard (associated case CON2020-00003), generally located on the west side of North Hoover Road and one-quarter mile north of West 29th Street North. (3101 N Hoover Rd.)

ZON2020-00003 City Zone Change from SF-5 Single Family to GC General Commercial associated with CUP DP-353 (CUP2020-00002) to create the Harbor Isle Commercial 2 CUP generally located on the northeast and northwest corners of North Amidon and I-235.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the Wichita-Sedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

WITNESS MY HAND on January 27, 2020
Scott Knebel, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission
0004543582

In The STATE OF KANSAS
In and for the County of Sedgwick
AFFIDAVIT OF PUBLICATION

1 Insertions

Beginning issue of: 01/30/2020

Ending issue of: 01/30/2020

STATE OF KANSAS) .SS

County of Sedgwick)

Tony Berg, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from **1/30/2020** to **01/30/2020**.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Tony Berg
(Signature of Principal Clerk)
DATED: 1/30/2020

Notary Public Sedgwick County, Kansas

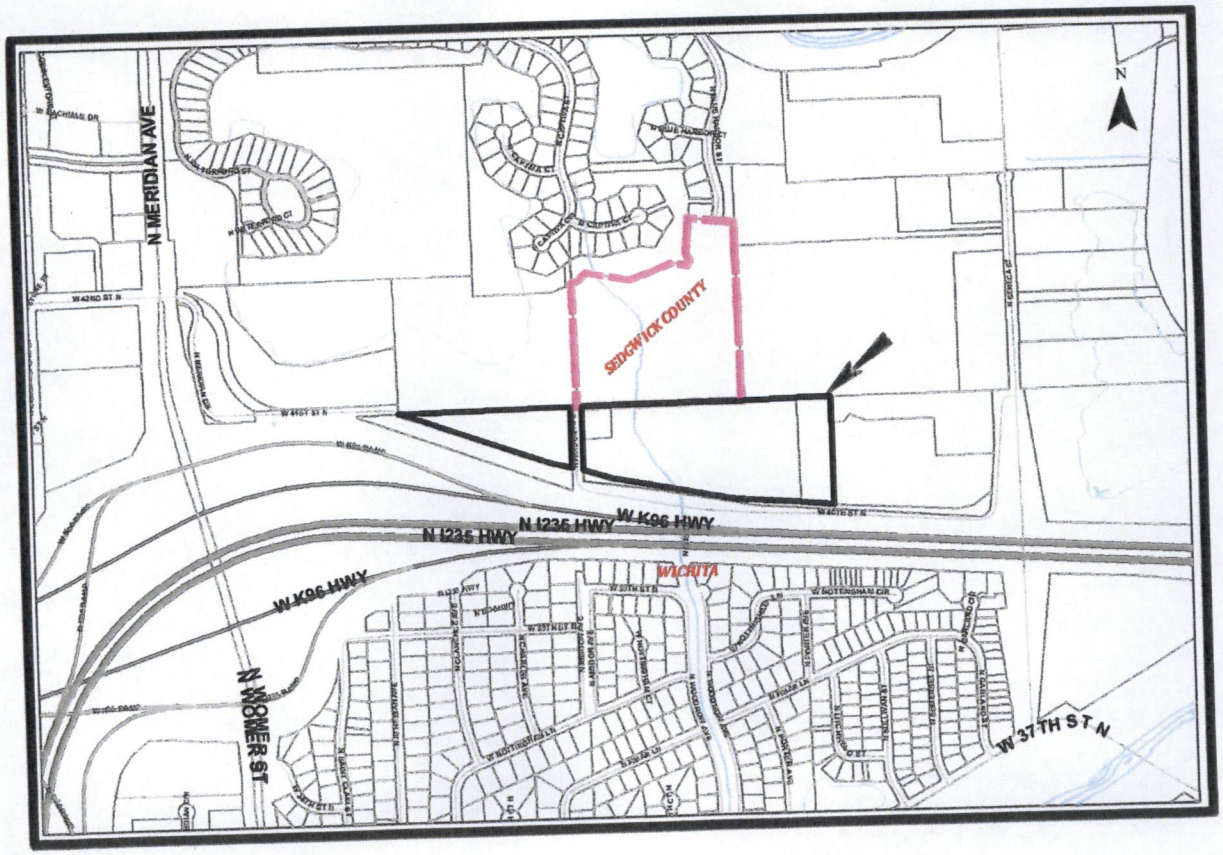
JENNIFER RAE BAILEY
Notary Public - State of Kansas
My Appt. Expires 6/11/2021

