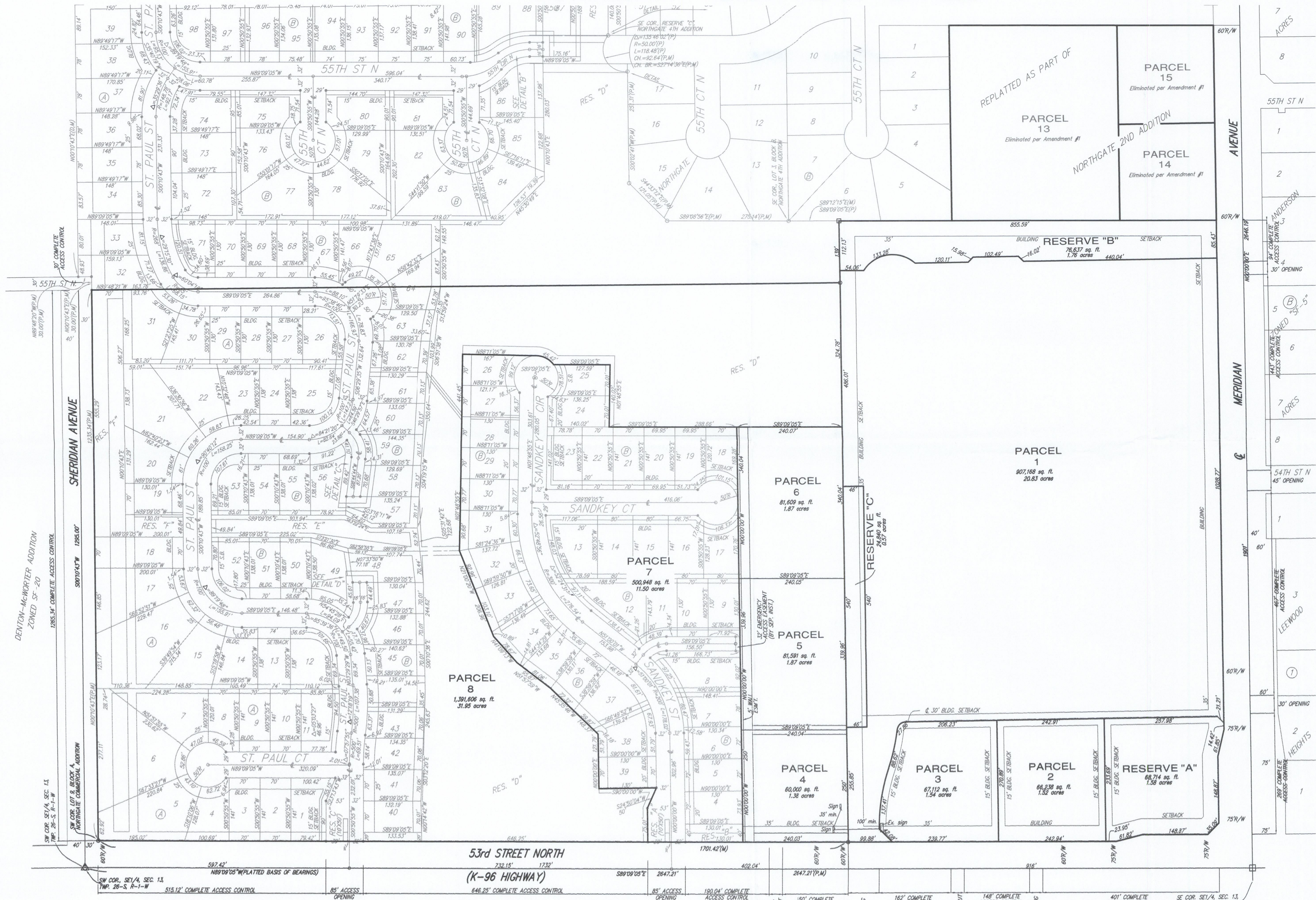


NORTHGATE COMMERCIAL PARK

COMMUNITY UNIT PLAN - DP-299



PARCEL 1	
A. Net Area:	907,168 sq. ft. or 20.83 acres
B. Maximum Building Coverage:	272,151 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	272,151 sq. ft. or 30 percent
D. Floor Area Ratio:	30 percent
E. Maximum Number of Buildings:	Three (3)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

PARCEL 2	
A. Net Area:	66,238 sq. ft. or 1.54 acres
B. Maximum Building Coverage:	19,872 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	19,872 sq. ft. or 30 percent
D. Floor Area Ratio:	30 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

PARCEL 3	
A. Net Area:	67,112 sq. ft. or 1.54 acres
B. Maximum Building Coverage:	20,134 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	20,134 sq. ft. or 30 percent
D. Floor Area Ratio:	30 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

PARCEL 4	
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. or 35 percent
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

PARCEL 5	
A. Net Area:	81,591 sq. ft. or 1.87 acres
B. Maximum Building Coverage:	24,477 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	28,556 sq. ft. or 35 percent
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

PARCEL 6	
A. Net Area:	81,608 sq. ft. or 1.87 acres
B. Maximum Building Coverage:	24,483 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	28,563 sq. ft. or 35 percent
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

PARCEL 7	
Net Area:	11.50 acres ± (500,948 sq. ft. ±)
Property Development Standards:	Per the "TF-3" Two-Family Residential District.

PARCEL 8	
Net Area:	31.95 acres ± (1,391,606 sq. ft. ±)
Property Development Standards:	Per the "SF-5" Single-Family Residential District.

GENERAL PROVISIONS:

- Total Land Area: 3,326,207 ± sq. ft. or 76.36 ± acres
- Net Land Area: 3,154,681 ± sq. ft. or 72.42 ± acres
- Total Gross Floor Area: 441,744 sq. ft.
- Total Floor Area Ratio: 35 percent
- The development contains eight (8) parcels permitting limited commercial uses. See General Provision #14 for specific uses.
- Maximum land coverage by building shall not exceed 30 percent of the total site, including Reserve "A" (354,906 sq. ft. ±).
- Parking shall be provided in accordance with Section IV of the Unified Zoning Code, unless otherwise specified in the parcel description.
- Setbacks are as indicated on the C.U.P. drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.
- Drainage Plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of platting improvements.
- Access Controls shall be as shown on the final plat.
- Signs shall be in accordance with the Sign Code of the City of Wichita with the following conditions:
 - As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150' apart, irrespective of how land is leased or sold, except that monument signs on Parcel 1 and 4 may be a minimum of 100 feet apart.
 - Flashing signs (except for signs showing only time, temperature and other public service messages), rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted.
- Portable and off-site signs are not permitted.
- Window display signs are limited to 25% of the window area.
- No signs shall be allowed on the rear of any buildings.
- All freestanding signs must be monument type and shall have a maximum height of 20 feet and limit sign square footage to 300 square feet on Parcel 4 for Parcels 4 through 6, inclusive. The 300 square feet shall be separated between two (2) total signs. One (1) sign for occupant of Parcel 4 and one (1) multi-tenant sign for Parcels 5 and 6.
- Total signage for Parcel 1 shall include the total area of the exterior ground signs and building signage.
- Three (3) ground signs shall be permitted on Parcel 1, including two (2) monument signs which shall not exceed 30-feet in height and 148.33 square feet each, and one (1) TLE sign which shall not exceed 20-feet in height and 32 square feet. The Meridian Street and 53rd Street monument signs shall be set on two (2) poles with wrapped pole covers of materials similar to exterior building materials of the main building of Parcel 1. The TLE sign shall be set on one pole. All ground signs shall be placed a minimum of 150 feet apart regardless of leasing or ownership property.
- Total building signage on Parcel 1 facing 53rd Street and facing N. Meridian Ave shall not exceed 666.24 s.f.
- Signage on Parcels 2 and 3 shall be limited to a height of up to 20 feet and sign face area of up to 150 square feet, and shall be in accordance with the provisions of Zoning District Chapter 24.04 of the Wichita Sign Code.

- No string lights, banners, balloons, flags, pennants, or similar devices shall be permitted except as special displays per Chapter 24.04.240 of the Wichita Sign Code.
 - Temporary signs shall be permitted on a special purpose basis during construction, seasonal sales and/or special events per Chapter 24.04.190 of the Wichita Sign Code.
- Site lighting:
 - All exterior lighting for Parcels 1 through 6 shall be shielded to direct light disbursement in a downward direction.
 - Parcels 1 through 6 within said C.U.P. shall share similar or consistent parking parcel lighting elements (i.e., fixtures, pole type, lamps, etc.).
 - The maximum height of light standards, including base, pole, fixture and lamp, within 100-feet of the east, west and north boundaries of Parcel 1 through 8 shall not exceed twenty-five feet (25') above grade or pavement. Interior lights within Parcels 1 through 6 shall have a maximum height of 42-feet.
 - Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted within Parcels 1 through 6.
 - Landscaping:
 - Development of Parcels 1 through 6 shall comply with the Landscape Ordinance of the City of Wichita.
 - A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.
 - A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit. If the required landscape has not been planted.
 - Screening:
 - A six (6) foot high concrete/masonry wall along the north & west property lines of Parcels 1 through 6 where adjacent to residential zoning is required. This solid wall shall be constructed of a pattern and color that is consistent with the building walls.
 - Roof mechanical equipment within Parcels 1 through 6 shall be screened from ground level view per Unified Zoning Code.
 - Trash receptacles, loading docks, outdoor storage, and loading areas within Parcels 1 through 6 shall be appropriately screened to reasonably hide them from ground view.
 - Screening on Parcel 1 shall be constructed along the north property line of Parcel 1 adjacent to the "TF-3" Two-Family Residential zoning. Screening along the property line of Parcel 1 shall be eight feet (8') in height and shall conform to the screening requirements for C.U.P.'s contained in the Unified Zoning Code. The screening is to be constructed at the time that a building permit is issued for Parcel 1.
 - The Drive-thru Garden Center Bag Goods Area located on the east side of the proposed building on Parcel 1 shall be screened from view from the adjacent residential property on the east side of Meridian Avenue with 1) the use of 4"-8" knee walls and pilasters located on the outside of the racks; 2) a 1/2" x #18 metal wire panel and ornamental metal fencing attached to the high rack system; and, 3) continuous evergreen landscaping located along Meridian Avenue between the Drive-thru Garden Center Bag Goods Area and adjacent residential properties.

- The compactor located on the west side of the building on Parcel 1 shall be screened from the south with an 8'-0" high masonry wall and the 8-foot solid screen fence along the west property line.
 - The compactor located on the north side of the building on Parcel 1 shall be screened from the north and east with an 8'-0" high masonry wall and the 8-foot solid screen fence along the north property line.
 - The bale and pallet storage located north of the building on Parcel 1 shall be screened with an 8'-0" high masonry wall along the east, north and west sides of the bale and pallet storage area. Stacking of cardboard boxes and pallets shall not exceed the height of the masonry wall.
- Architectural Controls:
 - All buildings in Parcels 1 through 6 shall share uniform 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. Exterior building materials on Parcel 1 shall utilize earth tone colors in a variety of textures with dark blue accents.
 - Parcels 1 through 6 shall be zoned Limited Commercial. No parcel within the C.U.P. shall allow the use of adult entertainment establishments, sexually-oriented businesses, night clubs in city, taverns and drinking establishments, correctional placement residences, asphalt/concrete plants, safety service, pawn shops, agricultural sales and service, commercial wireless communication facilities or theaters. Restaurants that serve liquor can be developed and may serve liquor, as long as floor is the primary service of the establishment. Car washes shall be allowed in compliance with the Supplementary Use Requirements of Article III, Section III-D.6.F of the Unified Zoning Code.
 - Parcels 7 shall allow all uses permitted by-right in the "TF-3" Two-Family Residential District. Parcels 8 shall allow all uses permitted by-right in the "SF-5" Single-Family Residential District.
 - Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between Parcels 1 through 6 within the C.U.P.
 - 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 Meridian and 53rd Street North with the proposed buildings within Parcels 1 through 6.
 - No development shall occur until such time as municipal water and sewer service are provided to the site.
 - Approval of a site circulation plan by the Planning Director is required for each phase of construction within Parcels 1 through 6 prior to the issuance of a building permit.
 - Development Access: Access to the development shall comply with the City of Wichita Access Management Regulations. The applicant of Parcel 1 shall submit two (2) copies of a traffic impact study showing the impacts of the development on adjacent street corridor and/or surrounding neighborhoods in accordance with City Regulations.
 - All utilities shall be installed underground.

- Fire lane: Shall be provided around all structures constructed within Parcels 1 through 6. Solid fire lane shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in such fire lane although it 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 to the location and design of the fire lane.
- Portable storage will be prohibited within Parcels 1 through 6.
- Transportation improvements:
 - Guarantees for specific street improvements for Meridian and 53rd St. North shall be further reviewed and determined at the time of platting.
 - Guarantee signalization at the 54th Street and Meridian intersection
 - Guarantee a southbound right-turn lane and a fifth lane on Meridian from 54th to 53rd to allow left-turns.
 - Guarantee the relocation of the existing signal to accommodate street improvements at the 53rd and Meridian intersection
 - Dedicate additional right-of-way along 53rd Street sufficient to meet the 60-foot half-street standard.
 - Guarantee future signalization at major openings on 53rd Street when warrants are met.
 - Guarantee a fifth lane along 53rd Street from driveway opening number three east to Meridian.
 - Guarantee dual left-turn lanes on the west and south legs of the at the intersection of 53rd and Meridian, and provide separate right-turn lanes on all approaches.
 - Provide cross lot circulations between all abutting parcels except Parcel 1, and connect individual parcels to internal circulation drives.
 - Guarantee stand-up curbed raised medians in 53rd Street North for control of the four right-in/right-out openings.
 - Align the opening for Parcel 2 on 53rd Street North with the opening for the property to the south (DP-289 Johnson Commercial CUP), to be determined at platting of both parcels and in conformance with access management policy.
 - Parcel 3 shall have access to the internal drive to the north, to the internal drive to the west except within 150 feet of the intersection of the internal drive with 53rd Street North, and shall have cross-lot circulation with Parcel 2.
 - Four openings are allowed along Meridian, with two full movement and two right-in/right-out openings. Guarantee channelization within driveway for ensuring right-turn only movements.
 - Guarantee installation of sidewalk on Meridian and 53rd Street North for entire frontage of property.
 - Guarantee closure of 54th Street North at Meridian when warranted, subject to review of the proposed closure by the neighborhood in consultation with the Traffic Engineer prior to closure.
 - Guarantee signalization of intersection at Meridian and Key west Street when warranted.
 - Provide a sidewalk with a minimum width of six feet, with bike racks, along the front of all buildings within Parcels 1 through 6.

