



# GENERAL PROVISIONS

**COMMERCIAL AND OFFICE**

**GENERAL PROVISIONS**

- This portion of the planned development is proposed to contain 47,942 gross acres.
- Drainage problems will be resolved at the time of platting.
- Access Control: Access control to 21st Street North and Rock Road is as noted on the plan.
- One opening on both 21st Street and Rock Road into parcel two shall be constructed to meet driveway requirements. The opening from 21st Street that serves parcel 4, 10 and 12 shall be constructed to meet driveway requirements and shall serve those parcels by an access easement as shown on the plan.
- All utilities shall be installed underground.
- Minimum building setbacks are as indicated on the plan. The 15' setback between parcels 5, 10a and 10b shall not be required if developed under one ownership, and a covenant tying the ownership of the parcels together is filed with the register of deeds.
- Screening and Landscaping: \*See 7a for additional provisions.
  - A 10' high wall to right (R) face utility or semi-solid wall constructed of stone, masonry, architectural tile or other similar material including stone and screen walls, shall be provided adjacent to the South and West property lines of parcel 2, and said wall shall be reduced to three (3) feet in height within twenty-five (25) feet of 21st Street and Rock Road. Said wall shall be constructed prior to issuance of building permit on parcel 2. No wall shall be constructed in utility easement.
  - A planting screen as indicated on the plan for parcels 1, 2, 3, and 12 shall be provided of low shrubbery not less than ten (10) feet in width and shall be of such type and maintained in such a manner.
  - Parcel 4 shall provide a ten (10) foot planting screen adjacent to 21st Street at the west property line a fifteen (15) foot planting strip shall be provided. The existing ditch shall remain at the West property line.
  - Parcel 10a and 10b shall provide a ten (10) foot planting screen to the South property line. At the West property line a fifteen (15) foot planting strip shall be provided. The existing ditch shall remain at the West property line.
  - Parcel 3 screening shall be in accordance with Article IV of the Unified Zoning Code of the City of Wichita. The screening shall include areas (trash dumpster) loading docks, outdoor work and storage areas, mechanical and cooling equipment shall have screening if adjacent to office or residential property or visible from Rock Road. Such screening may be composed of solid evergreen, solid masonry plants, seasonally oriented businesses and evergreen shall be reviewed and approved by the Director of Planning prior to issuing building permits and installed at the time development occurs.
  - Landscaping plans for parcels 1, 2, 3, 4, 10a, 10b, 11a, 11b and 12 shall be prepared by a landscape architect showing the location and type of plantings and the method of providing water to the plantings. The landscaping plan shall be submitted to the planning department for their review and approval prior to the issuance of building permits on parcels 1, 2, 3, 4, 10a, 10b, and 12. A financial guarantee for the plant materials approved in the landscaping plan shall be required prior to the issuance of an occupancy permit if the required landscaping has not been planted.
  - A fire lane, hard surfaced and twenty (20) feet minimum in width, shall be constructed around all structures constructed within parcel 2. Said fire lane 3' asphalt base with a 1/2 inch asphalt surface. No parking shall be allowed in said fire lane, although it may be used for consumer loading and unloading. Prior to final approval of the parking plan the Fire Chief or their designated representative shall approve the plans as to the location and design of the fire lane.
  - Advertising signs for parcels 1, 2, 3, 4, 10a, 10b, 11a, 11b, 12 and 13 shall be in accordance with Section 23.04.080.30 of the code of the City of Wichita 23-26-2002 and per Amendment #9 as shown in letter dated 08-09-2002.
  - Parking signs for parcels 1, 2, 3, 4, 10a, 10b, 11a, 11b, 12 and 13 shall be in accordance with Section IV-A of the Unified Zoning Code.
  - At the time of platting, the applicant shall guarantee the installation of access/easement lanes along 21st Street and Rock Road.