WICHITA–SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4.6

STAFF REPORT
MAPC: February 20, 2020
DAB VI: March 2, 2020

CASE NUMBER:	CUP2020-00002 and ZON2020-00003
APPLICANT/AGENT:	Broadmoor One, LLC (Applicant)/ Baughman Company c/o Phil Meyer (agent)
REQUEST:	GC General Commercial, and CUP DP-353: Harbor Isle Commercial 2 Community Unit Plan
CURRENT ZONING:	SF-5 Single Family Residential, GC General Commercial with CUP DP-141, and GC General Commercial with CUP DP-86.
SITE SIZE:	23.51 acres
LOCATION:	North of I-235 and on the east and west sides of North Amidon Avenue (WCC VI)
PROPOSED USE:	To amend and combine portions of a two CUP's to expand the number of permitted uses.



BACKGROUND: This application is to change the zoning to GC General Commercial (where not currently zoned such) and establish the Harbor Isle Commercial 2 Community Unit Plan (DP-353) for the 23.51 acres zoned SF-5 Single Family Residential (SF-5) and GC General Commercial (GC). The property is located north of I-235 and on the east and west sides of North Amidon Avenue. West 40th Street North has recently been extended to the west to intersect North Meridian. It now acts as a frontage road for this entire property. The applicant will be submitting a plat for review by the Planning Commission. The applicant is requesting the change of zoning classification for the parcel west of North Amidon from SF-5 to GC to match all parcels east of North Amidon. The property east of North Amidon is currently part of the Word of Life Ministries CUP DP-141. The new CUP will also contain a 4.4 acre tract of land identified as Parcel B in the Dukes Diamonds CUP DP-86. The three properties will be combined to create this new CUP. The Word of Life CUP DP-141 shall cease to exist and the Dukes Diamonds CUP DP-86 shall be amended to remove Parcel B from the CUP.

The text of the CUP states that parcels may be developed with all permitted uses in the GC District as set forth in the Unified Zoning Code (UZC) except for "adult entertainment establishment, sexually oriented business and correctional placement residence" as restricted by General Provision #18. Staff recommended language states that list of exceptions should include: recycling processing center, private; reverse vending machine; animal care, general; kennel, boarding/breeding/training, and storage, outdoor as a principal use; and a vehicle storage yard.

When platted, the property will contain seven parcels and four reserves. The two largest parcels occupy the street frontage on the east and west sides of a new right-of-way that will be dedicated during the time of platting. The smaller parcels are distributed mainly on the farthest east and west portions of the property. Access controls shall be determined at the time of platting. All parcels without access to the public street will be accessible through internal cross lot access. North Amidon Avenue will be vacated during the platting process.

The applicant's proposed CUP has the standard landscaping, lighting, drainage, cross-lot circulation, and parking language. Landscaping is to be per the landscape ordinance. Screening with a six to eight foot concrete/masonry wall shall be constructed along the north property line if adjacent to residential zoning. Light pole height shall be restricted to 24 feet, except within 200 feet of residential zoning. Then light poles shall be restricted to 15 feet. Rooftop mechanical equipment, trash receptacles, and loading areas shall be reasonably screened from ground level view. Outdoor storage and work areas, mechanical equipment, heating and air conditioning units and dumpsters located within 150 feet of a street require screening. Drainage is being addressed through the platting process. Cross-lot circulation agreements between parcels will be provided. Parking is to be per code unless specified otherwise within the CUP.

In addition to the language previously discussed, the proposed CUP language needs to include the standard architectural controls requiring that all buildings within the CUP have uniform architectural character, color, and similar predominate exterior building materials and building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accent. The CUP drawing must also include the labeling of the vacated North Amidon Avenue, the proposed dedicated right-of-way, and provide right-of-way dimensions for all streets depicted.

Proposed signage is to be per code for the GC district unless specified otherwise. Monument signs shall be spaced 150 feet apart along the arterial roadway. Flashing, rotating or moving signs, and signs with moving lights or signs which created the illusion of movement are not permitted. Portable, billboards, and off site signs are prohibited. Window display signs are limited to 25 percent of the window area. There shall be no signs on the north elevations of any building adjacent to residential zoning. Monument signs are restricted to 25 feet in height except those along the highway frontage, which are permitted to be 35

feet. The CUP establishes certain restrictions for signage as follows.

