SECURITY SELF STORAGE

PLANNED UNIT DEVELOPMENT

P.U.D. 2000-00002

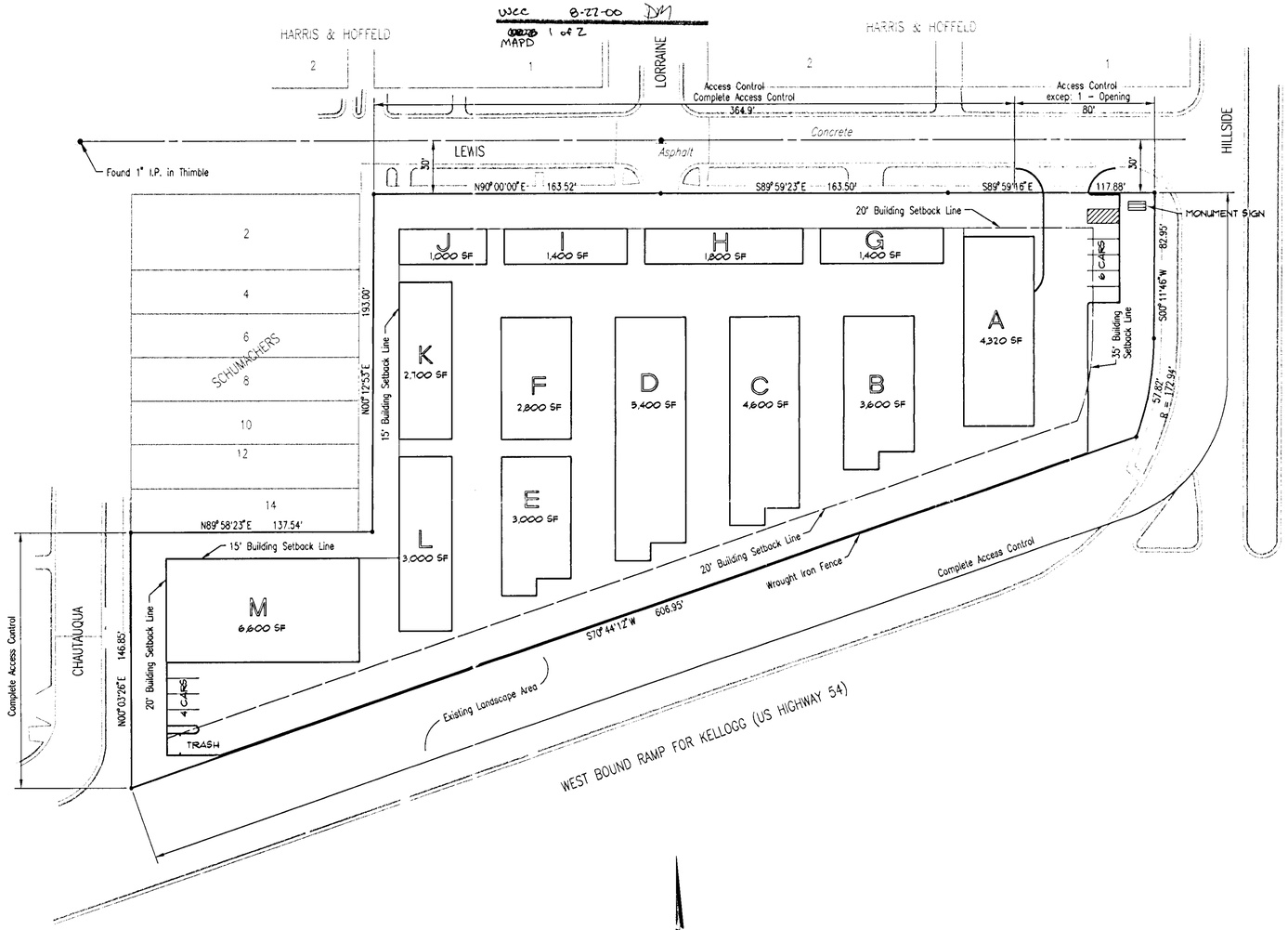
PUD #13

APPROVED PUD

MAPC 7-27-00 DM

WCC 8-22-00 DM

MAPD 1 of 2



SCALE:

0 40 80

REVISED 8/24/00

GENERAL PROVISIONS

1. TOTAL LAND AREA: 124,275 SQ. FT. OR 2.85 ACRES MORE OR LESS.
   - A. MAXIMUM BUILDING COVERAGE: 41,620 SQ. FT. OR 33.5 PERCENT.
   - B. MAXIMUM NUMBER OF BUILDINGS: 14.
   - C. MAXIMUM BUILDING HEIGHT: 25 FT.
   - D. THE ONLY PERMITTED USE IS SELF-SERVICE STORAGE SUBJECT TO THE PROVISIONS OF SECTION 111-D.6.Y OF THE UNIFIED ZONING CODE, EXCEPT WHERE AMENDED HEREIN.
2. PARKING SHALL BE IN ACCORDANCE WITH SECTION IV-A, OFF-STREET PARKING AND LOADING OF THE UNIFIED ZONING CODE.
3. SETBACKS SHALL BE AS INDICATED ON THE PLAN.
4. SIGNS:
   - A. ONE 50 SQUARE FOOT MONUMENT SIGN, LIMITED TO 12 FEET IN HEIGHT, SHALL BE PERMITTED SUBJECT TO THE FOLLOWING RESTRICTIONS:

     FLASHING, ROTATING OR MOVING SIGNS, SIGNS WITH MOVING LIGHTS OR SIGNS WHICH CREATE ILLUSIONS OF MOVEMENT SHALL NOT BE PERMITTED.

