

**LIBERTY PLAZA COMMERCIAL C.U.P.
GENERAL PROVISIONS
7-19-88 7-25-88 10PT BOLD**

1. THIS DEVELOPMENT CONTAINS 17.63 GROSS ACRES.
2. THE PROPOSED DEVELOPMENT CONTAINS SIX (6) PARCELS FOR LIGHT COMMERCIAL, OFFICE COMMERCIAL AND PARK USES. FOR SPECIFIC USES SEE PARCEL DESCRIPTIONS.
3. SETBACKS ARE AS INDICATED ON PLAN VIEW AND AS NOTED IN PARCEL DESCRIPTIONS. IN THE EVENT THAT CONTIGUOUS PARCELS ARE DEVELOPED UNDER THE SAME OWNERSHIP, SETBACKS BETWEEN THOSE PARCELS WILL NOT BE REQUIRED.
4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. ALL DRAINAGE WAYS AND DRAINAGE IMPROVEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING. A LOT GRADING PLAN WILL BE PREPARED IN CONFORMANCE WITH THE GENERAL DRAINAGE CONCEPT PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
6. SIGNS AS PERMITTED BY SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA EXCEPT THAT NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED. NO FLASHING, ROTATING OR MOVING SIGNS, SIGNS WITH MOVING LIGHTS OR SIGNS WHICH CREATE THE ILLUSION OF MOVEMENTS ARE PERMITTED, EXCEPT FOR DATE, TIME, TEMPERATURE OR OTHER PUBLIC SERVICE MESSAGES.
7. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS SHALL BE RESOLVED AT THE TIME OF PLATTING.
8. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA UNLESS SPECIFIED IN THE PARCEL DESCRIPTIONS.
9. 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 FOR COMMERCIAL DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
10. ALL LIGHTS SHALL BE SHIELDED TO REFLECT OF DIRECT LIGHT AWAY FROM THE RESIDENTIAL PROPERTIES ADJACENT TO THE SUBJECT PROPERTY.

11. 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 PRIOR TO FINAL APPROVAL OF THE PARKING PLAN.
12. A SITE TRAFFIC CIRCULATION PLAN SHALL BE SUBMITTED TO THE M.A.P.D. DIRECTOR FOR APPROVAL PRIOR TO ANY BUILDING PLAN BEING APPROVED.
13. ACCESS CONTROL: ACCESS TO MAIZE ROAD SHALL BE LIMITED TO FIVE (5) OPENINGS. ONE OPENING EACH TO PARCELS 1 THRU 4 AND ONE MAJOR OPENING TO PARCEL 5.
14. THAT PORTION OF THE MAJOR ENTRANCE TO MAIZE ROAD ON PUBLIC R.O.W. SHALL BE GUARANTEED AT THE TIME OF PLATTING. THAT PORTION OF THE MAJOR ENTRANCE ON PRIVATE PROPERTY WILL BE A REQUIREMENT AT THE TIME ANY MAJOR BUILDING PERMIT(S) ARE REQUESTED FOR PARCEL 5.
15. SCREENING WALL/LANDSCAPE BUFFERS:
 - A. THE 6' TO 8' WALL REQUIREMENT ALONG THE WEST PROPERTY LINE OF PARCELS 4 AND 5 HAS BEEN WAIVED DUE TO THE NON-RESIDENTIAL USE OF PARCEL 6 AND THE NATURAL BUFFER CREATED BY THE COWSKIN CREEK AND THE EXISTING VEGETATION ADJACENT TO IT. HOWEVER, IF THE EXISTING VEGETATION IS REMOVED THAT BUFFERS THE RESIDENCE TO THE WEST, A LANDSCAPE BUFFER OF NOT LESS THAN 10' CONSISTING OF LOW SHRUBS AND TREES SHALL BE REQUIRED. THE NEED FOR SAID BUFFER SHALL BE DETERMINED JOINTLY BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION. MAINTENANCE OF SAID BUFFER SHALL BE SUBJECT TO REQUIREMENTS LISTED IN GENERAL PROVISION NUMBER 15B & C BELOW.
 - B. A TEN (10) FOOT LANDSCAPE BUFFER CONSISTING OF A COMBINATION OF GRASS, LOW SHRUBS, AND TREES SHALL BE REQUIRED ALONG THE EAST PROPERTY LINE AT THE LOCATION INDICATED ON THE PLAN. THE LANDSCAPE BUFFER SHALL NOT BE LESS THAN TEN (10) FEET IN WIDTH AND SHALL BE OF SUCH TYPE AND MAINTAINED IN SUCH A MANNER AS TO NOT INSTITUTE A TRAFFIC HAZARD. FAILURE TO PROPERLY MAINTAIN THE PLANTING BUFFER 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.

C. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, FOR THE LANDSCAPE BUFFERS ALONG MAIZE ROAD AND ALONG THE COWSKIN CREEK IF NECESSARY, INDICATING THE LOCATION, TYPE AND SPECIFICATIONS OF PLANT MATERIAL AND METHOD OF PROVIDING WATER SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) ON PARCELS INVOLVED. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.

16. STORAGE AREAS, SERVICE AREAS, AND TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
17. THE APPLICANT SHALL GUARANTEE THE CONSTRUCTION OF ACCEL/DECEL LANES AND A LEFT TURN LANE INTO THE MAJOR ENTRANCE OR A FIFTH LANE PERMITTING LEFT TURNS. FINAL SOLUTION TO BE DETERMINED AT THE TIME OF PLATTING.
18. IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, NON-PUBLIC OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC. SHALL BE FILED WITH THE PLAT OF THE AREA.
19. PARCEL DESCRIPTIONS:

PARCEL NUMBER 1: (LIGHT COMMERCIAL)

PROPOSED USES: FINANCIAL INSTITUTIONS, CONVENIENCE STORES, RESTAURANTS, RETAIL SHOPS, PHARMACIES, MEDICAL AND DENTAL OFFICES OR CLINICS, OFFICES, TIRE BATTERY AND ACCESSORY STORES, FITNESS CENTERS.