A. Each Parcel is permitted at least one freestanding sign with the following area restrictions:

- Parcel 1: 175 sq. ft. of signage along frontage road.
- Parcel 2: 250 sq. ft. of signage along frontage road.
- Parcel 3: 175 sq. ft. of signage along frontage road.
- Parcel 4: 175 sq. ft. of signage along frontage road.
- Parcel 5: 150 sq. ft. of signage along planned collector street, and 300 sq. ft. of signage along frontage road.
- Parcel 6: 150 sq. ft. of signage along planned collector street, and 250 sq. ft. of signage along frontage road.
- Parcel 7: 175 sq. ft. of signage along frontage road.
- Window signage shall be limited to 25% of window area.

Land located south and west of the subject property is right-of-way for I-235/ K-96. Property to the north is zoned SF-5 (with BZA59-81 to expand soil extraction) and SF-20 Single Family Residential (SF-20). The majority of the land is undeveloped land. The reminder is a bus maintenance and storage facility for the Wichita Unified School District 259 complete with driver training field. Property to the east is zoned GC and is part of the Dukes Diamonds Community Unit Plan (DP-86). The property is developed as a sports complex with a baseball diamond and football/soccer field.

CASE HISTORY: The eastern 4.4 acres of the property was platted as Parcel B in the Dukes Diamonds Addition, CUP DP-86 which was approved in May 1978 by the Board of County Commissioners, and was amending once in January 2004. The portion of the property immediately east of North Amidon Avenue was platted as Lot 1, Kan-Am Addition, Word of Life Ministries CUP DP-141 in June 1996. This CUP was amended once in 2004 to update the permitted uses.

ADJACENT ZONING AND LAND USE:

North:	SF-5, SF-20:	Undeveloped land, bus storage, maintenance, and training facility.
South:	None:	Highway right-of-way.
East:	GC:	Sports complex
West:	None:	Highway right-of-way.

PUBLIC SERVICES: All of the public utilities are in place in the area but may need to be extended to the subject property. As part of the platting approval, guarantees and arrangements will be made to extend all utilities to this property in conformance with the City of Wichita standards. West 40th Street North is paved, two lane local street. North Amidon Avenue is a gravel, 2-lane local street.

CONFORMANCE TO PLANS/POLICIES: The 2035 Wichita Future Growth Concept map indicates the site is appropriate for "new residential." However, there are areas nearby that are indicated as appropriate for "residential and employment mix" and "commercial." This area is located within Wichita's 2035 urban growth area. The residential/employment mix and the commercial encompass areas of land that will likely be developed or redeveloped by 2035 with uses predominately of a mixed nature.

Community Investments Plan discusses **Location Guidelines** in section 3 of the Future Land Use Policies. In the subsection titled **Development Pattern**, guideline 1.a. states "development should occur where necessary supporting infrastructure and services exist or are planned for extension concurrently with development. Guideline 1.c states "Major commercial and employment centers should be located at

intersections of arterial streets and along highways and commercial corridors. Guideline 3.c. states "small, neighborhood-serving retail and offices uses and high-density residential uses not located at arterial intersections should be limited to the intersection of an arterial and a collector street. Guideline 3.e. states "new development areas be separated from existing developed areas by major barriers (such as: highways, railroads, waterways, and airports) or by significant open space or undeveloped areas should be discouraged unless the scale of the development is sufficient to support the cost of extending infrastructure and services in a manner that supports additional development on surrounding sites."

In the subsection titled **Design**, guideline 1.a. states "Commercial centers, office parks, and mixed-use developments should be designed with shared internal vehicular and pedestrian circulation, combined signage, coordinated landscaping and building design, and combined ingress/egress locations." Guideline 1.b. states "Ingress/egress locations to non-residential uses generally should not access residential streets unless such access will not negatively impact nearby residential areas, except that industrial traffic should not feed directly into local streets in residential areas." Guideline 1.g. states "Building entrances should be oriented to the street or internal circulation drives that connect to the street and designated pedestrian connections should be provided from building entrances to the street."

