

LAKE RIDGE COMMERCIAL C.U.P.

OCT.27, 1991

1. THIS DEVELOPMENT CONTAINS 11.16 ACRES.
2. THE PROPOSED DEVELOPMENT CONTAINS FIVE (5) PARCELS WITH LIGHT COMMERCIAL USES. FOR SPECIFIC USES SEE PARCEL DESCRIPTIONS.
3. SETBACKS ARE AS INDICATED ON PLAN VIEW OR SPECIFIED IN PARCEL DESCRIPTIONS BELOW. 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. A DRAINAGE PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE CITY ENGINEER AND NECESSARY GUARANTEES FOR REQUIRED IMPROVEMENTS SHALL BE PROVIDED AT THE TIME OF PLATTING.
6. SIGNS ARE PERMITTED UNDER CHAPTER 24.04 OF THE CODE OF THE CITY OF WICHITA. ADDITIONALLY, THE FOLLOWING CONDITIONS APPLY:
 - A. NO FLASHING OR MOVING SIGNS SHALL BE PERMITTED.
 - B. THE MAXIMUM HEIGHT OF SIGNS SHALL BE 20' FEET.
 - C. ONE FREE STANDING MONUMENT-TYPE SIGN IS PERMITTED ON 21ST STREET NORTH FRONTAGE FOR EACH PARCEL (3,4, & 5). ONE FREE STANDING MONUMENT-TYPE SIGN IS PERMITTED ON RIDGE ROAD FRONTAGE FOR EACH PARCEL (1,2,3 AND 5). EACH SIGN SHALL NOT EXCEED 150 SQ. FT. PER SIGN FACE.
 - D. NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED.
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 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 LIGHT DOWNWARD OR DIRECT LIGHT AWAY FROM RESIDENTIAL AREAS.
11.
 - A. 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.
 - B. FIRE HYDRANT INSTALLATION AND PAVED ACCESS TO ALL BUILDING SITES

SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

12. ACCESS CONTROL:

- A. ACCESS TO RIDGE ROAD SHALL BE LIMITED TO FOUR (4) OPENINGS. PARCEL 1 SHALL HAVE ACCESS CONTROL EXCEPT ONE OPENING. PARCEL 2 SHALL HAVE ACCESS CONTROL EXCEPT ONE RIGHT TURN ONLY OPENING. PARCEL 3 SHALL HAVE ACCESS CONTROL EXCEPT ONE RIGHT TURN ONLY ON THE NORTH 100'. THERE SHALL BE COMPLETE ACCESS CONTROL ON THE SOUTH 100' OF PARCEL 3. PARCEL 5 SHALL HAVE ACCESS CONTROL EXCEPT ONE MAJOR OPENING.**
- B. ACCESS TO 21ST STREET NORTH SHALL BE LIMITED TO FOUR (4) OPENINGS. PARCEL NO. 3 SHALL HAVE COMPLETE ACCESS CONTROL EXCEPT FOR ONE RIGHT TURN ONLY ON THE EAST 80'. PARCEL NO. 4 SHALL HAVE ACCESS CONTROL EXCEPT ONE RIGHT TURN ONLY. PARCEL NO. 5 SHALL HAVE TWO OPENINGS. 1 MAJOR OPENING SHALL BE PERMITTED ON THE WEST 60' OF THE PARCEL AND 1 RIGHT TURN ONLY ON THE EAST 330'.**
- C. MAJOR OPENINGS SHALL HAVE A DIVIDED MEDIAN AND ONE LANE OF INGRESS AND TWO LANES OF EGRESS TRAFFIC.**

13. SCREENING WALLS:

- A. A SIX (6) FOOT HIGH WALL SHALL BE CONSTRUCTED ALONG THE NORTH AND EAST PROPERTY LINES OF THE C.U.P. WHERE ADJACENT TO RESIDENTIAL ZONING.**
- B. THE ABOVE MENTIONED SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, BRICK, ARCHITECTURAL TILE OR SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE).**
- C. THE REQUIRED WALL SHALL BE CONSTRUCTED WITHIN A FIVE (5) FOOT WALL EASEMENT PLATTED SEPARATELY FROM ALL OTHER EASEMENTS. CONSTRUCTION OF THIS WALL WILL REQUIRE A BUILDING PERMIT. NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT.**

