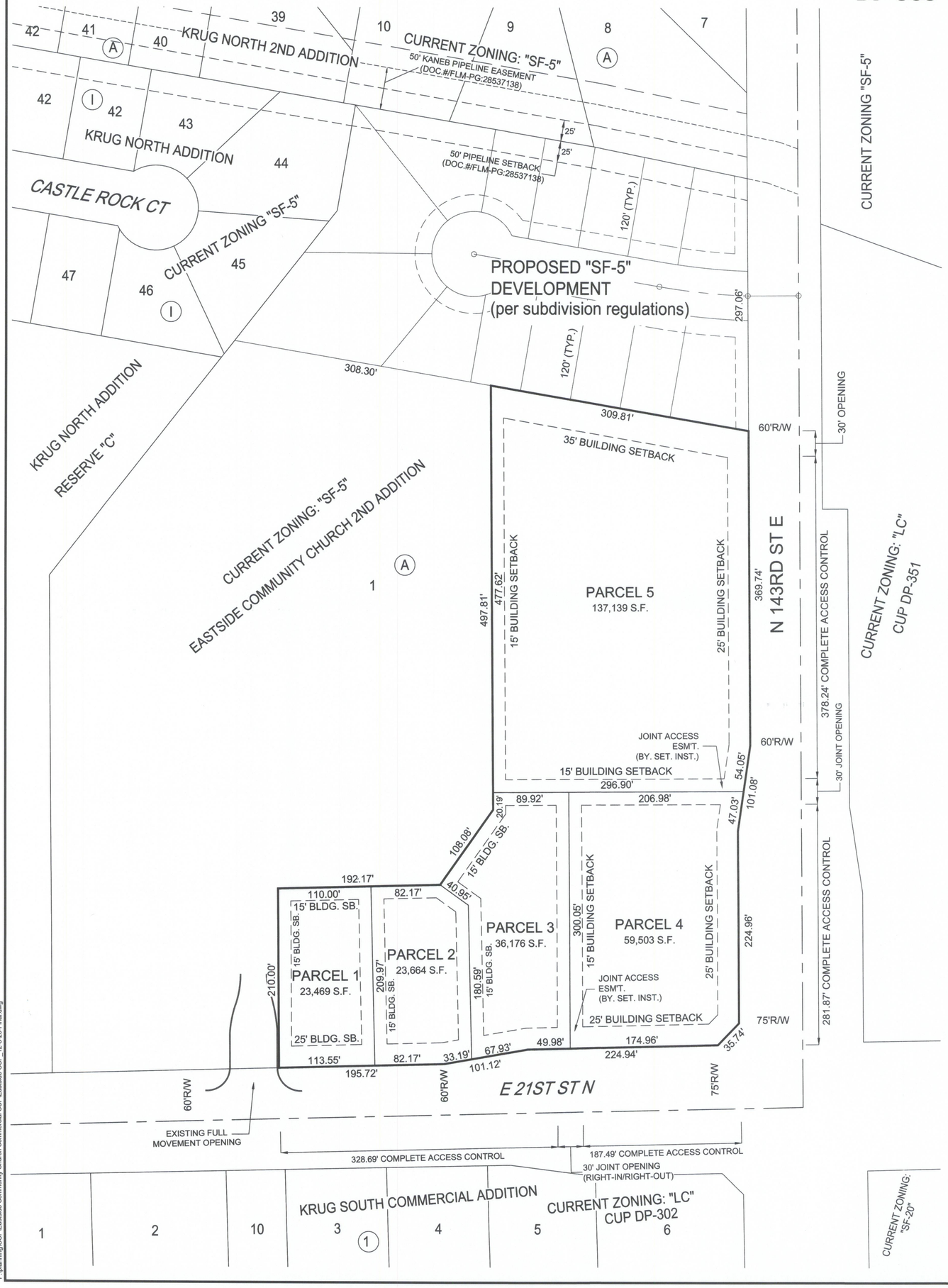
EASTSIDE COMMUNITY CHURCH COMMERCIAL

COMMUNITY UNIT PLAN

DP-365



PARCEL 1

A.	Net Area:	23,469 sq.ft. or 0.54± acres
B.	Maximum Building Coverage:	7,041 sq.ft. or 30 percent
A.	Maximum Gross Floor Area:	8,214 sq.ft.
B.	Floor Area Ratio:	35 percent
C.	Maximum Number of Buildings:	One (1)
D.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
E.	Setbacks:	See Drawing
H.	Access Points:	See Drawing
I.	Zoning:	Limited Commercial
J.	Permitted Uses: All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #15.	