RECOMMENDATION: Based upon the information available at the time the staff report was prepared it is recommended that the request for GC General Commercial be **APPROVED**, subject to the following conditions:

1. The Development Guidelines shall be modified to read in accordance with the attached recommendation.
2. The site shall be developed in substantial conformance with the revised development guidelines and general provisions of the approved CUP.
3. The applicant shall record a CUP certificate with the Register of Deeds indicating that this tract (referenced as DP-353: Harbor Isle Commercial 2 Community Unit Plan has special conditions for development on the property. A copy of the recorded certificate along with four copies of the approved CUP shall be submitted to the Metropolitan Area Planning Department within 60 days of final approval to the Metropolitan Area Planning Department or the amendment shall be deemed null and void.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: Land located south and west of the subject property is right-of-way for I-235/ K-96. Property to the north is zoned SF-5 (with BZA59-81 to expand soil extraction) and SF-20 Single Family Residential (SF-20). The majority of the land is undeveloped land. The reminder is a bus maintenance and storage facility for the Wichita Unified School District 259 complete with driver training field. Property to the ease is zoned GC and is part of the Dukes Diamonds Community Unit Plan (DP-86). The property is developed as a sports complex with a baseball diamond and football/soccer field.

2. The suitability of the subject property for the uses to which it has been restricted: The subject property is mix of zoning with SF-5 Single Family Residential and GC General Commercial and could remain such. However, with the extension of West 40th Street North to have access to North Meridian, it is likely for this land to be redeveloped with more intensity either with residential or commercial.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: GC General Commercial zoning is an appropriate base zone for this area given the frontage and proximity the

I-235 highway frontage. With the recommended development standards, approval of the proposed CUP should have minimal detrimental impact on nearby property.

4. Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant: Approval of the request would add commercial and office development to this area, which is generally considered a gain to the public welfare in that it expands the employment and tax base. Denial would presumably represent a loss of economic opportunity to the applicant and/or land owner.

5. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The 2035 Wichita Future Growth Concept map indicates the site is appropriate for "new residential." However, there are areas nearby that are indicated as appropriate for "residential and employment mix" and "commercial." This area is located within Wichita's 2035 urban growth area. The residential/employment mix and the commercial encompass areas of land that will likely be developed or redeveloped by 2035 with uses predominately of a mixed nature.

6. Impact of the proposed development on community facilities: The platting of this property will provide guarantees for needed community facilities to be obtained.

Attachment: Recommended Development Guidelines for DP-353
DP-353 Harbor Isle Commercial 2 CUP
Aerial Map
Zoning Map
Land Use Map

RECOMMENDED DEVELOPMENT GUIDELINES FOR DP-353:

GENERAL PROVISIONS – CUP2020-02 – HARBOR ISLE COMMERCIAL 2 CUP

February 7, 2020

1. Total Land Area: 1,050,894 ± sq. ft. or 24.13 ± acres
   Net Land Area: 1,013,228 ± sq. ft. or 23.26 ± acres

2. Total Gross Floor Area: 328,538 sq. ft.
   Total Net Floor Area Ratio: 31.3 percent

3. Parking shall be provided in accordance with Section IV of the Unified Zoning Code, unless otherwise specified in the parcel description.

4. Setbacks are as indicated on the C.U.P. drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required. The setback along the northern property line is contingent on the property to the north remaining residentially-zoned.

5. A Drainage Plan shall be submitted to the appropriate Engineer for approval during the platting process. Required guarantees or drainage shall be provided at the time of platting improvements.

6. Development of the Harbor Isle Commercial 2 Community Unit Plan shall be contingent upon the platting of the subject property. The applicant shall provide four copies of an updated C.U.P. following the plat.

7. Signs will be as allowed by the Sign Code of the City of Wichita, with the following additional conditions/limitations:

   A. Each parcel is permitted at least one freestanding sign with the following area restrictions:

Parcel 1:	175 sq. ft. of signage along frontage road.
Parcel 2:	250 sq. ft. of signage along frontage road.
Parcel 3:	175 sq. ft. of signage along frontage road.
Parcel 4:	175 sq. ft. of signage along frontage road.
Parcel 5:	150 sq. ft. of signage along planned collector street, and 300 sq. ft. of signage along frontage road.
Parcel 6:	150 sq. ft. of signage along planned collector street, and 250 sq. ft. of signage along road.
Parcel 7:	175 sq. ft. of signage along frontage road.

   B. As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150' apart, irrespective of how land is leased or sold and share similar elements in design.

   C. Flashing signs, rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted.

   D. Portable, billboards and off-site signs are not permitted.

E. Window display signs are limited to 25% of the window area.

F. No signs shall be allowed on the north elevations of any building adjacent to residential zoning.

G. All freestanding signs must be monument type and shall have a maximum height of 25 feet. Signs along the highway frontage may be permitted to be 35 feet in height.

