

# MONARCH LANDING COMMERCIAL COMMUNITY UNIT PLAN - DP-303

## PARCEL 1

- A. Net Area: 263,944.4 sq. ft. or 6.06 acres ±
- B. Maximum Density: 6 dwelling units/acre
- C. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- D. Setbacks: See Drawing
- E. Access Points: See Drawing
- F. Permitted Uses: See General Provision #3

## PARCEL 2

- A. Net Area: 212,298.9 sq. ft. or 4.87 acres ±
- B. Maximum Density: 6.2 dwelling units/acre
- C. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- D. Setbacks: See Drawing
- E. Access Points: See Drawing
- F. Permitted Uses: See General Provision #3

## PARCEL 3

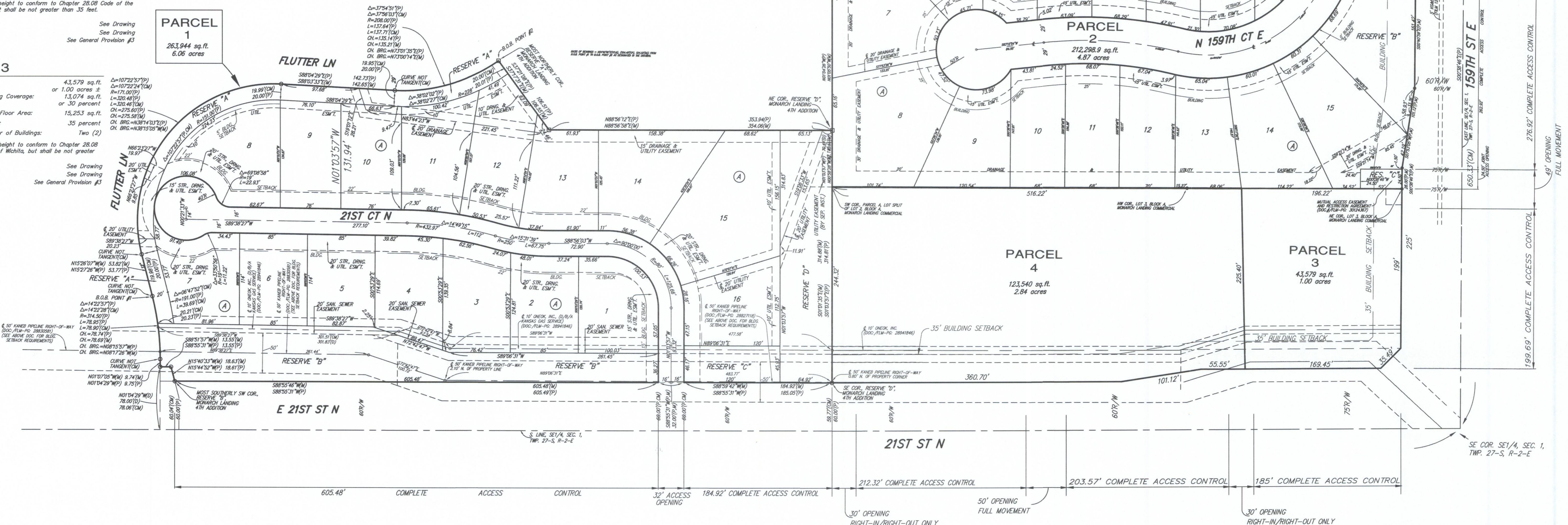
- A. Net Area: 43,579 sq. ft. or 1.00 acres ±
- B. Maximum Building Coverage: 13,074 sq. ft. or 30 percent
- C. Maximum Gross Floor Area: 15,253 sq. ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum Number of Buildings: Two (2)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing
- I. Permitted Uses: See General Provision #3

## PARCEL 4

- A. Net Area: 123,540 sq. ft. or 2.84 acres ±
- B. Max. Building Coverage (Commercial Uses): 37,062 sq. ft. or 30 percent
- C. Max. Gross Floor Area (Commercial Uses): 43,239 sq. ft.
- D. Floor Area Ratio (Commercial Uses): 35 percent
- E. Maximum Number of Commercial Buildings: Four (4)
- F. Maximum Number of Dwelling Units (30 du/ac): 85 units
- G. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.

- H. Setbacks: See Drawing
- I. Access Points: See Drawing
- J. Permitted Uses: See General Provision #3

**PARCEL 1**  
263,944 sq. ft.  
6.06 acres



## GENERAL PROVISIONS:

1. This development contains a net area of 16.34 acres, more or less.
2. See above for parcel descriptions.
3. All uses permitted in "LC" Limited Commercial District are permitted for Parcels 3 and 4, EXCEPT the following uses:
  - A. Assisted Living, Group Residence, Limited, Group Residence, General, Correctional Placement Residence, Limited, Correctional Placement Residence, Public, Utility, Major Utility, Minor, Kennel, Boarding/Breeding/Training, Night Club in the City, Night Club in the Country, Pawn Shop, Sexually Oriented Business in the City, Tavern and Drinking Establishment, Wireless Communication Facility, Cemetery, Golf Course, Marine Facility, Recreational, All Industrial/Manufacturing/Extractive Uses.
  - B. Parcels 1 and 2 shall be restricted to those uses permitted in the "TF-3" Two-Family Residential zoning district.
  - C. No single tenant shall exceed 100,000 square feet except a drug store or a grocery store on Parcel 2.
  - D. If Parcels 1 and 2 develop with residential uses, then general provisions 4, 6, 7, 8, 10 and 14 shall not apply to this residential development.
4. Architectural Controls: All buildings within Parcels 3 and 4, shall share a uniform architectural character, color, and same predominate exterior building material, as approved by the Director of Planning. The building(s) walls shall not utilize metal as a predominant exterior facade material.
5. Titles: 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 owner, their successors and assigns and amended. However, the Director of the MAPD, with the concurrence of the Zoning Administrator, may approve minor adjustments to the conditions in this covenant, consistent with the approved development plan, without filing of formal ordinance amendment.
6. Landscaping for Parcels 3 and 4, shall be required as follows:
  - A. Landscaped street yards, buffers, and parking lot landscaping and screening shall utilize a shared palette of landscape materials 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.
7. Lighting for Parcels 3 and 4:
  - A. Lighting shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV.
  - B. Parcel 3 shall share similar or consistent parking lot lighting elements (i.e. fixtures, poles, lamps, etc.), as approved by the Director of the MAPD.
  - 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 23 feet tall, except 15 feet tall when within 100 feet of residential zoning with residential use. School is not a residential use.
  - E. Extensive use of back-lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
8. Screening for Parcels 3 and 4 shall be required as follows:
  - A. Rooftop mechanical equipment shall be screened from ground level view with screening materials matching the building roof or wall materials 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 materials matching or similar to the building facade materials.
  - 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.
  - D. Outdoor display and storage shall be subject to all conditions of Section III-B.14 for all Parcels.
  - E. A masonry wall located along the north property lines of the C.U.P. (see wall easement) shall be constructed at least six feet but not more than eight feet high. It shall consist of a solid or semi-solid wall constructed the following materials: brick, stone, masonry, architectural tile, or other similar material, not including wood or woven wire. Construction of the wall will require a building permit. No wall shall be constructed in a utility easement; however utilities may cross the wall at various locations. Wall openings may be permitted allowing pedestrian access. The wall opening(s) shall be determined and approved by the director of planning prior to the issuance of the building permit.
9. Setbacks: Setbacks are as indicated on the C.U.P. drawing or as specified in the Wichita-Sedgwick County Unified Zoning Code. Setback lines that are not depicted within the CUP shall comply with the base district development standards. If contiguous Parcels are to be developed under the same ownership, setbacks between those Parcels will not be required.

10. Signs as permitted under the Sign Code of the City of Wichita. Additionally, the following conditions apply:
  - A. Parcels 1 and 2 are subject to the requirements of the Sign Code of the City of Wichita for the "TF-3" Two-Family Residential Zoning District. Parcels 3 and 4, are subject to the requirements of the Sign Code of the City of Wichita for the "LC" Zoning District, except as noted herewith.
  - B. No flashing, moving, portable, billboard, off-site, except Project Title signs for Monarch Landing Subdivision, banner, or pennant signs shall be permitted (except for signs showing time and temperature).
  - C. Ground signs shall consist of all monument style signs sharing similar elements in design. One sign on 21st Street North and one sign on 159th Street East shall have a maximum height of 25 feet and a maximum sign face area of 150 square feet and be used for development identification as well as tenant signs for tenants within the CUP. Additional monument signs shall have a maximum height of 20 feet and a maximum sign face area of 150 square feet.
  - D. Signs shall be spaced a minimum distance of 150 feet apart except that this spacing may be reduced to 100 feet between the development identification sign and the adjacent monument sign. However, calculations of the maximum number of sign locations per street frontage shall be based on a distance separation of 150 feet between sign locations (allowing a maximum of eight signs on 21st Street North and four on 159th Street North when one sign is shared at the corner of Parcel 3).
  - E. The total amount of sign face area of freestanding signage along each arterial street shall not exceed 0.8 times the linear frontage. Building wall signs shall be prohibited on the north and west elevations of Parcel 2.
  - F. Window signage shall be limited to 25% of window area.
  - G. Building signage shall be permitted within the C.U.P. Building signage shall be the total amount of sign face area of free standing signage of each arterial street shall not exceed 0.8 times the linear frontage and 0.5 times the linear frontage on Flutter Lane.
11. Parking: All Parcels shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV-A, unless otherwise specified.
12. Reserves: No reserves are shown; however, if necessary the location, uses, and size of reserves will be determined at the time of final platting and revised upon the C.U.P.
13. No occupancy permits shall be issued for any development without services by municipal water and sewer services.
14. The following transportation improvements and Parcel access shall be provided:
  - A. Cross-street circulation agreements shall be required at the time of platting to ensure internal vehicular movement between Parcels 3 and 4, within the C.U.P.