PARCEL 2

A.	Net Area:	23,664 sq.ft. or 0.54± acres
B.	Maximum Building Coverage:	7,099 sq.ft. or 30 percent
A.	Maximum Gross Floor Area:	8,282 sq.ft.
B.	Floor Area Ratio:	35 percent
C.	Maximum Number of Buildings:	One (1)
D.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
E.	Setbacks:	See Drawing
H.	Access Points:	See Drawing
I.	Zoning:	Limited Commercial
J.	Permitted Uses: All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #15.	

PARCEL 3

A.	Net Area:	36,176 sq.ft. or 0.83± acres
B.	Maximum Building Coverage:	10,853 sq.ft. or 30 percent
A.	Maximum Gross Floor Area:	12,662 sq.ft.
B.	Floor Area Ratio:	35 percent
C.	Maximum Number of Buildings:	One (1)
D.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
E.	Setbacks:	See Drawing
H.	Access Points:	See Drawing
I.	Zoning:	Limited Commercial
J.	Permitted Uses: All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #15.	

PARCEL 4

A.	Net Area:	59,503 sq.ft. or 1.37± acres
B.	Maximum Building Coverage:	17,851 sq.ft. or 30 percent
A.	Maximum Gross Floor Area:	20,826 sq.ft.
B.	Floor Area Ratio:	35 percent
C.	Maximum Number of Buildings:	Two (2)
D.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
E.	Setbacks:	See Drawing
H.	Access Points:	See Drawing
I.	Zoning:	Limited Commercial
J.	Permitted Uses: All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #15.	

PARCEL 5

A.	Net Area:	137,139 sq.ft. or 3.15 ± acres
B.	Maximum Building Coverage:	41,142 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	47,999 sq.ft.
D.	Floor Area Ratio:	35 percent
E.	Maximum Number of Buildings:	Six (6)
F.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing
I.	Zoning:	Limited Commercial
J.	Permitted Uses: All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #15, and except for Multi-Family Residential. Single-Family Residential and Two-Family Residential zoning shall be allowed as single story units.	

GENERAL PROVSIONS:

