

IGNITE 96 COMMUNITY UNIT PLAN DP-366

GENERAL PROVISIONS:

- Total Land Area: 1,510,261 +/- sq. ft. or 34.67 +/- acres
- Parking shall be provided in accordance with Section IV of the Unified Zoning Code with the following allowances. Any of the following parking requirements may be reduced through parking study.

Retail Sales:	1 space per 400 sq. ft.
Restaurant:	1 space per 4 seats
Hotel/Resort:	1 space per room
Event Center:	1 space per 5 occupants
Entertainment Establishments:	1 space per 5 occupants
Night Club:	1 space per 5 occupants
Recreation:	Per Parking Study
Indoor and Outdoor:	
- 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.
- 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.
- Signs: All parcels are subject to the requirements of the Sign Code for the City of Wichita for Limited Industrial (LI) Zoning District and as specified below:
 - No moving, portable, balloon, and roof signage shall be permitted.
 - Electronic message signs are allowed within the C.U.P.
 - Off-site signage is allowed for uses within the C.U.P. provided that no off-site billboard signage shall be permitted.
 - Building signage shall be permitted within the C.U.P. and per the Sign Code.
 - Accent lighting of monument signs shall be permitted.
 - Window signage shall be limited to 25% of window area.
 - The total amount of sign face area of freestanding signage along K-96 Expressway shall not exceed 0.9 times the linear frontage.
 - All freestanding signs shall be monument type, pylon type, or pole type.
 - A single development sign shall be allowed within Reserve B near Greenwich Road. Signs shall be limited to 300 sq. ft. and 30' height.
- Access Controls shall be as shown on the final plat.
- Lighting:
 - Lighting shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Article IV.
 - All light poles shall be limited to 30' height.
- Reserves: The location, size, and uses of reserves shall be determined at the time of final Platting. However, the location and size of the reserves shall generally be the same as indicated on the C.U.P. unless modified by a C.U.P. adjustment or amendment.
- An agreement providing for the maintenance of reserves, open space, internal drives, parking areas, drainage improvements, etc. shall be filed at the time the plat is filed of record.
- Utilities shall be installed underground on all parcels.
- Landscaping for all parcels shall be required as follows:
 - 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.
 - 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.
 - 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 an occupancy permit, if the required landscape has not been planted.
- Screening:
 - Screening between this C.U.P. and adjacent residential zoning shall include 1 tree / 40 linear feet of common property line. There shall be no requirement for a fence, wall or earth berm.
- Rooftop mechanical equipment on all parcels shall be screened from ground level view including views for adjoining K-96 Expressway and as per Wichita-Sedgwick County Unified Zoning Code.
- 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 including views from adjoining K-96 Expressway.
- 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 Wichita Fire Department 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.
- No parcel within this C.U.P. shall allow the use of sexually oriented business; correctional placement residences; asphalt or concrete plant; freight terminal; gas and fuel storage and sales; manufacturing; limited and general; research services; storage; outdoor; vehicle storage yard; warehousing; welding or machine shop; wholesale or business services; agriculture; agriculture processing; agriculture research; agriculture sales and service; grain storage; day reporting centers; landfill; mining or quarrying; oil and gas drilling; rock crushing; solid waste incinerator; transfer station; wrecking/salvage yard.
- The following uses: nightclub in the city, entertainment establishment in the city, event center in the city, and farmers market in the city shall be considered allowed uses. Entertainment in the form of live music, bands, DJs and similar forms shall adhere to the following hours of operation, provided, however, that these hours of operation do not apply to the use of any video walls where events are broadcast for viewing by patrons if said video walls are facing internal to the site and where the display is not visible from outside the C.U.P.

8:00 AM - 11:00 PM Sunday - Thursday
8:00 AM - 12:00 AM Friday & Saturday
- Cross-lot circulation agreements shall be required at the time of platting to ensure internal vehicular movement.
- 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, WFD, and 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.
- A pedestrian circulation plan shall be created showing pedestrian access and circulation to and between parcels & reserves within this C.U.P. Additionally, the pedestrian circulation plan shall show connections to and be compatible with sidewalks in any previously developed parcels adjacent to this C.U.P., Greenwich Road, & K-96 bike path.
- Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.
- 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.
- 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.
- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

APPROVED CUP

MAPC 6/25/26
1 of 4
CU?2026-00019

LEGAL DESCRIPTION:

All of Lots 11, 12, 13, and 14, Block 1, TOGETHER WITH the north 92.00 feet of Reserve "A", Village at Greenwich Addition, an Addition to Wichita, Sedgwick County, Kansas;
TOGETHER WITH that part of Lot 1 and Reserve "A", Kensington Gardens Addition, Wichita, Sedgwick County, Kansas, more particularly described as follows: The North 729.42 feet of said Lot 1; TOGETHER WITH that portion of Reserve "A" lying north of the following described line: Beginning at a point on the east boundary line of said Lot 1, a distance of 729.42 feet south of the northeast corner of said Lot 1; THENCE N89°53'38"E, a distance of 120.07 feet, to a point of deflection; THENCE N64°42'45"E, a distance of 241.32 feet, to a point of deflection; THENCE N89°53'38"E, a distance of 787.20 feet, to the westerly Right-of-Way line of Highway K-96, and a point of terminus;
TOGETHER WITH Lot 2, Block 1, Wichita Crossing Addition, Wichita, Sedgwick County, Kansas.

REVISIONS

Approved per MAPC: June 25, 2026
Approved per City Council: August 4, 2026

DP-366
IGNITE 96
COMMUNITY UNIT PLAN
May 28, 2026

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



SCALE: 1" = 100'

PARCEL 1

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| A. Net Area: | 221,822 sq. ft. or 5.09± acres |
| B. Maximum Building Coverage: | 66,546 sq. ft. or 30 percent |
| C. Maximum Gross Floor Area: | 99,820 sq. ft. |
| D. Floor Area Ratio: | 45 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 75 feet. | |
| G. Setbacks: | See Drawing |
| H. Zoning: | Limited Industrial |
| I. Permitted Uses: | All permitted uses in the "Limited Industrial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, along with those listed under G.P. #17, except for those uses listed under G.P. #16. |

PARCEL 2

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| A. Net Area: | 707,180 sq. ft. or 16.23± acres |
| B. Maximum Building Coverage: | 212,154 sq. ft. or 30 percent |
| C. Maximum Gross Floor Area: | 318,231 sq. ft. |
| D. Floor Area Ratio: | 45 percent |
| E. Maximum Number of Buildings: | Five (5) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 75 feet. | |
| G. Setbacks: | See Drawing |
| H. Zoning: | Limited Industrial |
| I. Permitted Uses: | All permitted uses in the "Limited Industrial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, along with those listed under G.P. #17, except for those listed uses under G.P. #16. |

PARCEL 3

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| A. Net Area: | 263,809 sq. ft. or 6.06± acres |
| B. Maximum Building Coverage: | 79,143 sq. ft. or 30 percent |
| C. Maximum Gross Floor Area: | 118,714 sq. ft. |
| D. Floor Area Ratio: | 45 percent |
| E. Maximum Number of Buildings: | Two (2) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 75 feet. | |
| G. Setbacks: | See Drawing |
| H. Zoning: | Limited Industrial |
| I. Permitted Uses: | All permitted uses in the "Limited Industrial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, along with those listed under G.P. #17, except for those uses listed under G.P. #16. |