- B. Guarantees for specific street and or signalization improvements shall be determined at the time of final platting.
- C. Access controls shall be as shown on the Final Plat and revised upon the C.U.P.
- D. The traffic circulation plan shall assure smooth internal vehicular movements, joint use of ingress/egress openings as required by the Access Management Policy; and ensure that the main drives are not blocked by parking spaces directly backing onto the main drive aisles. The pedestrian circulation system shall connect all buildings within the development to each other and to the arterial sidewalks on 21st Street North and 159th Street East; and may connect to adjoining properties.
- E. A site traffic and pedestrian circulation plan for each parcel, upon required for a building permit, shall be reviewed for compliance with the overall site traffic and pedestrian circulation plan.
- F. Any request for direct access onto the Flutter Lane from Parcel 1 shall require review and approval by the Traffic Engineer and may be restricted and/or denied due to safety factors.
15. Grading Plan: A lot grading plan will be prepared in conformance with the Drainage Concept Plan for review prior to the issuance of a building permit.
16. All proposed new utilities shall be installed underground.
17. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
18. 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.
19. Any major changes within this Community Unit Development 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.

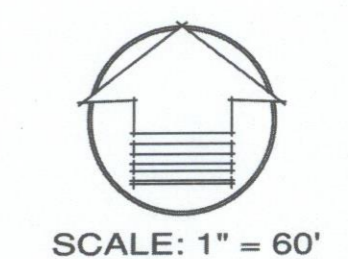
## REVISIONS

Revised by	Date
Approved by MAPC	November 2, 2006
Approved by BaCC	December 6, 2006
Revised per Administrative Adjustment (Baughman)	September 10, 2015
Revised per staff comments	June 27, 2017
Revised per Administrative Adjustment (Baughman)	August 4, 2017
Revised per Administrative Adjustment (approved)	August 7, 2017
Revised per Administrative Adjustment (CUP2021-44)	July 30, 2021
Revised per Administrative Adjustment (CUP2021-59)	February 7, 2022
Revised per Administrative Adjustment (CUP2023-09)	February 24, 2023
Revised per Administrative Adjustment (CUP2025-34)	October 9, 2025

Dated 10/9/25  
**APPROVED CUP**  
MAPC Per Admin Adjustment  
CUP25-34 10/4

## DP-303 MONARCH LANDING COMMERCIAL COMMUNITY UNIT PLAN

Baughman Company, P.A.  
315 Ellis St. Wichita, KS 67211 P 316.262.7271 F 316.262.0149  
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE



SCALE: 1" = 60'

## LEGAL DESCRIPTION:

Lots 2 and 3, Block A, Monarch Landing Commercial, an Addition to Wichita, Sedgwick County, Kansas; TOGETHER WITH Monarch Landing 5th Addition, Wichita, Sedgwick County, Kansas; TOGETHER WITH Monarch Landing 6th Addition, Wichita, Sedgwick County, Kansas;

# MONARCH LANDING COMMERCIAL COMMUNITY UNIT PLAN - DP-303

## PARCEL 1

- A. Net Area: 263,944.4 sq.ft. or 6.06 acres ±
- B. Maximum Density: 6 dwelling units/acre
- C. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- D. Setbacks: See Drawing
- E. Access Points: See Drawing
- F. Permitted Uses: See General Provision #3

## PARCEL 2

- A. Net Area: 212,298.9 sq.ft. or 4.87 acres ±
- B. Maximum Density: 6.2 dwelling units/acre
- C. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- D. Setbacks: See Drawing
- E. Access Points: See Drawing
- F. Permitted Uses: See General Provision #3

## PARCEL 3

- A. Net Area: 60,000 sq.ft. or 1.38 acres ±
- B. Maximum Building Coverage: 18,000 sq.ft. or 30 percent
- C. Maximum Gross Floor Area: 21,000 sq.ft.
- D. Floor Area Ratio: 35 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 35 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing
- I. Permitted Uses: See General Provision #3

## PARCEL 4

- A. Net Area: 54,003 sq.ft. or 1.24 acres ±
- B. Maximum Building Coverage: 15,935 sq.ft. or 30 percent
- C. Maximum Gross Floor Area: 18,901 sq.ft.
- D. Floor Area Ratio: 35 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 35 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing
- I. Permitted Uses: See General Provision #3

## PARCEL 5

- A. Net Area: 53,116 sq.ft. or 1.22 acres ±
- B. Maximum Building Coverage: 15,935 sq.ft. or 30 percent
- C. Maximum Gross Floor Area: 18,591 sq.ft.
- D. Floor Area Ratio: 35 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 35 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing
- I. Permitted Uses: See General Provision #3