- Guarantee half of the installation and maintenance by separate instrument of the landscaping in the medians of 53rd Street North. Install and maintain landscaping on Parcels 4-6 in the same ratio of plantings as established for Parcels 1-3, excluding the bermed area fronting Meridian.
- Install and maintain landscaping on Parcels 1-3 in conformance to the City of Wichita Landscape Ordinance and in substantial conformance with the landscape plan submitted by the applicant on April 18, 2006.
- Detention ponds and drainage ways on site and on the adjoining property to the north connected to this development shall conform to all recommended ground water pollution standards in place at the time when they are developed. The detention ponds and drainage ways shall use natural filtration systems with blowies and bank plantings to serve as natural cleansing systems for runoff from the development and shall be reviewed and approved by the Storm Water Engineer.
- Guarantee installation and maintenance by separate instrument of walking paths with all-weather surfacing such as concrete, asphalt, asphaltic concrete or rubber sidewalks around the detention ponds and drainage ways in the reserve area of the subdivision plot to the north and with a gate or opening for pedestrian/bicycle access linking the eastern edge of the reserve area of the subdivision to Parcel 1 of DP-299; the plan for walking paths and access shall be reviewed and approved by the Director of Planning.
- If multiple ownership occurs, an agreement providing for maintenance of open spaces, signs, drainage facilities, parking areas etc. shall be filed with the plat. Should single ownership occur, these items are the sole responsibility of the owner.
- The transfer of title on all or any portion of the land included in the C.U.P. 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 and their lessees unless amended. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
- Prior to issuing a building permit on Parcel 1, a plan for vehicular circulation and pedestrian walk system connecting the building(s) with the sidewalks along N. Meridian Avenue (from Parcel 1) shall be submitted and approved by the Director of Planning.
- Prior to issuing a building permit on Parcel 2 or Parcel 3, a plan for vehicular circulation and pedestrian walk system connecting the building(s) with the sidewalks along 53rd Street shall be submitted and approved by the Director of Planning.
- Development of this property shall proceed in accord with the development plan, general provisions and individual parcel standards as recommended for approval by the Planning Commission and approved by the Governing Body. 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.
- All property included within this C.U.P. and Zone Case shall be platted within one year after approval of this C.U.P. by the Governing Body or the cases shall be considered denied and closed. The resolution establishing the zone change shall not be published until the plat has been recorded with the Register of Deeds.
- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

- Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.
- The resolution establishing the zone change shall not be published until the plat has been recorded with the Register of Deeds. Failure to complete the plat within one year after approval by the governing body will result in the case being denied and closed, unless a platting extension has been granted.
- Prior to publishing the resolution establishing the zone change, the applicant(s) shall record a document with the Register of Deeds indicating that this tract (referenced as DP-299) includes special conditions for development on this property.
- The applicant shall submit four revised copies of the CUP to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied and closed.

ORIGINAL PARCELS 4-12

Modified or eliminated by Adjustment (CUP2024-07) dated March 18, 2021

ORIGINAL PARCELS 13-15

Eliminated by Amendment #1 dated July 19, 2016

RESERVE "A"

A. Net Area: 68,714 sq. ft. or 1.58 acres

RESERVE "B"

A. Net Area: 76,632 sq. ft. or 1.76 acres

RESERVE "C"

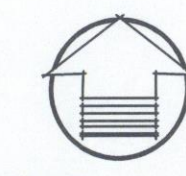
A. Net Area: 24,840 sq. ft. or 0.57 acres

REVISIONS

Revised per Admin. Adj. (CUP2024-07) June 11, 2024
Revised per Admin. Adj. (CUP2024-04) April 8, 2021
Revised per Amendment #1 July 19, 2016
Revised per Admin. Adjustment March 22, 2007
Revised per City Council Consent 1, 2008 May 8, 2008
Submitted:

Dated June 11, 2024
APPROVED
By Admin. Adjustment
CUP 24-07
144

DP-299
NORTHGATE
COMMERCIAL PARK
COMMUNITY UNIT PLAN



SCALE: 1" = 100'



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



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

R & R Realty, LLC
P.O. Box 75337
Wichita, KS 67275

June 11, 2024

Jay Cook
Baughman Company, P.A.
315 Ellis Ave.
Wichita, KS 67211

RE: CUP2024-00007 – Administrative Adjustment in the City to the Northgate Commercial Park CUP DP-299 to increase maximum sign area on Parcel 4 from 150 sq. ft. to 300 sq. ft. for two signs serving Parcel 4 and Parcels 5-6 and to reduce the minimum separation of signs for Parcels 1 and 4, on property zoned LC Limited Commercial District; generally located on the northwest corner of West 53rd Street North and North Meridian Avenue.

Legal Description: Lot 1, Block B, Northgate 5th Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We received and reviewed your request for Administrative Adjustments to CUP DP-299 as follows:

1. To increase the maximum monument sign area from 150 square feet to 300 square feet for two monument signs on Parcel 4. One sign would be for a use on Parcel 4. The other sign would be a combined sign for uses on Parcels 5-6.
2. To reduce the minimum separation of signage from 150 feet to 100 feet between monument signs on Parcels 1 and 4.

According to the site plan submitted with the application, the second sign located on Parcel 4 designated for advertising uses on Parcels 5 and 6 is over 35 feet behind the property line, which make it exempt from the sign separation standards of the Wichita Sign Code. Therefore, the separation of only 35 feet from the other sign on Parcel 4 does not need to be considered by this application.

The following reflects the proposed modifications identified in red letters. Please note that the Planning Department has added additional language as identified in bold and italicized letters.

GENERAL PROVISIONS

9.A: As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150' apart, irrespective of how land is leased or sold, **except that monument signs on Parcels 1 and 4 may be a minimum of 100 feet apart.**

9.F: All freestanding signs must be monument type and shall have a maximum height of 20 feet and limit sign square footage to **150 square feet on Parcels 4 through 6. 300 square feet on Parcel 4 for Parcels 4**

through 6 inclusive. The 300 square feet shall be separated between two (2) total signs. One (1) sign for the occupant of Parcel 4 and one (1) multi-tenant sign for Parcels 5 and 6.

On the basis of our review, we find that adjusting the CUP to increase the maximum sign area from 150 square feet to 300 square feet to accommodate two signs for Parcels 4 through 6 for separate uses 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. If Parcels 4 through 6 were to have each erected their own, 150 square foot sign, the total area would equal 450 square feet. Two signs with a total area of 300 square feet for three parcels overall has less sign area.

Also, on the basis of our review, we find that adjusting the CUP to reduce the minimum separation distance from 150 feet to 100 feet for monument signs on Parcels 1 and 4 is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties.

Our signatures below indicate that the CUP shall be adjusted as stated in this letter and be subject to the following condition. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

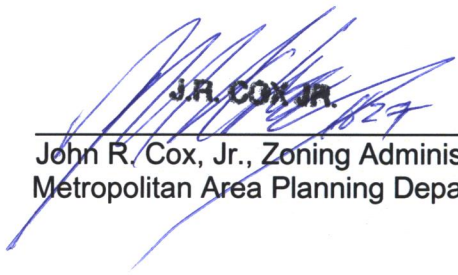
Condition of approval:

1. Sign locations on Parcel 4 shall be indicated on the face of the CUP to ensure placement of those signs do not conflict with any existing signage on nearby Parcels.

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

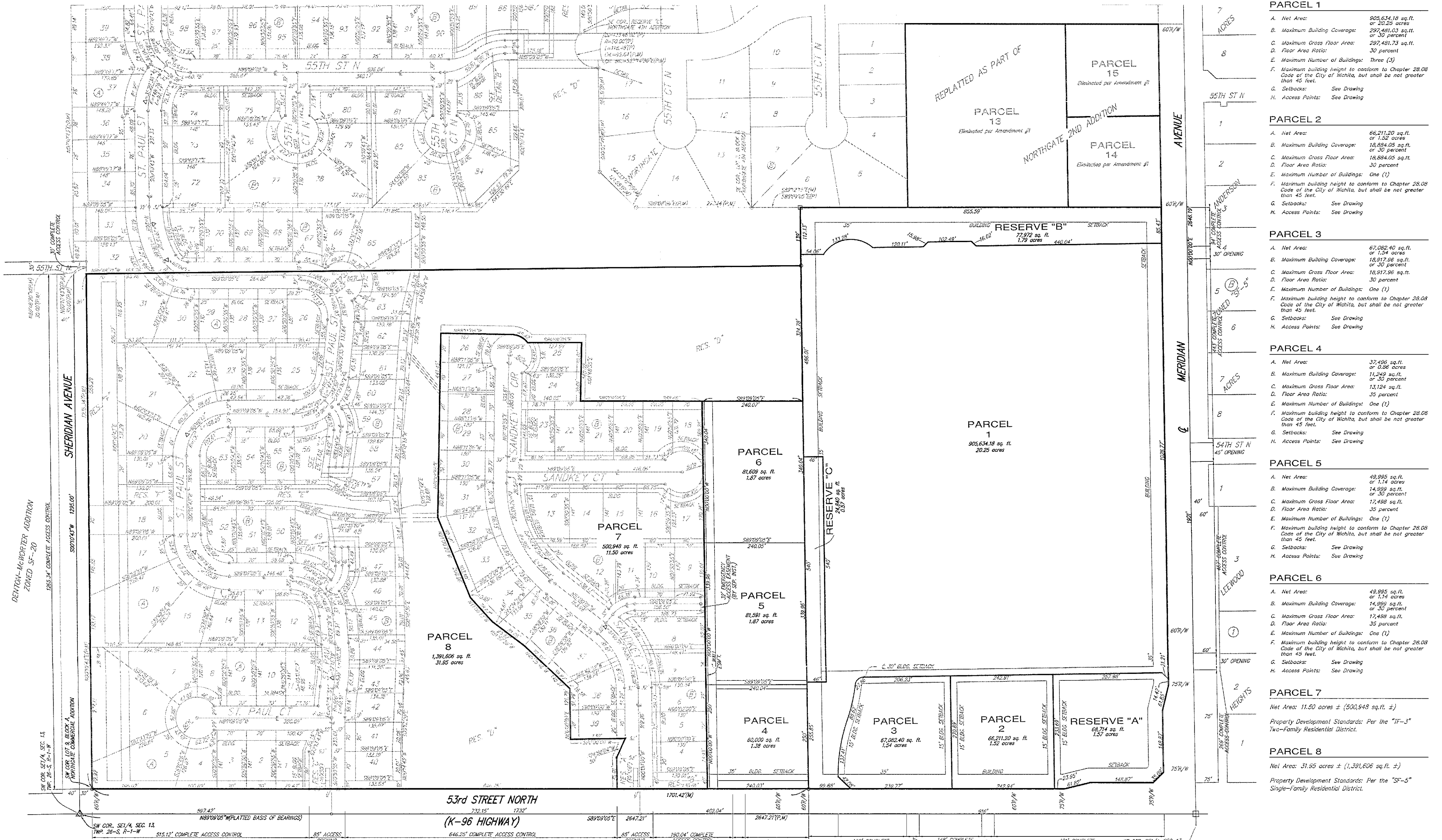


John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Maggie Ballard, CM District VI
Ana Lopez, CSR District VI

NORTHGATE COMMERCIAL PARK

COMMUNITY UNIT PLAN - DP-299



PARCEL 1	
A. Net Area:	805,634.18 sq. ft. or 18.43 acres
B. Maximum Building Coverage:	297,461.03 sq. ft. or 6.76 acres
C. Maximum Gross Floor Area:	297,461.03 sq. ft. or 6.76 acres
D. Floor Area Ratio:	30 percent
E. Maximum Number of Buildings:	Three (3)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
PARCEL 2	
A. Net Area:	66,211.20 sq. ft. or 1.52 acres
B. Maximum Building Coverage:	18,884.05 sq. ft. or 0.43 acres
C. Maximum Gross Floor Area:	18,884.05 sq. ft. or 0.43 acres
D. Floor Area Ratio:	30 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
PARCEL 3	
A. Net Area:	67,080.40 sq. ft. or 1.54 acres
B. Maximum Building Coverage:	18,884.05 sq. ft. or 0.43 acres
C. Maximum Gross Floor Area:	18,884.05 sq. ft. or 0.43 acres
D. Floor Area Ratio:	30 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
PARCEL 4	
A. Net Area:	37,496 sq. ft. or 0.86 acres
B. Maximum Building Coverage:	12,499 sq. ft. or 0.28 acres
C. Maximum Gross Floor Area:	12,499 sq. ft. or 0.28 acres
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
PARCEL 5	
A. Net Area:	49,995 sq. ft. or 1.14 acres
B. Maximum Building Coverage:	14,999 sq. ft. or 0.34 acres
C. Maximum Gross Floor Area:	14,999 sq. ft. or 0.34 acres
D. Floor Area Ratio:	30 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
PARCEL 6	
A. Net Area:	49,995 sq. ft. or 1.14 acres
B. Maximum Building Coverage:	14,999 sq. ft. or 0.34 acres
C. Maximum Gross Floor Area:	14,999 sq. ft. or 0.34 acres
D. Floor Area Ratio:	30 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
PARCEL 7	
Net Area:	11.50 acres ± (500,948 sq. ft. ±)
Property Development Standards:	Per the "TF-3" Two-Family Residential District
PARCEL 8	
Net Area:	31.95 acres ± (1,391,606 sq. ft. ±)
Property Development Standards:	Per the "SF-5" Single-Family Residential District

GENERAL PROVISIONS:

