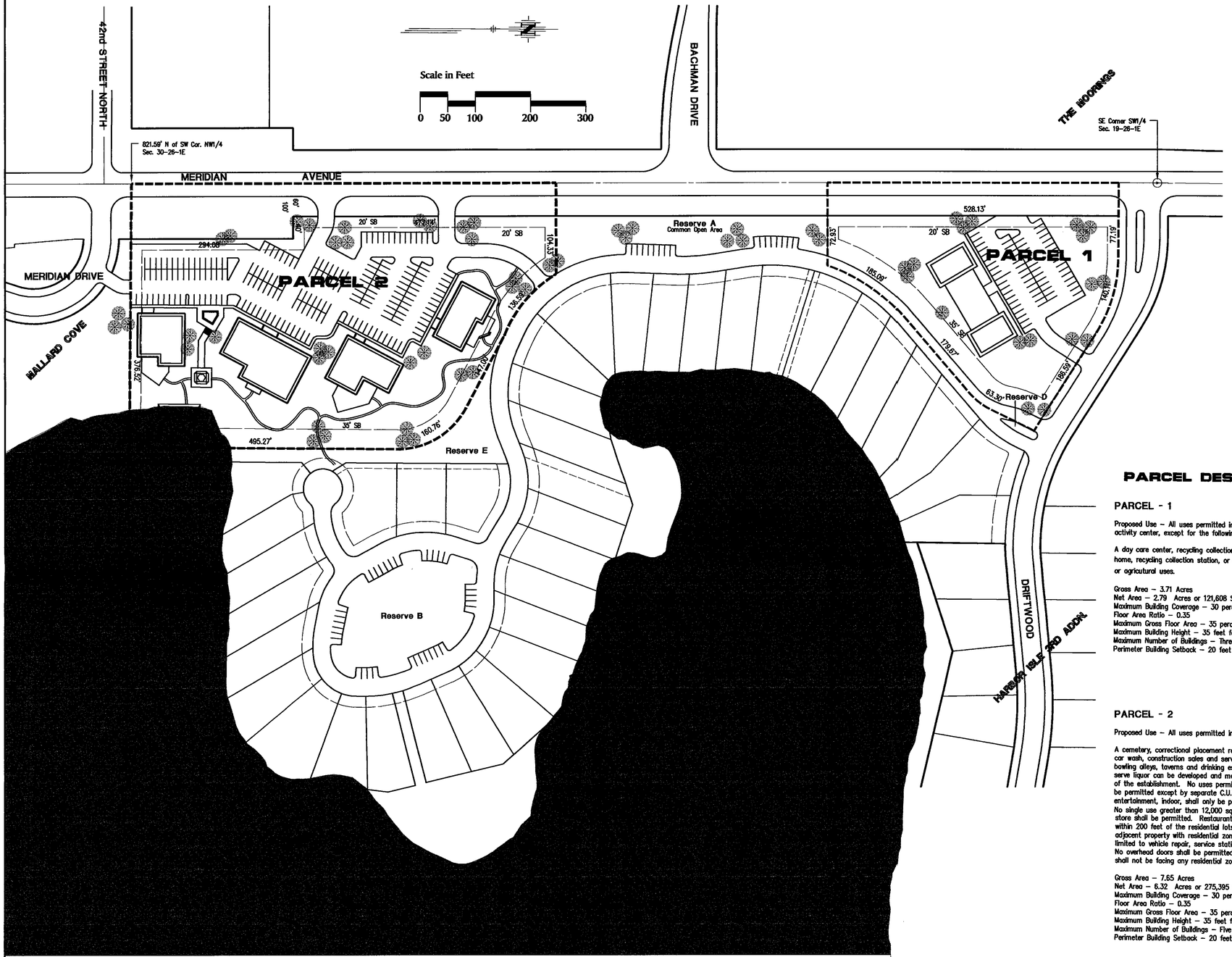

GENERAL PROVISIONS

1. The total gross area of the CUP is 11.37 acres and the net area is 9.11 acres.

2. Curb Cuts – The maximum number of commercial curb cuts to Meridian Avenue shall not exceed two cuts from Parcel 2.

3. All utilities shall be installed underground.

4. At the time of platting, a drainage plan will be submitted for approval for the entire area.

5. Minimum building setbacks as indicated on the plan, or under parcel descriptions.

6. Signs shall be in accordance with the Wichita Sign Code for the applicable zoning district, with the following exceptions:

   A. Ground signs shall be located along Meridian Avenue only and shall be monument signs only with no individual sign exceeding 20 feet in height and 96 square feet in sign face area for Parcel 1 or 150 square feet of sign face area for Parcel 2. The monument signs shall be spaced at least 150 feet apart and shall not exceed a total sign face area of 0.5 square foot per lineal foot of frontage on Parcel 1 or 0.8 square foot per lineal foot of frontage on Parcel 2.

   B. Signs directed at the front or rear of residential lots east of Parcels 1 and 2 must be oriented so that the face of the sign is perpendicular to the street at the residential lot frontage or rotated at a maximum of 45 degrees, with no individual wall sign over 50 square feet in area. Parcel 1 signs facing east shall be limited to no more than one individual wall sign per building elevation for each major use in the building.

