



# DAVIS-MOORE COMMUNITY UNIT PLAN DP - 183

## GENERAL PROVISIONS

- This development is proposed to contain a net area of 10.99 acres more or less.
- Curb cuts - The maximum number of curb cuts to Courtleigh shall be one with such line that a building is constructed along the property line; there shall be one curb cut to Courtleigh or Elberta or over the south 30 feet of the parcel adjacent to Lightner.
- Signs shall be permitted in accordance with limitations and requirements of the zoning ordinance, except that no billboard, portable signs or off-site signs shall be permitted.
- Building setback lines
  - Kellogg Drive - 35 feet
  - Lightner - 25 feet and 35 feet as shown on the plan.
  - Orme - 35 feet
  - Courtleigh - 25 feet
  - Elberta - 25 feet
  - Fabricue - 15 feet as shown on plan.
  - All others - shall be 35 feet and zero as shown on the plan.
- Off street parking and loading spaces shall be provided as required by ordinance.
- Planting and Screening
  - A planting strip no less than 10 feet in width is required along the south 60 feet of the west line of the parcel adjacent to Lightner, except for access points of ingress and egress.
  - A wooden screening fence (6' to 8' high) shall be provided in place of a wall or semi-wall to facilitate the following: utilization of the existing wooden screening fences; to allow use of existing wooden screening fences; to allow use of existing utility easements; to allow for easy expansion of the site; should additional adjacent property be acquired. A building permit shall be obtained prior to the construction of any fence.
    - A wooden screening fence (6' to 8' high) shall be provided along the following lines:
      - Along the south parcel line extending 420 feet east of Lightner.
      - Along the west parcel line as established 420 feet east of Lightner.
      - Along the south parcel line adjacent to Orme, providing for a gate at the emergency access curb cut as provided for in General Provision #2.
      - Along the east parcel line adjacent to Courtleigh and the south parcel line adjacent to Elberta west of the existing building until such time that a building is constructed adjacent to the property line, at which time the existing wooden screening fence shall be removed.
  - Appropriate Street Trees (as approved by the City Forester) shall be planted no farther apart than 50 feet on center in the public parking area between the curb and wooden screening fence and shall be maintained by the owner of the adjacent parcel.
    - Street Trees shall be provided as follows:
      - Adjacent to Orme
      - Adjacent to Courtleigh at such time that a building is constructed adjacent to the property line and the existing screening fence is removed as provided in General Provision #2(a).
      - Adjacent to Elberta
  - Trash receptacles shall be appropriately screened to reasonably hide them from ground view.
  - A landscape plan prepared by a landscape architect for the planting strip and the street trees, indicating the type, location and specifications of plant materials, shall be submitted to the Planning Department for review and approval prior to the issuance of building permits. A financial guarantee for the street trees and plant materials shall be required prior to the issuance of any occupancy permit if the trees or plant materials have not been planted.
  - Failure to properly maintain the screening fences, street trees or the planting strip shall be considered a violation of the C.U.P. after a joint determination by the Director of Planning and the Superintendent of Central Inspection.
  - Fire lanes shall be in accordance with the fire code of the city of Wichita. No parking shall be in said fire lanes although they 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 as to location and design of the fire lanes.
  - A drainage plan and guarantee for drainage improvements shall be provided at the time of platting if necessary.
  - Street right-of-way and easement vacations to be accomplished at the time of platting.
  - Final determination of street right-of-way and pavement widths to be determined at the time of platting.
  - All lights shall be shielded to reflect or direct light away from the residential properties adjacent to the C.U.P.
  - 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 all plans shall run with the land for commercial development and be binding upon present owners, their successors and assigns, and their tenants, unless amended.

## PARCEL DESCRIPTION

- Net Area: 495,063 sq. ft. ± or 11.37 acres ±
- Maximum Building Coverage: 40% or 198,025 sq. ft. ±
- Maximum Floor Area: 420,000 sq. ft. ± which includes a 3-story parking garage (255,000 sq. ft. ±)
- Maximum Building Height: 35 feet except for 3-story parking garage: 40 feet
- Proposed Uses: New and used automobile sales, leasing, service and all other associated uses, including parking garage (not for public use) for long term and short term storage of vehicles for lease or sale, vehicle washing, customer service and employee parking, subject to Board of Zoning Appeals (BZA) approval. Also to include the temporary use of restaurant, until the existing lease expires.