     PORTABLE SIGNS, OFF-SITE SIGNS, BANNERS, STRING PENNANTS AND THE LIKE SHALL NOT BE PERMITTED, EXCEPT FOR A BANNER SIGN PERMITTED FOR 30 DAYS FROM THE OPENING OF BUSINESS.
   - B. BUILDING SIGNS SHALL BE PERMITTED ON THE NORTH, EAST AND SOUTH ELEVATIONS OF BUILDING "A". SAID BUILDING SIGNS SHALL NOT EXCEED 50 SQ. FT., USE INDIVIDUAL LETTERS, AND BE SIMILAR TO THE BUILDING SIGNAGE SHOWN IN EXHIBIT "A".
5. ACCESS CONTROLS: THERE SHALL BE COMPLETE ACCESS CONTROL TO HILLSIDE, KELLOGG, CHAUTUAQUA AND WEST 365 FEET OF LEWIS AS SHOWN ON THE PLAN.
6. LIGHTING FOR THIS DEVELOPMENT SHALL MEET SECTION IV-B.4 OF THE UZC.
7. ALL EXTERIOR LIGHTING SHALL BE AFFIXED TO THE BUILDINGS.
8. THE PERIMETER SCREENING OF THIS DEVELOPMENT SHALL BE A COMBINATION OF BUILDING ELEVATIONS WITH SECTION OF WROUGHT IRON FENCING BETWEEN BUILDINGS, IN CONJUNCTION WITH THE REQUIRED LANDSCAPE BUFFERS AS DESCRIBED GENERAL PROVISION #9.
9. LANDSCAPING FOR THIS SITE SHALL BE REQUIRED AS FOLLOWS:
   - A. DEVELOPMENT OF THE SUBJECT PROPERTY SHALL COMPLY WITH THE LANDSCAPE ORDINANCE OF THE CITY OF WICHITA, EXCEPT SAID LANDSCAPING SHALL BE CALCULATED AT 1.5 TIMES THE ORDINANCE REQUIREMENTS.
   - B. A LANDSCAPE PLAN SHALL BE PREPARED 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(S).
   - C. REQUIREMENTS FOR PARKING LOT SCREENING AND LANDSCAPING SHALL COMPLY WITH THE LANDSCAPE ORDINANCE.
   - D. LANDSCAPE BUFFERS SHALL BE AS FOLLOWS:
     1. 20 FEET ALONG HILLSIDE.
     2. 20 FEET ALONG LEWIS.
     3. 20 FEET ALONG CHAUTAUQUA.
     4. 15 FEET ADJACENT TO EVEN LOTS 2 THRU 14, SCHUMACHER'S SUBDIVISION.
     5. A LANDSCAPE BUFFER ALONG KELLOGG (US-54 HWY.) WILL NOT BE REQUIRED.
   - E. IN ADDITION TO THE NEW PLANTINGS, THE PLAN SHALL MAXIMIZE THE PRESERVATION OF EXISTING TREES IN THE LANDSCAPE BUFFER AREAS, AND IDENTIFY ALL EXISTING TREES TO BE PRESERVED.
10. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
11. ALL BUILDINGS IN THE P.U.D. SHALL SHARE UNIFORM ARCHITECTURAL CHARACTER, COLOR, TEXTURE, AND THE SAME PREDOMINATE EXTERIOR BUILDING MATERIAL. BUILDING ROOFS MUST USE A WOOD-COLORED ASPHALT SHINGLE. ALL PERIMETER BUILDINGS, SHALL BE BUILT IN SUBSTANTIAL CONFORMANCE TO THE ELEVATION SUBMITTED AS EXHIBIT "A".
12. THE TRANSFER OF TITLE OF ALL OR ANY PORTION OF LAND INCLUDED WITHIN THE P.U.D. (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, UNLESS AMENDED.
13. ANY MAJOR CHANGES IN THIS DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND TO THE GOVERNING BODY FOR THEIR CONSIDERATION.
14. 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 DIRECTOR OF PLANNING, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING CONSTRUCTION OF THE PROPOSED DEVELOPMENT.
15. ALL PROPERTY INCLUDED WITHIN THE P.U.D. SHALL BE REPLATTED WITHIN ONE YEAR AFTER APPROVAL OF THIS P.U.D. BY THE GOVERNING BODY, OR THE CASE SHALL BE CONSIDERED DENIED AND CLOSED.
16. PRIOR TO PUBLISHING THE ORDINANCE ESTABLISHING THIS PLANNED UNIT DEVELOPMENT THE APPLICANT(S) SHALL RECORD A DOCUMENT WITH THE REGISTER OF DEEDS INDICATING THAT THIS TRACT (REFERENCED AS P.U.D. 2000-00002) INCLUDES SPECIAL CONDITIONS FOR DEVELOPMENT ON THIS PROPERTY.
17. OUTDOOR SPEAKERS AND SOUND AMPLIFICATION SYSTEMS SHALL NOT BE PERMITTED ON THE SITE.
18. A RESIDENT MANAGER SHALL BE REQUIRED ON THE SITE AND SHALL BE RESPONSIBLE FOR MAINTAINING THE OPERATION OF THE FACILITY IN CONFORMANCE WITH THE CONDITIONS OF APPROVAL.

DSNR: GLM OPER: GLM SCALE: 1=40.00
Q:\2000\00174\Self Storage\dwg\PUD1 08-24-2000 08:21:11 am