GROSS AREA - 0.69 ACRES (30,000 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 9,000 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 12,000 SQ. FT.
FLOOR AREA RATIO - 0.40
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA
SETBACKS - 35' ALONG MAIZE ROAD

PARCEL NUMBER 2: (LIGHT COMMERCIAL)

PROPOSED USES: FINANCIAL INSTITUTIONS, CONVENIENCE STORES, RESTAURANTS, RETAIL SHOPS, PHARMACIES, MEDICAL AND DENTAL OFFICES OR CLINICS, OFFICES, TIRE BATTERY AND ACCESSORY STORES, FITNESS CENTERS.

**GROSS AREA - 0.69 ACRES (30,000 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 9,000 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 12,000 SQ. FT.
FLOOR AREA RATIO - 0.40
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA
SETBACKS - 35' ALONG MAIZE ROAD**

PARCEL NUMBER 3: (LIGHT COMMERCIAL)

PROPOSED USES: FINANCIAL INSTITUTIONS, RETAIL SHOPS, PHARMACIES, MEDICAL AND DENTAL OFFICES.

**GROSS AREA - 0.58 ACRES (25,075 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 7,522 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 10,000 SQ. FT.
FLOOR AREA RATIO - 0.399
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA
SETBACKS - 35' ALONG MAIZE ROAD AND 10' ALONG MAJOR OPENING**

PARCEL NUMBER 4: (LIGHT COMMERCIAL)

PROPOSED USES: OFFICES AND CONTRACTORS STORAGE YARD. (STORAGE YARD PERMITTED ON THE WEST 157 OF LOT PROVIDING IT IS TO BE APPROPRIATELY SCREENED TO REASONABLY HIDE MATERIALS AND EQUIPMENT FROM GROUND VIEW. (SEE PLAN VIEW).

**GROSS AREA - 1.14 ACRES (49,485 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 14,846 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 18,500 SQ. FT.
FLOOR AREA RATIO - 0.374
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 2
PARKING - AS PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA
SETBACKS - 35' ALONG MAIZE ROAD AND 10' ALONG MAJOR OPENING**

PARCEL NUMBER 5: (LIGHT COMMERCIAL)

PROPOSED USES: NEIGHBORHOOD SHOPPING CENTER USES INCLUDING: GROCERY, FURNITURE, THEATERS, RESTAURANTS, DEPARTMENT STORES, RETAIL SHOPS, OFFICES, MEDICAL AND DENTAL CLINICS, CLOTHING STORES, PHARMACIES, DRY CLEANING, LAUNDRY, BARBER SHOPS, BEAUTY SHOPS, TAILORS, STUDIOS, HARDWARE AND APPLIANCE STORES, SMALL ANIMAL CLINICS, TIRE BATTERY AND ACCESSORY STORES AND FITNESS CENTERS.

**GROSS AREA - 6.70 ACRES (291,658 SQ. FT.)
NET AREA - 5.77 ACRES (270,158 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 81,407 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 90,000 SQ. FT.
FLOOR AREA RATIO - 0.333
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 6
PARKING - AS PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA
SETBACKS - 150' FROM MAIZE ROAD, 30' ADJACENT TO PARCELS 1, 2, 3 AND 4**

PARCEL NUMBER 6:

PROPOSED USES: PUBLIC AND PRIVATE PARKS, INCLUDING LAKES, PATHS, SHELTERS, PICNIC FACILITIES, OUTDOOR GAMES AND RELATED FACILITIES, RESTROOMS, DRAINAGE FACILITIES, UTILITIES CONFINED TO EASEMENTS, LANDSCAPING, FISHING DOCKS, NON-MOTORIZED BOATING AND PARKING.

**GROSS AREA - 7.83 ACRES
MAXIMUM BUILDING HEIGHT - 35'
SITE PLAN APPROVAL - A SITE PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR APPROVAL OF COMPLIANCE WITH THE PROVISIONS PRIOR TO THE CONSTRUCTION OF SAID FACILITIES OR ISSUANCE OF BUILDING PERMIT(S).**

Need a folder / File

**WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT**

August 2, 1988

TO: Marvin S. Krout, Director of Planning
Bill McKinley, Traffic Engineer
Mike Lindebak, City Engineer
Monty Robson, Superintendent of Central Inspection
Frank Smith, Director of Park Department

FROM: Robert L. Young, Principal Planner, Current Plans *R.L.Y.*

SUBJECT: LIBERTY PLAZA COMMERCIAL COMMUNITY UNIT PLAN Proposal. Generally located one-quarter mile south of Central on the west side of Maize Road.

Attached for your review and comment is a copy of a proposed development plan and the associated general provisions for the above-referenced property. The applicant is requesting an associated zone change of 9.8 acres of "LC" light commercial zoning. The total site is 17.6 acres in size. The applicant proposes to divide the site into six parcels for commercial, office, and park purposes, including a screened contractors storage yard. The largest parcel (7.83 acres) adjoins the Cowskin Creek and is proposed to be retained as a public or private park with open space type uses.

We will discuss this proposed development plan during the development review committee meeting on Friday, August 26, 1988, in the Planning Department, beginning at 8:30 a.m. I would appreciate any comments you may have prior to/or during the development review meeting. If you have any questions concerning this proposal, please call me at extension 4421.

Thanks.

RLY:blw
Attachment



