

GIRRENS ADDITION COMMERCIAL COMMUNITY UNIT PLAN

Sedgwick County, Kansas

GENERAL: THIS DEVELOPMENT IS PROPOSED TO CONTAIN 33.97 NET ACRES.

GENERAL PROVISIONS:

1.) ACCESS CONTROLS/STREET IMPROVEMENTS: ACCESS CONTROLS SHALL BE AS SHOWN ON THE FACE OF THE CUP UNLESS DIFFERENT ACCESS CONTROLS ARE APPROVED THROUGH APPROVAL OF A PLAT OR VACATION. GUARANTEES FOR STREET IMPROVEMENTS NECESSITATED BY DEVELOPMENT OF THE PROPERTY SHALL BE REVIEWED AND DETERMINED THROUGH APPROVAL OF A PLAT. EXISTING USES SHALL BE ALLOWED CURRENT OPENINGS UNTIL TIME OF REDEVELOPMENT.

2.) DRAINAGE WILL BE HANDLED AT THE TIME OF PLATTING. REQUIRED DRAINAGE IMPROVEMENTS WILL BE GUARANTEED WITH THE FINAL PLAT.

3.) BUILDING SETBACKS: MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH ARTICLE III, SEC. III-C.2.b(2)(c) OF THE CITY OF WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE.

BUILDING SETBACK AGAINST PAWNEE - 35 FEET
BUILDING SETBACK ALONG 119TH STREET WEST - 35 FEET
BUILDING SETBACK ALONG SOUTH PROPERTY LINE - 35 FEET
BUILDING SETBACK ALONG WEST PROPERTY LINE - 35 FEET
INTERIOR SIDE SETBACKS (SAME OWNERSHIP) - 0 FEET
INTERIOR SIDE SETBACKS - 30 FEET

4.) PARKING SHALL BE IN ACCORDANCE WITH ARTICLE IV, SEC. IV.A OF THE UNIFIED ZONING CODE.

5.) SIGNS: ADVERTISING SIGNS SHALL BE IN ACCORDANCE WITH SECTION 24.04. OF THE CODE OF THE CITY OF WICHITA. NO OFF-SITE OR PORTABLE SIGNS SHALL BE ALLOWED. WINDOW DISPLAY SIGNS ARE LIMITED TO 25% OF WINDOW AREA, AND FLASHING SIGNS (EXCEPT TIME AND TEMP SIGNS AND PUBLIC SERVICE MESSAGES), ROTATING OR MOVING SIGNS, SIGNS WITH MOVING LIGHTS OR SIGNS WHICH CREATE ILLUSIONS OF MOVEMENT ARE NOT PERMITTED. SIGNAGE SHALL BE RESTRICTED TO MONUMENT TYPE SIGNS AND SHALL NOT EXCEED 20' AS THE FRONTAGE DEVELOPS ALONG PAWNEE AND 119TH STREET WEST. MONUMENT TYPE SIGNS SHALL BE SPACED A MINIMUM OF 150 FEET APART. NO SIGNS SHALL BE ALLOWED ON THE REAR OF ANY BUILDINGS.

PAWNEE	
PARCEL	SIGN SQUARE FOOTAGE
1	115
2	115
3	115
4	220
5	140

119TH STREET WEST	
PARCEL	SIGN SQUARE FOOTAGE
5	140
6	200
7	140
8	200
9	200

6.) FIRE LANES: FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. PARKING SHALL BE IN ACCORDANCE WITH ARTICLE IV OF THE UNIFIED ZONING CODE. NO PARKING SHALL BE IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING PRIOR TO FINAL APPROVAL OF THE PARKING PLAN. THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE PLAN AS TO LOCATION AND DESIGN OF THE APPROPRIATE 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.

7.) A LANDSCAPE PLAN SHALL BE PREPARED AS PER CITY OF WICHITA LANDSCAPE ORDINANCE, FOR EACH PARCEL AND APPROVED BY THE CITY OF WICHITA PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS. DEVELOPMENT OF ALL PARCELS WITHIN THE C.U.P. SHALL COMPLY 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 BUILDING PERMITS. 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 PLANNED.

