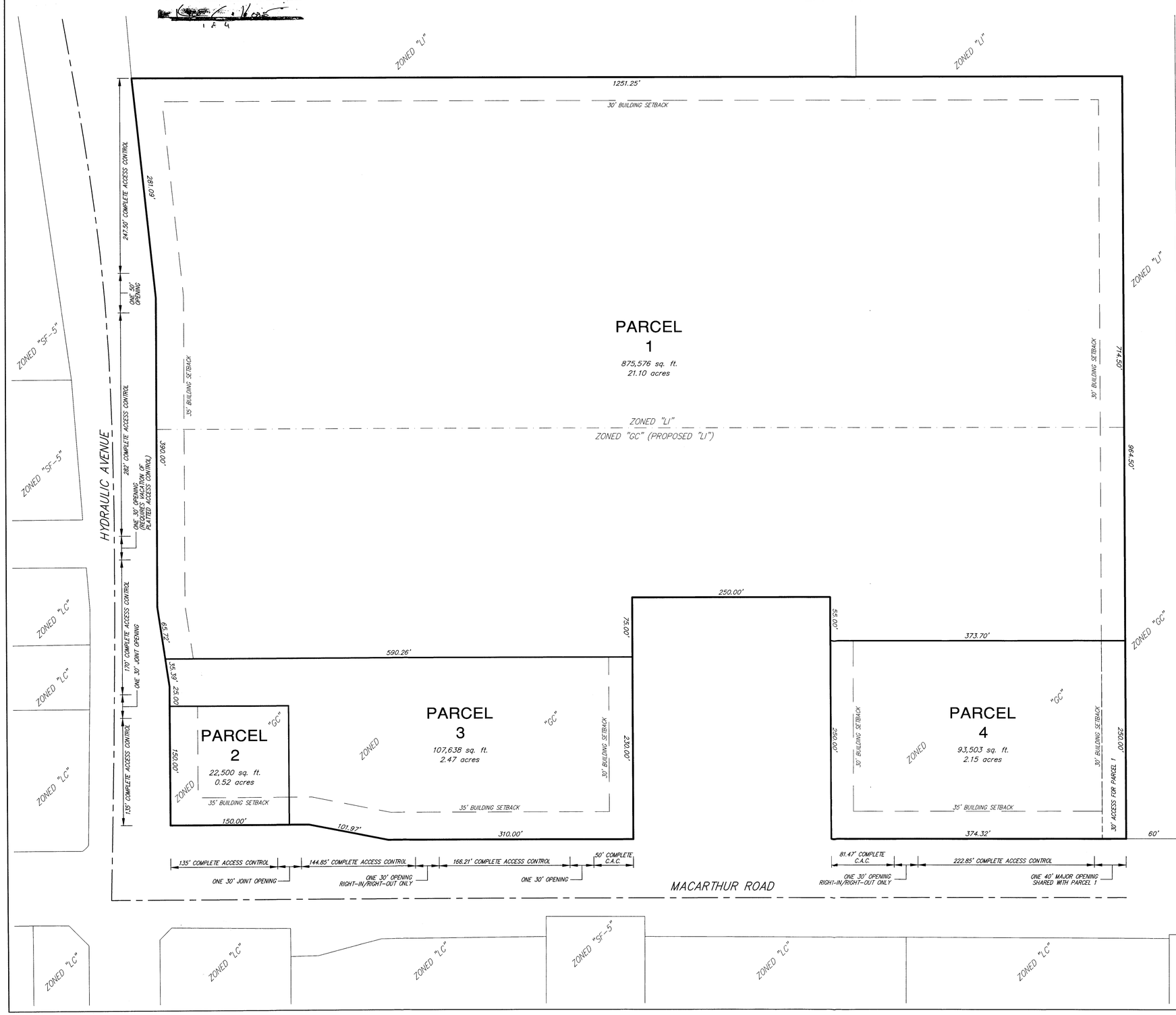
D.I.T. COMMERCIAL
COMMUNITY UNIT PLAN
DP-47

APPROVED CUP
MAPC 12 July 18
1 of 4



SCALE: 1" = 60'

GENERAL PROVSIONS:

1. Total Net Land Area: 1,099,217 ± sq.ft. or 25.23 ± acres
2. Maximum Building Coverage shall not exceed 30% of the net land area for commercial uses in Parcels 1 through 4, or 42.5% for industrial uses in Parcel 1.
3. Drainage will be handled in the manner as provided in the final plat.
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 shall not be required.
5. Parking shall be provided in accordance with Section IV of the Unified Zoning Code, unless otherwise specified in the parcel description.
6. Signs will be as allowed by the Sign Code of the City of Wichita. No billboards or off-site signs shall be permitted.
7. Lighting shall be directed downward so as to confine concentration of lights on the premises and not onto adjacent property. All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, etc.). The height of light poles, including fixtures, lamps and base, shall be limited to 24 feet, except within 200 feet of residential zoning said lighting shall be a maximum height of 15 feet.
8. Development of all parcels within the C.U.P. shall comply with the landscaping requirements of the City's Landscape Ordinance, or as modified by General Provision 9 below, with a shared palette of landscape materials among parcels. A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of 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.
9. Screening shall be per the standards of the U.Z.C., except as follows:
   A. In lieu of a masonry screening wall, along the north and east property lines where adjacent to park property existing vegetation may be used to meet the condition of solid screening. Where there are gaps in the existing vegetation, screening shall be provided by either a combination of evergreen and deciduous trees installed with one tree per 40 feet with the planting size of the trees meeting the requirements of the Landscape Ordinance, or by a six- to eight-foot tall solid screening fence. Along the west property line of Parcel 1 where existing screening does not exist, landscaping shall be provided at 1.5 times the minimum ordinance requirements, shall be a combination of deciduous and evergreen landscaping, and shall have a minimum planting size for all deciduous trees no smaller than 2-inch caliper and all evergreen trees shall be a minimum of 6 feet in height.
   B. Solid screening shall be provided within Parcels 1, 2, 3 and 4 for all outdoor work and storage areas, parking lots and loading docks within 150 feet of residential zoning district or public street right-of-way in order to screen these areas from residential zoning districts.
   C. Rooftop mechanical equipment within Parcels 1, 2, 3 and 4 shall be screened from ground level view per Unified Zoning Code.
   D. Trash receptacles and ground-level mechanical equipment within Parcels 1, 2, 3 and 4 shall be screened from ground-level view with screening walls constructed of materials consistent with the wall materials of the building which the trash receptacle and mechanical equipment supports.
10. No parcel within this C.U.P. shall allow the following uses: adult entertainment establishment; sexually oriented business; correctional facility; correctional placement residence (limited or general); vehicle storage yard; kennel boarding/breeding/training; animal care (general); pawnshop; night club in the city; tavern and drinking establishment; rodeo in the city; construction burn site; and asphalt plant. In addition, the following uses shall not be allowed in Parcels 2, 3 and 4: group residences (limited and general); recreation and entertainment (outdoor); recreational vehicle campground; and outdoor storage as a principle use. The outdoor storage and/or bailing of junk, scrap, paper, bottles, rags or similar materials is prohibited. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment.
11. All buildings within Parcel 1, and Parcels 2 and 3, and Parcel 4, separately, shall share similar architectural character, color, and texture, as determined by the Director of Planning. Building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accent.
12. 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 Hydraulic and MacArthur with the proposed buildings within the development.
13. All new utilities shall be installed underground.
14. Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code. Any land use requiring a Conditional Use in either the "LI" Limited Industrial or the "GC" General Commercial zoning districts may only be permitted by approval of a separate amendment to the C.U.P.
15. 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.
16. 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.
17. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

PARCEL 1

A.	Net Area:	875,576 sq.ft. or 20.10 acres
B.	Maximum Building Coverage: (Commercial Uses)	262,673 sq.ft. or 30 percent
	Maximum Building Coverage: (Industrial Uses)	372,120 sq.ft. or 42.5 percent
C.	Maximum Gross Floor Area: (Commercial Uses)	306,452 sq.ft. or 35 percent
	Maximum Gross Floor Area: (Industrial Uses)	394,009 sq.ft. or 45 percent
D.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 50 feet.	
E.	Setbacks:	See Drawing
F.	Access Points:	See Drawing
G.	Permitted Uses: All permitted uses in the "LI" Limited Industrial zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #10.	

PARCEL 2

A.	Net Area:	22,500 sq.ft. or 0.52 acres
B.	Maximum Building Coverage:	6,750 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	7,875 sq.ft. or 35 percent
D.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
E.	Setbacks:	See Drawing
F.	Access Points:	See Drawing
G.	Permitted Uses: All permitted uses in the "GC" General Commercial zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #10.	

PARCEL 3

A.	Net Area:	107,638 sq.ft. or 2.47 acres
B.	Maximum Building Coverage:	32,291 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	37,673 sq.ft. or 35 percent
D.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
E.	Setbacks:	See Drawing
F.	Access Points:	See Drawing
G.	Permitted Uses: All permitted uses in the "GC" General Commercial zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #10.	

PARCEL 4

A.	Net Area:	93,503 sq.ft. or 2.15 acres
B.	Maximum Building Coverage:	28,051 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	32,726 sq.ft. or 35 percent
D.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
E.	Setbacks:	See Drawing
F.	Access Points:	See Drawing
G.	Permitted Uses: All permitted uses in the "GC" General Commercial zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #10.	

LEGAL DESCRIPTION:

Lots 1, 2, 3 and 4, D.I.T. Addition, Wichita, Sedgwick County, Kansas.

REVISIONS

Approved:	November 28, 1972
Amendment submitted:	June 4, 2018
Revised per staff comments:	July 2, 2018
Approved per MAPC:	July 12, 2018
Approved per City Council:	August 14, 2018

DP-47
D.I.T. COMMERCIAL
COMMUNITY UNIT PLAN

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

MAPC: 07-12-2018
WCC: 08-14-2018

Wichita-Sedgwick County Metropolitan Area Planning Department

Baughman Company
Russ Ewy
315 Ellis
Wichita, KS. 67211

July 13, 2018

RE: ZON2018-00020 and CUP2018-00024- City CUP amendment to DP-47 D.I.T. Commercial CUP with zone change from GC General Commercial to LI Limited Industrial (ZON2018-20) to allow additional industrial and commercial uses; generally located at the northeast corner of MacArthur Rd and Hydraulic Avenue (3900 S. Hydraulic)

Dear Applicant;

At its regular meeting on **July 12, 2018**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on **July 26, 2018.** 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 by **July 26, 2018 at 5:00 p.m.**

The application is scheduled for consideration by the City Council on **Tuesday, August 14, 2018.** The City Council meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas.

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.

Sincerely,

Kyle C Kobe

Kyle C Kobe
Associate Planner

Copies to: MABCD
James Clendenin, Council Member District III
Maddy Campbell, CSR District III
Starlite Drive-In Theatre Corp, 3900 S Hydraulic St, Wichita, KS, 67216