**PARCEL 1**  
263,944 sq.ft.  
6.06 acres

**PARCEL 2**  
212,298.9 sq.ft.  
4.87 acres

**PARCEL 3**  
60,000 sq.ft.  
1.38 acres

**PARCEL 4**  
54,003 sq.ft.  
1.24 acres

**PARCEL 5**  
53,116 sq.ft.  
1.22 acres

**PARCEL 6**  
60,000 sq.ft.  
1.38 acres

**PARCEL 7**  
60,000 sq.ft.  
1.38 acres

**PARCEL 8**  
60,000 sq.ft.  
1.38 acres

**PARCEL 9**  
60,000 sq.ft.  
1.38 acres

**PARCEL 10**  
60,000 sq.ft.  
1.38 acres

**PARCEL 11**  
60,000 sq.ft.  
1.38 acres

**PARCEL 12**  
60,000 sq.ft.  
1.38 acres

**PARCEL 13**  
60,000 sq.ft.  
1.38 acres

**PARCEL 14**  
60,000 sq.ft.  
1.38 acres

**PARCEL 15**  
60,000 sq.ft.  
1.38 acres

**PARCEL 16**  
60,000 sq.ft.  
1.38 acres

**PARCEL 17**  
60,000 sq.ft.  
1.38 acres

**PARCEL 18**  
60,000 sq.ft.  
1.38 acres

**PARCEL 19**  
60,000 sq.ft.  
1.38 acres

**PARCEL 20**  
60,000 sq.ft.  
1.38 acres

**PARCEL 21**  
60,000 sq.ft.  
1.38 acres

**PARCEL 22**  
60,000 sq.ft.  
1.38 acres

**PARCEL 23**  
60,000 sq.ft.  
1.38 acres

**PARCEL 24**  
60,000 sq.ft.  
1.38 acres

## GENERAL PROVISIONS:

1. This development contains a net area of 16.34 acres, more or less.
2. See above for parcel descriptions.
3. All uses permitted in "LC" Limited Commercial District are permitted for Parcels 3, 4, and 5, EXCEPT the following uses:
  - A. Assisted Living, Group Residence, Unlimited, Group Residence, General, Correctional Placement Residence, Unlimited, Correctional Placement Residence, General, Parks and Recreation, Recycling Collection Station, Private, Recycling Collection Station, Public, Utility Major Utility Minor, Kennel, Boarding/Breeding/Training, Night Club in the City, Night Club in the County, Pawn Shop, Sexually Oriented Business in the City, Tavern and Drinking Establishment, Wireless Communication Facility, Cemetery, Golf Course, Marine Facility, Recreational, All Industrial/Manufacturing/Extractive Uses.
  - B. Parcels 1 and 2 shall be restricted to those uses permitted in the "TF-3" Two-Family Residential zoning district.
  - C. No single tenant shall exceed 100,000 square feet except a drug store or a grocery store on Parcel 2.
  - D. If Parcels 1 and 2 develop with residential uses, then general provisions 4, 6, 7, 8, 10 and 14 shall not apply to this residential development.
4. Architectural Controls: All buildings within Parcels 3, 4, and 5 shall share a uniform architectural character, color, and same predominate exterior building material, as approved by the Director of Planning. The building(s) walls shall not utilize metal as a predominant exterior facade material.
5. Titles: 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 owner, their successors and assigns and the Director of the MAPD, 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.
6. Landscaping for Parcels 3, 4, and 5, shall be required as follows:
  - A. Landscaped street yards, buffers, and parking lot landscaping and screening shall utilize a shared palette of landscape materials 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 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).
7. Lighting for Parcels 3, 4, and 5:
  - A. Lighting shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV.
  - B. Parcel 3 shall share similar or consistent parking lot lighting elements (i.e. fixtures, poles, lamps, etc.), as approved by the Director of the MAPD.
  - 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 23 feet tall, except 15 feet tall when within 100 feet of residential zoning with residential use. School is not a residential use.
  - E. Extensive use of back-lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
8. Screening for Parcels 3, 4, and 5 shall be required as follows:
  - A. Rooftop mechanical equipment shall be screened from ground level view with screening materials matching the building roof or wall materials per Wichita-Sedgwick County Unified Zoning Code.
  - B. Trash receptacles, loading docks, outdoor storages, and loading areas shall be appropriately screened to reasonably hide them from ground view with materials matching or similar to the building facade materials.
  - 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.
  - D. Outdoor display and storage shall be subject to all conditions of Section III-B.14 for all Parcels.
  - E. A masonry wall located along the north property line of the C.U.P. (see wall easement) shall be constructed at least six feet but not more than eight feet high. It shall consist of a solid or semi-solid wall constructed the following materials: brick, stone, masonry, architectural tile, or other similar material; not including wood or woven wire. Construction of the wall will require a building permit. No wall shall be constructed in a utility easement; however, utilities may cross the wall at various locations. Wall openings may be permitted allowing pedestrian access. The wall opening(s) shall be determined and approved by the director of planning prior to the issuance of the building permit.
9. Setbacks: Setbacks are as indicated on the C.U.P. drawing or as specified in the Wichita-Sedgwick County Unified Zoning Code. Setback lines that are not depicted within the C.U.P. shall comply with the base district development standards. If contiguous Parcels are to be developed under the same ownership, setbacks between those Parcels will not be required.
10. Signs as permitted under the Sign Code of the City of Wichita. Additionally, the following conditions apply:
  - A. Parcels 1 and 2 are subject to the requirements of the Sign Code of the City of Wichita for the "TF-3" Two-Family Residential Zoning District. Parcels 3, 4, and 5 are subject to the requirements of the Sign Code of the City of Wichita for the "LC" Zoning District, except as noted herein.
  - B. No flashing, moving, portable, billboard, off-site, except Project Title signs for Monarch Landing Subdivision, banner, or pennant signs shall be permitted (except for signs showing time and temperature).
  - C. Ground signs shall consist of all monument style signs sharing similar elements in design. One sign on 21st Street North and one sign on 159th Street East shall have a maximum height of 25 feet and a maximum sign face area of 150 square feet and be used for development identification as well as tenant signs for tenants within the C.U.P. Additional monument signs shall have a maximum height of 20 feet and a maximum sign face area of 150 square feet.
  - D. Signs shall be spaced a minimum distance of 150 feet apart except that this spacing may be reduced to 100 feet between the development identification sign and the adjacent monument sign. However, calculations of the maximum number of sign locations per street frontage shall be based on a distance separation of 150 feet between sign locations (allowing a maximum of eight signs on 21st Street North and four on 159th Street North when one sign is shared at the corner of Parcel 3).
  - E. The total amount of sign face area of freestanding signage along each arterial street shall not exceed 0.8 times the linear frontage. Building wall signs shall be prohibited on the north and west elevations of Parcel 2.
  - F. Window signage shall be limited to 25% of window area.
  - G. Building signage shall be permitted within the C.U.P. Building signage shall be the total amount of sign face area of free standing signage of each arterial street shall not exceed 0.8 times the linear frontage and 0.5 times the linear frontage on Flutter Lane.
11. Parking: All Parcels shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV-A, unless otherwise specified.
12. Reserves: No reserves are shown; however, if necessary the location, uses, and size of reserves shall be determined at the time of final platting and revised upon the C.U.P.
13. No occupancy permits shall be issued for any development without services by municipal water and sewer services.
14. The following transportation improvements and Parcel access shall be provided:
  - A. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between Parcels 3, 4, and 5, within the C.U.P.

15. Grading Plan: A lot grading plan will be prepared in conformance with the Drainage Concept Plan for review prior to the issuance of a building permit.
16. All proposed new utilities shall be installed underground.
17. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
18. 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.
19. Any major changes within this Community Unit Development 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.

20. Guarantees for specific street and or signalization improvements shall be determined at the time of final platting.
21. Access controls shall be as shown on the Final Plat and revised upon the C.U.P.
22. The traffic circulation plan shall assure smooth internal vehicular movements, joint use of ingress/egress openings as required by the Access Management Policy, and ensure that the main drives are not blocked by parking spaces directly backing onto the main drive sides. The pedestrian circulation system shall connect all buildings within the development to each other and to the arterial sidewalks on 21st Street North and 159th Street East; and may connect to adjoining properties.
23. A site traffic and pedestrian circulation plan for each parcel, upon required for a building permit, shall be reviewed for compliance with the overall site traffic and pedestrian circulation plan.
24. Any request for direct access onto the Flutter Lane from Parcel 1 shall require review and approval by the Traffic Engineer and may be restricted and/or denied due to safety factors.

## LEGAL DESCRIPTION:

Lots 2 and 3, Block A, Monarch Landing Commercial, on Addition to Wichita, Sedgwick County, Kansas; TOGETHER WITH Monarch Landing 5th Addition, Wichita, Sedgwick County, Kansas.

## REVISIONS

- Approved by MAPD November 2, 2006
- Approved by BOCC December 6, 2006
- Revised per Administrative Adjustment (Baughman): September 10, 2015
- Revised per Administrative Adjustment (Baughman): June 27, 2017
- Revised per staff comments: August 4, 2017
- Revised per Administrative Adjustment (approved): August 7, 2017
- Revised per Administrative Adjustment (CUP2021-44): July 30, 2021
- Revised per Administrative Adjustment (CUP2021-59): February 7, 2022
- Revised per Administrative Adjustment (CUP2023-09): February 24, 2023

Dated 2/24/23  
**APPROVED CUP**  
Per Admin Adjustment  
CUP 2014  
CUP 2014  
CUP 2014

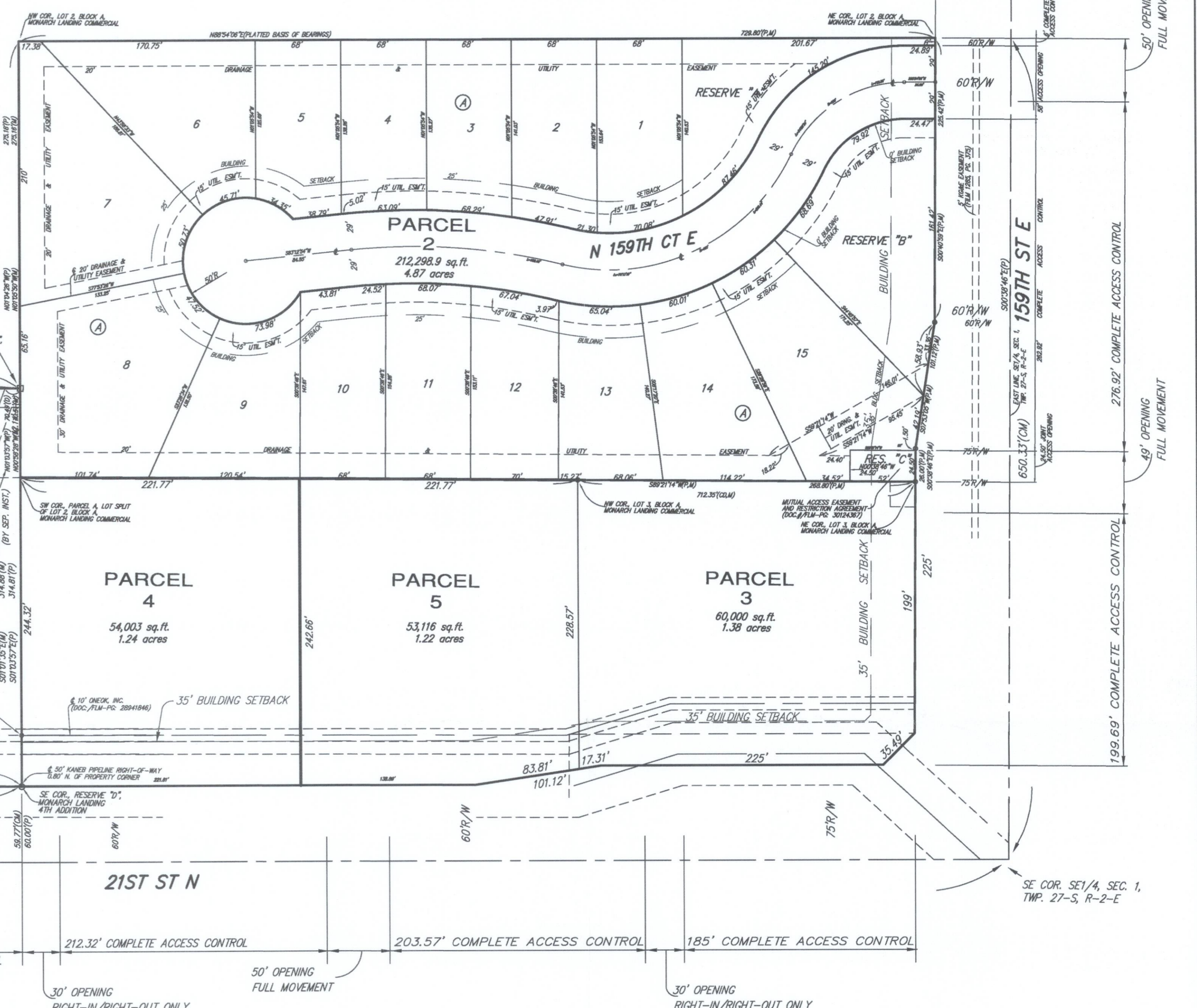
## DP-303

### MONARCH LANDING COMMERCIAL COMMUNITY UNIT PLAN

Baughman Company, P.A.  
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0499  
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE



SCALE: 1" = 60'





## Wichita-Sedgwick County Metropolitan Area Planning Department

February 24, 2023

Build Wichita, Inc.  
Attn: Steve Miller  
PO Box 780789  
Wichita, KS 67278

Baughman Company, P.A.  
Attn: Phil Meyer  
315 Ellis  
Wichita, KS 67211

**RE: CUP2023-00009 – Administrative Adjustment request in the City to the Monarch Landing Commercial CUP DP-303 to reflect changes made due to a replat on property zoned LC Limited Commercial; located at the northwest corner of East 21<sup>st</sup> Street North and North 159<sup>th</sup> Street East.**

**LEGAL DESCRIPTION: The North 350 feet of Lot 2, Block A, Monarch Landing Commercial Addition (replat to Lots 1-15, Reserve A, Reserve B, Block A, Monarch Landing 6<sup>th</sup> Addition to be approved by City Council on 2/21/2023)**

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-303 as a result of a replat (SUB2022-00053). It is our understanding that the following adjustments are requested due to this replat:

- Platting 15 Lots and 2 Reserves on Parcel 2 (SUB2022-00053).
- Adjusted development standards on Parcel 2 for residential development.
- Adjusted language to General Provisions 3, 4, 6, 7, 8, 10, and 14 to reflect only commercial development on Parcels 3, 4 and 5.

