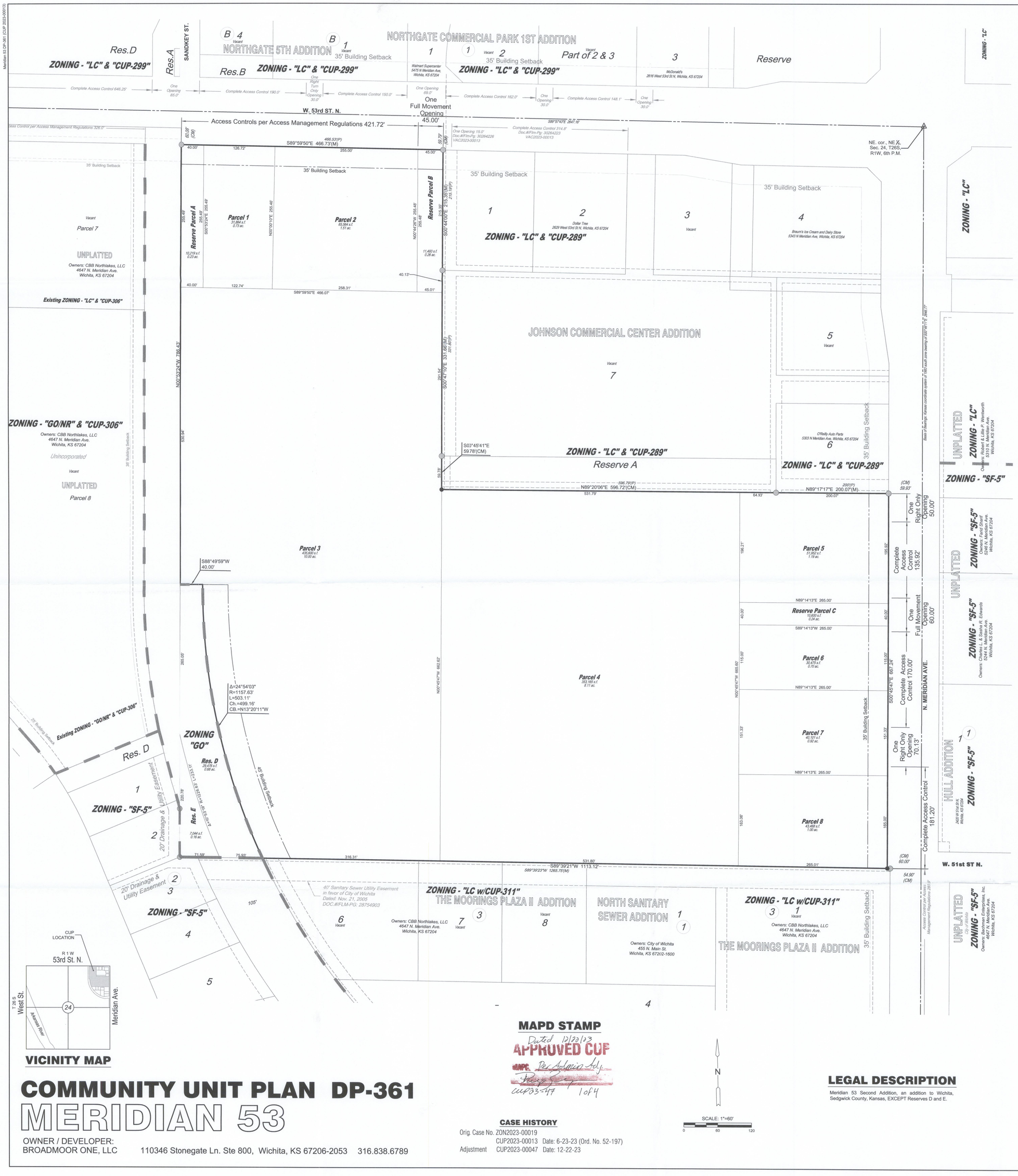
Meridian 53 DP-361 (CUP 2023-00013)



VICINITY MAP

COMMUNITY UNIT PLAN DP-361

MERIDIAN 53

OWNER / DEVELOPER:
BROADMOOR ONE, LLC 110346 Stonegate Ln. Ste 800, Wichita, KS 67206-2053 316.838.6789

MAPD STAMP

Dated 12/22/23
APPROVED CUP
MAPC
CUP23-47 1 of 4

CASE HISTORY

Orig. Case No. ZON2023-00019
CUP2023-00013 Date: 6-23-23 (Ord. No. 52-197)
Adjustment CUP2023-00047 Date: 12-22-23

N

SCALE: 1"=60'
0 60 120

LEGAL DESCRIPTION

Meridian 53 Second Addition, an addition to Wichita, Sedgwick County, Kansas, EXCEPT Reserves D and E.