8.) TRASH RECEPTACLES, MECHANICAL EQUIPMENT, LOADING DOCKS, OUTDOOR WORK AND STORAGE, AND LOADING AREAS SHALL BE APPROPRIATELY SCREENED, WITH SIMILAR MATERIALS TO THE MAIN BUILDING TO REASONABLY HIDE THEM FROM GROUND VIEW, AS PER THE UNIFIED ZONING CODE.

9.) THE TRANSFER OF TITLE OF ALL OR ANY PORTION OF THE LAND INCLUDED WITHIN THE COMMUNITY UNIT PLAN DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS, UNLESS AMENDED.

10.) IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, WALLS ETC. SHALL BE FILED WITH THE PLAT. ALL DRIVES AND PARKING AREAS SHALL BE OWNED AND MAINTAINED BY THE OWNER'S ASSOCIATION(S) WHERE APPROPRIATE.

11.) 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, FOR THE CITY OF WICHITA, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING CONSTRUCTION OF THE PROPOSED DEVELOPMENT.

12.) ANY MAJOR CHANGES IN THIS DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE WICHITA METROPOLITAN AREA PLANNING COMMISSION AND TO THE GOVERNING BODY FOR THEIR CONSIDERATION.

13.) A SIX (6) FOOT SCREENING WALL CONSISTING OF BRICK, WOOD, MASONRY, CONCRETE, ARCHITECTURAL TILE OR SIMILAR MATERIAL (NOT INCLUDING WOVEN WIRE) SHALL BE CONSTRUCTED ALONG THOSE PROPERTY LINES OF THE C.U.P. IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE III, SEC. III-C.2.b(2)(d) OF THE UNIFIED ZONING CODE. THIS SOLID WALL SHALL BE CONSTRUCTED OF A PATTERN AND COLOR THAT IS CONSISTENT OR COMPATIBLE WITH THE BUILDING WALLS.

14.) ANY ITEMS PERMITTED IN THE PARCEL DESCRIPTIONS AS PER A CONDITIONAL USE, SHALL ONLY BE APPROVED IF SPECIFICALLY REVIEWED AND APPROVED BY AMENDMENT TO THE C.U.P.

15.) UNTIL SUCH TIME THAT PUBLIC SANITARY SEWER SYSTEM IS AVAILABLE FOR THE SITE, SANITARY SEWER SERVICE MUST MEET THE REQUIREMENTS OF SEDGWICK COUNTY CODE ENFORCEMENT FOR THE EXISTING USES.

16.) GUARANTEES FOR SPECIFIC STREET IMPROVEMENTS FOR 119TH ST. W. AND PAWNEE SHALL BE FURTHER REVIEWED AND DETERMINED AT THE TIME OF PLATTING.

17.) ALL EXTERIOR LIGHTING SHALL BE SHIELDED TO DIRECT LIGHT DISBURSEMENT IN A DOWNWARD DIRECTION.

18.) ALL PARCELS SHALL SHARE SIMILAR OR CONSISTENT PARKING LOT LIGHTING ELEMENTS (I.E., FIXTURES, POLES, AND LAMPS, AND ECT.), LIMITED HEIGHT OF LIGHT POLES, INCLUDING FIXTURES, LAMPS AND BASE, TO 24 FEET. EXTENSIVE USE OF BACK LIT CANOPIES AND NEON OR FLUORESCENT TUBE LIGHTING ON BUILDINGS IS NOT PERMITTED.

19.) UTILITIES SHALL BE INSTALLED UNDERGROUND ON ALL PARCELS.

20.) ALL BUILDINGS IN PARCELS 1-3 SEPARATELY AND PARCELS 4-8 SEPARATELY IN THE C.U.P. SHALL SHARE COMPATIBLE 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, AND MUST EMPLOY MATERIALS SIMILAR TO SURROUNDING RESIDENTIAL AREAS. METAL AS AN EXTERIOR MATERIAL SHALL BE LIMITED TO INCIDENTAL ACCENT.