1. Total Land Area: 279,951 ± sq.ft. or 6.43 ± acres
2. Total Gross Floor Area: 97,983 sq.ft.
   Total Floor Area Ratio: 35 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.
5. A Drainage Plan shall be submitted to the appropriate Engineer for approval during the platting process. Required guarantees for drainage shall be provided at the time of platting improvements.
6. Signs will be as allowed by the Sign Code, City Code Title 24.04 of the City of Wichita, with the following additional conditions/limitations:
   A. Each parcel shall each be permitted at least one freestanding sign per arterial frontage with the following area restrictions:
      Parcels 1-3: 125 sq.ft. of signage along E 21st St N each.
      Parcel 4: A maximum of two signs with a combined area of 240 sq.ft. of signage, with one sign allowed along E 21st St N and one sign allowed along N 143rd St E. The sign along E 21st St N is permitted to be larger than 180 sq.ft. in area.
      Parcel 5: A maximum of three signs with a combined area of 360 sq.ft. of signage along N 143rd St E. No one sign is permitted to be larger than 120 sq.ft. in area.
   B. As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 80' apart, irrespective of how land is leased or sold and share similar elements in design.
   C. Portable, billboards and off-site signs are not permitted.
   D. Window display signs are limited to 25% of the window area.
   E. No signs shall be allowed on any elevation of any buildings facing residential uses.
   F. The freestanding sign for Parcel 4 along E 21st St N can be monument or pole type and shall have a maximum height of 28 feet. All other freestanding signs for Parcels 1-5 must be monument type and shall have a maximum height of 20 feet.
   G. Flashing signs (except for signs showing only time, temperature and other public service messages), rotating or moving signs, signs with moving lights or signs which create illusion of movement are not permitted, except for Parcel 4. The permitted monument or pole signs may include variable electronic message board sign with the following restrictions:
      -Copy or graphics shall be limited to static images only and shall not change more than once every five seconds.
7. Access Controls shall be as shown on the final plat.
8. All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
   A. Light poles, including fixtures, lamps, and base are limited to 24 feet, except within 200 feet of residential zoning where the maximum height shall be 15 feet. Any lighting greater than 15 feet tall within 200 feet of residential zoning shall require a photometric plan to be approved by MAPD.
   B. All exterior lighting on all parcels shall be shielded to direct light disbursement in a downward direction.
   C. Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
9. Utilities shall be installed underground on all parcels.
10. Landscaping for all parcels shall be required as follows:
    A. Development of all parcels within the C.U.P. shall comply with the Landscape Ordinance of the City of Wichita, with a shared palette of landscape materials among parcels.
    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.
11. Screening:
    A. Screening along the north and west lines of Parcels 1 through 3 and the west line of Parcel 5 shall consist of a 15' wide landscape buffer located immediately adjacent to the parcels on the church property. Landscaping planting shall be required at a rate of 1.5 the tree calculation in the Wichita Landscape Ordinance. No screen fence or wall shall be required.
    B. A six (6) to eight (8) foot high concrete/masonry wall shall be constructed along the north line of Parcel 5, where adjacent to residential uses.
12. Rooftop mechanical equipment on all parcels shall be screened from ground level view with similar materials to the main building per Unified Zoning Code.
13. Trash receptacles, loading docks, outdoor storage, and loading areas in Parcels 1-5 shall be appropriately screened, with similar materials to the main building, to reasonably hide them from ground view.
14. 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.
15. No parcel within this C.U.P. shall allow the use of sexually oriented business; correctional placement residences; night club in the city; and tavern and drinking establishment. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. Entertainment Establishments may be allowed only as an accessory use to a restaurant, subject to the Supplemental Use Regulations in Article III-D.6.w.
16. Cross-lot circulation agreements shall be required at the time of platting to ensure internal vehicular movement.
17. Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.
18. 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.
19. 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.
20. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
21. A plan for a pedestrian walk system shall be submitted and approved by the Metropolitan Area Planning Department "MAPD" prior to the issuance of building permits. Said walk system shall provide links with the proposed buildings within the subject property to existing and future sidewalks along E 21st St. N and N 143rd St. E.
22. Approval of a site circulation plan by the MAPD 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 MAPD and the Traffic Engineering Department 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.

LEGAL DESCRIPTION:

A portion of Lot 1, Block A, EASTSIDE COMMUNITY CHURCH 2ND ADDITION, Wichita, Sedgwick County, Kansas, as prepared by Baughman Company, P.A., CLS 58, State of Kansas, County of Sedgwick, more particularly described as commencing at the northeast corner of said Lot 1; thence S00°24'35"E, coincident with the east line of said Lot 1, 297.06 feet to the point of beginning; thence continuing S00°24'35"E, coincident with the east line of said Lot 1, 369.74 feet to a deflection point in the east line of said Lot 1; thence S08°07'16"W, coincident with the east line of said Lot 1, 101.12 feet to a deflection point in the east line of said Lot 1; thence S00°24'35"E, coincident with the east line of said Lot 1, 225.00 feet to a deflection point in the east line of said Lot 1; thence S44°06'28"W, coincident with the east line of said Lot 1, 35.65 feet to a deflection point in the south line of said Lot 1; thence S88°37'32"W, coincident with the south line of said Lot 1, 225.00 feet to a deflection point in the south line of said Lot 1; thence S80°05'41"W, coincident with the south line of said Lot 1, 101.12 feet to a deflection point in the south line of said Lot 1; thence S88°37'32"W, coincident with the south line of said Lot 1, 195.70 feet to a point 268.23 feet east of the southwest corner of said Lot 1; thence N00°24'35"E, 210.00 feet; thence N88°37'32"E, 192.17 feet; thence N35°28'40"E, 107.93 feet; thence N00°24'35"W, 497.81 feet; thence S80°15'10"E, 309.81 feet to the Point of Beginning.

REVISIONS

Submitted:	August 27, 2025
Revised:	October 14, 2025
Approved per MAPC:	October 23, 2025
Approved per City Council:	December 3, 2025

APPROVED CUF
MAPC 10/9/25
CUP2025-00029
1 of 4

DP-365
EASTSIDE COMMUNITY CHURCH COMMERCIAL COMMUNITY UNIT PLAN
December 8, 2025

SCALE: 1" = 60'

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

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