8. Access Controls shall be as shown on the final plat.

9. All exterior lighting shall be shielded to direct light disbursement in a downward direction.

10. All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, etc.).

A. Limited height of light poles, including fixtures, lamps and base, to 24 feet, except within 200 feet of residential zoning said lighting shall be a maximum height of 15 feet.

B. Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.

11. Utilities shall be installed underground on all parcels.

12. Landscaping for this site shall be required as follows:

A. Development of all parcels within the C.U.P. shall comply with the landscaping requirements of the appropriate jurisdiction, with a shared palette of landscape materials among parcels. All unpaved areas shall be landscaped.

B. A landscape plan shall be 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 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 landscape has not been planted.

13. Screening:

A. A six (6) to eight (8) foot high concrete/masonry wall shall be constructed along the north property line of ~~of~~ the CUP if adjacent to residential zoning.
B. This solid wall shall be constructed of a pattern and color that is consistent or compatible with the building walls.

14. Rooftop mechanical equipment shall be screened from ground level view with similar materials to the main building per Unified Zoning Code.

15. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened, with similar materials to the main building, to reasonably hide them from ground view.

16. Fire lanes shall be in accordance with the appropriate Fire Code. 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.

17. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between all parcels.

18. No parcel within this C.U.P. shall allow the use of adult entertainment establishments; sexually oriented business; ~~or~~ correctional placement residences; recycling processing center, private; reverse vending machine; animal care, general; kennel, boarding/breeding/training; or storage, outdoor as a principal use; and vehicle storage yard.

19. Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.

20. The Transfer of title of all or any portion of land included within the Community Unit Plan (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.

21. 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.

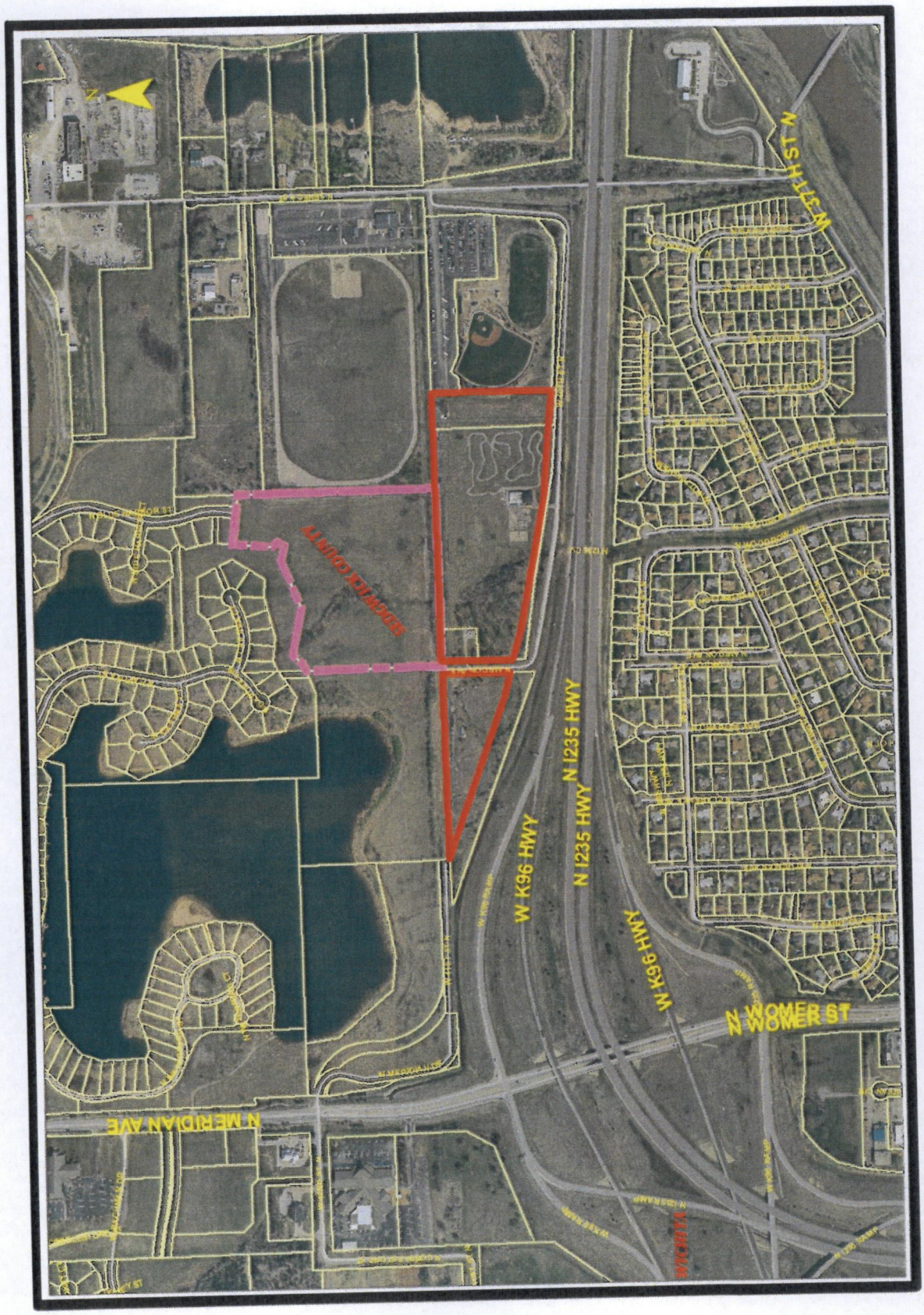
22. A plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits. Said walk system shall link sidewalks along Meridian Avenue with the proposed buildings within the development.