14. LANDSCAPING

- A. LANDSCAPING SHALL BE REQUIRED ALONG 21ST STREET NORTH AND RIDGE ROAD FRONTAGE AS PER CHAPTER 10.32 OF THE CITY CODE.**
- B. A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT FOR THE LANDSCAPING MENTIONED ABOVE INDICATING THE TYPE, LOCATION, AND SPECIFICATIONS OF PLANT MATERIALS AND METHOD OF PROVIDING WATER TO THE PLANT MATERIALS, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.**
- C. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED ON THE LANDSCAPE PLAN FOR THAT PORTION OF THE C.U.P. BEING DEVELOPED SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.**

15. FAILURE TO PROPERLY MAINTAIN THE SCREENING WALLS OR LANDSCAPING MENTIONED ABOVE 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.
16. OPEN SPACE CORRIDOR: A 20' OPEN SPACE CORRIDOR SHALL BE PROVIDED ALONG THE SOUTH PROPERTY LINES OF PARCELS 3,4,AND 5 ADJACENT TO 21ST STREET NORTH. CORRIDOR SHALL BE RESTRICTED TO EARTH BERMS, LANDSCAPING, SIDEWALKS, BIKE TRAILS, LIGHTING, IRRIGATION, SIGNAGE AND ENTRY MONUMENTS.
17. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
18. IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE FILED WITH THE PLAT OF THE AREA.

NOTE: ALL DRIVES AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION(S).

19. AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE (UNLESS OTHERWISE DETERMINED NECESSARY BY THE CITY ENGINEER) THE CONSTRUCTION OF A CONTINUOUS ACCEL/DECEL LANE ALONG 21ST STREET NORTH AND RIDGE ROAD. AT THE TIME OF PLATTING, THE APPLICANT SHALL ALSO GUARANTEE THE CONSTRUCTION OF A TEMPORARY THIRD LANE ALONG RIDGE ROAD ADJACENT TO THE C.U.P. AND A LEFT TURN LANE FOR THE MAJOR OPENING INTO PARCEL 5. A GUARANTEE FOR THE TEMPORARY THIRD LANE AND LEFT TURN LANE WILL BE HELD BY THE CITY OF WICHITA UNTIL DEVELOPMENT OCCURS. (PARTIAL DEVELOPMENT WILL NECESSITATE PARTIAL CONSTRUCTION OF THE THIRD LANE.)

12. PARCEL DESCRIPTIONS:

PARCEL NUMBER 1:

PROPOSED USES: CONVENIENCE STORES, RESTAURANTS (INCLUDES FAST FOOD), RETAIL SHOPS, BANKS AND FINANCIAL INSTITUTIONS, OFFICES, MEDICAL AND DENTAL OFFICES OR CLINICS, TIRE, BATTERY AND ACCESSORY STORES, LAUNDRIES AND DRY CLEANING, BARBER AND BEAUTY SHOPS, PHARMACIES, SMALL ANIMAL CLINICS, DAY CARE CENTERS AND FITNESS CENTERS.

GROSS AREA - 0.92 AC. (40,000 SQ. FT.)
 MAXIMUM BUILDING COVERAGE - 12,000 SQ. FT. (30% MAXIMUM)
 MAXIMUM GROSS FLOOR AREA - 14,000 SQ. FT.
 FLOOR AREA RATIO - 0.350
 MAXIMUM BUILDING HEIGHT - 35'
 MAXIMUM NUMBER OF BUILDINGS - 1
 PARKING -AS PER CITY CODE
 SETBACKS - 35' ALONG RIDGE ROAD AND THE NORTH PROPERTY LINE. 10' ALONG THE SOUTH PROPERTY LINE.

PARCEL NUMBER 2:

PROPOSED USES: CONVENIENCE STORES, RESTAURANTS (INCLUDES FAST FOOD), RETAIL SHOPS, BANKS AND FINANCIAL INSTITUTIONS, OFFICES, MEDICAL AND DENTAL OFFICES OR CLINICS, TIRE, BATTERY AND ACCESSORY STORES, PRIVATE CLUBS SUBJECT TO LICENSING, LAUNDRIES AND DRY CLEANING, BARBER AND BEAUTY SHOPS, PHARMACIES, SMALL ANIMAL CLINICS, DAY CARE CENTERS, AND FITNESS CENTERS.