   C. Portable signs and off-site signs shall be prohibited.

   D. For purposes of signage computations, Parcel 1 and Parcel 2 shall be calculated separately but calculations shall be shared among uses within Parcel One or any further division this parcel in the future, and shared among uses within Parcel 2 or any further division of this parcel in the future.

7. Parking ratios for Parcels 1 and 2 shall be in accordance with Section 28.04.141 of the Unified Zoning Code of the City of Wichita.

8. Prior to the issuance of building permits on Parcels 1 and 2, a traffic plan, locating proposed buildings, parking and circulation isles and pedestrian connections between buildings within the parcels and connecting to the arterial sidewalk and, if desired, the adjoining reserves, shall be submitted to the Planning Department for submission to the City Commission for approval.

9. All buildings in these parcels shall share similar architectural character, texture, consistent elements of building materials, landscaping palette and the palette of natural colors (colors of natural architectural and plant materials would be included in this palette) as established by the first building within the CUP and as approved by the Planning Director.

   No predominantly metal facades shall be allowed.

10. All exterior lights shall be shielded to direct light disbursement in a downward direction. Parcels 1 and 2 shall share similar or consistent parking lot lighting elements (i.e. fixtures, poles, lamps and bases, etc.), with limited height of light poles, including base, to 24 feet, and reduced to 14 feet within 150 feet of residential zoning. Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.

11. Transportation requirements for Parcels 1 and 2 – A 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.

    Access points shall be in conformance with the Access Management Policy.

12. Rooftop mechanical equipment shall be screened from ground level view per the Unified Zoning Code.

13. Trash receptacles, loading docks, outdoor work and storage shall be screened with masonary or materials similar to building wall materials, and comply with the "LC" Limited Commercial requirements for outdoor work and storage areas of the Unified Zoning Code.

14. Landscaping and screening for the site shall be required as follows:

    A. Landscaped street yards, buffers, and parking lot landscaping and parking lot screening – shall be 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 for 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 CUP being developed shall be required prior to issuance of any occupancy permit if the required landscaping has not be planted.

    D. Screening shall be provided by (1) a solid masonry screening wall per UZC Art. III, Sec. III-C.2.b(2)(d), or (2) a berm six feet in height, or (3) landscaping provided at a rate of 1.5 times Landscape Ordinance requirements with at least 1/3 of the plant materials being evergreen, or (4) a combination of (1), (2) or (3); provided that said screening complies with the requirements of General Provision #13; or unless if the elevation facing the residential zoning district is designed as a front building facade, then a landscaped street yard requirement shall be substituted for the screening requirements of General Provision 14-D.

PARCEL DESCRIPTIONS

PARCEL - 1

Proposed Use – All uses permitted in NR (Neighborhood Retail District) including a community activity center, except for the following:

A day care center, recycling collection station, asphalt or concrete plant, golf course, group home, recycling collection station, or any conditional uses listed under commercial, industrial or agricutural uses.

Gross Area – 3.71 Acres
Net Area – 2.79 Acres or 121,608 Square Feet
Maximum Building Coverage – 30 percent or 34,482 Square Feet
Floor Area Ratio – 0.35
Maximum Gross Floor Area – 35 percent or 42,563 Square Feet
Maximum Building Height – 35 feet for commercial structures
Maximum Number of Buildings – Three (3)
Perimeter Building Setback – 20 feet or 35 feet (as shown)

PARCEL - 2

Proposed Use – All uses permitted in LC zoning except for the following:

A cemetery, correctional placement residence, golf course, recycling collection station, car wash, construction sales and service, any industrial use, any agricultural use, theaters, bowling alleys, taverns and drinking establishments, and conditional use. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. No uses permitted by "Conditional Use" in the "LC" district shall be permitted except by separate C.U.P. amendment approval, and recreation and entertainment, indoor, shall only be permitted by separate C.U.P. amendment approval. No single use greater than 12,000 square feet in size except for a grocery store or drug store shall be permitted. Restaurants shall not have drive-through windows located within 200 feet of the residential lots and order boards shall not be audible from adjacent property with residential zoning. No auto-serving uses, including but not limited to vehicle repair, service stations and car washes shall be permitted. No overhead doors shall be permitted within 150 feet of residential zoning and shall not be facing any residential zoning district.

Gross Area – 7.65 Acres
Net Area – 6.32 Acres or 275,395 Square Feet
Maximum Building Coverage – 30 percent or 82,618 Square Feet
Floor Area Ratio – 0.35
Maximum Gross Floor Area – 35 percent or 96,388 Square Feet
Maximum Building Height – 35 feet for commercial structures
Maximum Number of Buildings – Five (5)
Perimeter Building Setback – 20 feet or 35 feet (as shown)

DP-285
APPROVED CUP
MAPC 06-09-05 DM
WCC 07-12-05 DM
MAPD Copy 1 of 2

HARBOR ISLE SOUTH COMMERCIAL

COMMUNITY UNIT PLAN

DP-285

DATE: JUNE 9, 2005

POE AND ASSOCIATES, INC.
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