DEVELOPMENT GUIDELINES

General Provisions

1. Area: The total development contains a gross area of 24.89 acres.
2. Parcel Descriptions:

Parcel 1
Gross Area = 0.73 Ac. or 31,864 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 35%
Max. Gross Floor Area = 35%

Parcel 2
Gross Area = 1.51 Ac. or 65,564 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 35%
Max. Gross Floor Area = 35%

Parcel 3
Gross Area = 10.00 Ac. or 435,600 s.f.
Maximum Height = 60 feet; 35 feet when within 200' of Single-Family Residential land use.
Max. Building Coverage = 35%
Max. Gross Floor Area = 60%

Parcel 4
Gross Area = 8.11 Ac. or 353,165 s.f.
Maximum Height = 60 feet; 35 feet when within 200' of Single-Family Residential land use.
Max. Building Coverage = 35%
Max. Gross Floor Area = 85%

Parcel 5
Gross Area = 1.19 Ac. or 51,952 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 35%
Max. Gross Floor Area = 35%

Parcel 6
Gross Area = 0.70 Ac. or 30,475 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 35%
Max. Gross Floor Area = 35%

Parcel 7
Gross Area = 0.92 Ac. or 40,101 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 35%
Max. Gross Floor Area = 35%

Parcel 8
Gross Area = 1.00 Ac. or 43,468 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 35%
Max. Gross Floor Area = 35%

Reserve Parcel A
Gross Area = 0.23 Ac. or 10,219 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 35%
Max. Gross Floor Area = 35%

Reserve Parcel B
Gross Area = 0.26 Ac. or 11,493 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 35%
Max. Gross Floor Area = 35%

Reserve Parcel C
Gross Area = 0.24 Ac. or 10,600 s.f
Maximum Height = 35 feet
Max. Building Coverage = 35%
Max. Gross Floor Area = 35%

3. Land Uses:

The following uses are permitted for Parcels within the C.U.P.:

A. All allowed uses permitted within the GC Zoning District with the following EXCEPTIONS; No Parcels within this C.U.P. shall allow:

Manufactured Home; Group Residence, Limited and General; Cemetery; Correctional Placement Residence, Limited and General; Golf Course; Recycling Collection Station, Private and Public; Recycling Processing Center; Reverse Vending Machine; Animal Care, General; Marine Facility, Recreational; Monument Sales; Parking Area Commercial; Parking Area, Commercial; Pawn Shop; Recreational Vehicle Campground; Riding Academy or Stable; Rodeo in the City; Sexually Oriented Business in the City; Kennel - Hobby; Asphalt or Concrete Plant, Limited and General; Manufacturing, Limited and General; Mining or Quarrying; Rock Crushing; and Welding or Machine Shop.

B. The following uses are permitted with the following conditions:

1. Car Wash, provided said use is located a minimum of 200 feet from any Single-Family Residential Zoning Lot.

2. Kennel, Boarding/Breeding/Training, provided said use is located a minimum of 400 feet from any Single-Family Residential Zoning Lot, including any outdoor runs. Kennel land use is subject to Wichita-Sedgwick County Unified Zoning Code, Supplementary Use Regulations in Section III-D.6.k.

3. Vehicle Repair General, provided said uses is located a minimum of 200 feet from any Single-Family Residential Zoning Lot.

4. Entertainment, Outdoor, provided said uses are located a minimum of 200 feet from any Single-Family Residential Zoning Lot. And provided said Outdoor Entertainment uses shall cease operation by 10:00 p.m. Sunday through Thursday and shall cease by 12:00 a.m. on Friday and Saturday. After which, all windows, doors, or other movable barriers between indoor and outdoor spaces shall be closed as to ensure entertainment is confined to the interior of the building.

5. Vehicle and Equipment Sales as defined herein: An establishment engaged in the retail and/or rental, from the premises, of Motor Vehicles and/or equipment along with incidental services and/or maintenance. Typical uses to include automobile/truck rental, trailers, and/or moving trailer rental.

6. Taverns and Drinking Establishments, Clubs, Nightclubs in the City and Entertainment Establishments in the city are permitted provided such uses are located a minimum of 300 feet away from any Single-Family Residential Zoning Lot, or Church or Place of Worship, or public or parochial School. And such uses are subject to the conditions of Wichita-Sedgwick County Unified Zoning Code, Section III-D.6.w Outdoor services conditions (1), (2), (3), (4), and (5.)