The following reflects the proposed modifications identified in red letters:

### GENERAL PROVISIONS

Parcel 2

- A. Net Area = ~~252,805 sq. ft. or 5.80 acres +/-~~ **212,298.9 sq. ft. or 4.87 +/- acres**
- B. **Maximum Density: 6.2 dwelling units/acre**
- C. Maximum building height to conform to Chapter 28.08 of the City of Wichita but shall be not greater than 35 feet.
- D. Setbacks: See Drawing
- E. Access Points: See Drawing
- F. Permitted Uses: See General Provision #3

3. All uses permitted in "LC" Limited Commercial District are permitted for Parcels **2, 3, 4, and 5**, EXCEPT THE following uses...

3 B. **Parcels 1 and 2** shall be restricted to those uses permitted in the "TF-3" Two-Family Residential Zoning District.

3 D. If **Parcels 1 and 2** develops (~~note strikethrough~~) with residential uses, then general provisions 4, 6, 7, 8, 10, and 14 shall not apply to this residential development.

4. Architectural Controls: All budlings within Parcels **2, 3, 4, and 5** shall share a uniform architectural character, color, and same predominant exterior building materials...

6. Landscaping for Parcels **2, 3, 4, and 5** shall be required as follows...

7. Lighting for Parcels **2, 3, 4, and 5**...

8. Screening for **2, 3, 4, and 5** shall be required as follows...

~~E. A screening plan in conformance with Section III-C.2.b shall screen Parcel 2.~~

10 A. **Parcels 1 and 2** are subject to the requirements of the Sign Code of the City of Wichita for the "TF-3" Two-family Residential Zoning District. Parcels **2, 3, 4, and 5** are subject to the requirements of the Sign Code of the City of Wichita for the "LC" Limited Commercial District, except as noted herewith...

14 A. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between Parcels **2, 3, 4, and 5**, within the CUP.

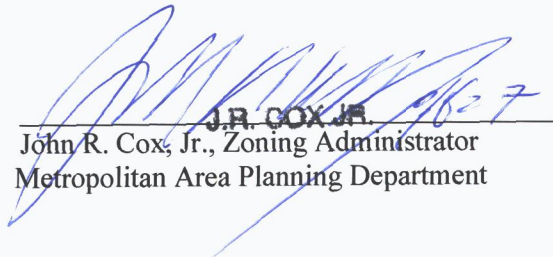
On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

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.



Scott Wadle, Director  
Metropolitan Area Planning Department



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

cc: MABCD  
Becky Tuttle, CM District II  
Cory Buchta, CSR District II

# MONARCH LANDING COMMERCIAL COMMUNITY UNIT PLAN - DP-303

## PARCEL 1

- A. Net Area: 263,944.4 sq. ft. or 6.06 acres ±
- B. Maximum Density: 6 dwelling units/acre
- C. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- D. Setbacks: See Drawing
- E. Access Points: See Drawing
- F. Permitted Uses: See General Provision #3

## PARCEL 2

- A. Net Area: 252,805 sq. ft. or 5.80 acres ±
- B. Maximum Building Coverage (Commercial Uses): 75,842 sq. ft. or 30 percent
- C. Maximum Gross Floor Area (Commercial Uses): 88,482 sq. ft.
- D. Floor Area Ratio (Commercial Uses): 35 percent
- E. Maximum Number of Buildings (Commercial Uses): Three (3)
- F. Maximum Number of Dwelling Units: 18 du/ac (104)
- G. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- H. Setbacks: See Drawing
- I. Access Points: See Drawing
- J. Permitted Uses: See General Provision #3

## PARCEL 3

- A. Net Area: 60,000 sq. ft. or 1.36 acres ±
- B. Maximum Building Coverage: 21,000 sq. ft. or 30 percent
- C. Maximum Gross Floor Area: 21,000 sq. ft.
- D. Floor Area Ratio: 35 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 35 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing
- I. Permitted Uses: See General Provision #3

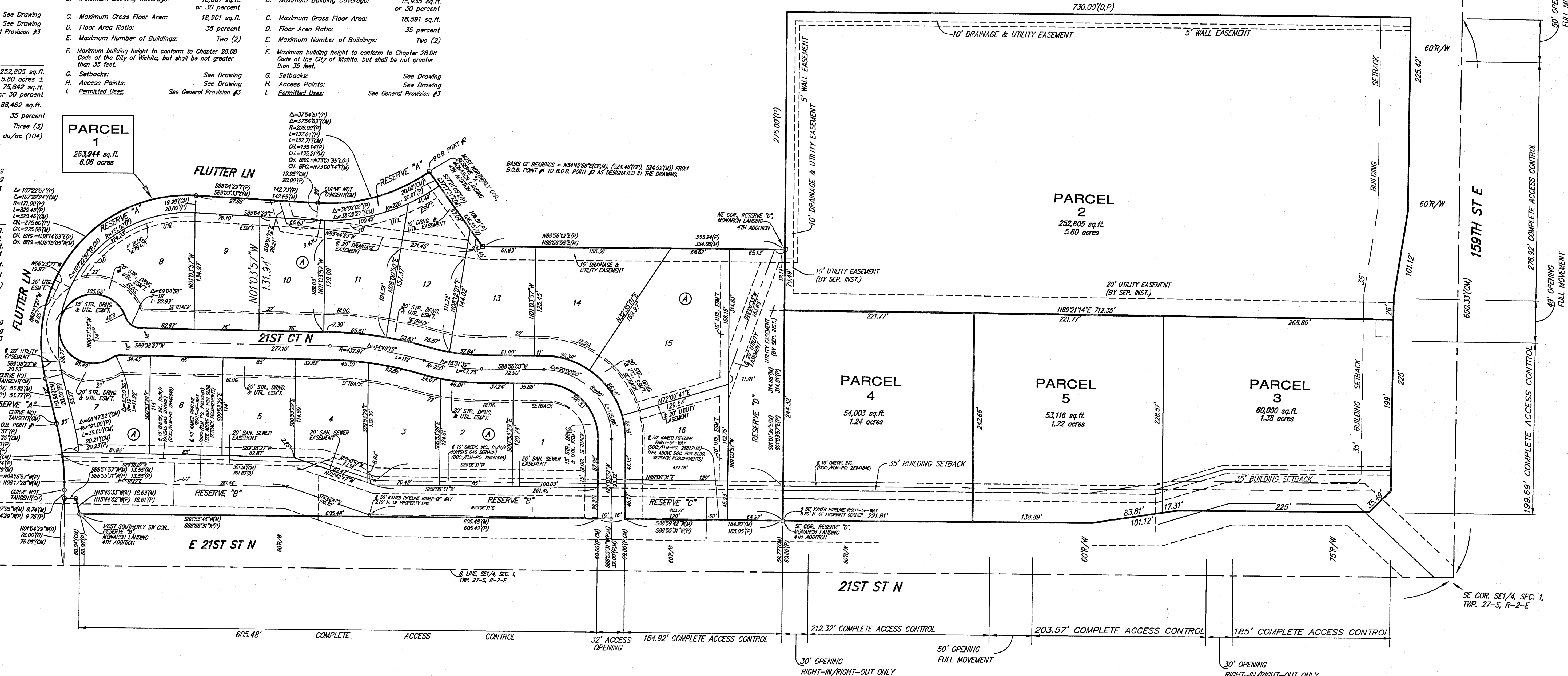
**PARCEL 1**  
263,944 sq. ft.  
6.06 acres

## PARCEL 4

- A. Net Area: 54,003 sq. ft. or 1.24 acres ±
- B. Maximum Building Coverage: 16,001 sq. ft. or 30 percent
- C. Maximum Gross Floor Area: 18,901 sq. ft.
- D. Floor Area Ratio: 35 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 35 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing
- I. Permitted Uses: See General Provision #3

## PARCEL 5

- A. Net Area: 53,116 sq. ft. or 1.22 acres ±
- B. Maximum Building Coverage: 15,935 sq. ft. or 30 percent
- C. Maximum Gross Floor Area: 18,591 sq. ft.
- D. Floor Area Ratio: 35 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 35 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing
- I. Permitted Uses: See General Provision #3