- Total Land Area: 3,326,207 ± sq. ft. or 76.36 ± acres
- Net Land Area: 3,154,681 ± sq. ft. or 72.42 ± acres
- Total Gross Floor Area: 441,744 sq. ft. 35 percent
- The development contains eight (8) parcels permitting limited commercial uses. See General Provision #14 for specific uses.
- Maximum lot coverage by building shall not exceed 30 percent of the total site, including Reserve "A" (154,900 sq. ft. ±).
- Parking shall be provided in accordance with Section IV of the Unified Zoning Code, unless otherwise specified in the parcel description.
- Setbacks are as indicated on the C.U.P. drawings or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.
- Drainage Plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of plotting improvements.
- Access Easements shall be as shown on the final plot.
- Signs shall be in accordance with the Sign Code of the City of Wichita with the following conditions:
 - As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150' apart, irrespective of how land is zoned or sold.
 - Fishing signs (except for signs showing any time, temperature and other public service messages), rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted.
 - Portable and off-site signs are not permitted.
 - Window display signs are limited to 25% of the window area.
 - No signs shall be allowed on the rear of any buildings.
- All freestanding signs must be monument type and shall have a maximum height of 20 feet and must sign square footage to 150 square feet on Parcel 4 through 6.
- Signage for Parcel 1 shall include the total area of the exterior ground signs and building signage.
- Three (3) ground signs shall be permitted on Parcel 1, including two (2) monument signs which shall not exceed 30-feet in height and 148.33 square feet each, and one (1) T.E. sign which shall not exceed 20-feet in height and 32 square feet. The Meridian Street and 53rd Street monument signs shall be set on two (2) poles with wrapped pole covers of monochrome similar to exterior building materials of the main building of Parcel 1. The T.E. sign shall be set on one pole. All ground signs shall be placed a minimum of 150 feet apart regardless of leasing or ownership property.
- Total building signage on Parcel 1 facing 53rd Street and facing N. Meridian Ave. shall not exceed 666.24 s.f.
- Signage on Parcel 2 and 3 shall be limited to a height of up to 30 feet and sign area of up to 150 square feet, and shall be in accordance with the provisions of Zoning District Chapter 24.04 of the Wichita Sign Code.
- No string lights, banners, balloons, flags, pennants, or similar devices shall be permitted except as special displays per Chapter 24.04.040 of the Wichita Sign Code.
- Temporary signs shall be permitted on a special purpose basis during construction, seasonal sales and/or special events per Chapter 24.04.150 of the Wichita Sign Code.
- Site lighting:
 - All exterior lighting for Parcels 1 through 6 shall be shielded to direct light disbursement in a downward direction.
 - Parcels 1 through 6 within said C.U.P. shall show similar or consistent parking parcel lighting elements (i.e., fixtures, pole type, lamp, etc.).
 - The maximum height of light standards, including pole, pole, fixture and lamp, within 100-feet of the east, west and north boundaries of Parcels 1 through 6 shall not exceed twenty-five feet (25') above grade or pavement. Interior lights within Parcels 1 through 6 shall have a maximum height of 42-feet.
 - Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted within Parcels 1 through 6.
- Landscaping:
 - Development of Parcels 1 through 6 shall comply with the Landscape Ordinance of the City of Wichita.
 - 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 materials. This plan shall be submitted to the Planning Department for review and approval prior to issuance of a building permit.
 - A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit. If the required landscape has not been planted.
- Screening:
 - A six (6') foot high concrete/masonry wall along the north & west property lines of Parcels 1 through 6 where adjacent to residential zoning is required. This solid wall shall be constructed of a pattern and color that is consistent with the building walls.
 - Refractory mechanical equipment within Parcels 1 through 6 shall be screened from ground level view per Unified Zoning Code.
 - Trash enclosures, loading docks, outdoor storage, and loading areas within Parcels 1 through 6 shall be appropriately screened to reasonably hide them from ground view.
 - Screening on Parcel 1 shall be constructed along the north property line of Parcel 1 adjacent to "TF-3" Two-Family Residential zoning. Screening along the property line of Parcel 1 shall be eight feet (8') in height and shall conform to the screening requirements for C.U.P.'s contained in the Unified Zoning Code. The screening shall be constructed at the time that a building permit is issued for Parcel 1.
 - The Drive-thru Garden Center Bag Goods Area located on the east side of the proposed building on Parcel 1 shall be screened from view from the adjacent residential property on the east side of Meridian Avenue with 1) the use of 4'-6" A-frame walls and planters located on the outside of the racks; 2) a 4" x #12 metal wire panel and uniminished metal fencing attached to the high rack system; and, 3) continuous evergreen landscaping located along Meridian Avenue between the Drive-thru Garden Center Bag Goods Area and adjacent residential properties.
- Architectural Controls:
 - All buildings in Parcels 1 through 6 shall share uniform architectural character, color, texture, and the same predominate exterior building material, as determined by the Director of Planning. Building walls and roofs must have prearranged earth-tone colors with wild colors limited to incidental accents, and must employ materials similar to surrounding residential areas. Retail as an exterior material shall be limited to residential accent. Exterior building materials on Parcel 1 shall utilize earth tone colors in a variety of textures with dark blue accents.
- Parcels 1 through 6 shall be zoned Limited Commercial. No parcel within this C.U.P. shall allow the use of adult entertainment establishments, sexually-oriented businesses, night clubs in city, taverns and drinking establishments, correctional placement, residences, asphalt/concrete plants, safety service, pawn shops, agricultural sales and services, commercial wireless communication facilities or dealers. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. Car washes shall be allowed in compliance with the Supplementary Use Requirements of Article II, Section III-B.6.2 of the Unified Zoning Code.
- Parcels 7 shall allow all uses permitted by-right in the "TF-3" Two-Family Residential District. Parcels 8 shall allow all uses permitted by-right in the "SF-5" Single-Family Residential District.
- Cross-lot circulation agreements shall be required at the time of plotting to assure internal vehicular movement between Parcels 1 through 6 within the C.U.P.
- A plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits. Sidewalk system shall link sidewalks along Meridian and 53rd Street North with the proposed buildings within Parcels 1 through 6.
- No development shall occur until such time as municipal water and sewer service are provided to the site.
- Approval of a site circulation plan by the Planning Director is required for each phase of construction within Parcels 1 through 6 prior to the issuance of a building permit.
- Development Access: Access to the development shall comply with the City of Wichita Access Management Regulations. The applicant of Parcel 1 shall submit two (2) copies of a traffic impact study showing the impacts of the development on adjacent street corridor and/or surrounding neighborhoods in accordance with City Regulations.
- All utilities shall be installed underground.
- Fire line: Shall be provided around all structures constructed within Parcels 1 through 6. Solid fire line shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in such the line although it 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 to the location and design of the fire line.
- Portable storage will be prohibited within Parcels 1 through 6.
- Transportation Improvements:
 - Guarantee for specific street improvements for Meridian and 53rd St. North shall be further reviewed and determined at the time of plotting.
 - Guarantee signalization at the 54th Street and Meridian intersection.
 - Guarantee a southbound right-turn lane and a left lane on Meridian from 54th to 53rd to allow left-turns.
 - Guarantee the relocation of the existing signal to accommodate street improvements at the 53rd and Meridian intersection.
 - Dedicate additional right-of-way along 53rd Street sufficient to meet the 60-foot half-street standard.
 - Guarantee future signalization at major openings on 53rd Street when warrants are met.
 - Guarantee a left lane along 53rd Street from driveway opening number three east to Meridian.
 - Guarantee dual left-turn lanes on the west and south legs of the intersection of 53rd and Meridian, and provide separate right-turn lanes on all approaches.
 - Provide cross lot circulations between all abutting parcels except Parcel 1, and connect individual parcels to internal circulation drives.
 - Guarantee start-up curved island medians in 53rd Street North for control of the four right-in/right-out openings.
 - Align the opening for Parcel 2 on 53rd Street North with the opening for the property to the south (DP-285) Kansas Commercial CUP, to be determined at plotting of both parcels and in accordance with access management policy.
 - Parcel 3 shall have access to the internal drive to the north, to the internal drive to the west along within 150 feet of the intersection of the internal drive with 53rd Street North, and shall have cross-lot circulation with Parcel 2.
 - Four openings are allowed along Meridian, with two full movement and two right-in/right-out openings. Guarantee channelization within driveway for ensuring right-turn only movements.
 - Guarantee closure of 54th Street North at Meridian when warranted, subject to review of the proposed closure with the municipality in consultation with the Traffic Engineer prior to closure.
 - Guarantee signalization of intersection at Meridian and Key West Street when warranted.
 - Provide a sidewalk with a minimum width of six feet, with bike racks, along the front of all buildings within Parcels 1 through 6.
- Guarantee hall of the installation and maintenance by separate instrument of the landscaping in the medians of 53rd Street North. Install and maintain landscaping on Parcels 4-6 in the same time when they are developed. The retention ponds and drainage ways shall use natural filtration systems with bio-retention and bank plantings to serve as natural cleansing systems for runoff from the development, and shall be reviewed and approved by the Storm Water Engineer.
- Retention ponds and drainage ways on site and on the adjoining property to the north connected to this development shall conform to all recommended ground water position standards in place at the time when they are developed. The retention ponds and drainage ways shall use natural filtration systems with bio-retention and bank plantings to serve as natural cleansing systems for runoff from the development, and shall be reviewed and approved by the Storm Water Engineer.
- Guarantee installation and maintenance by separate instrument of parking lots with oil-water separator such as concrete, asphalt, asphalt concrete or rubber sidewalks around the retention ponds and drainage ways in the reserve area of the subdivision plot to the north and with a gate or opening for pedestrian/bicycle access (using the eastern edge of the reserve area of the subdivision in Parcel 1 of DP-285; the plan for walking paths and access shall be reviewed and approved by the Director of Planning.
- If multiple ownership occurs, an agreement providing for maintenance of open space, signs, drainage facilities, parking areas etc. shall be filed with the plot. Should slight ownership occur, these items are the sole responsibility of the owner.
- The transfer of title on all or any portion of the land included in the C.U.P. 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 and their assigns unless amended. Any major changes in this development plan shall be submitted to the Planning Commission and to the governing body for their consideration.
- Prior to issuing a building permit on Parcel 1, a plan for vehicular circulation and pedestrian walk system connecting the building(s) with the sidewalks along N. Meridian Avenue (from Parcel 1) shall be submitted and approved by the Director of Planning.
- Prior to issuing a building permit on Parcel 2 or Parcel 3, a plan for vehicular circulation and pedestrian walk system connecting the building(s) with the sidewalks along 53rd Street shall be submitted and approved by the Director of Planning.
- Development of this property shall proceed in accord with the development plan, general provisions and individual parcel standards as recommended for approval by the Planning Commission and approved by the governing body. 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.
- All property included within this C.U.P. and Zone Case shall be plotted within one year after approval of this C.U.P. by the governing body or the cases shall be considered denied and closed. The resolution establishing the zone change shall not be published until the plot has been recorded with the Register of Deeds.
- Any major changes in this development plan shall be submitted to the Planning Commission and to the governing body for their consideration.

ORIGINAL PARCELS 4-12

Modified or eliminated by Adjustment (CUP2021-04) dated March 16, 2021

ORIGINAL PARCELS 13-15

Eliminated by Amendment #1 dated July 18, 2016

RESERVE "A"

A. Net Area: 66,211.20 sq. ft. or 1.52 acres

RESERVE "B"

A. Net Area: 72,972 sq. ft. or 1.67 acres

RESERVE "C"

A. Net Area: 24,840 sq. ft. or 0.57 acres

REVISIONS

Revised per Admin. Act. (CUP2021-04) April 6, 2021
Revised per Amendment #1: July 18, 2016
Revised per Admin. Adjustment: March 24, 2022
Revised per City Council: August 1, 2025
Submitted: May 6, 2026

DP-299
NORTHGATE COMMERCIAL PARK
COMMUNITY UNIT PLAN
Baughman Company, P.A.
11111 N. WILSON ST. SUITE 1100 WICHITA, KS 67207
816.261.1111

SCALE: 1" = 100'

As per AA CUP2021-00004
APPROVED CUP
MAP 6-16-2016 RLM
WCC 7-19-2016 RLM
MAPD Copy 1 of 2

The map displays several land parcels and reserves with their respective dimensions and areas:

- PACEL 1**: 806,634.18 sq. ft., 20.25 acres.
- PACEL 2**: 66,211.22 sq. ft., 1.52 acres.
- PACEL 3**: 67,082.40 sq. ft., 1.54 acres.
- PACEL 4**: 65,000 sq. ft., 1.50 acres.
- PACEL 5**: 81,220 sq. ft., 1.87 acres.
- PACEL 6**: 81,869 sq. ft., 1.87 acres.
- PACEL 7**: 500,948 sq. ft., 11.50 acres.
- PACEL 8**: 1,381,606 sq. ft., 31.85 acres.
- RESERVE "A"**: 68,274 sq. ft., 1.57 acres.
- RESERVE "B"**: 7,749 sq. ft., 0.18 acres.
- RESERVE "C"**: 21,889 sq. ft., 0.50 acres.

Streets shown include SHERIDAN AVENUE, 53rd STREET NORTH (K-96 HIGHWAY), and 55TH STN. The map also indicates various easements, access controls, and survey details.

PARCEL 1	
A. Net Area:	905,633.18 sq.ft. or 20,525 acres.
B. Maximum Building Coverage:	297,472.32 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	297,472.32 sq.ft. or 30 percent
D. Floor Area Ratio:	30 percent
E. Maximum Number of Buildings:	Three (3)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	18.00 feet
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
PARCEL 2	
A. Net Area:	662,712.02 sq.ft. or 15.22 acres
B. Maximum Building Coverage:	9,038.88 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	9,038.88 sq.ft. or 30 percent
D. Floor Area Ratio:	10.60 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	18.00 feet
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
PARCEL 3	
A. Net Area:	677,002.40 sq.ft. or 15.54 acres
B. Maximum Building Coverage:	16,917.76 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	16,917.76 sq.ft. or 30 percent
D. Floor Area Ratio:	30 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	18.00 feet
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
PARCEL 4	
A. Net Area:	37,446 sq.ft. or 0.86 acres
B. Maximum Building Coverage:	12,485 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	12,485 sq.ft. or 30 percent
D. Floor Area Ratio:	33.12%
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	18.00 feet
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
PARCEL 5	
A. Net Area:	48,895 sq.ft. or 1.14 acres
B. Maximum Building Coverage:	14,268 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	14,268 sq.ft. or 30 percent
D. Floor Area Ratio:	29.19 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	18.00 feet
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
PARCEL 6	
A. Net Area:	49,950 sq.ft. or 1.14 acres
B. Maximum Building Coverage:	16,928 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	17,428 sq.ft. or 30 percent
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	18.00 feet
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
PARCEL 7	
Net Area:	11.50 acres ± (500,549 sq. ft. ±)
Property Development Standards: For the "I"-J Two-Family Residential District.	
PARCEL 8	
Net Area:	31.05 acres ± (1,331,660 sq. ft. ±)
Property Development Standards: For the "S"-S+ Single-Family Residential District.	

Total Land Area: 3,322.07 ± ac ±,
or 76.36 ± acres.

1. **Net Land Area:** 3,156.47 ± ac ±,
or 74.74 ± acres.

Total Gross Floor Area: 44,742 ± sq. ft.
Total Floor Area Ratio: 35 percent

3. The development contains eight (8) parcels permitting limited commercial uses. See General Provision #14 for specific uses.

4. Maximum land coverage by building shall not exceed 40 percent of the lot area, including the area occupied by the building.

5. Parking shall be provided in accordance with Section IV of the Unified Zoning Code, unless otherwise specified in the parcel description.

6. Signs shall be indicated on the CULP drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.

7. Driveway Plug shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of planning application.

8. Access Crossovers shall be as shown on the final plan.

9. Signs shall be in accordance with the Sign Code of the City of Wichita with the following conditions:

- A. As the findings developed during the critical roadway, movement type and speed shall be posted a minimum of 150' spacing of how land is desired or used.
- B. Flashing signs (except for signs showing only time, temperature and other public service messages), rotating or moving signs, signs with moving lights or signs with intermittent displays of movement are not permitted.
- C. Portable and off-site signs shall not be permitted.
- D. Window display signs are limited to 25' of the window area.
- E. Signs shall not be attached to any part of a building.
- F. All freestanding signs must be maximum type and shall have a maximum height of 20 feet and limit sign area footage to 150 square feet on Parcel 4 through 6.
- G. Freestanding signs for Parcel 1 shall include the total area of the exterior ground signs and building signage.
- H. Three (3) ground signs shall be permitted on Parcel 1, including two (2) movement signs which shall not exceed 30' feet in height and 150 square feet in area and one (1) sign which shall not exceed 20' feet in height and 30 square feet. The Meridian Street and 53rd Street movement signs shall be set on one (1) sign and the building signage shall be set on the other (2) sign. The building signage shall be the main building of Parcel 1. The TL sign shall be set on one pole. All ground signs shall be placed a minimum of 150 feet apart regardless of lighting or movement property.
- I. Total building signage on Parcel 1 facing 53rd Street and facing west side of the property shall not exceed one (1) sign.
- J. Signage on Parcels 2 and 3 shall be limited to a height of up to 20 feet and sign face area of up to 150 square feet, one small sign with the other two signs of 20' height and 30' square feet, 24" of the Wichita Sign Code.

K. No string lights, banners, balloons, flags, pennants, or similar devices shall be permitted except as special approvals by Chapter 24.04.010 of the Wichita Sign Code.

L. Temporary signs shall be permitted on a special purpose basis during construction, seasonal events and/or special events per Chapter 24.04.010 of the Wichita Sign Code.

10. Site lighting

- A. All exterior lighting for Parcels 1 through 6 shall be shielded to direct illumination in a downward direction.
- B. Parcels 1 through 6 with solid CULP shall share similar or comparable lighting for lighting lighting elements (i.e., fixtures, pole, jugs, lamps, etc.).
- C. The maximum height of light standards, including base, pole, fixture and pad, within 100'-feet of the east, west and north boundaries of Parcel 1 shall be limited to 20 feet. The maximum height (25' above ground) for interior lighting within Parcels 1 through 6 shall have a maximum height of 42'-feet.
- D. Signs or use of light or accent lighting for accent lighting on buildings is not permitted within Parcels 1 through 6.

11. Landscaping:

- A. Development of Parcels 1 through 6 shall comply with the minimum distance of the proposed building to the adjacent lot.
- B. A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, including the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Commission for review and approval prior to issuance of a building permit.
- C. A financial guarantee for the plant material approved on the landscape plan shall be provided by the applicant. The guarantee shall be required prior to issuance of any occupancy permit. If the required guarantee was not been provided.