**RESIDENTIAL**

**GENERAL PROVISIONS**

- This portion of the planned development is proposed to contain 39,422 gross acres.
  - The density proposed for this development shall be shown on parcel descriptions and proposed to contain the following possible range of residential housing types:
    - Single family detached. Single family townhomes. Clustered detached multiple family dwellings having accommodations for two, three, four or more families. Garden apartment complexes and townhomes with related community activity centers and recreation facilities.
  - Access control to 21st Street and Rock Road is as indicated on the plan.
  - Building setbacks are as indicated on the plan.
  - Drainage problems will be resolved at the time of platting.
  - Signs or monuments designating the name of the development shall be permitted at the entrance to the proposed parcel 8 if they conform with the provisions of Section 23.04.080.30 of the code of the City of Wichita, with the exception of parcel 11, which shall feature one (1) 40 square foot hand painted mural on the North elevation.
  - All streets and circulation within parcels 7, 8a, 8b, 9, 11 and 13a as shown on the plan, are to be private. The private street system shall be hard surfaced and 24 feet minimum in width. Said street system shall be constructed to a minimum of 1 1/2 inch asphalt base with 1/2 inch asphalt surface. Prior to final approval of the circulation system, the Fire Chief or their designated representative shall approve the plan as to the location and design.
  - The maximum building coverage shall not exceed 30 percent of the site.
  - A home association agreement, providing for the maintenance of non-public common areas, parking areas, private drives, community facilities, etc., shall be submitted with each plat for parcels 7, 8a, 8b, 9, 11 and 13a provided the dwelling units are to be owner occupied.
  - Parcels 8a, 8b and 9 have been developed as one project and by restrictive covenant. Parcels 8a, 8b and 9 cannot be sold separately. Parcels 8a and 9 may allow up to a maximum limit of 496 units. Parcel 8b may allow up to 148 additional units. Prior to the issuance of a building permit for additional units on parcel 8a, the applicant shall complete a traffic study of the impacts of the additional units on vehicular, bicycle, pedestrian, and transit transportation in the area and shall guarantee the improvements made necessary by the proposed apartment expansion as approved by the City Traffic Engineer. Malheur for Chelsea Townhomes shall be relocated by the applicant.
  - Parcel 11 may allow up to 80 apartments. Prior to the issuance of a building permit for parcel 11a, the applicant shall complete a traffic study of the impacts of the apartments on vehicular, bicycle, pedestrian, and transit transportation in the area and shall guarantee the improvements made necessary by the proposed apartments as approved by the City Traffic Engineer.
  - A solid wood screening fence, between 6' and 8' in height shall be constructed at the Northwest corner of parcel 12a, along the abutting sides of the access easement, to protect the access easement. All other General Provisions of Community Unit Plan DP-62 shall remain in full force and effect.

**PARCEL 10A AND 10B**

Proposed Use - Automotive, financial, restaurants which may include carry out food service, and other service-oriented retail.

Gross area - 5.488 acres  
 Net area - 0.9722 acres, or 40,085 sq. ft.  
 Maximum building coverage - 30% or 12,025 sq. ft.  
 Floor area ratio - 0.30  
 Maximum gross floor area - 12,025 sq. ft.  
 Maximum building height - 35 ft. or three stories  
 Parking ratio - 1.5/0.U.  
 See General Provisions No. 10

**PARCEL 10**

Proposed Use - Shopping center and/or offices, professional, personal services, comparison and convenience shopping.

Gross area - 17.178 acres  
 Net area - 15.254 acres or 707,531 sq. ft.  
 Maximum building coverage - 30% or 134,259 sq. ft.  
 Floor area ratio - 0.40  
 Maximum gross floor area - 283,012 sq. ft.  
 Maximum building height - 55 ft.

**PARCEL 11**

Proposed Use - Professional, medical, dental offices and clinics laboratory with acute care facilities, and personal services as permitted by the zoning ordinance.

Gross area - 11.421 acres  
 Net area - 10.354 acres or 449,938 sq. ft.  
 Maximum building coverage - 30% or 134,981 sq. ft.  
 Floor area ratio - 0.40  
 Maximum gross floor area - 534,428 sq. ft.  
 Maximum building height - 35 ft. or three stories

**PARCEL 12a**

Proposed Use - General office use to include all medical office, clinics, dental or medical laboratory, optician, dietitian, physical therapist, immediate care, dental office, and all professional office use.

Gross area - 11.421 acres  
 Net area - 10.354 acres or 449,938 sq. ft.  
 Maximum building coverage - 30% or 134,981 sq. ft.  
 Floor area ratio - 0.40  
 Maximum gross floor area - 534,428 sq. ft.  
 Maximum building height - 35 ft. or three stories

**PARCEL 12b**

Proposed Use - General office use to include all medical office, clinics, dental or medical laboratory, optician, dietitian, physical therapist, immediate care, dental office, and all professional office use.

Gross area - 11.421 acres  
 Net area - 10.354 acres or 449,938 sq. ft.  
 Maximum building coverage - 30% or 134,981 sq. ft.  
 Floor area ratio - 0.40  
 Maximum gross floor area - 534,428 sq. ft.  
 Maximum building height - 35 ft. or three stories

**PARCEL 13**

Proposed Use - General office use to include all medical office, clinics, dental or medical laboratory, optician, dietitian, physical therapist, immediate care, dental office, and all professional office use.

Gross area - 11.421 acres  
 Net area - 10.354 acres or 449,938 sq. ft.  
 Maximum building coverage - 30% or 134,981 sq. ft.  
 Floor area ratio - 0.40  
 Maximum gross floor area - 534,428 sq. ft.  
 Maximum building height - 35 ft. or three stories

**PARCEL 14**

Proposed Use - General office use to include all medical office, clinics, dental or medical laboratory, optician, dietitian, physical therapist, immediate care, dental office, and all professional office use.