## GENERAL PROVISIONS:

1. This development contains a net area of 16.34 acres, more or less.
2. See above for parcel descriptions.
3. All uses permitted in "LC" Limited Commercial District are permitted for Parcels 2, 3, 4, and 5, EXCEPT the following uses:
  - A. Assisted Living, Group Residence, Unlimited, Group Residence, General, Correctional Placement Residence, Unlicensed, Correctional Placement Residence, General, Parks and Recreation, Recycling Collection Station, Private, Recycling Collection Station, Public, Utility, Major Utility, Minor, Kennel, Boarding/Breeding/Training, Night Club in the City, Night Club in the Country, Pawn Shop, Sexually Oriented Business in the City, Tavern and Drinking Establishment, Wireless Communication Facility, Cemetery, Golf Course, Marine Facility, Recreational, All Industrial/Manufacturing/Extractive Uses.
  - B. Parcel 1 shall be restricted to those uses permitted in the "TF-3" Two-Family Residential zoning district.
  - C. No single tenant shall exceed 100,000 square feet except a drug store or a grocery store on Parcel 2.
  - D. If Parcel 2 develops with residential uses, then general provisions 4, 6, 7, 8, 10 and 14 shall not apply to this residential development.
4. Architectural Controls: All buildings within Parcels 2, 3, 4, and 5 shall share a uniform architectural character, color, and same predominant exterior building material, as approved by the Director of Planning. The building(s) walls shall not utilize metal as a predominant exterior facade material.
5. Titles: 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 owner, their successors and assigns and amended. However, the Director of the MAPD, 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.
6. Landscaping for Parcels 2, 3, 4, and 5, shall be required as follows:
  - A. Landscaped street yards, buffers, and parking lot landscaping and screening shall utilize a shared palette of landscape materials 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).
7. Lighting for Parcels 2, 3, 4, and 5:
  - A. Lighting shall be in accordance with the Wichita-Sedgewick County Unified Zoning Code, Section IV.
  - B. Parcels 2 and 3 shall share similar or consistent parking lot lighting elements (i.e. fixtures, poles, lamps, etc.), as approved by the Director of the MAPD.
  - 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 23 feet tall, except 15 feet tall when within 100 feet of residential zoning with residential use. School is not a residential use.
  - E. Extensive use of back-lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
8. Screening for Parcels 2, 3, 4, and 5 shall be required as follows:
  - A. Rooftop mechanical equipment shall be screened from ground level view with screening materials matching the building roof or wall materials per Wichita-Sedgewick 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 materials matching or similar to the building facade materials.
  - C. Unless otherwise noted Screening shall be in accordance with the Wichita-Sedgewick County Unified Zoning Code, Section IV and Section III-C.2.B.
  - D. Outdoor display and storage shall be subject to all conditions of Section III-B.14 for all Parcels.
  - E. A screening plan in conformance with Section III-C.2.B shall screen Parcel 2.
  - F. A masonry wall located along the north property lines of the C.U.P. (see wall easement) shall be constructed of at least six feet but not more than eight feet high. It shall consist of a solid or semi-solid masonry construction with the following materials: brick, stone, masonry, architectural tile, or other similar material, not including wood or woven wire. Construction of the wall shall require a building permit. No wall shall be constructed in a utility easement; however, utilities may cross the wall at various locations. Wall openings may be permitted allowing pedestrian access. The wall opening(s) shall be determined and approved by the director of planning prior to the issuance of the building permit.
9. Setbacks: Setbacks are as indicated on the C.U.P. drawing or as specified in the Wichita-Sedgewick County Unified Zoning Code. Setback lines that are not depicted within the C.U.P. shall comply with the base district development standards. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.
10. Signs as permitted under the Sign Code of the City of Wichita. Additionally, the following conditions apply:
  - A. Parcel 1 is subject to the requirements of the Sign Code of the City of Wichita for the "TF-3" Two-Family Residential Zoning District. Parcels 2, 3, 4, and 5 are subject to the requirements of the Sign Code of the City of Wichita for the "LC" Zoning District, except as noted herewith.
  - B. No flashing, moving, portable, billboard, off-site, except Project Title signs for Monarch Landing Subdivision, banner, or pennant signs shall be permitted (except for signs showing time and temperature).
  - C. Ground signs shall consist of all monument style signs sharing similar elements in design. One sign on 21st Street North and one sign on 159th Street East shall have a maximum height of 25 feet and a maximum sign face area of 150 square feet and be used for development identification as well as tenant signs for tenants within the C.U.P. Additional monument signs shall have a maximum height of 20 feet and a maximum sign face area of 150 square feet.
  - D. Signs shall be spaced a minimum distance of 150 feet apart except that this spacing may be reduced to 100 feet between the development identification sign and the adjacent monument sign. However, calculations of the maximum number of sign locations per street frontage shall be based on a distance separation of 150 feet between sign locations (allowing a maximum of eight signs on 21st Street North and four on 159th Street North when one sign is shared at the corner of Parcel 3).
  - E. The total amount of sign face area of freestanding signage along each arterial street shall not exceed 0.8 times the linear frontage. Building wall signs shall be prohibited on the north and west elevations of Parcel 2.
  - F. Window signage shall be limited to 25% of window area.
  - G. Building signage shall be permitted within the C.U.P. Building signage shall be the total amount of sign face area of free standing signage of each arterial street shall not exceed 0.8 times the linear frontage and 0.5 times the linear frontage on Flutter Lane.
11. Parking: All parking shall be in accordance with the Wichita-Sedgewick County Unified Zoning Code, Section IV-A, unless otherwise specified.
12. Reserves: No reserves are shown; however, if necessary the location, uses, and size of reserves shall be determined at the time of final platting and revised upon the C.U.P.
13. No occupancy permits shall be issued for any development without services by municipal water and sewer services.
14. The following transportation improvements and Parcel access shall be provided:
  - A. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between Parcels 2, 3, 4, and 5, within the C.U.P.

10. Signs as permitted under the Sign Code of the City of Wichita. Additionally, the following conditions apply:

11. Parking: All parking shall be in accordance with the Wichita-Sedgewick County Unified Zoning Code, Section IV-A, unless otherwise specified.
12. Reserves: No reserves are shown; however, if necessary the location, uses, and size of reserves shall be determined at the time of final platting and revised upon the C.U.P.
13. No occupancy permits shall be issued for any development without services by municipal water and sewer services.
14. The following transportation improvements and Parcel access shall be provided:
  - A. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between Parcels 2, 3, 4, and 5, within the C.U.P.

## LEGAL DESCRIPTION:

Lots 2 and 3, Block A, Monarch Landing Commercial, an Addition to Wichita, Sedgewick County, Kansas; TOGETHER WITH Monarch Landing 5th Addition, Wichita, Sedgewick County, Kansas.

## REVISIONS

1. Approved by MAPC: November 2, 2006
2. Approved by BoCC: December 6, 2006
3. Revised per Administrative Adjustment (Baughman): September 12, 2015
4. Revised per Administrative Adjustment (filed): June 27, 2017
5. Revised per staff comments: August 4, 2017
6. Revised per Administrative Adjustment (approved): August 7, 2017
7. Revised per Administrative Adjustment (CUP2021-44): July 30, 2021
8. Revised per Administrative Adjustment (CUP2021-53): February 7, 2022
9. Guarantees for specific street and or signalization improvements shall be determined at the time of final platting.
10. Access controls shall be as shown on the Final Plat and revised upon the C.U.P.
11. The traffic circulation plan shall assure smooth internal vehicular movements, joint use of ingress/egress openings as required by the Access Management Policy, and ensure that the main drives are not blocked by parking spaces directly backing onto the main drive aisles. The pedestrian circulation system shall connect all buildings within the development to each other and to the arterial sidewalks on 21st Street North and 159th Street East; and may connect to adjoining properties.
12. A site traffic and pedestrian circulation plan for each parcel, upon required for a building permit, shall be reviewed for compliance with the overall site traffic and pedestrian circulation plan.
13. Any request for direct access onto the site from Parcel 1 shall require review and approval by the Traffic Engineer and may be restricted and/or denied due to safety factors.
14. Grading Plan: A lot grading plan will be prepared in conformance with the Drainage Concept Plan for review prior to the issuance of a building permit.
15. All proposed new utilities shall be installed underground.
16. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
17. 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.
18. Any major changes within this Community Unit Development 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.

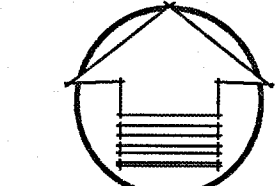
APPROVED CUP

February 7, 2022  
 [Signature]  
 Admin Adjustment CUP21-57  
 Copy 2 of 4

DP-303

MONARCH LANDING  
COMMERCIAL  
COMMUNITY UNIT PLAN

Baughman Company, P.A.  
 315 Ellis St., Wichita, KS 67211 P 316-262-7271 F 316-262-0149



SCALE: 1" = 60'



**Wichita-Sedgwick County Metropolitan Area Planning Department**

February 7, 2022

Monarch Landing Investment, LLC  
Attn: Jeff Mullen  
8100 E. 22<sup>nd</sup> Street N., Bldg. #1000  
Wichita, KS 67226

Baughman Company P.A.  
Attn: Russ Ewy & Philip Meyer  
315 Ellis Street  
Wichita, KS 67211

**RE: CUP2021-00059 – City Administrative Adjustment to Monarch Landing Commercial CUP DP-303 to reflect a lot split (LSP2021-00027) to modify Parcel 2 and create Parcel 4 and Parcel 5 and area calculations of same and General Provisions #3, #4, #6, #7, #8, #10, and #14; generally located at the northwest corner of East 21<sup>st</sup> Street North and North 159<sup>th</sup> Street East.**

**LEGAL DESCRIPTION: Lot 2, Block A, Monarch Landing Commercial Addition, Wichita, Sedgwick County, Kansas**

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-303, to modify Parcel 2 and create Parcel 4 and Parcel 5 and area calculations of same to reflect a lot split of Parcel 2 (LSP2021-00027). General Provisions #3, #4, #6, #7, and #8 shall also be modified. The modifications shall be indicated by red, bold and Italic text as follows:

General Provision #3: All permitted uses permitted in “LC” Limited Commercial Zoning District are permitted for Parcels 2, 3, **4, and 5**, EXCEPT the following uses ....