23. Approval of a site circulation plan by the Planning Director is required for each phase of construction prior to the issuance of a building permit. An overall site plan shall be required for review and approval by the Planning Director prior to the issuance of any building permits; the site plan shall ensure internal circulation within the parcels and joint use of ingress/egress openings and that private drive openings are not impacted/blocked by the layout of parking stalls or landscaping.

24. The applicant shall record a CUP certificate with the Register of Deeds indicating that this tract (referenced as DP-353 Harbor Isle Commercial 2 CUP) has special conditions for development on the property. A copy of the recorded certificate along with four copies of the approved CUP shall be submitted to the Metropolitan Area Planning Department within 60 days of recording the plat for the subject property, or the request shall be considered denied and closed.

25. Word of Life CUP (DP-141) and Parcel B of the Dukes Diamond CUP is hereby incorporated into this new CUP by virtue of CUP2020-02.

26. All buildings within the CUP shall share uniform architectural character, color, texture, and the same predominate exterior building material, as determined by the Director of Planning. Building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accent.


N
N 37TH ST
SOUTHFORK COUNTY
N 1235 HWY
W K96 HWY
N WOMER ST
N MERIDIAN AVE

N
ZONING
RR
SF-20
SF-10
SF-5
TF-3
MF-18
MF-29
B
MH
NO
GO
NR
LC
GC
CBD
OW
IP
LI
IP-A
GI
AFB
U
PUD
AIRPORT
OLD TOWN
SEDGWICK COUNTY
WICHITA
N SENECA ST
N BLUE HARBOR CT
N CAPRINA ST
N GARLAND ST
N SOMERSET ST
N SULLIVAN ST
W NOTTINGHAM CIR
N PORTER AVE
N WOODROW AVE
N HARRY LN
N AMIDON AVE
N CHARLES AVE
N CLARENCE AVE
N ATHENIAN AVE
N SAINT CLAIR ST
N WOMER ST
N MERIDIAN AVE
W 37TH ST N
W 39TH ST N
W 41ST ST N
W 40TH ST N
W K96 HWY
N I235 HWY
W K96 RAMP
N I235 RAMP
BZA9-98
BZA2010-00014
BZA35-94
PUD-51
BZA59-81
CUP DP-86
CUP DP-141
CUP DP-94
CU-307

2035 Wichita
Future Growth
Concept Map
Legend
Established Central Area
Residential and Employment Mix
New Employment
New Residential
Wichita City Limits
Other Cities
Northwest Bypass Right-of-Way
Statistical Development Areas
Other Urban Growth Areas 2014
Other Urban Growth Areas 2014
Rural Growth Areas 2014
LAND USE
Residential
Commercial
Industrial
Major Air Transportation & Military
Parks and Open Space
Agricultural or Vacant
Major Institutional
Nghbd_Plan_Areas
N
21st Street North Corridor Revitalization Plan
I135
K254
53RD
46TH
SENECA
ARKANSAS
33RD
37TH
29TH
BROADWAY
AMIDON
WOMER
HALSTEAD
25TH
21ST
HYACINTH
MERIDIAN
KEYWEST
WEST
K96