21.) NO PARCEL WITHIN THIS C.U.P. SHALL ALLOW THE USE OF ADULT ENTERTAINMENT ESTABLISHMENTS; SEXUALLY ORIENTED BUSINESS; CORRECTIONAL PLACEMENT RESIDENCES; NIGHT CLUB IN THE CITY; NIGHT CLUB IN THE COUNTRY; 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. RESTAURANTS WITH DRIVE-THROUGH WINDOWS, CONVENIENCE STORES, SERVICE STATIONS, AND VEHICLE REPAIR, LIMITED WILL NOT BE PERMITTED WITHIN 700 FEET OF RESIDENTIAL USES. RESTAURANTS WITH DRIVE-THROUGH WINDOWS SHALL BE DESIGNED TO ENSURE QUEUING LANES FOR DRIVE-THROUGH WINDOWS WILL NOT ALIGN VEHICLE HEADLIGHTS IN SUCH A MANNER AS TO FACE RESIDENTIAL ZONING. NO OVERHEAD DOORS SHALL BE ALLOWED WITHIN 200 FEET OF RESIDENTIAL USES AND SHALL NOT BE FACING ANY RESIDENTIAL ZONING DISTRICT. EXTERIOR AUDIO SYSTEMS THAT PROJECT SOUND BEYOND THE BOUNDARIES OF THE C.U.P. ARE PROHIBITED.

22.) CROSS-LOT CIRCULATION AGREEMENTS SHALL BE REQUIRED AT THE TIME OF PLATTING TO ASSURE INTERNAL VEHICULAR MOVEMENT BETWEEN PARCELS WITHIN THE C.U.P.

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.) 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 PAWNEE AND 119TH ST. W. WITH THE PROPOSED BUILDINGS WITHIN THE SUBJECT PROPERTY.

PARCEL DESCRIPTIONS:

PARCEL #1

PROPOSED USES: ALL USES ALLOWED IN "GENERAL OFFICE" ZONING DISTRICT.

NET AREA: 1.30 ACRES (56,720 S.F.)
MAXIMUM BUILDING COVERAGE: 30% OR 17,025 S.F.
FLOOR AREA RATIO: 35%
MAXIMUM GROSS FLOOR AREA: 19,863 S.F.
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM NUMBER OF BUILDINGS: FOUR

PARCEL #2

PROPOSED USES: ALL USES ALLOWED IN "GENERAL OFFICE" ZONING DISTRICT.

NET AREA: 1.64 ACRES (71,619 S.F.)
MAXIMUM BUILDING COVERAGE: 30% OR 21,486 S.F.
FLOOR AREA RATIO: 35%
MAXIMUM GROSS FLOOR AREA: 25,067 S.F.
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM NUMBER OF BUILDINGS: FOUR

PARCEL #3

PROPOSED USES: ALL USES ALLOWED IN "GENERAL OFFICE" ZONING DISTRICT.

NET AREA: 1.36 ACRES (59,381 S.F.)
MAXIMUM BUILDING COVERAGE: 30% OR 17,814 S.F.
FLOOR AREA RATIO: 35%
MAXIMUM GROSS FLOOR AREA: 20,783 S.F.
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM NUMBER OF BUILDINGS: FOUR

PARCEL #4

PROPOSED USES: ALL USES ALLOWED IN "LIMITED COMMERCIAL" ZONING DISTRICT.

NET AREA: 1.59 ACRES (69,076 S.F.)
MAXIMUM BUILDING COVERAGE: 30% OR 20,723 S.F.
FLOOR AREA RATIO: 35%
MAXIMUM GROSS FLOOR AREA: 24,177 S.F.
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM NUMBER OF BUILDINGS: ONE

PARCEL #5

PROPOSED USES: ALL USES ALLOWED IN "LIMITED COMMERCIAL" ZONING DISTRICT.