C. The uses permitted by the C.U.P. are only those uses permitted by right and not by conditional use unless specifically identified.

4. Architectural Controls: All buildings within the C.U.P. shall share a compatible architectural character, color, and similar predominate exterior building material, as determined by the Planning Department.

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

A. Landscaped street yards, buffers, and parking lot landscaping and 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 type, 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).

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.

D. Failure to properly maintain the required landscaping shall be considered a violation of the C.U.P. after a joint determination by the Zoning Administrator and the Director of Planning.

6. 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 Planning Department.

C. All lighting shall be shielded to direct light disbursement in a downward direction and directed away from residential areas.

D. Light poles including above-ground base shall be limited to 27 feet tall, except 15 feet tall when within 200 feet of residential zoning with residential use.

E. Extensive use of backlit canopies and neon or fluorescent tube lighting on buildings is not permitted.

7. Screening for this site shall be required as follows:

A Rooftop mechanical equipment shall be screened from ground-level view per Wichita-Sedgwick County Unified Zoning Code.

B. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened to reasonably hide them from ground view with fencing and/or landscaping.

C. Unless otherwise noted Screening shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV and Section III-C.2.b.

8. Setbacks are as shown hereon; if not shown they shall be as specified in Wichita-Sedgwick County Unified Zoning Code for the corresponding base zoning district property development standards or as specified below. If contiguous Parcels are developed under the same ownership, setbacks between such Parcels will not be required.

9. Parking: All Parcels, shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV-A, unless otherwise specified.

10. Utilities: No occupancy permits shall be issued for any development without services by municipal water and sewer services. All proposed new utilities shall be installed underground; unless it is prohibitive due to groundwater depth.

11. Final determination of minimum pad elevations (at least 2 feet higher than the 100-year flood elevation), street right(s)-of-way, easements, and pavement widths on public-private streets shall be resolved at the time of platting. Drainage requirements and improvements shall be determined at the time of platting. If necessary, the CUP development plan shall be adjusted or amended to reflect final drainage requirements.

12. Signs are permitted under the Sign Code of the City of Wichita as per the GC General Commercial Zoning District, and amendments thereto. Additionally, the following conditions apply:

The minimum distance between the monument-type signs shall be 150 feet, except tenant signs may be located a minimum distance of 75 feet when adjacent to development identification signs. One monument-type development identification sign shall be permitted along Meridian Avenue. This sign shall be limited to a maximum of 25 feet in height and 100 square feet.

A Flashing signs, rotating or moving signs, signs with moving lights, signs which create an illusion of movement are not permitted; provided, however, electronic message signs are allowed.

B. Portable, billboards, and off-site signs are prohibited.

C. Window display signs are limited to 20% of the window area.

D. No building signs shall be allowed on the rear/westery/southerly facades of any buildings on Parcel 3, provided that they are not seen from ground view on a Single-Family Residential lot to the south/west.

F. Building signage shall be permitted within the CUP. Building signage shall be limited to 20% of the wall area with a maximum of area 400 square feet per building facade.

G. Accent lighting of monument signs shall be permitted.

H. The Developer/Owners shall be responsible for allocating the sign areas to both street frontages.

13. Transportation improvements and Parcel access shall be provided as follows:

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 be as shown on the Final Plat and revised upon the C.U.P.

C. An overall site circulation plan shall be submitted for review and approval by the Planning Department, in concurrence with the Zoning Administrator, Fire Chief/Marshal and Traffic Engineer. The circulation plan shall assure smooth internal vehicular and pedestrian movements, pedestrian connectivity to major arterial and within buildings on the CUP and may provide connections to adjoining properties, and ensure that the main drives are not blocked by parking spaces directly backing onto the main drive aisles.

D A plan for a pedestrian walk system shall be a requirement of the C.U.P. The walk system shall link proposed buildings with the entrances and sidewalks to 53rd Street or Meridian Avenue and shall be assured by required submission and approval of circulation plans by the Planning Department prior to issuing building permits.

14. 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 upon the present owners, their successors and assigns and amended. However, the Director of Planning, 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.

15. 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.

16. Any major changes within this Community Unit 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 done in accordance with the Unified Zoning Code.