12. Stormwater

- A. If a (a) lot(s) least half acre(s)/less than along the north & west property lines of Parcels 1 through 6 where adjacent to residential zoning is required. This sale will shall be constructed to meet the color for the adjacent residential zoning.
- B. Roofing mechanical equipment for Parcels 1 through 6 shall be screened from ground level view per Unified Zoning Code.
- C. Trash receptacles, loading docks, outdoor storage, or loading areas within Parcels 1 through 6 shall be adequately screened to reasonably hide them from ground view.
- D. Screening on Parcel 1 shall be constructed along the north boundary of the property and shall be constructed to meet the Residential zoning. Screening along the property line of Parcel 1 shall be eight (8') in height and shall conform to the screening requirements per CULP's contained in the Unified Zoning Code. The screening is to be constructed to the line that a driving permit is issued for Parcel 1.
- E. The Drive-Through Customer Bag Drop Area located on the west side of the property on Parcel 1 shall be screened from view from the adjacent residential property on the east side of Meridian Avenue by 10' high x 4' wide walls with one (1) sign located on the east side of the wall. The sign shall be a high risk wire and an ornamental metal finish; attached to the high risk wire and, 2) continuous exterior landscaping along the Meridian Avenue side of the property.

- A. The compacter located on the west side of the building on Parcel 1 shall be screened from the south with an 8'-0" high masonry wall and the 8-foot solid screen fence along the west property line.
- C. The compactor located on the north side of the building on Parcel 1 shall be screened from the north and east with an 8'-0" high masonry wall and the 8-foot solid screen fence along the north property line.
- H. The bale and pellet storage located north of the building on Parcel 1 shall be screened with an 8'-0" high masonry wall north and east, with an 8'-0" high masonry wall north and west, and with an 8'-0" high masonry wall north and east. Stacking of cardboard boxes and pellets shall not exceed the height of the masonry wall.
- Architectural Controls:**
- A. All buildings in Parcels 1 through 6 shall show windows architectural character, color, texture, and the some predominant exterior building materials, as determined by the Director of Planning. Buildings constructed prior to 1970 shall have earth-tone colors, with wide colors limited to ochreous accent, and must employ materials similar to surrounding residential structures. New or existing buildings shall be designed to complement exterior building materials on Parcel 1 shall utilize earth tone colors in a variety of textures with dark base accents.
- B. Buildings located within the 50'± Street Corridor on Parcel 1 within this CLUP, shall allow the use of adult entertainment establishments, sexual-oriented businesses, night clubs in city, video rental stores, adult bookstores, adult toy stores, adult residences, adult/concrete plants, safety service, pawn shops, agricultural sales and services, commercial wireless communication facilities, and other uses that are not considered nuisances developed and may serve later, as long as the use is the primary service of the establishment. Car washes shall be allowed in accordance with the requirements of Article II, Section III-B.2-F of the Unified Zoning Ordinance.
- Parcel 7 shall allow all uses permitted by-right in the "U-3"-Trucking, Professional Office, and General Industrial District, except those listed in the "U-3"-Semi-Farmly Farming District.
- Crossed circulation agreements shall be required at the time of planning to assess lateral vehicular movement between Parcels 1 through 6 within the CLUP.
- A plan for a pedestrian way system shall be submitted and approved by the Director of Planning prior to the issuance of building permits. Sidewalk walkway shall link sidewalks along Meridian and 53rd Street and along the street frontages.
- No development shall occur until such time as municipal water and sewer service are provided to the site.
- Approval of a site circulation plan by the Planning Director is required for each phase of development within Parcels 1 through 6 prior to the issuance of a building permit.
- Development Access:** Access to the development shall comply with the provisions of the Unified Zoning Ordinance. Development on Parcel 1 shall submit two (2) copies of a traffic impact study showing the impacts of the development on adjacent street corridor and surrounding neighborhoods in accordance with City Regulations.
- All utilities shall be installed underground.
21. Fire lane shall provide ground area structures constructed within Parcels 1 through 6. This fire lane shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in this fire lane throughout the life of the development. The fire lane shall be subject to final approval of the parking plan, the fire Chief and the fire department representative, and approve the plan to the location and design of the fire lane.
22. Portable storage will be prohibited within Parcels 1 through 6.
23. Transportation improvements:
- A. Guarantees for specific street improvements for Meridian and 53rd Street shall be further reviewed and determined at the time of planning.
- B. Guarantee signalization at the 24th Street and Meridian intersection.
- C. Guarantee a southeast right-turn lane and a left turn lane on Meridian from 54th to 53rd to allow left-turns.
- D. Guarantee the relocation of the existing signal to accommodate street improvements at the 53rd and Meridian intersection
- E. Guarantee additional right-of-way on 53rd Street sufficient to meet the 60-foot half-street standard.
- F. Guarantee future signalization of major openings on 53rd Street when warrants are met.
- G. Guarantee 1 provision of a fifth lane along 53rd Street from driveway opening number three east to Meridian.
- H. Guarantee full intersection lanes on the west and south legs of the all-left-turn lanes at Meridian and 53rd Street and also guarantee the intersection of 53rd Street and 54th Street.
- I. Provide cross lot circulations between all abutting parcels on Parcel 1, and connect individual parcels to internal circulation between parcels.
- J. Guarantee stand-up curb raised medians in 53rd Street North for central of four right-left/right-out movements.
- K. Allow the opening for Parcel 2 on 53rd Street North with the opening for the property to the south (D-200 Johnson Street) to be used for D-200 to be terminated at planning or as in conformance with access management policy.
- L. Parcel 3 has access to the internal drive to the north, to the internal drive to the west and to the internal drive to the east of the intersection of the street with 53rd Street North, and shall have cross-lot circulation for parcels.
- M. Four openings are allowed along Meridian, with a full movement and one-way travel pattern, and a full connection with driveway for ensuring right-turn-only movements.
- N. Guarantee installation of sidewalk on Meridian and 53rd Street North for entire length of property.
- O. Guarantee for each phase of development that all construction warranted, subject to review or the proposed controls by the neighborhood in consultation with the Traffic Engineer prior to the start of construction.
- P. Guarantee signalization at intersection of Meridian and Key West Street when warranted.
- Q. Provide a sidewalk with a minimum width of six feet, with bike lanes, along the front of all buildings within Parcels 1 through 6.
- R. Guarantee half of the installation and maintenance by separate instrument of the landscaping in the medians of 53rd Street North. Install and maintain landscaping on Parcels 4+6 in the median of 53rd Street North. Plantings shall include trees, shrubs, vines, and the berries over trailing Medians.
- S. Install and maintain landscaping on Parcels 1-3 in conformance to the City of Wichita's standards for landscape design in accordance with the landscape plan submitted by the applicant on April 16, 2006.
- T. Detention stormwater storage ways on site and on the adjoining property to the north connected to this development shall conform to all recommended ground water pollution standards in place at the time of planning. Stormwater storage ways shall be designed and installed to use natural filtration systems with diaphragms and post-platings to serve as initial filtering systems for runoff from the site and shall be reviewed and approved by the Rural Water Engineers.
25. Guarantee installation and maintenance by separate instrument of walking paths and/or gravel surfacing such as concrete, asphalt, stone, etc., for pedestrian use. Paths shall be installed in the drainage ways in the reserve area of the subdivision plan to the north of Parcel 1 and to the south of Parcel 2. The paths shall be linking the eastern edge of the reserve area of the subdivision to Parcel 1 at D-200+the plan for walking paths and ocean sand dunes shall be included in the subdivision plan.
26. If multiple ownership occurs, an agreement providing for maintenance of open space, signs, drainage facilities, pouring areas, etc. shall be filed with the plan. Should single ownership occur, these items are the responsibility of the owner.
27. The transfer of title on all or any portion of the land included in the CLUP does not constitute a termination of the plan or any portion thereof. The plan shall remain in effect regardless of whether the present owners, their successors and assigns and their lessees under any leasehold interest in this development plan shall be submitted to the Planning Commission and to the governing body for their consideration.
28. Prior to issuing a building permit on Parcel 1, a plan for vehicular circulation and pedestrian circulation shall be submitted and approved by the Director of Planning.
29. Prior to issuing a building permit on Parcel 2 or Parcel 3, a plan for vehicular circulation and pedestrian circulation shall be submitted and approved by the Director of Planning.
30. Development of this property shall proceed in accordance with the following guidelines: A. All phases of development shall be submitted and approved as recommended by the Planning Commission and approved by the Governing Body. Any substantial deviation of the plan shall require a new application for rezoning. B. All phases shall constitute a violation of the building permit authorizations if they are not submitted to the Planning Commission.
31. Any property subdivided within this CLUP and Zone C shall be platted within one year after approval of this CLUP by the Governing Body or the cases shall be conclusive unless and excepted. The restriction extending beyond the cases shall not be published until the plat has been recorded with the Register of Deeds.
32. Any major changes in this development plan shall be submitted to the Planning Commission and approved by the Governing Body.

33. Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.
 34. The resolution establishing the zone change shall not be published in the official newspaper of the County of San Diego, but the failure to complete the plan within one year after approval by the governing body will result in the case being denied and closed, unless a pleading extension has been granted.
 35. Prior to publishing the resolution establishing the zone change, the applicant(s) shall record a document with the Register of Deeds in the County of San Diego (CSD# 299) includes special conditions for development on this property;
 36. The applicant shall submit four revised copies of the CUP to the Planning and Public Works Department within 30 days after approval of this case by the Governing Body; or the request shall be considered denied and closed.
- UNASSIGNED PARCELS 4-12**
- modified or eliminated by Agreement (CUP#2012-01) since March 16, 2021*

Modified or eliminated by Adjustment (CUP2021-??) dated March 18, 2021

ORIGINAL PARCELS 13-15

Eliminated by Amendment #1 dated July 19, 2016

RESERVE "A"

A. Net Area: 68,714 sq.ft.
or 1.58 acres

RESERVE "B"	
A. Net Area:	77,572 sq.ft. or 1.79 acres
RESERVE "C"	
A. Net Area:	24,240 sq.ft. or 0.57 acres

Revised per Admin. Adj. (CJP2021-04):	April 6, 2021	<i>KRM</i>
Revised per Amendment #1:	July 19, 2016	
Revised per Admin. Adjustment:	March 22, 2007	
Revised per City Council:	August 1, 2006	
Submitted:	May 8, 2006	

- Revised per Admin. Adj. (COP2002-04): April 6, 2001
 Revised per Amendment #1: July 19, 2000
 Revised per Admin. Adjustment: March 22, 2002
 Revised per City Council: August 1, 2008
 Submitted: May 4, 2000
- jam*
- CO
COM
- 

DP-299
NORTHGATE
COMMERCIAL PARK
COMMUNITY UNIT PLAN
Baughman Company, P.A.

SCALE: 1" = 100'

As per AA CVP2021-00004

APPROVED CUF

MAPE 6-16-2016 RLM
WCC 7-19-2016 RLM

MAPD Серу 1032

GENERAL PROVISIONS FOR LOTS 1, 2, AND 3:

1. This Community Unit Plan contains a total net area of 27.16 acres ± (less street rights of way).
2. The development contains three (3) parcels permitting limited commercial uses. See parcel descriptions for specific uses.
3. Development Access: Access to the development shall comply with the City of Wichita Access Management Regulations. The applicant of Parcel 1 shall submit two (2) copies of a traffic impact study showing the impacts of the development on adjacent street corridor and/or surrounding neighborhoods in accordance with City Regulations.
4. All drainage issues and easements shall be resolved at the time of platting.
5. Maximum land coverage by building shall not exceed 30 percent of the total site, including Reserve "A" (354,906 sq. ft. ±).
6. All utilities shall be installed underground.

7. Signage:
- a. Total signage for Parcel 1 shall include the total area of the exterior ground signs and building signage.
- b. Three (3) ground signs shall be permitted on Parcel 1, including two (2) monument signs which shall not exceed 30-feet in height and 148.33 square feet each, and one (1) TLE sign which shall not exceed 20-feet in height and 32 square feet. The Meridian Street and 53rd Street monument signs shall be set on two (2) poles with wrapped pole covers of materials similar to exterior building materials of the main building of Parcel 1. The TLE sign shall be set on one pole. All ground signs shall be placed a minimum of 150 feet apart regardless of leasing or ownership property.
- c. Total building signage on Parcel 1 facing 53rd Street and facing N. Meridian Ave. shall not exceed 666.24 sq. ft.
- d. Signage on Parcels 2 and 3 shall be limited to a height of up to 20 feet and sign face area of up to 150 square feet, and shall be in accordance with the provisions of Zoning District Chapter 24.04 of the Wichita Sign Code.
- e. Off-site and portable signs are prohibited.

- f. Moving, flashing, rotating signs or signs that create the illusion of movement (except for time and temperature signs or public message boards) are prohibited.
- g. No string lights, banners, balloons, flags, pennants, or similar devices shall be permitted except as special displays per Chapter 24.04.240 of the Wichita Sign Code.
- h. Temporary signs shall be permitted on a special purpose basis during construction, seasonal sales and/or special events per Chapter 24.04.190 of the Wichita Sign Code.
8. Maximum building height (see individual parcel descriptions).

9. Parking: Office and commercial buildings, including governmental, public utility and other similar buildings, shall provide one (1) space for each two hundred fifty (250) square feet of floor area or one (1) space for every three employees in the largest working shift in a twenty-four (24) hour period, whichever is greater, in accordance with the Unified Zoning Code.

10. Fire lane: Shall be provided around all structures constructed within these parcels. Said fire lane shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in such fire lane although it 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 to the location and design of the fire lane.

11. Cross parcel circulation is to be provided for all parcels platted for retail, commercial or office uses.

12. Landscaping: Development of all parcels shall comply with the Landscape Ordinance of the City of Wichita. 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 review and approval prior to issuance of a building permit. A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscaping has not been planted.

13. Architectural: All buildings constructed on parcels shall share uniform architectural character, color, texture, and the same predominate exterior building material. Exterior building materials on Parcel 1 shall utilize earth tone colors in a variety of textures with dark blue accents.

PROPOSED USES FOR LOTS 1, 2, AND 3

The proposed general use for all Parcels shall be any Commercial use permitted by-right in the LC Zoning District excluding night club in city, sexually oriented business, correctional placement residence, safety service, pawn shop, agricultural sales and service, commercial wireless communication facility, theatre, and tavern & drinking establishment. Car washes shall be allowed in compliance with the Supplementary Use Requirements of Article III, Section III-D.6.F of the Unified Zoning Code.

BENCHMARK:

COW Benchmark at the intersection of Meridian and 53rd St. North, NE corner top of concrete headwall.

44.00 ft north of center line.
37.00 ft east of center line.
50.90 ft NE of section corner iron.
3.00 ft NE of and radial to curb.
28.00 ft east of section line.