NET AREA: 1.86 ACRES (81,174 S.F.)
MAXIMUM BUILDING COVERAGE: 30% OR 21,312 S.F.
FLOOR AREA RATIO: 35%
MAXIMUM GROSS FLOOR AREA: 24,864 S.F.
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM NUMBER OF BUILDINGS: ONE

PARCEL #6

PROPOSED USES: ALL USES ALLOWED IN "GENERAL OFFICE" ZONING DISTRICT.

NET AREA: 1.86 ACRES (81,174 S.F.)
MAXIMUM BUILDING COVERAGE: 30% OR 24,352 S.F.
FLOOR AREA RATIO: 35%
MAXIMUM GROSS FLOOR AREA: 28,411 S.F.
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM NUMBER OF BUILDINGS: THREE

PARCEL #7

PROPOSED USES: ALL USES ALLOWED IN "GENERAL OFFICE" ZONING DISTRICT AND THE RURAL HOME OCCUPATION AS APPROVED BY CONCORD-38.

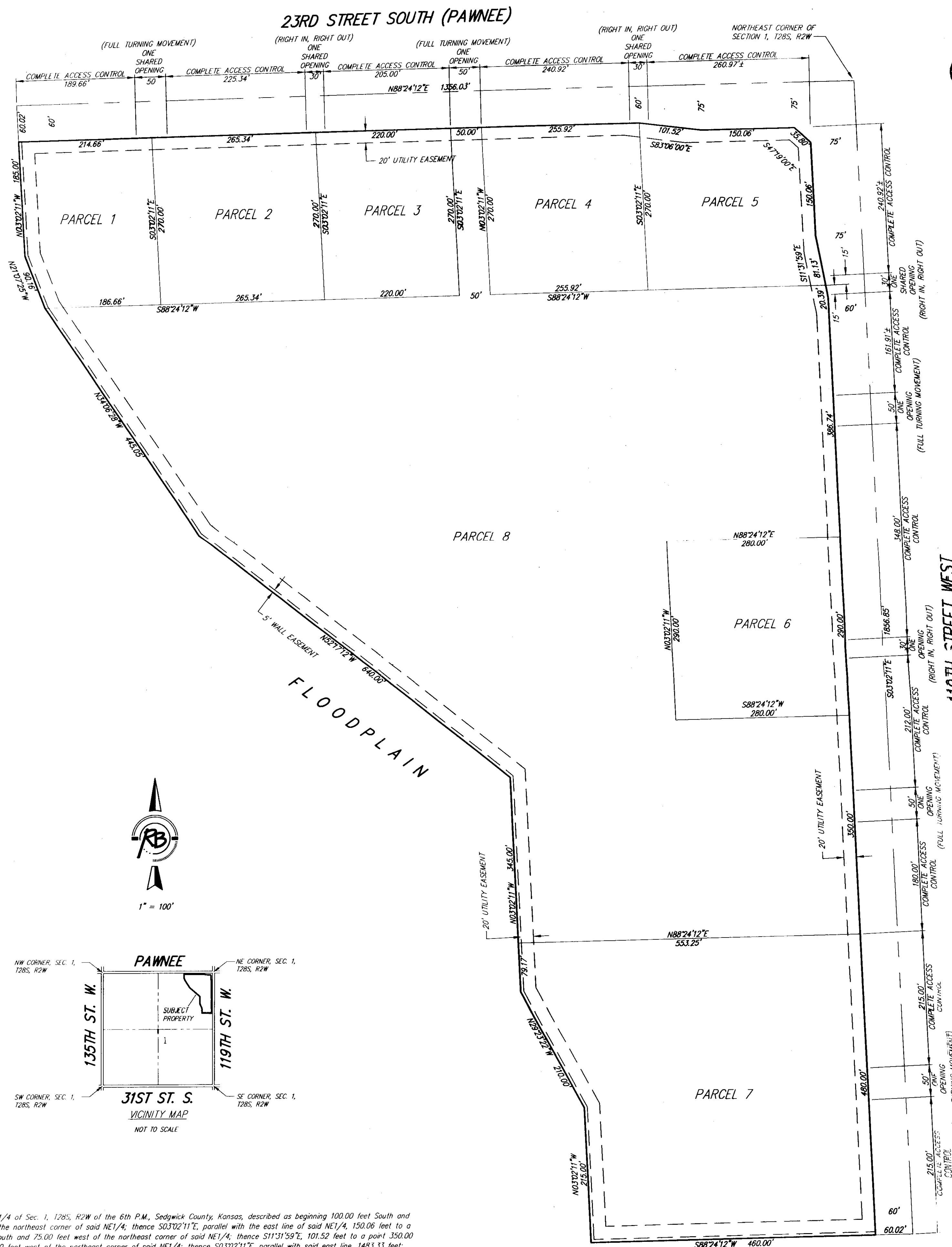
NET AREA: 5.44 ACRES (236,772 S.F.)
MAXIMUM BUILDING COVERAGE: 30% OR 71,032 S.F.
FLOOR AREA RATIO: 35%
MAXIMUM GROSS FLOOR AREA: 82,870 S.F.
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM NUMBER OF BUILDINGS: FIVE