Current Copy: April 29, 2024

MKEC
Wichita, KS • 316.684.9600

J:\Projects\2017\17013\03\3. Maps\ Plats\ 17013 CAD\SHT\DS6 Civil\Plat17013_CUP DP-345.dwg 11/03/2017 11:53:26 AM CST
Meridian 53 DP-361 (CUP 2023-00013)

Wichita-Sedgwick County Metropolitan Area Planning Department

Max Cole or Alfred A. Caro
Broadmoor One, LLC
10346 E. Stonegate Ln., Ste 800
Wichita, KS 67206

December 22, 2023

Brian Lindebak
MKEC Engineering, Inc.
411 North Webb Rd.
Wichita, KS 67206

RE: CUP2023-00047 – Administrative Adjustment in the City to the Meridian 53 CUP DP-361, Amendment #1, to alter parcel boundaries based on replat on property zoned GC General Commercial, on the south side of West 53rd Street north and on the west side of Nort Meridian Avenue.

Legal Description: Lots 1, 2, 3, and 4, Block A, and Reserve A, Meridian 53 Addition, Wichita, Sedgwick County, Kansas.

Dear applicant,

We received and reviewed your request for an Administrative Adjustment to CUP DP-361, amendment #1 as a result of a replat. Parcel sizes have changed, new parcels have been created, and parcels have been renumbered. The general development standards of the original CUP have not been changed.

The following reflects the proposed modifications identified in red letters:

GENERAL PROVISIONS

~~Parcel 1~~ Parcel 4

Gross Area = ~~9.06 Ac. or 394,792 s.f.~~ 8.11 Ac. or 353,165 s.f.

Maximum Height = 60 feet; 35 feet when within 200' of Single-Family Residential land use.

Max. Building Coverage = 35%

Max. Gross Floor Area = 85%

~~Parcel 2~~ Parcel 3

Gross Area = ~~11.64 Ac. or 506,824 s.f.~~ 10.00 Ac. or 435,600 s.f.

Maximum Height = 60 feet; 35 feet when within 200' of Single-Family Residential land use.

Max. Building Coverage = 35%

Max. Gross Floor Area = 60%

~~Parcel 3~~ Parcel 1

Gross Area = ~~0.70 Ac. or 30,360 s.f.~~ 0.73 Ac. or 31,864 s.f.

Maximum Height = 35 feet

Max. Building Coverage = 35%

Max. Gross Floor Area = 35%

~~Parcels 4~~ Combined with Parcel 5 to create Parcel 2

Gross Area = ~~0.70 Ac. or 30,360 s.f.~~ 1.51 Ac. or 65,564 s.f.

Maximum Height = 35 feet

Max. Building Coverage = 35%

Max. Gross Floor Area = 35%

~~Parcel 5~~ Combined with Parcel 4 to create Parcel 2 (see above)

~~Gross Area = 0.69 Ac. or 29,981 s.f.~~

~~Maximum Height = 35 feet~~

~~Max. Building Coverage = 35%~~

~~Max. Gross Floor Area = 35%~~

~~Parcel 6~~ Parcel 5

Gross Area = ~~0.53 Ac. or 23,040 s.f.~~ 1.19 Ac. or 51,952 s.f.

Maximum Height = 35 feet

Max. Building Coverage = 35%

Max. Gross Floor Area = 35%

~~Parcel 7~~ Parcel 6

Gross Area = ~~0.53 Ac. or 23,000 s.f.~~ 0.70 Ac. or 30,475 s.f.

Maximum Height = 35 feet

Max. Building Coverage = 35%

Max. Gross Floor Area = 35%

~~Parcel 8~~ Parcel 7

Gross Area = ~~0.53 Ac. or 23,000 s.f.~~ 0.92 Ac. or 40,101 s.f.

Maximum Height = 35 feet

Max. Building Coverage = 35%

Max. Gross Floor Area = 35%

~~Parcel 9~~ Parcel 8

Gross Area = ~~0.53 Ac. or 23,000 s.f.~~ 1.00 Ac. or 43,468 s.f.

Maximum Height = 35 feet

Max. Building Coverage = 35%

Max. Gross Floor Area = 35%

Reserve Parcel A

Gross Area = 0.53 Ac. or 23,000 s.f.

Maximum Height = 35 feet

Max. Building Coverage = 35%

Max. Gross Floor Area = 35%

Reserve Parcel B

Gross Area = 0.70 Ac. or 30,360 s.f.

Maximum Height = 35 feet

Max. Building Coverage = 35%

Max. Gross Floor Area = 35%

Reserve Parcel C
Gross Area = 0.53 Ac. or 23,040 s.f.

Maximum Height = 35 feet

Max. Building Coverage = 35%

Max. Gross Floor Area = 35%

On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

The "Development Application" sign should now be removed from the property. Please submit one (1) electronic copy and four (4) full-sized paper copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.

J.H. COX JR.

Scott Wadle, Director
Metropolitan Area Planning Department

John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Maggie Ballard, CM District VI
Ana Lopez, CSR District VI