GROSS AREA - 0.82 AC. (35,634 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 10,690 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 12,000 SQ. FT.
FLOOR AREA RATIO - 0.337
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS PER CITY CODE
SETBACKS - 35' ALONG RIDGE ROAD. 15' ALONG THE SOUTH PROPERTY LINE AND 10' ALONG THE NORTH PROPERTY LINE.

PARCEL NUMBER 3:

PROPOSED USES: CONVENIENCE STORES, RESTAURANTS (INCLUDES FAST FOOD), RETAIL SHOPS, BANKS AND FINANCIAL INSTITUTIONS, OFFICES, MEDICAL AND DENTAL OFFICES OR CLINICS, TIRE, BATTERY AND ACCESSORY STORES, PRIVATE CLUBS SUBJECT TO LICENSING, LAUNDRIES AND DRY CLEANING, BARBER AND BEAUTY SHOPS, PHARMACIES, SMALL ANIMAL CLINICS, DAY CARE CENTERS, FITNESS CENTERS AND SERVICE STATION WITH CAR WASH AS ACCESSORY USE WITH B.Z.A. APPROVAL.

GROSS AREA - 0.83 ACRES (36,068 S.F.)
MAXIMUM BUILDING COVERAGE - 10,820 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 12,000 S.F.
FLOOR AREA RATIO - 0.333
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS PER CITY CODE.
SETBACKS - 45' ALONG 21ST ST. NORTH ON THE EAST 90'. 35' ALONG RIDGE ROAD ON THE NORTH 110'. 15' ON THE NORTH AND EAST PROPERTY LINES.

PARCEL NUMBER 4:

PROPOSED USES: CONVENIENCE STORES, RESTAURANTS (INCLUDES FAST FOOD), RETAIL SHOPS, BANKS AND FINANCIAL INSTITUTIONS, OFFICES, MEDICAL AND DENTAL OFFICES OR CLINICS, TIRE, BATTERY AND ACCESSORY STORES, PRIVATE CLUBS SUBJECT TO LICENSING, LAUNDRIES AND DRY CLEANING, BARBER AND BEAUTY SHOPS, PHARMACIES, SMALL ANIMAL CLINICS, DAY CARE CENTERS, AND FITNESS CENTERS.

GROSS AREA - 0.83 ACRES (36,000 S.F.)
MAXIMUM BUILDING COVERAGE - 10,800 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 12,000 S.F.
FLOOR AREA RATIO - 0.333

MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS -1
PARKING - AS PER CITY CODE.
SETBACKS - 45' ALONG 21ST ST. NORTH. 15' ALONG THE WEST PROPERTY LINE
AND 10' ALONG THE EAST PROPERTY LINE.

PARCEL NUMBER 5:

PROPOSED USES: NEIGHBORHOOD SHOPPING CENTER INCLUDING BANKS AND
FINANCIAL INSTITUTIONS, OFFICES, MEDICAL AND DENTAL OFFICES OR CLINICS,
TIRE, BATTERY AND ACCESS STORES, PHARMACIES, SMALL ANIMAL CLINICS,
DAY CARE CENTERS AND FITNESS CENTERS, RETAIL SHOPS, RESTAURANTS
(INCLUDES FAST FOOD), DRY CLEANING, LAUNDRY, BARBER & BEAUTY SHOPS,
PRIVATE CLUBS SUBJECT TO LICENSING, TAILORS, STUDIOS, HARDWARE STORES,
FURNITURE STORES, THEATERS, GROCERY STORES, AND DEPARTMENT STORES.

GROSS AREA - 7.77 ACRES (338,598 S.F.)
MAXIMUM BUILDING COVERAGE - 101,579 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 112,000 S.F.
FLOOR AREA RATIO - 0.331
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 3
PARKING - AS PER CITY CODE.
SETBACKS - 100' ALONG 21ST ST. NORTH. 230' ALONG RIDGE ROAD. 35' ALONG
THE NORTH AND EAST PROPERTY LINES. 30' ADJACENT TO PARCELS 1,2 AND 4.

Vickly

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: November 5, 1991

TO: Marvin Krout, Director of Planning
Theresa Carrington, Chief Planner
Bob Camfield, Chief Fire Inspector
Bill McKinley, Traffic Engineer
✓Mike Lindebak, City Engineer

FROM: Robert L. Young, Principal Planner *RLY*

SUBJECT: Proposed Lake Ridge commercial development plan for property zoned the "E" Light Industrial District, located east of Ridge Road on the north side of 21st Street.