PARCEL #8

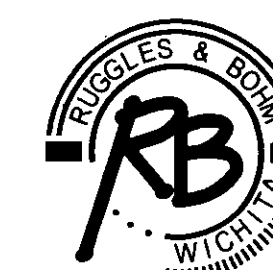
PROPOSED USES: ALL USES ALLOWED IN "GENERAL OFFICE" ZONING DISTRICT FOR THE SOUTHERN 150 FEET AND ALL USES ALLOWED IN "LIMITED COMMERCIAL" ZONING DISTRICT FOR THE REMAINDER OF THE PARCEL.

NET AREA: 19.16 ACRES (834,724 S.F.)
MAXIMUM BUILDING COVERAGE: 30% OR 250,417 S.F.
FLOOR AREA RATIO: 35%
MAXIMUM GROSS FLOOR AREA: 292,153 S.F.
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM NUMBER OF BUILDINGS: FIVE

APPROVED CUP
DATE: 04-10-08
BY: [Signature]
WIC 04-10-08
MAPP 04-10-08



Legal Description
That part of the NE1/4 of Sec. 1, T28S, R2W of the 6th P.M., Sedgwick County, Kansas, described as beginning 100.00 feet South and 75.00 feet West of the northeast corner of said NE1/4; thence S03°02'11"E, parallel with the east line of said NE1/4, 150.06 feet to a point 250.00 feet south and 75.00 feet west of the northeast corner of said NE1/4; thence S11°31'59"E, 101.52 feet to a point 350.00 feet south and 60.00 feet west of the northeast corner of said NE1/4; thence S03°02'11"E, parallel with said east line, 148.33 feet; thence S88°24'12"W, parallel with the north line of said NE1/4, 460.00 feet; thence N03°02'11"W, parallel with said east line, 215.00 feet; thence N29°23'22"W, 210.00 feet; thence N03°02'11"W, parallel with said east line, 345.00 feet; thence N52°17'12"W, 640.00 feet; thence N34°06'28"W, 445.05 feet; thence N21°07'25"W, 90.16 feet; thence N03°02'11"W, parallel with said east line, 185.00 feet to a line 60.00 feet south of and parallel with said north line; thence N88°24'12"E, parallel with said north line, 1005.92 feet to a point 60 feet south and 350 feet west of the northeast corner of said NE1/4; thence S83°06'00"E, 101.52 feet to a point 75.00 feet south and 250.00 feet west of the northeast corner of said NE1/4; thence N88°24'12"E, parallel with said north line, 150.06 feet to a point 75.00 feet south and 250.00 feet west of the northeast corner of said NE1/4; thence S47°19'00"E, 35.80 feet to the place of beginning.



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PROJECT NO. 3270P
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