ELEV. = 1331.37 NGVD29 (143.97 City Datum)

PARCEL 1	
A. Net Area:	905,634.18 sq.ft. or 20.25 acres
B. Maximum Building Coverage:	297,481.03 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	297,481.73 sq.ft.
D. Floor Area Ratio:	30 percent
E. Maximum Number of Buildings:	Three (3)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

RESERVE "A"	
A. Net Area:	68,714 sq.ft. or 1.57 acres
RESERVE "B"	
A. Net Area:	77,972 sq.ft. or 1.79 acres
RESERVE "C"	
A. Net Area:	24,840 sq.ft. or 0.57 acres
PARCEL 2	
A. Net Area:	66,211.20 sq.ft. or 1.52 acres
B. Maximum Building Coverage:	18,884.05 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	18,884.05 sq.ft.
D. Floor Area Ratio:	30 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

14. Screening:

- a. Screening on Parcel 1 shall be constructed along the north property line of Parcel 1 adjacent to "Tr-3" Two-Family Residential zoning. Screening along the property line of Parcel 1 shall be eight feet (8') in height and shall conform to the screening requirements for C.U.P.'s contained in the Unified Zoning Code. The screening is to be constructed at the time that a building permit is issued for Parcel 1.
- b. The Drive-thru Garden Center Bag Goods Area located on the east side of the proposed building on Parcel 1 shall be screened from view from the adjacent residential property on the east side of Meridian Avenue with 1) the use of 4-8" knee walls and pilasters located on the outside of the racks; 2) a 1/2" x #18 metal wire panel and ornamental metal fencing attached to the high rack system; and, 3) continuous evergreen landscaping located along Meridian Avenue between the Drive-thru Garden Center Bag Goods Area and adjacent residential properties.
- c. The compactor located on the west side of the building on Parcel 1 shall be screened from the south with an 8'-0" high masonry wall and the 8-foot solid screen fence along the west property line.
- d. The compactor located on the north side of the building on Parcel 1 shall be screened from the north and east with an 8'-0" high masonry wall and the 8-foot solid screen fence along the north property line.
- e. The bale and pallet storage located north of the building on Parcel 1 shall be screened with an 8'-0" high masonry wall along the east, north and west sides of the bale and pallet storage area. Stacking of cardboard bales and pallets shall not exceed the height of the masonry wall.
- f. As required by the City Code Article IV B, the roof mounted equipment will be screened by the building parapet wall accordingly.

15. Site Lighting: All exterior lighting for all parcels shall be shielded to direct light disbursement in a downward direction. The parcels within said C.U.P. shall share similar or consistent parking parking lighting elements (i.e. fixtures, pole type, lamps, etc.). The maximum height of a light standard, including base, pole, fixture, and lamp, within 100-feet of the east, west and north C.U.P. boundary shall not exceed twenty five feet (25') above grade or pavement. Interior lights shall have a maximum height of 42-feet.

16. If multiple ownership occurs, an agreement providing for maintenance of open space, signs, drainage facilities, parking areas etc. shall be filed with the plat. Should single ownership occur, these items are the sole responsibility of the owner.

17. The transfer of title on all or any portion of the land included in the C.U.P. 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 and their lessees unless amended. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

18. Prior to issuing a building permit on Parcel 1, a plan for vehicular circulation and pedestrian walk system connecting the building(s) with the sidewalks along N. Meridian Avenue (from Parcel 1) shall be submitted and approved by the Director of Planning.

19. Prior to issuing a building permit on Parcel 2 or Parcel 3, a plan for vehicular circulation and pedestrian walk system connecting the building(s) with the sidewalks along 53rd Street shall be submitted and approved by the Director of Planning.

20. Development of this property shall proceed in accord with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body. 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.

21. All property included within this C.U.P. and Zone Case shall be platted within one year after approval of this C.U.P. by the Governing Body or the cases shall be considered denied and closed. The resolution establishing the zone change shall not be published until the plat has been recorded with the Register of Deeds.

22. Prior to publishing the resolution establishing the zone change, the applicant(s) shall record a document with the Register of Deeds indicating that this tract (referenced as D.P. 299) includes special conditions for development on this property.

23. The applicant shall submit 4 revised copies of the C.U.P. to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body or the request shall be considered denied and closed.

24. Portable storage will be prohibited.

PARCEL 3	
A. Net Area:	67,082.40 sq.ft. or 1.54 acres
B. Maximum Building Coverage:	18,917.96 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	18,917.96 sq.ft.
D. Floor Area Ratio:	30 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
PARCEL 4	
A. Net Area:	37,496 sq.ft. or 0.86 acres
B. Maximum Building Coverage:	11,249 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	13,124 sq.ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

DP-299

GENERAL PROVISIONS FOR ALL PARCELS:

1. Guarantee signalization at the 54th Street and Meridian intersection
2. Guarantee a southbound right-turn lane and a fifth lane on Meridian from 54th to 53rd to allow left-turns.
3. Guarantee the relocation of the existing signal to accommodate street improvements at the 53rd and Meridian intersection
4. Dedicate additional right-of-way along 53rd Street sufficient to meet the 60-foot half-street standard.
5. Guarantee future signalization at major openings on 53rd Street when warrants are met.
6. Guarantee a fifth lane along 53rd Street from driveway opening number three east to Meridian.
7. Guarantee dual left-turn lanes on the west and south legs of the intersection of 53rd and Meridian, and provide separate right-turn lanes on all approaches.
8. Provide cross lot circulations between all abutting parcels except Parcel 1, and connect individual parcels to internal circulation drives.
9. The site shall be developed in substantial conformance to the approved community unit plan's site plan, general provisions and individual parcel standards.

10. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

11. 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 for commercial development and be binding upon the present owners, their successors and assigns, unless amended.

12. The resolution establishing the zone change shall not be published until the plat has been recorded with the Register of Deeds. Failure to complete the plat within one year after approval by the governing body will result in the case being denied and closed, unless a platting extension has been granted.

13. Prior to publishing the resolution establishing the zone change, the applicant(s) shall record a document with the Register of Deeds indicating that this tract (referenced as DP-299) includes special conditions for development on this property.

14. The applicant shall submit four revised copies of the CUP to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied and closed.

15. Guarantee stand-up curbed raised medians in 53rd Street North for control of the four right-in/right-out openings.

PARCEL 5	
A. Net Area:	49,995 sq.ft. or 1.14 acres
B. Maximum Building Coverage:	14,999 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	17,498 sq.ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

PARCEL 6	
A. Net Area:	49,995 sq.ft. or 1.14 acres
B. Maximum Building Coverage:	14,999 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	17,498 sq.ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

PARCEL 7	
A. Net Area:	49,995 sq.ft. or 1.14 acres
B. Maximum Building Coverage:	14,999 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	17,498 sq.ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

PARCEL 8	
A. Net Area:	50,025 sq.ft. or 1.15 acres
B. Maximum Building Coverage:	15,008 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	17,509 sq.ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

PARCEL 9	
A. Net Area:	48,117 sq.ft. or 1.10 acres
B. Maximum Building Coverage:	14,435 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	16,841 sq.ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

PARCEL 10	
A. Net Area:	49,995 sq.ft. or 1.14 acres
B. Maximum Building Coverage:	14,999 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	17,498 sq.ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

PARCEL 11	
A. Net Area:	52,100 sq.ft. or 1.19 acres
B. Maximum Building Coverage:	15,630 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	18,235sq.ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

PARCEL 12	
A. Net Area:	1,728,039 sq.ft. or 39.67 acres
B. Maximum Building Coverage:	518,412 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	604,814 sq.ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Eight (8)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

1. Total Land Area: 2,184,030 ± sq.ft. or 50.14 ± acres
- Net Land Area: 2,119,957 ± 3% sq.ft. or 48.67 ± acres
2. Total Gross Floor Area: 764,410 sq.ft.
- Total Floor Area Ratio: 35 percent
3. Parking shall be provided in accordance with Section IV of the Unified Zoning Code, unless otherwise specified in the parcel description.
4. Setbacks are as indicated on the C.U.P. drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.
5. A Drainage Plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of platting improvements.
6. Guarantees for specific street improvements for Meridian and 53rd St. North shall be further reviewed and determined at the time of platting.
7. Signs shall be in accordance with the Sign Code of the City of Wichita with the following conditions:
- A. As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150' apart, irrespective of how land is leased or sold.
- B. Flashing signs (except for signs showing only time, temperature and other public service messages), rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted.
- C. Portable and off-site signs are not permitted.
- D. Window display signs are limited to 25% of the window area.
- E. No signs shall be allowed on the rear of any buildings.
- F. All freestanding signs must be monument type and shall have a maximum height of 20 feet and limit sign square footage to 150 square feet on Parcels 4 through 11. Parcel 12 shall have a maximum height of 30 feet.
8. Access Controls shall be as shown on the final plat.
9. All exterior lighting shall be shielded to direct light disbursement in a downward direction.
10. All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
- A. Limited height of light poles to 24 feet.
- B. Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
11. Utilities shall be installed underground on all parcels.
12. Landscaping for this site shall be required as follows:
- A. Development of all parcels within the C.U.P. shall comply with the Landscape Ordinance of the City of Wichita.
- B. A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.
- C. A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.

13. Screening Walls:
- A. A six (6) foot high concrete/masonry wall along the north & west property lines of the C.U.P. where adjacent to residential zoning is required.
- B. This solid wall shall be constructed of a pattern and color that is consistent with the building walls.
14. Rooftop mechanical equipment shall be screened from ground level view per Unified Zoning Code.
15. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened to reasonably hide them from ground view.
16. All buildings in the C.U.P. shall share uniform 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.
17. Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of building permits.
18. All parcels shall be zoned Limited Commercial. No parcel within this C.U.P. shall allow the use of adult entertainment establishments, sexually oriented business, correctional placement residences, asphalt/concrete plants, safety service, pawn shop, agricultural sales and service, commercial wireless communication facilities or theater. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment.
19. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between parcels within the C.U.P.
20. Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.
21. The Transfer of title of all or any portion of land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
22. 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.
23. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
23. 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 Meridian and 53rd Street North with the proposed buildings within the subject property.
24. No development shall occur until such such time as municipal water and sewer service are provided to the site.
25. 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.

LEGAL DESCRIPTION:

All of Northgate Commercial Addition, Wichita, Sedgwick County, Kansas and all of Northgate Commercial Park 1st Addition, an Addition to Wichita, Sedgwick County, Kansas.

PARCEL 13	
Eliminated by Amendment #1 dated July 19, 2016	
PARCEL 14	
Eliminated by Amendment #1 dated July 19, 2016	
PARCEL 15	
Eliminated by Amendment #1 dated July 19, 2016	

Revised per Amendment #1: July 19, 2016
Revised per Admin. Adj. March 22, 2007
Revised per City Council: August 1, 2006
Submitted: May 6, 2006



SCALE: 1" = 100'

DP-299

NORTHGATE COMMERCIAL PARK

COMMUNITY UNIT PLAN

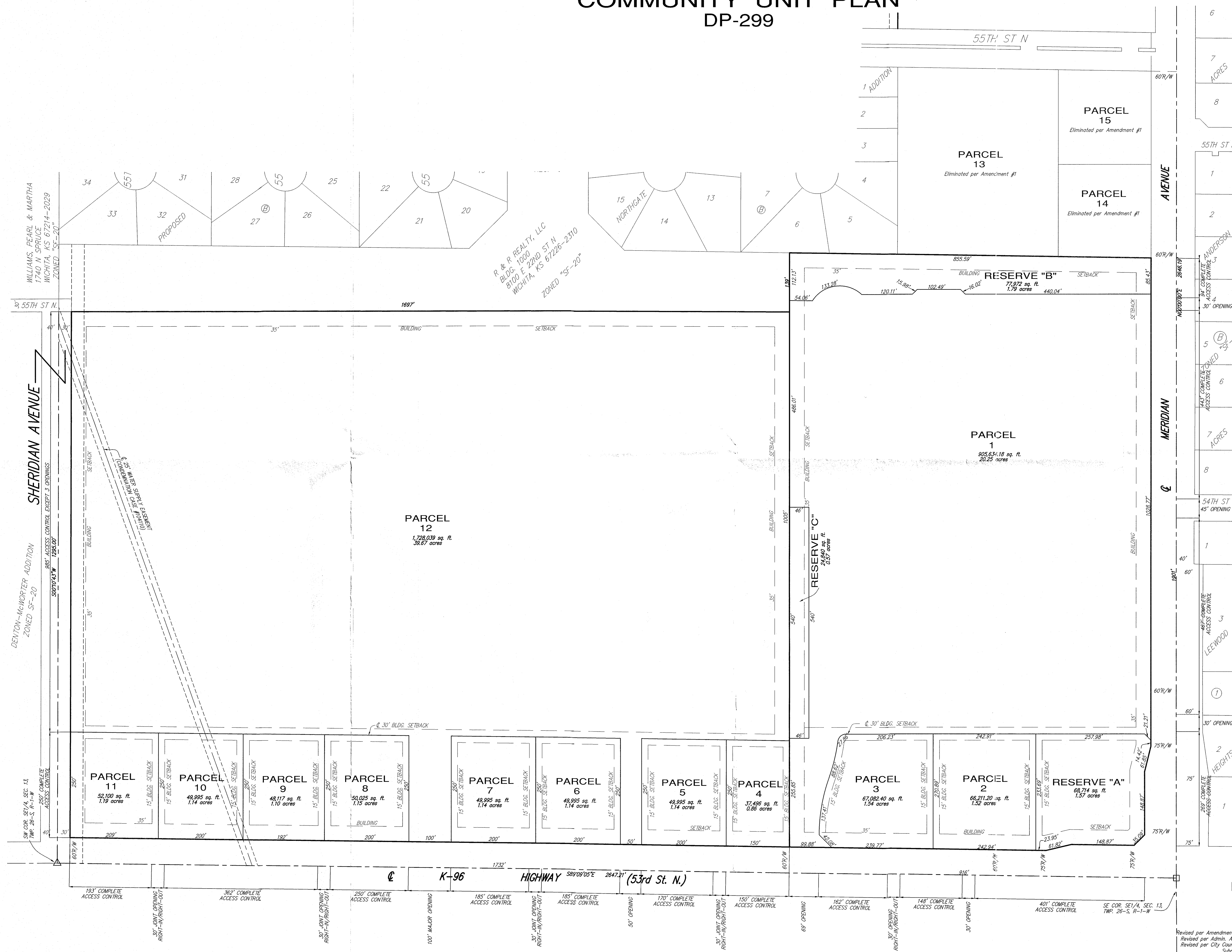
Page 1 of 2

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

NORTHGATE COMMERCIAL PARK

COMMUNITY UNIT PLAN

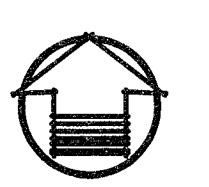
DP-299



LEGAL DESCRIPTION:
All of Northgate Commercial Addition, Wichita, Sedgwick County, Kansas and all of Northgate Commercial Park 1st Addition, an Addition to Wichita, Sedgwick County, Kansas.