Gross area - 11.421 acres  
 Net area - 10.354 acres or 449,938 sq. ft.  
 Maximum building coverage - 30% or 134,981 sq. ft.  
 Floor area ratio - 0.40  
 Maximum gross floor area - 534,428 sq. ft.  
 Maximum building height - 35 ft. or three stories

**PARCEL 15**

Proposed Use - Two family dwellings.

Gross area - 10.094 acres  
 Net area - 18.584 acres or 809,345 sq. ft.  
 Maximum building coverage - 35% or 283,012 sq. ft.  
 Density - 5.0/2.0/1.0 net acre or max. 92 dwelling units  
 Parking ratio - 1.5/0.U.

**PARCEL 16**

Proposed Use - Single family detached.

Gross area - 34.064 acres  
 Net area - 1.754 acres or 76,277 sq. ft.  
 Density - 81 lots or 2.4 D.U./net acre

**PARCEL 17**

Proposed Use - Garden apartments and/or townhouses and community activity centers associated with the above mentioned.

Gross area - 1.546 acres  
 Net area - 12.234 acres or 532,739 sq. ft.  
 Maximum building coverage - 35% or 186,425 sq. ft.  
 Density - 20 D.U./net acre or 245 dwelling units

**PARCEL 18a**

Proposed Use - Garden apartments and/or townhouses and community activity centers associated with the above mentioned.

Gross area - 5.414 acres  
 Net area - 5.414 acres or 235,853 sq. ft.  
 Maximum building coverage - 35% or 83,357 sq. ft.  
 Density - 1.5/0.U./net acre or 30 dwelling units  
 Parking ratio - per code  
 See General Provisions No. 11

**PARCEL 18b**

Proposed Use - Garden Apartments and/or Townhouses and community activity centers associated with the above mentioned.

Gross area - 3.833 acres  
 Net area - 3.833 acres or 167,173 sq. ft.  
 Maximum building coverage - 30% or 50,151 sq. ft.  
 Density - 9.0/2.0/1.0 net acre or max. 92 dwelling units  
 Parking ratio - 1.5/0.U.

**PARCEL 18c**

Proposed Use - General Office use to include all medical office, clinics, dental or medical laboratory, optician, dietitian, physical therapist, immediate care, dental office, and all professional office use, day care centers, and group residence (General).

Gross area - 1.7 acres or 74,052 sq. ft.  
 Net area - 1.7 acres or 74,052 sq. ft.  
 Maximum building coverage - 30% or 22,215 sq. ft.  
 Floor area ratio - 40%  
 Maximum gross floor area - 29,820 sq. ft.  
 Maximum building height - 35 feet

**PARCEL 12b**

Proposed Use - General Office use to include all medical office, clinics, dental or medical laboratory, optician, dietitian, physical therapist, immediate care, dental office, and all professional office use, day care centers, Group Residence (General), and Correctional Placement Residence (General).

Gross area - 1.7 acres or 74,052 sq. ft.  
 Net area - 1.7 acres or 74,052 sq. ft.  
 Maximum building coverage - 30% or 22,215 sq. ft.  
 Floor area ratio - 40%  
 Maximum gross floor area - 29,820 sq. ft.  
 Maximum building height - 35 feet

**PRELIMINARY PLAN FOR CONSTRUCTION**

HARLAN H. HILL, ARCHITECT  
MO# A-00582

DOCUMENTS BEARING THIS SEAL ARE A U N T E N T I C A T E D RESPONSIBILITY FOR ANY OTHER DOCUMENTS NOT PREPARED AND ISSUED BY THIS ARCHITECT ARE D I S C L A I M E D

TEAM C CONSTRUCTION, LLC  
MO CERT #2021034823

3811 S WELLS AVENUE  
SUITE A101  
SPRINGFIELD, MO 65804  
417-868-1118

**TEAM C CONSTRUCTION**

STRUCTURAL ENGINEER, COMPANY NAME, CERTIFICATE OF AUTHORITY, STREET ADDRESS, CITY, COUNTY, STATE, PHONE, FAX

MECHANICAL ENGINEER, COMPANY NAME, CERTIFICATE OF AUTHORITY, STREET ADDRESS, CITY, COUNTY, STATE, PHONE, FAX

ELECTRICAL ENGINEER, COMPANY NAME, CERTIFICATE OF AUTHORITY, STREET ADDRESS, CITY, COUNTY, STATE, PHONE, FAX

**CUP DP-62 AMENDMENT FOR UNION MILL**  
2023 N. BROADMOOR AVENUE  
WICHITA, KANSAS

**APPROVED CUP**  
DATE: 8-8-2024  
Wichita, KS  
3 OF 4

**AWENDED COMMUNITY UNIT PLAN DP-62**

**ION MILL**

Project No. XX-XXXX  
Date: XXXXXXXX  
Sheet Number  
**A101**  
OF: 1 SHEETS

BAUGHMAN COMPANY  
315 Ellis St. Wichita, KS 67211 316-262-7271  
BaughmanCo.com

Revised Per CUP Amendment (CUP 2024-00024): August 22, 2024