***D. If parcel 2 develops with residential uses, then general provisions 4, 6, 7, 8, 10, and 14 shall not apply to this residential development.***

General Provision #4: Architectural Controls: All buildings within Parcels 2, 3, **4, and 5** shall share a .....

General Provision #6: Landscaping for Parcels 2, 3, **4, and 5**, shall be required as follows:

General Provision #7: Lighting for Parcels 2, 3, **4, and 5**:

General Provision #8: Screening for Parcels 2, 3, **4, and 5** shall be required as follows:

General Provision #10 A: Parcel 1 is subject to the requirements of the Sign Code of the City of Wichita for the “TF-3” Two-Family Residential Zoning District. Parcels 2, 3, **4, and 5** are subject to .....

General Provision #14 A: Cross-Lot circulation agreements shall be required at the time of platting to assure interior vehicular movement between Parcels 2, 3, **4 and 5**, within the C.U.P.

Parcel 2:

- A. Net Area: **252,805 sq. ft. or 5.80 acres ±**
- B. Maximum Building Coverage (*Commercial Uses*): **75,842 sq. ft. or 30 percent**
- C. Maximum Gross Floor Area (*Commercial Uses*): **88,482 sq. ft.**
- D. Floor Area Ratio (*Commercial Uses*): **35 percent**
- E. Maximum Number of Buildings (*Commercial Uses*): **Three (3)**
- F. **Maximum Number of Dwelling Units: 18 du/ac (104)**
- G. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall not be greater than 35 feet.
- H. Setbacks: See Drawing
- I. Access Points: See Drawing
- J. Permitted Uses: See General Provision #3

Parcel 4:

- A. Net Area: **54,003 sq. ft. or 1.24 acres ±**
- B. Maximum Building Coverage: **16,001 sq. ft. or 30 percent**
- C. Maximum Gross Floor Area: **18,901 sq. ft.**
- D. Floor Area Ratio: **35 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 not be greater than 35 feet.**
- G. Setbacks: See Drawing
- H. Access Points: See Drawing
- I. Permitted Uses: See General Provision #3


Parcel 5:

- A. Net Area: **53,116 sq. ft. or 1.22 acres ±**
- B. Maximum Building Coverage: **15,935 sq. ft. or 30 percent**
- C. Maximum Gross Floor Area: **18,591 sq. ft.**
- D. Floor Area Ratio: **35 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 not be greater than 35 feet.**
- G. Setbacks: See Drawing
- H. Access Points: See Drawing
- I. Permitted Uses: See General Provision #3

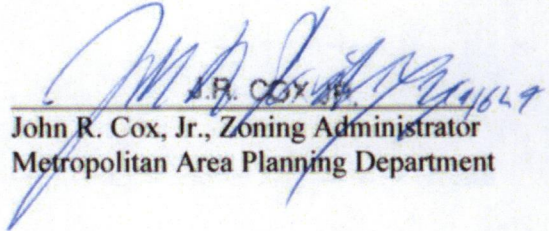
On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

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 four (4) copies and one (1) electronic copy of the revised CUP drawing within 60 days in order for this adjustment to be considered final.



\_\_\_\_\_  
Scott Wadle, Director  
Metropolitan Area Planning Department



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

cc: MABCD  
Becky Tuttle, CM District II  
Cory Buchta, CSR District II

# MONARCH LANDING COMMERCIAL COMMUNITY UNIT PLAN - DP-303

## PARCEL 1

- A. Net Area: 263,944.4 sq.ft. or 6.06 acres ±
- B. Maximum Density: 6 dwelling units/acre
- C. Maximum building height to conform to Chapter 28.09 Code of the City of Wichita, but shall be not greater than 35 feet.
- D. Setbacks: See Drawing
- E. Access Points: See Drawing
- F. Permitted Uses: See General Provision #3

## PARCEL 3

- A. Net Area: 60,000 sq.ft. or 1.38 acres ±
- B. Maximum Building Coverage: 18,000 sq.ft. or 30 percent
- C. Maximum Gross Floor Area: 21,000 sq.ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum Number of Buildings: Two (2)
- F. Maximum building height to conform to Chapter 28.09 Code of the City of Wichita, but shall be not greater than 35 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing
- I. Permitted Uses: See General Provision #3

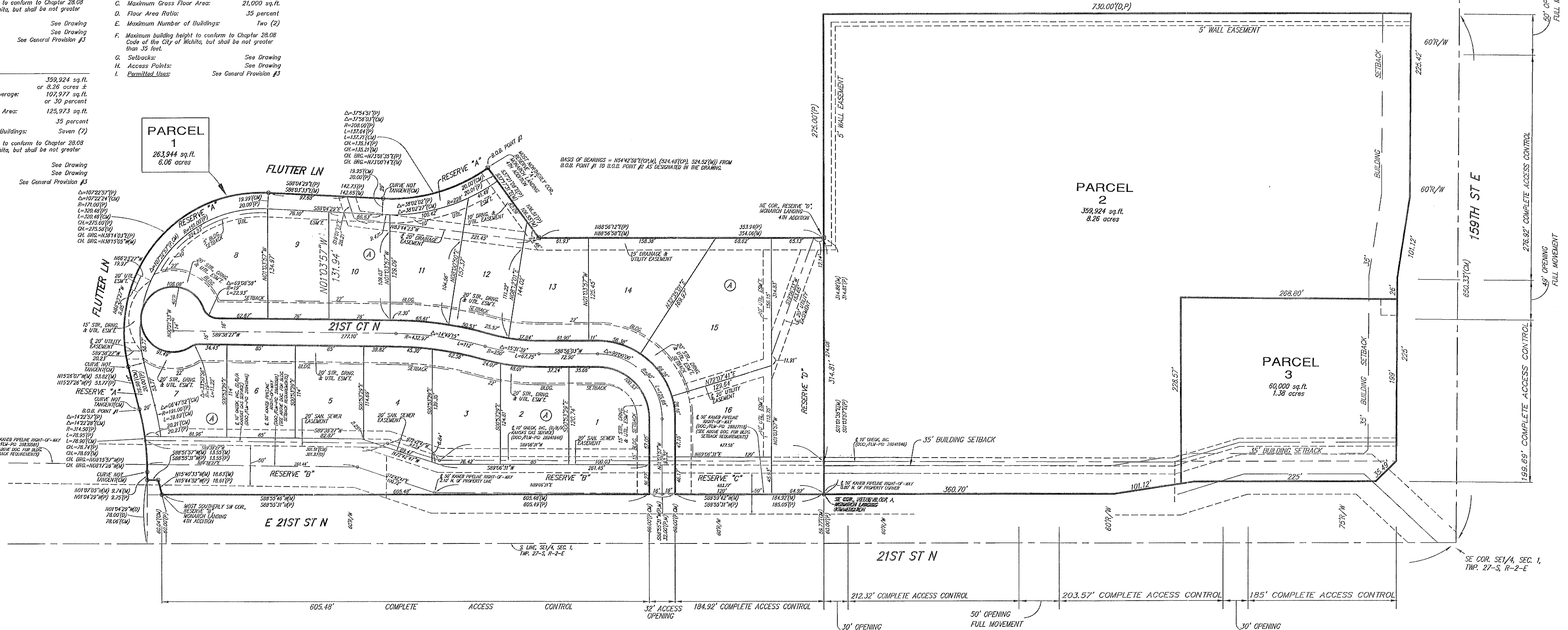
## PARCEL 2

- A. Net Area: 359,924 sq.ft. or 8.26 acres ±
- B. Maximum Building Coverage: 107,977 sq.ft. or 30 percent
- C. Maximum Gross Floor Area: 125,973 sq.ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum Number of Buildings: Seven (7)
- F. Maximum building height to conform to Chapter 28.09 Code of the City of Wichita, but shall be not greater than 35 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing
- I. Permitted Uses: See General Provision #3