Amendment #1
APPROVED CUP
WCC 6-16-16
WCC 7-17-16
MAD CORY LOA 2
Page 2 of 2
BENCHMARK:

COW BENCH MARK AT THE INTERSECTION OF MERIDIAN AND 53RD ST. NORTH, NE CORNER TOP OF CONCRETE HEADWALL.
44.00 FT NORTH OF CENTER LINE.
37.00 FT EAST OF CENTER LINE.
30.90 FT NE OF SECTION CORNER IRON.
9.00 FT NE OF AND RADIAL TO CURB.
26.00 FT EAST OF SECTION LINE.
ELEV. = 1331.37 NGVD29 (143.97 CITY DATUM)



SCALE: 1" = 100'

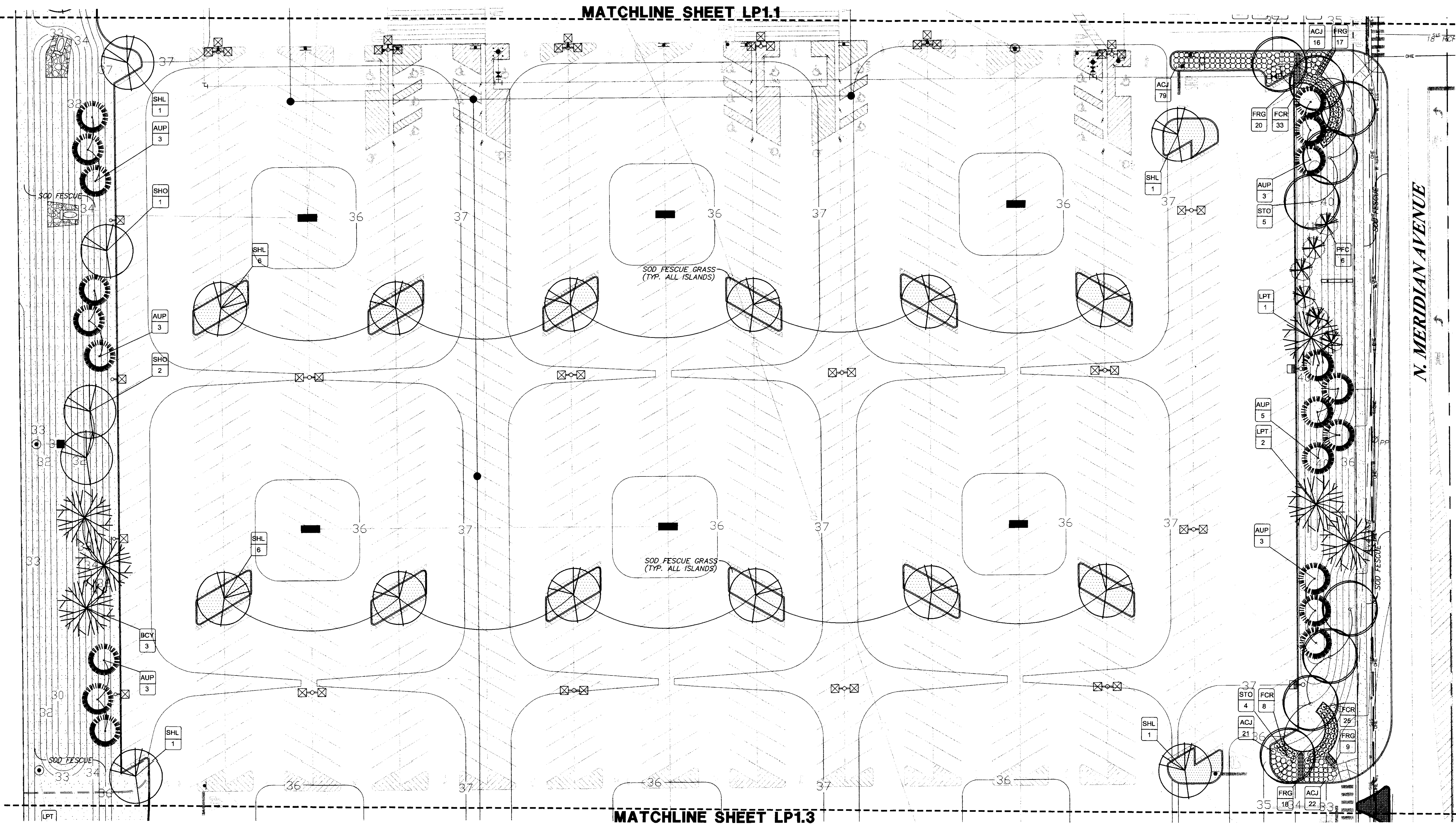
DP-299

NORTHGATE COMMERCIAL PARK
COMMUNITY UNIT PLAN

Page 2 of 2

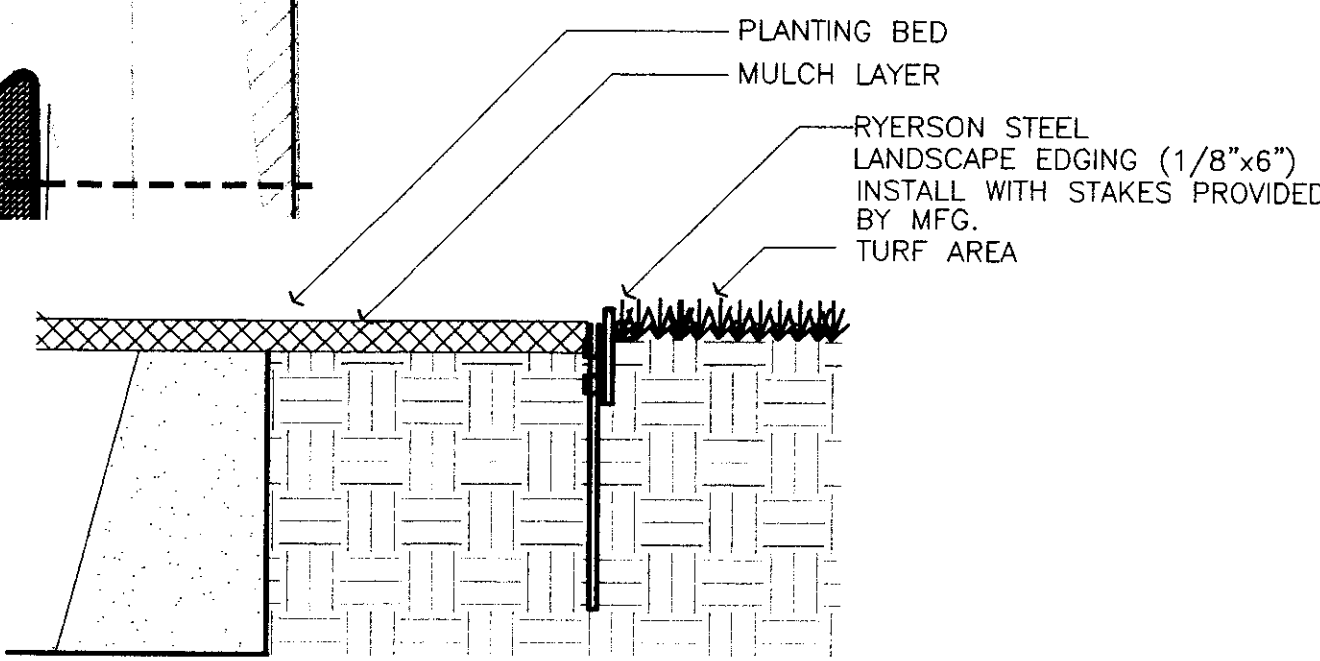
Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

Revised per Amendment #1: July 19, 2016
Revised per Admin. Adj. March 22, 2007
Revised per City Council: August 1, 2006
Submitted: May 8, 2006



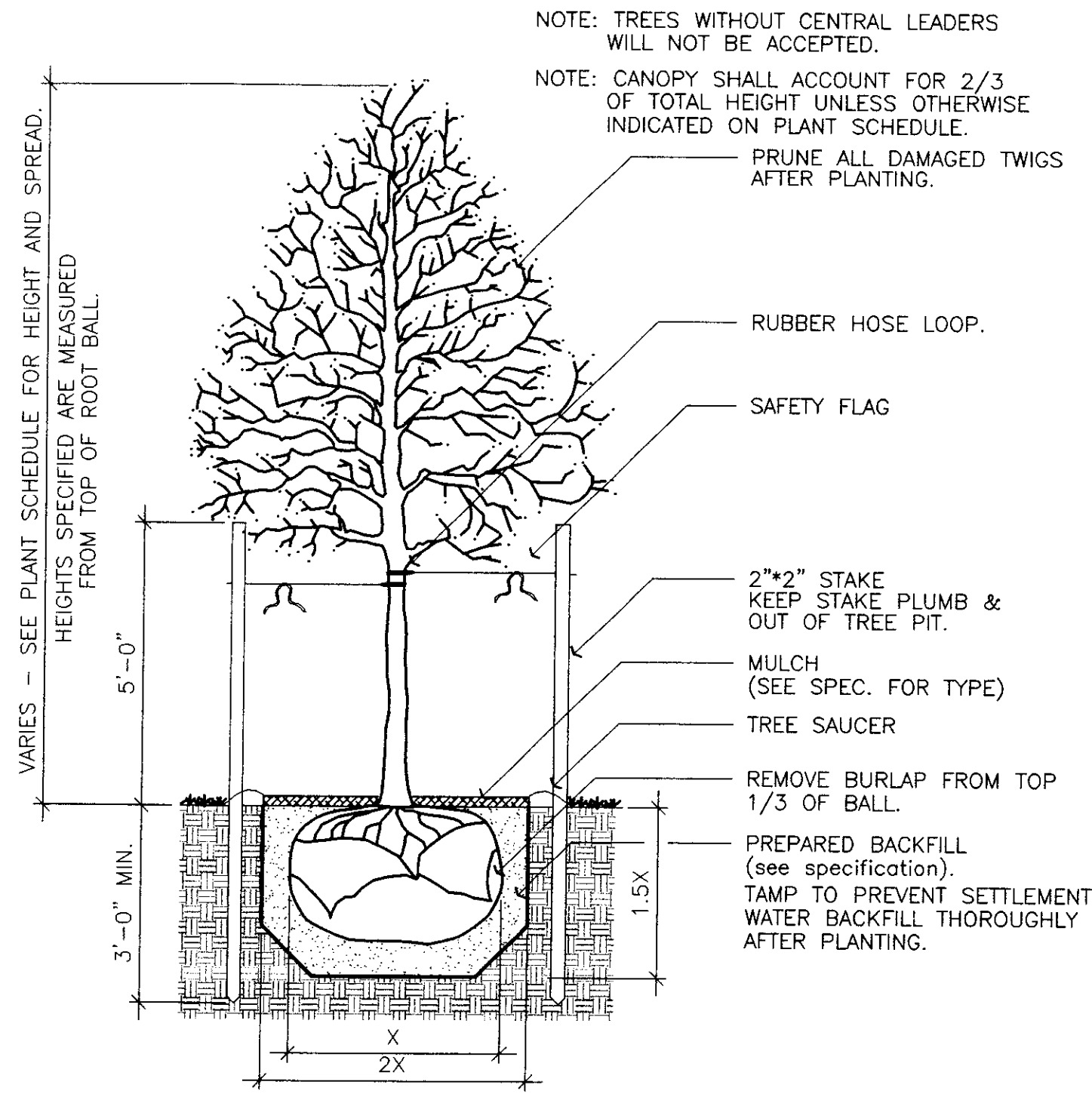
LANDSCAPE PLANTING PLAN (MID)

SCALE: 1" = 30'-0"



