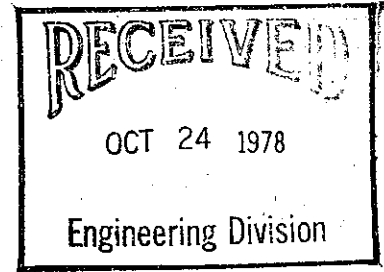


WICHITA-SEDGWICK COUNTY

DATE
October 23, 1978

METROPOLITAN AREA PLANNING DEPARTMENT



TO ✓ Dick Linn, City Engineer
Paul Graves, Traffic Engineer
Max Greene, Maintenance/Flood Control

FROM Mike Meek, Senior Planner

SUBJECT DP-91 - Independence Commons Community Unit Plan.

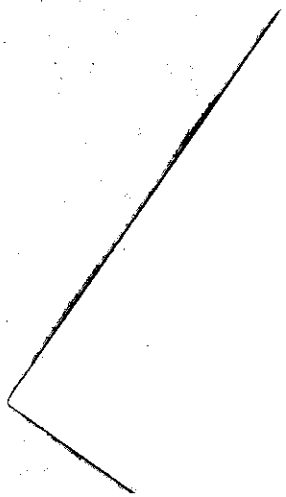
Please review the attached plan, located at the northeast corner of 21st Street North and Rock Road. Would like to have your comments by Wednesday, November 1, 1978, if possible.

Mike Meek


Mike Meek
Senior Planner

MM:el

Attachment



1. This development is proposed to contain 15.5 gross or 12.8 net acres, more or less.
 2. The proposed development contains 4 parcels ranging from light commercial, office to multi-family uses - see specific uses by parcel description below.
 3. Setbacks are as indicated on plan view or as described in parcel descriptions or in general as follows:
 - 90' setback on 21st Street North
 - 35' setback on Rock Road
 - 35' setback on 22nd Street North
 4. All utilities shall be installed underground.
 5. Signs designating the name of the development shall be permitted at the entrances to the proposed parcels if they follow in accordance with the provisions of section 28.04.139 of the Code of the City of Wichita.

All signs relating to the specific uses contained within each parcel shall be permitted providing they follow appropriate city codes.
 6. An owners association agreement for parcels I through IV providing for the maintenance of non-public open space, internal drives, parking areas, signs, logo's, drainage improvements, etc. shall be filed with the plat of the area.
 7. Open space as referred to in the community unit plan refers to all land commonly held under condominium documents and related facilities located thereon and shall be maintained as described above by an owners association.
 8. All drives and parking areas contained within the described parcels shall be privately owned by the Owners Association.
 9. Sidewalk plan indicated will be revised as necessary at the time of platting.
 10. All drainage ways and drainage easements shall be determined at the time of platting. A lot grading plan will also be submitted at that time.
 11. Final determination of street right-of-way and pavement widths on public streets shall be resolved at the time of platting.
 12. Net acres are determined by subtracting street right-of-way from gross acres.
 13. The final configuration of building shape and placement and the exact layout of private drives and parking areas may vary from that indicated on the plan view providing the structures stay within established setback lines.
 14. A five foot fence constructed of either wood, combination wood and masonry or all masonry and ten foot landscape buffer shall be constructed on the east side of the property where shown. There shall be no fencing or required landscaping between parcels.
-
- 

15. The existing shelter belt on the south shall remain intact except it may be penetrated in one location for the entrance drive as indicated.
16. The landscape plan for the ten foot landscape buffer shall be prepared at the time of platting and submitted to the Planning Department. The plant material shall be installed concurrent with the phasing of development and during the first planting season following construction of each phase. Failure to do so or properly maintain this planting area as determined by the Director of Planning and the Superintendent of Central Inspection, jointly, shall constitute a violation of the C.U.P. A financial guarantee for the plant material shall be required prior to the issuance of occupancy permits if the required landscaping has not been planted.
17. The transfer of title of 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 for commercial development and be binding upon the present owners, their successors and assigns and their lessees unless amended.

18. Parking shall be provided as follows:

- For Commercial uses - 5.5 spaces/1000 sq. ft. of floor area
- For Office uses - 4.0 spaces/1000 sq. ft. of floor area
- For Residential uses - 2.0 spaces/dwelling unit

All parking and drives shall be hard surfaced with concrete, asphalt or pavers.

PARCEL I

Proposed Uses: All general office uses including office supplies, professional offices (medical, attorney, engineer, architect, etc.). No commercial activity except for sale of soft drinks, news media, tobacco, candies and toiletries.

Gross area - 3.5 acres
Net area - 3.1 acres
Net area within building setback lines - 0.8± (39,096 s.f.)
Maximum building coverage - 20,000 s.f.
Maximum gross floor area - 25,000 s.f.
Floor area ratio - 1.25
Maximum building height - 35'
Setbacks as shown on plan view with
21st Street North - setback - 90'
Parking requirements - 4 spaces/1000 sq. ft. gross floor area

PARCEL II

Proposed Uses: General office and light retail commercial sales including the following:

- a. Same office uses as described in Parcel A.
- b. Restaurant, Banks, Barber Shops, Business or Commercial School, Studios, Clothing Sales, Private Clubs, Health Studios, Boutique Shops, Hardware, Gift Shops, Antique Shops, Beauty Parlors, Small Printing Shops, (5 employees maximum), Bakery Shop (5 employees maximum), and other similar light commercial uses.