PARCEL 1  
263,944 sq.ft.  
6.06 acres

PARCEL 2  
359,924 sq.ft.  
8.26 acres

PARCEL 3  
60,000 sq.ft.  
1.38 acres



## GENERAL PROVISIONS:

1. This development contains a net area of 16.34 acres, more or less.
2. See above for parcel descriptions.
3. All uses permitted in "LC" Limited Commercial District are permitted for Parcels 2 and 3, EXCEPT the following uses:
  - A. Assisted Living, Group Residence, Unlimited, Group Residence, General, Correctional Placement Residence, Unlimited, Correctional Placement Residence, General, Parks and Recreation, Recycling Collection Station, Private, Recycling Collection Station, Public, Utility, Major Utility, Minor, Kennel, Boarding/Breeding/Training, Night Club in the City, Night Club in the Country, Pawn Shop, Sexually Oriented Business in the City, Tavern and Drinking Establishment, Wireless Communication Facility, Cemetery, Golf Course, Marine Facility, Recreational, All Industrial/Manufacturing/Extractive Uses.
  - B. Parcel 1 shall be restricted to those uses permitted in the "TF-3" Two-Family Residential zoning district.
  - C. No single tenant shall exceed 100,000 square feet except a drug store or a grocery store on Parcel 2.
4. Architectural Controls: All buildings with Parcels 2 and 3 shall share a uniform architectural character, color, and some predominate exterior building material, as approved by the Director of Planning. The building(s) walls shall not utilize metal as a predominant exterior facade material.
5. Titles: 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 owner, their successors and assigns and amended. However, the Director of the MAPD, 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.
6. Landscaping for Parcels 2 and 3 shall be required as follows:
  - A. Landscaped street yards, buffers, and parking lot landscaping and screening shall utilize a shared palette of landscape materials 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).
7. Lighting for Parcels 2 and 3:
  - A. Lighting shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV.
  - B. Parcels 2 and 3 shall share similar or consistent parking lot lighting elements (i.e. fixtures, poles, lamps, etc.), as approved by the Director of the MAPD.
  - 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 23 feet tall, except 15 feet tall when within 100 feet of residential zoning with residential use. School is not a residential use.
  - E. Extensive use of back-lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
8. Screening for Parcels 2 and 3 shall be required as follows:
  - A. Rooftop mechanical equipment shall be screened from ground level view with screening materials matching the building roof or wall materials 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 materials matching or similar to the building facade materials.
  - 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.
  - D. Outdoor display and storage shall be subject to all conditions of Section III-B.14 for all Parcels.
  - E. A screening plan in conformance with Section III-C.2.b shall screen Parcel 2.
  - F. A masonry wall located along the north property lines of the C.U.P. (see wall easement) shall be constructed of least six feet but not more than eight feet high. It shall consist of a solid or semi-solid wall constructed the following materials: brick, stone, masonry, architectural tile, or other similar material; not including wood or woven wire. Construction of the wall will require a building permit. No wall shall be constructed in a utility easement; however utilities may cross the wall at various locations. Wall openings may be permitted allowing pedestrian access. The wall opening(s) shall be determined and approved by the director of planning prior to the issuance of the building permit.
9. Setbacks: Setbacks are as indicated on the C.U.P. drawing or as specified in the Wichita-Sedgwick County Unified Zoning Code. Setback lines that are not depicted within the CUP shall comply with the base district development standards. If contiguous Parcels are to be developed under the same ownership, setbacks between those Parcels will not be required.
10. Signs as permitted under the Sign Code of the City of Wichita. Additionally, the following conditions apply:
  - A. Parcel 1 is subject to the requirements of the Sign Code of the City of Wichita for the "TF-3" Two-Family Residential Zoning District. Parcels 2 and 3 are subject to the requirements of the Sign Code of the City of Wichita for the "LC" Zoning District, except as noted herein.
  - B. No flashing, moving, portable, billboard, off-site, except Project Fill signs for Monarch Landing Subdivision, banner, or pennant signs shall be permitted (except for signs showing time and temperature).
  - C. Ground signs shall consist of all monument style signs sharing similar elements in design. One sign on 21st Street North and one sign on 159th Street East shall have a maximum height of 25 feet and a maximum sign face area of 150 square feet and be used for development identification as well as tenant signs for tenants within the CUP. Additional monument signs shall have a maximum height of 20 feet and a maximum sign face area of 150 square feet.
  - D. Signs shall be spaced a minimum distance of 150 feet apart except that this spacing may be reduced to 100 feet between the development identification sign and the adjacent monument sign. However, calculations of the maximum number of sign locations per street frontage shall be based on a distance separation of 150 feet between sign locations (allowing a maximum of eight signs on 21st Street North and four on 159th Street North when one sign is shared at the corner of Parcel 3).
  - E. The total amount of sign face area of freestanding signage along each arterial street shall not exceed 0.8 times the linear frontage. Building wall signs shall be prohibited on the north and west elevations of Parcel 2.
  - F. Window signage shall be limited to 25% of window area.
  - G. Building signage shall be permitted within the C.U.P. Building signage shall be the total amount of sign face area of free standing signage of each arterial street shall not exceed 0.8 times the linear frontage and 0.5 times the linear frontage on 21st Street North.
11. Parking: All Parcels shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV-A, unless otherwise specified.
12. Reserves: No reserves are shown; however, if necessary the location, uses, and size of reserves shall be determined at the time of final platting and revised upon the C.U.P.
13. No occupancy permits shall be issued for any development without services by municipal water and sewer services.
14. The following transportation improvements and Parcel access shall be provided:
  - A. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between Parcels 2 & 3 within the C.U.P.

15. Grading Plan: A lot grading plan will be prepared in conformance with the Drainage Concept Plan for review prior to the issuance of a building permit.
16. All proposed new utilities shall be installed underground.
17. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
18. 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.
19. Any major changes within this Community Unit Development 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.

20. Guarantees for specific street and/or signalization improvements shall be determined at the time of final platting.
21. Access controls shall be as shown on the Final Plat and revised upon the C.U.P.
22. The traffic circulation plan shall assure smooth internal vehicular movements, joint use of ingress/egress openings as required by the Access Management Policy, and ensure that the main drives are not blocked by parking spaces directly backing onto the main drive aisles. The pedestrian circulation system shall connect all buildings within the development to each other and to the arterial sidewalks on 21st Street North and 159th Street East; and may connect to adjoining properties.
23. A site traffic and pedestrian circulation plan for each parcel, upon required for a building permit, shall be reviewed for compliance with the overall site traffic and pedestrian circulation plan.
24. Any request for direct access onto the Flutter Lane from Parcel 1 shall require review and approval by the Traffic Engineer and may be restricted and/or denied due to safety factors.

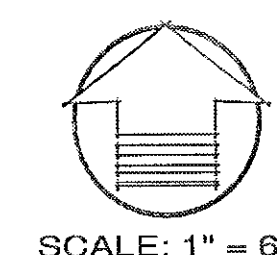
## REVISIONS

Approved by MAPC: November 2, 2008  
 Approved by BOCC: December 6, 2008  
 Revised per Administrative Adjustment (Baughman): September 10, 2015  
 Revised per Administrative Adjustment (Red): June 27, 2017  
 Revised per staff comments: August 4, 2017  
 Revised per Administrative Adjustment (approved): August 7, 2017  
 Revised per Administrative Adjustment (CUP2021-44): July 30, 2021

he per AA CUP2021-00044  
 7-30-2021  
**APPROVED CUP**  
 MAPC 11-2-2016  
 BOCC 12-6-2008  
 MAPD Copy 1 of 4

## DP-303 MONARCH LANDING COMMERCIAL COMMUNITY UNIT PLAN

Baughman Engineering & Surveying | Planning | Landscape Architecture  
 Baughman Company, P.A.  
 315 Ellis St., Wichita, KS 67211 P 316-262-1271 F 316-262-0149



SCALE: 1" = 60'

## LEGAL DESCRIPTION:

Lots 2 and 3, Block A, Monarch Landing Commercial, an Addition to Wichita, Sedgwick County, Kansas; TOGETHER WITH Monarch Landing 5th Addition, Wichita, Sedgwick County, Kansas.

# MONARCH LANDING COMMERCIAL COMMUNITY UNIT PLAN - DP-303

## PARCEL 1

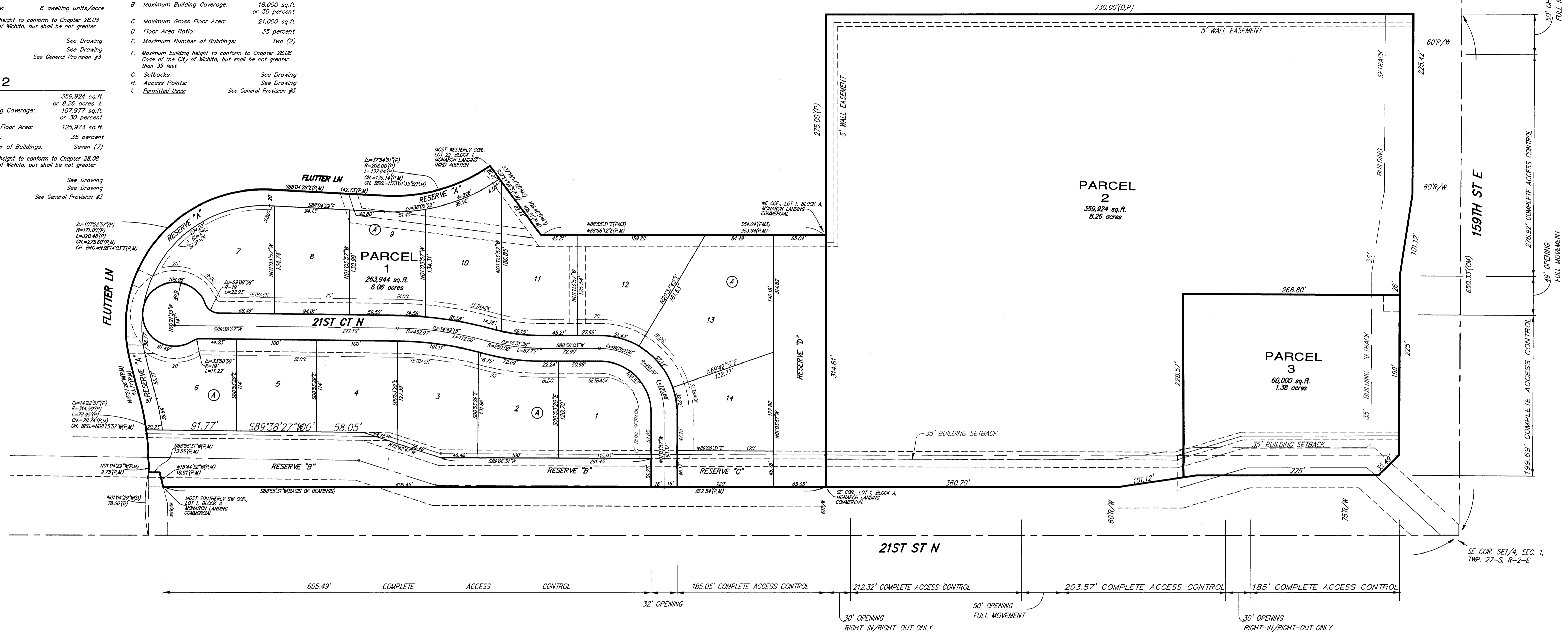
- A. Net Area: 263,944.4 sq.ft. or 6.06 acres ±
- B. Maximum Density: 6 dwelling units/acre
- C. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- D. Setbacks: See Drawing
- E. Access Points: See Drawing
- F. Permitted Uses: See General Provision #3