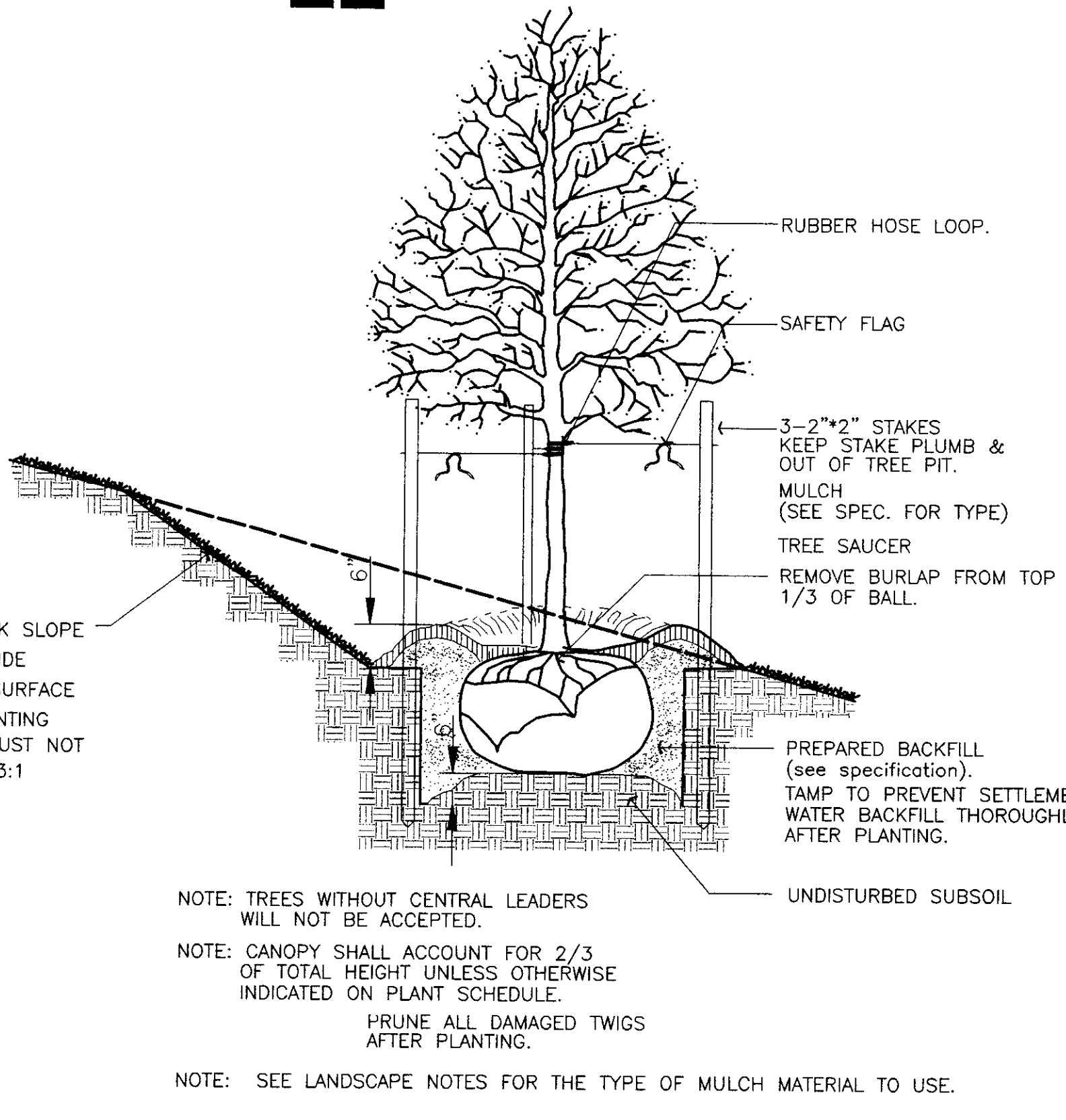
EDGING DETAIL

STEEL NO SCALE



TREE PLANTING & STAKING DETAIL

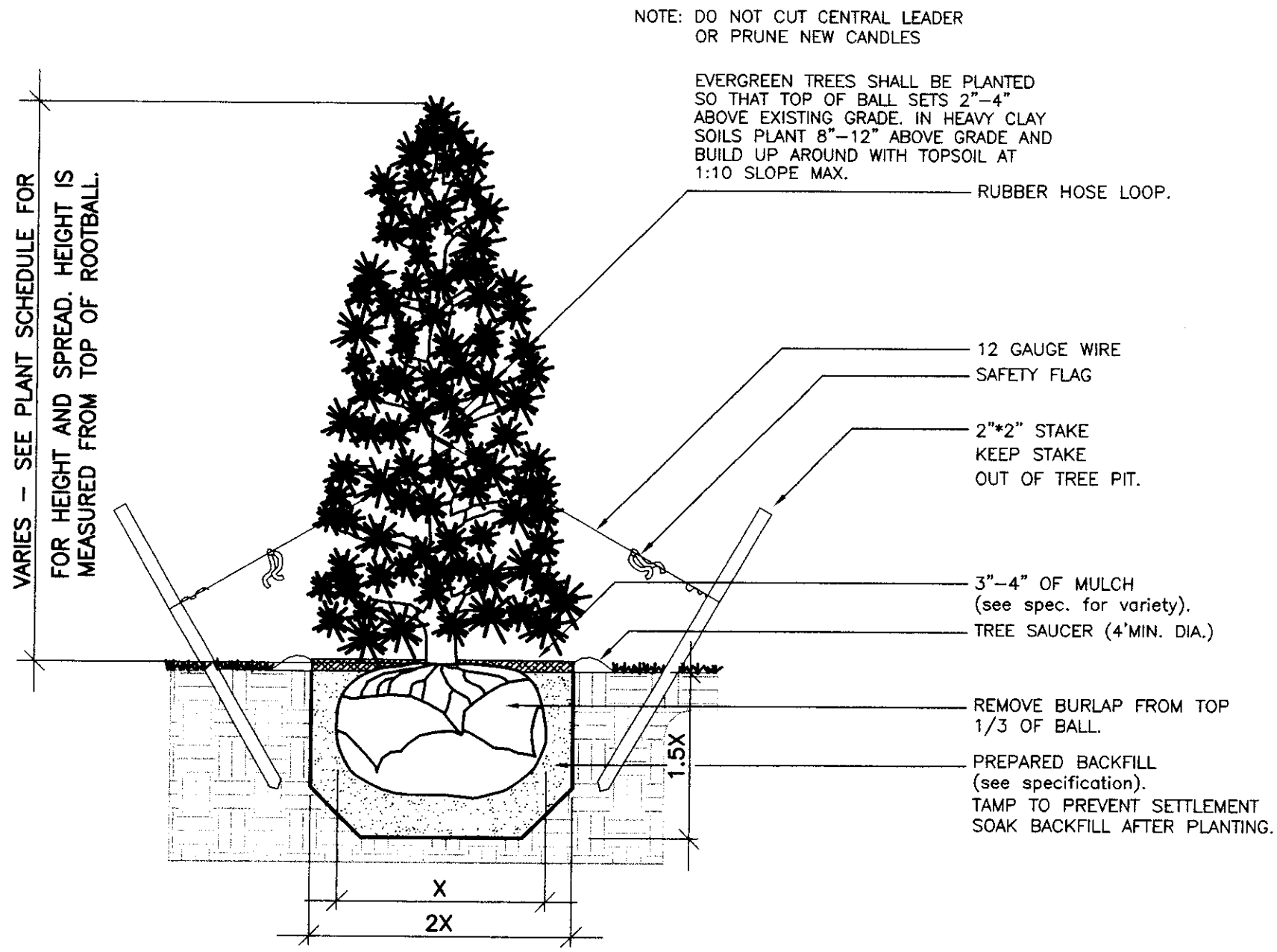
NO SCALE



TREE PLANTING ON SLOPES

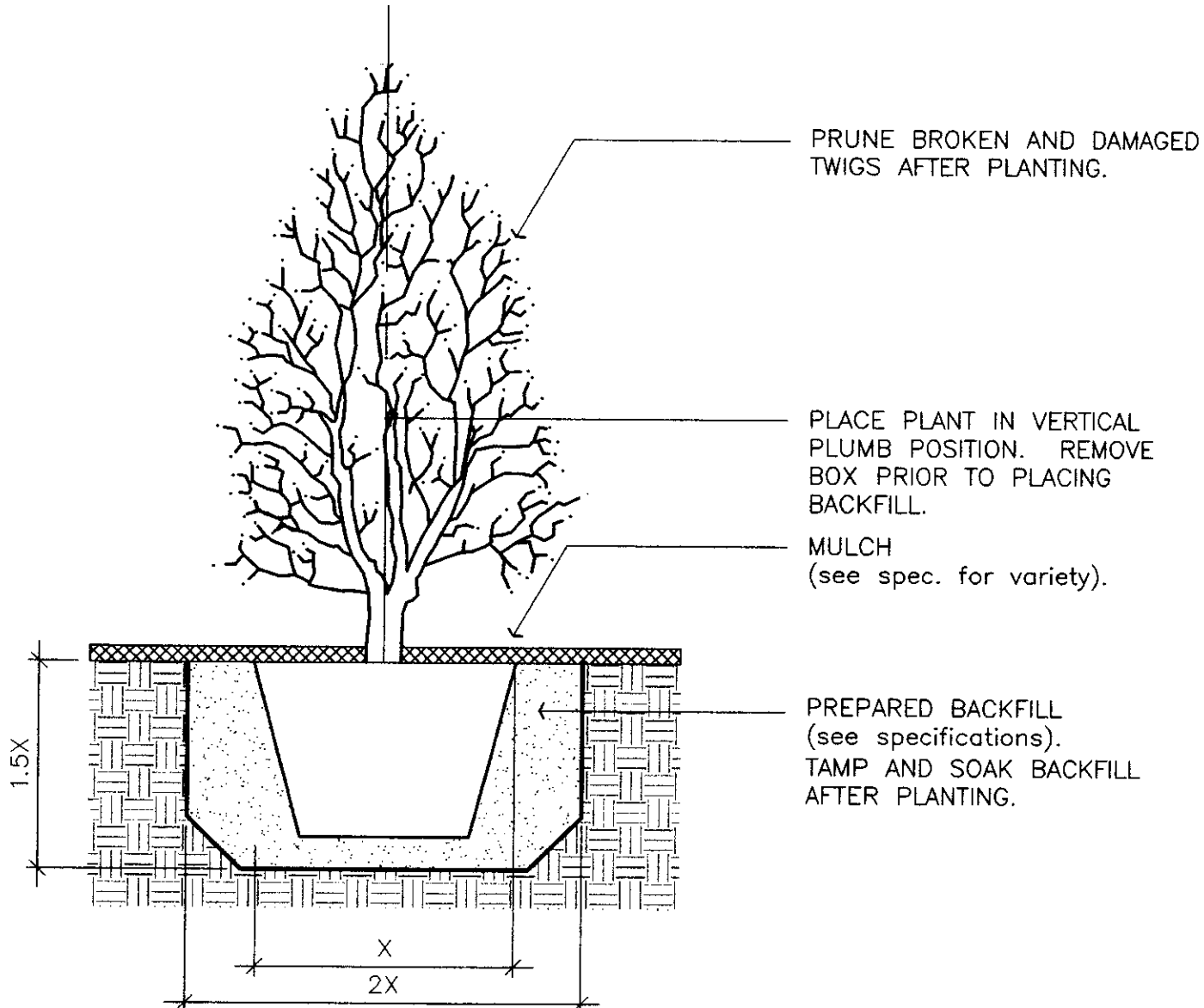
(INCLUDING CONSTRUCTED EARTH BERMS)

NO SCALE



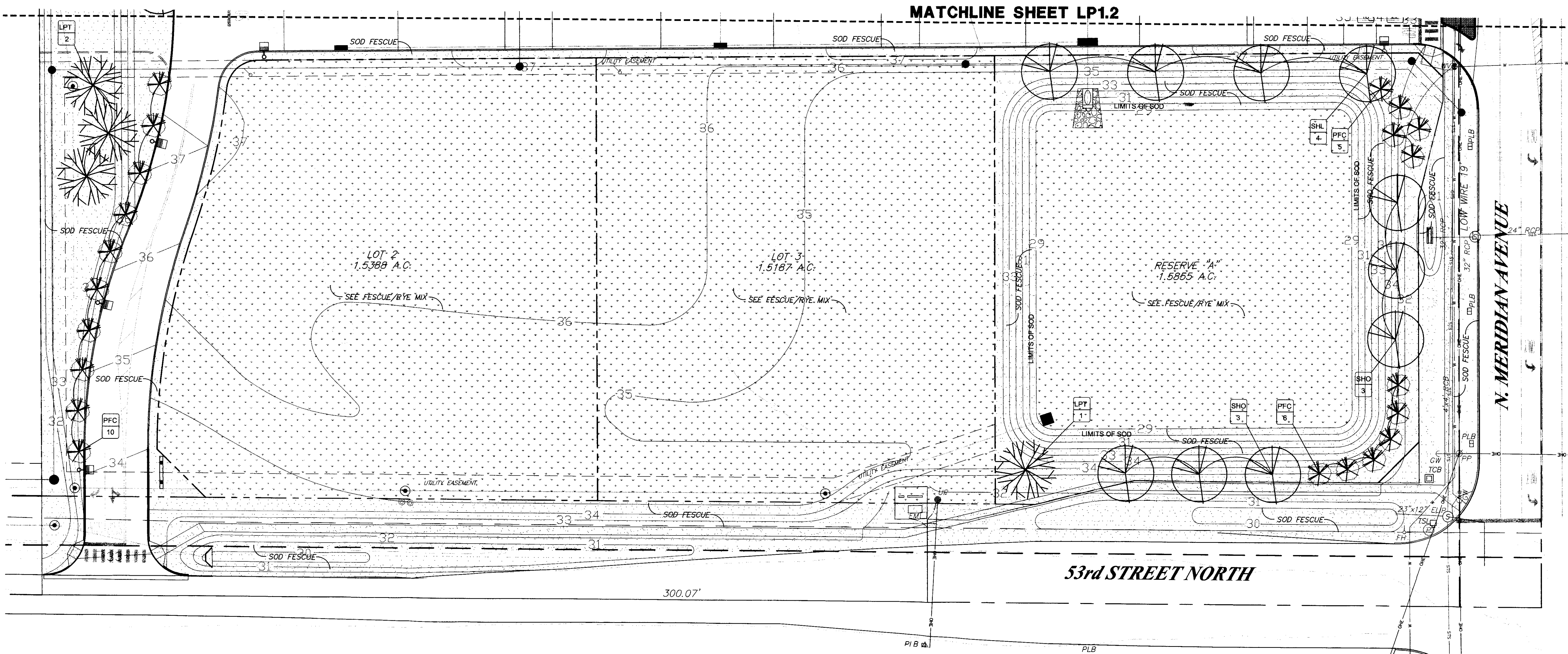
CONIFER PLANTING & STAKING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

NO SCALE



DP-299 Parcel 1
LANDSCAPE PLAN
SHEET 3 of 3
MAPD Copy 1 of 2

LANDSCAPE PLANTING PLAN (S)

SCALE: 1" = 30'-0"

PLANTING NOTES

GENERAL

- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE ARCHITECT/LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- LANDSCAPE CONTRACTOR SHALL PROVIDE LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL MATERIALS AS SPECIFIED HEREIN AND AS SHOWN ON THE PLANS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
- REPORT DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO PURCHASING MATERIALS OR STARTING CONSTRUCTION.
- REVIEW THE LANDSCAPE SPECIFICATION SECTION LOCATED IN THE PROJECT MANUAL FOR ADDITIONAL PROJECT INSTRUCTIONS AND RESPONSIBILITIES.

SITE PREPARATION AND EARTHWORK

- CONTRACTOR SHALL LOCATE UTILITIES BEFORE COMMENCING WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING KANSAS ONE-CALL CENTER AT (316) 687-2470. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES RESULTING FROM LANDSCAPE OPERATIONS. ANY UTILITIES SHOWN ON THE PLAN ARE FOR REFERENCE ONLY AND MAY OR MAY NOT DEPICT THE ACTUAL LOCATION OF SERVICES.
- TOPSOIL SHALL BE A FRIABLE LOAM WITH GOOD STRUCTURE. SOLUBLE SALTS SHALL NOT EXCEED 500ppm AND ORGANIC MATTER SHALL BE NO LESS THAN 1.5% BY WEIGHT. PH SHALL RANGE BETWEEN 5.5 & 7.4.
- LANDSCAPE CONTRACTOR SHALL HAVE TOPSOIL TESTED BY A CERTIFIED TESTING LABORATORY AND OBTAIN RECOMMENDATIONS FOR SOIL AMENDMENT TYPE(S) AND QUANTITIES. SUBMIT A COPY OF THIS REPORT TO THE REPORT TO THE LANDSCAPE ARCHITECT FOR THEIR RECORDS. RECOMMENDATIONS SHALL BE SPECIFIC TO THE TOPSOIL TO BE USED AND THE PLANT MATERIALS SPECIFIED ON THE DRAWINGS. A SAMPLE OF THE TOPSOIL TO BE USED SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- GENERAL CONTRACTOR SHALL PLACE 12" OF TOPSOIL IN NEW PLANTING BEDS AND 4" OF TOPSOIL ON ALL OTHER AREAS TO BE SEED OR SODDED. THIS INCLUDES THE OUTPARCELS TO BE TEMPORARILY SEEDDED.

PLANTING PREPARATION

- CULTIVATE PLANTING BEDS TO A DEPTH OF 8". TILL AMENDMENTS INTO THE PLANTING BE AT THE RATIOS SPECIFIED BY A CERTIFIED TOPSOIL ANALYSIS.
- BACKFILL: FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL TOPSOIL MIXED WITH AMENDMENTS AT THE RATIOS SPECIFIED BY A CERTIFIED TOPSOIL ANALYSIS.
- WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF THE PLANT MATERIAL IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE. LANDSCAPE CONTRACTOR SHALL TAKE MEASURES TO ENSURE ADEQUATE DRAINAGE, INCLUDING, BUT NOT LIMITED TO, DRY WELLS & PERFORATED DRAIN TILE TO STORM SEWER.

PLANTING MATERIALS

- PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION "AMERICAN STANDARD OF NURSERY STOCK." HEIGHT OF PLANT MATERIALS SHALL BE MEASURED FROM EXISTING SOIL LINE AT TOP OF ROOTBALL TO TOP OF CROWN.
- PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- PLANTS DESIGNATED CONTAINER GROWN SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR A MINIMUM OF SIX MONTHS AND A MAXIMUM OF TWO YEARS. THESE PLANTS SHALL BE REMOVED FROM CONTAINERS BEFORE PLANTING. PLANTS THAT APPEAR ROOT-BOUND SHALL BE REJECTED.
- PLANT LOCATIONS ARE APPROXIMATE. MINOR ADJUSTMENTS MAY BE NECESSARY TO AVOID CONFLICTS. ANY ADJUSTED LOCATIONS OVER 2 FEET MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANT INSTALLATION.