Gross area - 4.7 acres
Net area - 3.4 acres
Net area within building setback lines - 1.0± acres (44,768 s.f.)
Maximum building coverage - 25,000 s.f.
Maximum gross floor area - 30,500 s.f.
Floor area ratio - 1.22
Maximum building height - 35'
Setbacks as shown on plan view with
21st Street North - setback - 90'
Rock Road - setback - 35'
Parking - as set forth under general provisions - 18

PARCEL III

Proposed Uses: Same as for Parcel II

Gross area - 3.6 acres
Net area - 2.8 acres
Net area within building setback lines - 0.9± acres (37,408 s.f.)
Maximum building coverage - 22,000 s.f.
Maximum gross floor area - 28,500 s.f.
Floor area ratio - 1.30
Maximum building height - 35'
Setbacks as shown on plan view with
 Rock Road - setback - 35'
 22nd Street North - setback - 35'
Parking - as set forth in general provisions - 18

PARCEL IV

Proposed Uses: Same office uses as in Parcel I and in addition multi-family uses permitting garden apartments, townhouses, duplex through sixplex and patio homes.

Gross area - 3.7 acres
Net area - 3.5 acres
Net area within building setback lines
 (for office uses only) - 1.0± acres (43,680 s.f.)

Maximum building coverage (office only) - 28,000 s.f.
Maximum gross floor area (office only) - 42,000 s.f.
Floor area ratio (office only) - 1.5

| | | Total Dwelling Units | |
|----------|-------------------|----------------------|----|
| Density: | Garden Apartments | 12.5 | 44 |
| | Townhouses | 8.0 | 28 |
| | 2 - 6 plex | 6.0 | 21 |
| | Patio Homes | 6.0 | 21 |

Maximum building height - 35'
Setbacks - 22nd Street North - 35'
Office uses as per setback lines illustrated
multi-family uses:

- 22nd Street North - 35'
- West Property Line - 20'
- South Property Line - 20'
- South East Property Line - 20'
- East Property Line - 30'

Parking - 4 spaces/1000 s.f. gross floor area (office)
2 spaces/dwelling unit (multi-family)

UBDIVISION REPORT

/D NO. 78-138 Name Independence Commons
Date Application Rec'd. 12-8-78 Preliminary Approval _____
Scheduled S/D Meeting 1-11-79

DESCRIPTION

General Location Northeast corner of 21st St. North and Rock Road

Owner Wichita Development Company
Surveyor/Engineer Bill G. Yung Design
Address 1355 N. Waco, 67203 Phone 264-0676

- 1. Gross Acreage of Plat 2.8 acres
- 2. Number of Lots:
 - Residential _____
 - Commercial 4
 - Industrial _____
 - Other _____
- 3. Minimum Lot Frontage _____ ft.
- 4. Minimum Lot Area _____ ft.
- 5. Existing Zoning LC-AA
- 6. Proposed Zoning LC with C.U.P.
- 7. Lineal Feet of New Streets:
 - a. _____ R/W _____ ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL _____ ft.
- 8. Sidewalk adjacent to all streets? yes no
*Annexation has been requested.
- 9. Public Water Supply Yes (Yes-No), Name City of Wichita
- 10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
- 11. Health Department Approval (where applicable) N/A (Yes-No)
- 12. City of Wichita Yes: Three-Mile Area _____

STAFF COMMENTS:

- A. Approval of this plat will be subject to the annexation of this property and the approval of "LC" zoning and a commercial C.U.P. No final plat shall be submitted until the area has been annexed and "LC" zoning and a C.U.P. have been recommended for approval by the Planning Commission.
- B. The applicant's engineer shall submit lot grading plans to the City Engineer's office for review and approval prior to submitting the final plat. Any drainage easements or dedications required for an approved grading plan shall be indicated on the final plat and any required drainage improvements shall be guaranteed by the applicant.
- C. The applicant shall dedicate on this plat the full right-of-way for 22nd Street North and Tara adjacent to this property.
- D. The applicant shall guarantee the paving of 22nd Street North, Tara, and the decel lanes on Rock Road and on 21st Street. The possible need for an additional 10 feet of right-of-way on 21st for the decel lane will be discussed at the Subdivision Meeting.
- E. The applicant shall guarantee the extension of City water to serve each lot. *Must const. lateral san. sew.*
- F. A sewer contract has been let to *san sew. layout* provide sewer main service to this site.
- G. An Owners' Association or some type of covenant to provide for the maintenance of the open space, internal drives, parking areas, etc., shall be submitted for recording with the final plat.
- H. The applicant shall submit an acknowledgement which states that sidewalks adjacent to the south side of 22nd Street and the west side of Tara will be constructed when building permits are requested for each lot.

T9-303

(Over)

- I. Dimensions, angles, and bearings for the utility easements shall be noted on the final plat.
- J. If building setbacks are to be shown on the final plat, their dimensions from the property lines shall be indicated.
- K. References to landscape buffers and screening walls shall not be shown on the final plat.
- L. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- M. Requirements for a final plat (see Pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).