## PARCEL 2

- A. Net Area: 359,924 sq.ft. or 8.26 acres ±
- B. Maximum Building Coverage: 107,977 sq.ft. or 30 percent
- C. Maximum Gross Floor Area: 125,973 sq.ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum Number of Buildings: Seven (7)
- 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. Permitted Uses: See General Provision #3

## PARCEL 3

- A. Net Area: 60,000 sq.ft. or 1.38 acres ±
- B. Maximum Building Coverage: 18,000 sq.ft. or 30 percent
- C. Maximum Gross Floor Area: 21,000 sq.ft.
- D. Floor Area Ratio: 35 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 35 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing
- I. Permitted Uses: See General Provision #3



### GENERAL PROVISIONS:

1. This development contains a net area of 16.34 acres, more or less.
2. See above for parcel descriptions.
3. All uses permitted in "LC" Limited Commercial District are permitted for Parcels 2 and 3, EXCEPT the following uses:
  - A. Assisted Living, Group Residence, Unlimited, Group Residence, General, Correctional Placement Residence, Unlimited, Correctional Placement Residence, General, Parks and Recreation, Recycling Collection Station, Private, Recycling Collection Station, Public, Utility, Major Utility, Minor, Kennel, Boarding/Breeding/Training, Night Club in the City, Night Club in the Country, Pawn Shop, Sexually Oriented Business in the City, Tavern and Drinking Establishment, Wireless Communication Facility, Cemetery, Golf Course, Marine Facility, Recreational, All Industrial/Manufacturing/Extractive Uses.
  - B. Parcel 1 shall be restricted to those uses permitted in the "TF-3" Two-Family Residential zoning district.
  - C. No single tenant shall exceed 100,000 square feet except a drug store or a grocery store on Parcel 2.
4. Architectural Controls: All buildings within Parcels 2 and 3 shall share a uniform architectural character, color, and some predominant exterior building material, as approved by the Director of Planning. The building(s) walls shall not utilize metal as a predominant exterior facade material.
5. Titles: 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 owner, their successors and assigns and amended. However, the Director of the MAPD, 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.
6. Landscaping for Parcels 2 and 3 shall be required as follows:
  - A. Landscaped street yards, buffers, and parking lot landscaping and screening shall utilize a shared palette of landscape materials 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).
7. Lighting for Parcels 2 and 3:
  - A. Lighting shall be in accordance with the Wichita-Sedgewick County Unified Zoning Code, Section IV.
  - B. Parcels 2 and 3 shall share similar or consistent parking lot lighting elements (i.e. fixtures, poles, lamps, etc.), as approved by the Director of the MAPD.
  - 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 23 feet tall, except 15 feet tall when within 100 feet of residential zoning with residential use. School is not a residential use.
  - E. Extensive use of back-lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
8. Screening for Parcels 2 and 3 shall be required as follows:
  - A. Rooftop mechanical equipment shall be screened from ground level view with screening materials matching the building roof or wall materials per Wichita-Sedgewick 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 materials matching or similar to the building facade materials.
  - C. Unless otherwise noted Screening shall be in accordance with the Wichita-Sedgewick County Unified Zoning Code, Section IV and Section III-C.2.b.
  - D. Outdoor display and storage shall be subject to all conditions of Section III-B.14 for all Parcels.
  - E. A screening plan in conformance with Section III-C.2.b shall screen Parcel 2.
  - F. A masonry wall located along the north property lines of the C.U.P. (see wall easement) shall be constructed of at least six feet but not more than eight feet high. It shall consist of a solid or semi-solid wall constructed the following materials: brick, stone, masonry, architectural tile, or other similar materials; not including wood or woven wire. Construction of the wall will require a building permit. No wall shall be constructed in a utility easement; however utilities may cross the wall at various locations. Wall openings may be permitted allowing pedestrian access. The wall opening(s) shall be determined and approved by the director of planning prior to the issuance of the building permit.
9. Setbacks: Setbacks are as indicated on the C.U.P. drawing or as specified in the Wichita-Sedgewick County Unified Zoning Code. Setback lines that are not depicted within the CUP shall comply with the base district development standards. If contiguous Parcels are to be developed under the same ownership, setbacks between those Parcels will not be required.

10. Signs as permitted under the Sign Code of the City of Wichita. Additionally, the following conditions apply:
  - A. Parcel 1 is subject to the requirements of the Sign Code of the City of Wichita for the "TF-3" Two-Family Residential Zoning District. Parcels 2 and 3 are subject to the requirements of the Sign Code of the City of Wichita for the "LC" Zoning District, except as noted herein.
  - B. No flashing, moving, portable, billboard, off-site, except Project Title signs for Monarch Landing Subdivision, banner, or pennant signs shall be permitted (except for signs showing time and temperature).
  - C. Ground signs shall consist of all monument style signs sharing similar elements in design. One sign on 21st Street North and one sign on 159th Street East shall have a maximum height of 25 feet and a maximum sign face area of 150 square feet and be used for development identification as well as tenant signs for tenants within the CUP. Additional monument signs shall have a maximum height of 20 feet and a maximum sign face area of 150 square feet.
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  - E. The total amount of sign face area of freestanding signage along each arterial street shall not exceed 0.8 times the linear frontage. Building wall signs shall be prohibited on the north and west elevations of Parcel 2.
  - F. Window signage shall be limited to 25% of window area.
  - G. Building signage shall be permitted within the C.U.P. Building signage shall be the total amount of sign face area of free standing signage of each arterial street shall not exceed 0.8 times the linear frontage and 0.5 times the linear frontage on Flutter Lane.
11. Parking: All Parcels shall be in accordance with the Wichita-Sedgewick County Unified Zoning Code, Section II-A, unless otherwise specified.
12. Reserves: No reserves are shown; however, if necessary the location, uses, and size of reserves shall be determined at the time of final platting and revised upon the C.U.P.
13. No occupancy permits shall be issued for any development without services by municipal water and sewer services.
14. The following transportation improvements and Parcel access shall be provided:
  - A. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between Parcels 2 & 3 within the C.U.P.

- B. Guarantees for specific street and/or signalization improvements shall be determined at the time of final platting.
- C. Access controls shall be as shown on the Final Plat and revised upon the C.U.P.
- D. The traffic circulation plan shall assure smooth internal vehicular movements, joint use of ingress/egress openings as required by the Access Management Policy, and ensure that the main drives are not blocked by parking spaces directly backing onto the main drive aisles. The pedestrian circulation system shall connect all buildings within the development to each other and to the arterial sidewalks on 21st Street North and 159th Street East, and may connect to adjoining properties.
- E. A site traffic and pedestrian circulation plan for each parcel, upon required for a building permit, shall be reviewed for compliance with the overall site traffic and pedestrian circulation plan.
- F. Any request for direct access onto the Flutter Lane from Parcel 1 shall require review and approval by the Traffic Engineer and may be restricted and/or denied due to safety factors.
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16. All proposed new utilities shall be installed underground.
17. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
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19. Any major changes within this Community Unit Development 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.

### REVISIONS

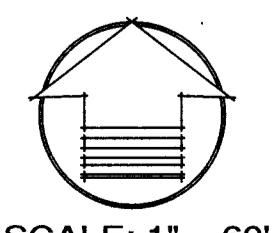
- Approved by MAPD: November 2, 2006
- Approved by BoCC: December 6, 2006
- Revised per Administrative Adjustment (Baughman): September 10, 2015
- Revised per Administrative Adjustment (Filed): June 27, 2017
- Revised per staff comments: August 4, 2017
- Revised per Administrative Adjustment (approved): August 7, 2017

*Per per AA CUP 2017-33 Blm*

**APPROVED CUP**  
 MAPD: 11-2-06 Blm  
 BoCC: 12-6-06 Blm  
 MAPD Copy 10/14

**DP-303**  
**MONARCH LANDING COMMERCIAL COMMUNITY UNIT PLAN**

**Baughman Company, P.A.**  
 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149  
**Baughman** ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE



SCALE: 1" = 60'

### LEGAL DESCRIPTION:

Lots 2 and 3, Block A, Monarch Landing Commercial, an Addition to Wichita, Sedgewick County, Kansas; TOGETHER WITH Monarch Landing 4th Addition, Wichita, Sedgewick County, Kansas.