RELATED ITEMS

- USE TRIANGULAR SPACING IN ALL GROUNDCOVER AND ANNUAL BEDS.
- PLANT GROUNDCOVER WITHIN ONE FOOT (1') OF TRUNKS OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING ARRANGEMENT SHALL BE TRIANGULAR, WITH PROPER ON-CENTER SPACING BETWEEN PLANTS.
- FESCUE SOD TYPE SHALL BE LOCALLY AVAILABLE PREMIUM FESCUE BLEND. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND ESTABLISHMENT OF FESCUE SOD TO THE LIMITS SHOWN ON THE PLANS.
- FESCUE SEED SHALL BE A LOCALLY AVAILABLE PREMIUM FESCUE BLEND MATCHING THE SEED COMPOSITION OF THE SOD USED ON THE PROJECT SITE. SEED FESCUE AT 4LBS. PER 1000 SF.
- AREAS TO BE TEMPORARILY SEEDDED SHALL BE SEEDDED WITH A MIXTURE OF A PREMIUM FESCUE BLEND AND ANNUAL RYE GRASS. MIX SHALL BE 50% FESCUE SEED AND 50% ANNUAL RYE. SEED AT THE RATE OF 4LBS. PER 1000 SF.
- PLANT SUBSTITUTIONS WILL ONLY BE ALLOWED UNDER THE FOLLOWING CONDITIONS: LANDSCAPE CONTRACTOR SHALL SUBMIT A WRITTEN SUBSTITUTION REQUEST TO THE LANDSCAPE ARCHITECT STATING WHAT PLANTS TO BE SUBSTITUTED AND THE REQUESTED SUBSTITUTION PLANT ALONG WITH EXPLANATION OF SUBSTITUTION REQUEST. NO SUBSTITUTION SHALL CONSTITUTE AN INCREASE IN COST FROM THE ORIGINAL CONTRACT AMOUNT. ANY PLANT SUBSTITUTIONS NOT APPROVED SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF INSPECTION.
- PLACE 3"-4" OF MULCH IN ALL SHRUB BEDS, PLACE 4" OF MULCH IN ALL TREE SAUCERS.
- PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. A SECOND APPLICATION SHOULD BE APPLIED IF WEEDS EMERGE PRIOR TO COMPLETION OF WORK. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
- THE CONTRACTOR SHALL BRING THE GRADE OF PROPOSED PLANTING BEDS TO WITHIN 4" OF THE TOP OF ADJACENT CURB PRIOR TO ADDITION OF MULCH. MULCH SHALL NOT BE HIGHER THAN CONCRETE AFTER APPLYING THE REQUIRED DEPTH OF MULCH.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF UNDERGROUND DRAIN TILE IN PARKING LOT ISLANDS AS NECESSARY TO ENSURE THAT WATER IS NOT BEING TRAPPED IN THE PLANTING BEDS. THE DRAIN TILE SHALL BE INSTALLED IN SUCH A WAY AS TO CONNECT TO PROPOSED STORM SEWER WHEN AVAILABLE.
- EDGING: INSTALL COMMERCIAL GRADE STEEL EDGING AS SHOWN ON THE PLAN. EDGING SHALL BE INSTALLED WITH MANUFACTURER SUPPLIED STAKES AND PER MANUFACTURER'S WRITTEN INSTRUCTIONS. TOP OF EDGING SHALL NOT EXTEND ABOVE ADJACENT SIDEWALK GRADE.
- THE CONTRACTOR SHALL USE A 4.1oz WOVEN POLYPROPYLENE, NEEDLE-PUNCHED FABRIC WEED BARRIER IN SHRUB BEDS. OVERLAP EDGES A MINIMUM OF 6". SECURE EDGES IN GROUND.

MAINTENANCE AND CLEAN-UP

- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL PROVISIONAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANTS' HEALTHY CONDITION FOR A PERIOD OF NINETY (90) DAYS OR PROVISIONAL ACCEPTANCE, WHICHEVER IS GREATER.
- REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
- REMOVE SOIL OR DIRT THAT ACCUMULATED DURING OR AS A RESULT OF PLANTING OPERATIONS EACH DAY.
- FERTILIZE ALL PLANTS WITH 10-20-10 COMMERCIAL SLOW-RELEASE FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE LAWN AND LANDSCAPE FOR A PERIOD OF NINETY (90) DAYS OR PROVISIONAL ACCEPTANCE, WHICHEVER IS GREATER. THIS INCLUDES, BUT IS NOT LIMITED TO, MOWING AND TRIMMING THE LAWN AT 7-10 DAY INTERVALS, DRESSING OF MULCH BEDS, APPLICATION OF HERBICIDES TO CONTROL WEED GROWTH, CONTROL WEED GROWTH.
- LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS. CENTRAL LEADERS SHALL NOT BE REMOVED.
- EXTENDED MAINTENANCE PERIOD: REFER TO THE SPECIFICATIONS FOR EXTENDED MAINTENANCE REQUIREMENTS.

LANDSCAPE ORDINANCE CALCULATIONS:

REQUIRED LANDSCAPED STREETYARD:

(METHOD #2)
TOTAL STREET FRONTAGE: 1,220 LF
53RD [100 LF] + MERIDIAN [1,120 LF]
GREATEST PERPENDICULAR DISTANCE: 100 LF
SQUARE FOOTAGE FACTOR: 20
1,220 LF - 100 LF = 1,120 LF
1,120 x 20 = 22,400 SF (45 SHADE TREES REQUIRED)

PROVIDED LANDSCAPED STREETYARD:

LANDSCAPED STREETYARD PROVIDED: 59,500 SF (63% ABOVE REQUIREMENT)
TREES PROVIDED: 60 OVERSTORY TREES
16 UNDERSTORY TREES
TOTAL TREES PROVIDED: 68 OVERSTORY TREES (33% ABOVE REQUIREMENT)

REQUIRED PARKING LOT LANDSCAPE:

TOTAL PARKING STALLS: 1,048 STALLS
REQUIRED PARKING LOT TREES: 1,048/20 = 53 SHADE TREES REQUIRED
(1/2 STREETYARD TREE REQUIREMENT USED TO SATISFY PARKING LOT TREE REQUIREMENT [45/2=22 TREES])
TOTAL PARKING LOT TREES REQUIRED: 53-22=31 SHADE TREES REQUIRED
1/2 REQUIRED TREES TO BE PLANTED IN INTERIOR OF PARKING LOT = 16 SHADE TREES.

PROVIDED PARKING LOT LANDSCAPE:

INTERIOR PARKING LOT TREES PROVIDED = 18 OVERSTORY TREES
EXTERIOR PARKING LOT TREES PROVIDED = 13 OVERSTORY TREES
(BUFFER TREES USED TO SATISFY REQUIREMENT = 13 OVERSTORY TREES)
TOTAL TREES PROVIDED: 53 OVERSTORY TREES

REQUIRED PARKING LOT SCREENING:

CONTINUOUS 36" TALL SCREEN ADJACENT TO MERIDIAN.
PROVIDED MIXED BERM AND SHRUB HEDGE SCREENING.

REQUIRED LANDSCAPE BUFFER:

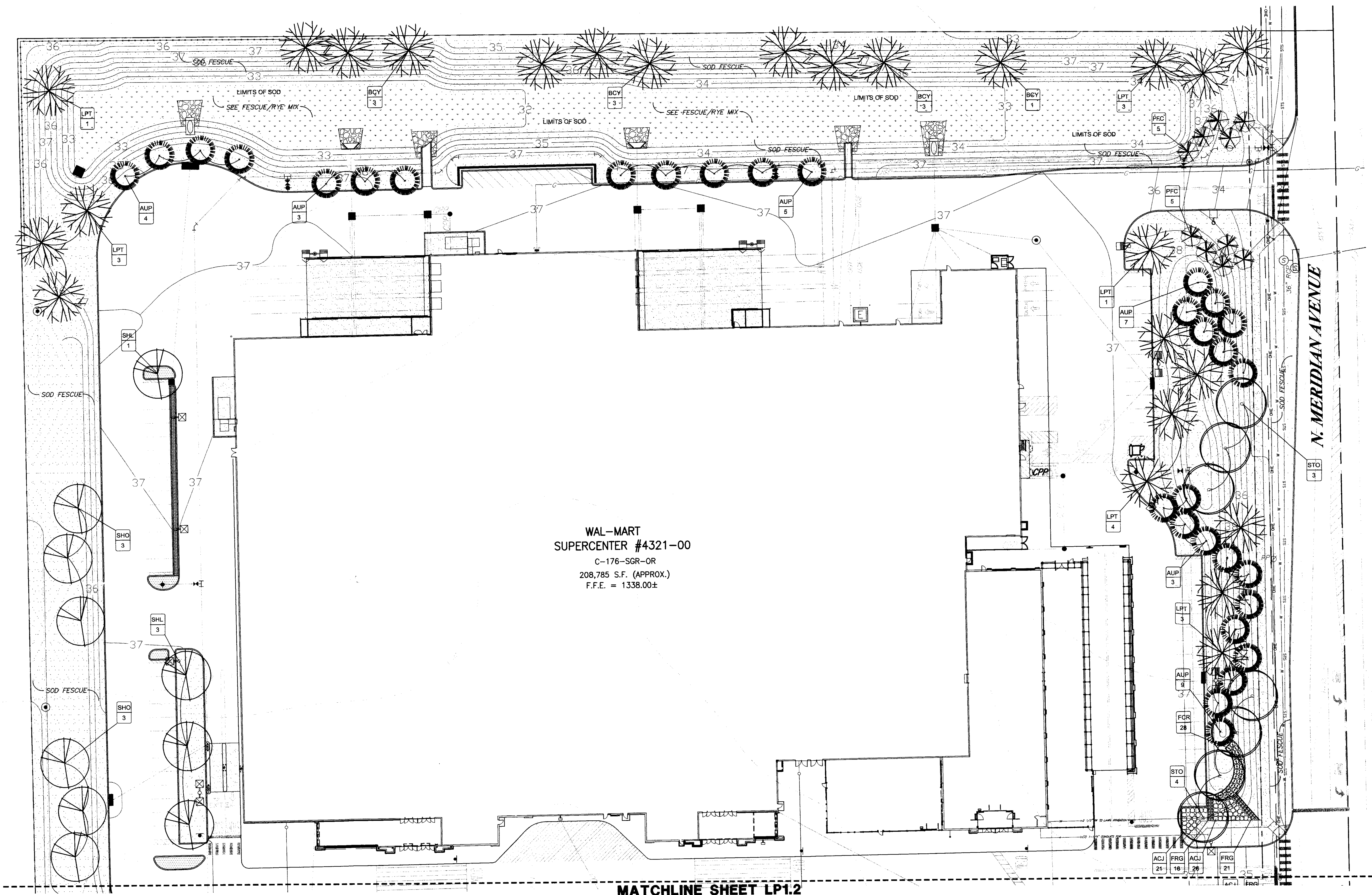
NORTH PROPERTY LINE: 866 LF/40 = 22 SHADE TREES REQUIRED
WEST PROPERTY LINE: 1,130 LF/40 = 29 SHADE TREES REQUIRED

PROVIDED LANDSCAPE BUFFER:

NORTH PROPERTY LINE: 26 OVERSTORY TREES
5 UNDERSTORY TREES
TOTAL PROVIDED : 28 OVERSTORY TREES
WEST PROPERTY LINE: 27 OVERSTORY TREES
11 UNDERSTORY TREES
TOTAL PROVIDED : 32 OVERSTORY TREES

ADDITIONAL TREES PROVIDED IN DRAINAGE RESERVE (NOT REQUIRED PER CODE):

11 OVERSTORY TREES
11 UNDERSTORY TREES



WAL-MART
SUPERCENTER #4321-00
C-176-SGR-OR
208,785 S.F. (APPROX.)
F.F.E. = 1338.00±



LANDSCAPE PLANTING PLAN (IN)

SCALE: 1" = 30'-0"

PLANT MATERIAL SCHEDULE

Code	Quantity	Scientific Name	Common Name	Size	Height (Min)	Width (Min)	Comments
DECIDUOUS TREES							
SHO	15	Gleditsia triacanthos 'Shademaster'	SHADEMASTER HONEYLOCUST	3" CAL	12'-16'	10'	STRONGLY UPRIGHT
PFC	37	Malus 'Prairiefire'	PRAIRIEFIRE CRABAPPLE	2" CAL	6'-8'	4'	MATCHED SPECIES
LPT	22	Platanus x. acerifolia	LONDON PLANETREE	3" CAL	14'-18'	10'	STRONGLY UPRIGHT
STO	16	Quercus acutissima	SAWTOOTH OAK	3" CAL	12'-16'	10'	STRONGLY UPRIGHT
SHO	15	Quercus shumardii	SHUMARD OAK	3" CAL	12'-16'	10'	STRONG CENTRAL LEADER ONLY
BCY	13	Toxodum distichum	COMMON BALDYPRESS	3" CAL	12'-16'	10'	STRONG CENTRAL LEADER ONLY

EVERGREEN TREES

AUP	52	Pinus nigra	AUSTRIAN PINE	8" MIN.	8'	5'	
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SHRUBS

ANJ	185	Juniperus horizontalis 'Plumosa Compacta'	COMPACT ANDORRA JUNIPER	3-GAL	3"	18"	
FRG	101	Calamagrostis acutiflora 'Karl Foerster'	FEATHER REED GRASS	3-GAL	16"	14"	
FCR	94	Rosa nothum	FLOWERING CARPET ROSE	5-GAL	24"	24"	

DP-299 Parcel 1
LANDSCAPE PLAN
03/20/11
SHEET 1 OF 3
W&P Copy 1 of 2

STIPULATION FOR REUSE:
THIS DRAWING WAS PREPARED FOR THE PROJECT OF THE CLIENT AND IT IS NOT TO BE REUSED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING IN ANY MANNER OTHER THAN THAT INTENDED BY THE ARCHITECT.

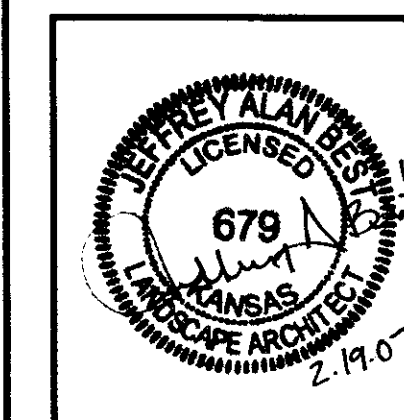
CONSULTANTS

WALMART
SUPERCENTER
WICHITA, KS
STORE #4321-00
JOB NUMBER: 03/20/11
PROTO: 12-12-06

ISSUE BLOCK

01/30/07	REVISION #1

CHECKED BY: JB
DRAWN BY: JB
FILE NAME:
PROTO CYCLE:
DOCUMENT DATE: 12-12-06



SHEET:
LP1.1



Wichita-Sedgwick County Metropolitan Area Planning Department
June 16, 2016

R & R Realty, LLC, Attn: Jay W. Russell
8100 E 22nd N
Wichita, KS 67226

Baughman Company, P.A. Attn: Russ Ewy
315 Ellis
Wichita, KS 67211

RE: ZON2016-19/CUP2016-21 - City zone change request from SF-5 Single-family Residential and LC Limited Commercial to TF-3 Two-family Residential and CUP Amendment to DP-299 to remove Parcels 13, 14 and 15 for residential development, generally located southwest of the 55th Street N. and Meridian intersection.

Dear Applicants:

At its regular meeting on **June 16, 2016**, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to **APPROVE** the request, subject to the following conditions:

- (1) Screening on Parcel 1 shall be constructed along the north property line of Parcel 1 adjacent to TF-3 zoning.
- (2) The applicant shall submit four revised copies of the CUP to the Metropolitan Area Planning Department within 60 days of approval or the request shall be considered denied and closed.
- (3) If the Zoning Administrator finds that there is a violation of any of the conditions of the CUP amendment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare the CUP amendment null and void.

Property owners may file written protest petitions on land use related items heard by the MAPC. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk within 14 days of the conclusion of the MAPC hearing, by **June 30, 2016, at 5:00 p.m.** Such petitions may cause the application to be disapproved, if the land area encompassed by the protesting owners exceeds 20% of the land area within 200 feet of the perimeter of the application area, unless the City Council overrides such a protest and approves the application by a vote of 6 of its members. This application will be forwarded to the City Council for consideration at its regular meeting on **Tuesday, July 19, 2016.**

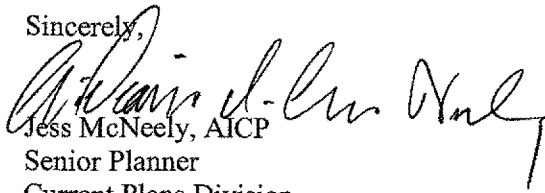
This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichita.gov

Sincerely,

A handwritten signature in black ink, appearing to read "Jess McNeely". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jess McNeely, AICP
Senior Planner
Current Plans Division

Copies to: Janet Miller, CM District VI
Janet Johnson, CSR District VI
Tom Stolz, MABCD
JR Cox, MABCD
Julianne Kallman, City Engineering