Attached for your review and comments is a copy of the proposed development plan for the above-referenced property. The applicant proposes to establish a 11.16-acre commercial C.U.P. having five parcels for retail commercial purposes on property now zoned the "E" Light Industrial District. The applicant proposes to limit the development to 162,000 square feet of floor area within a maximum of seven buildings. The applicant has also filed a companion residential development plan proposal for the adjoining property to the north and east.

I would appreciate your comments regarding this development plan as soon as possible so it can be scheduled for MAPC review. Thank you.

RLY:jcm
Attachment

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 7

April 30, 1992

STAFF REPORT
(Final, Preliminary Plat Approved 3/19/92)

CASE NUMBER: S/D 92-16 - LAKE RIDGE COMMERCIAL ADDITION

OWNER/APPLICANT: Lake Ridge Investors, 800 Market Ctr., 155 N. Market, Wichita, KS 67202

SURVEYOR/ENGINEER: Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220; Baughman Company, 315 Ellis, Wichita, KS 67211

LOCATION: North of 21st Street North and east of Ridge Road.

SITE SIZE: 11.8 Acres

NUMBER OF LOTS

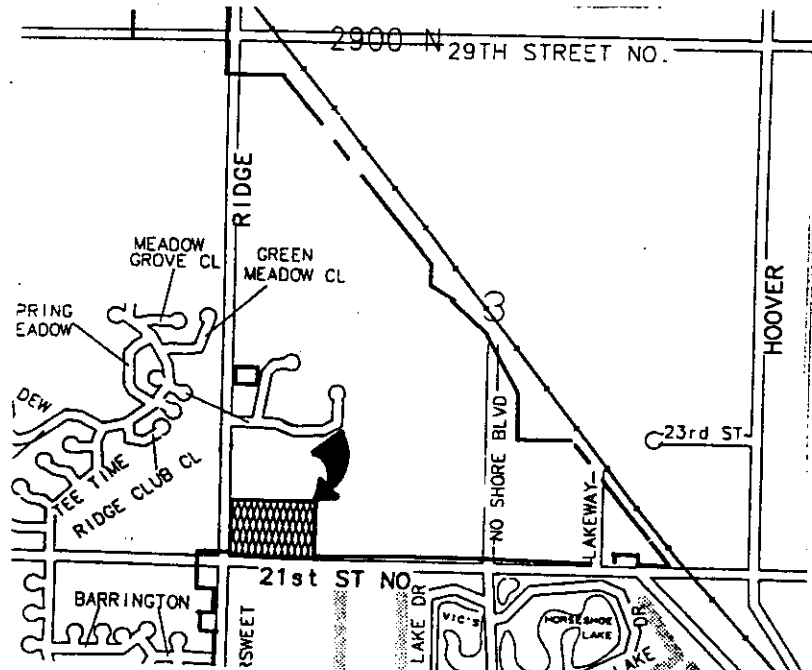
Residential:	
Office:	
Commercial:	5
Industrial:	
Total:	5

MINIMUM LOT AREA: 35,390 sq. ft.

CURRENT ZONING: "E" Light Industrial

PROPOSED ZONING: "E" Light Industrial (DP-205)

VICINITY MAP:



NOTE: This site is a portion of an area involved in a zone change and two Community Unit Plans. The area being platted for residential purposes is involved in a zone change from "E" light industrial zoning to "A" two family zoning (Z-3050). That portion of the plat is also within the Lake Ridge Residential CUP, DP-206. The area involved in this plat is within the Lake Ridge Commercial CUP, DP-205.

Approval of the CUP is subject to the site being platted by February 25, 1994

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. As required by the CUPs for this site, the following traffic improvements shall be guaranteed:
 1. The reconstruction of the medial in 21st St. to provide a left-turn bay or a fifth lane providing left-turn storage to serve Lot 5.
 2. The construction of continuous accel/decel lanes along 21st Street and Ridge Road to serve the openings to all lots including partial reconstruction of the 21st Street/Ridge Road intersection to provide free-flowing, right turns for westbound 21st Street traffic.
 3. The widening of Ridge Road to provide a center turning lane to serve Lots 1 and 5.
 4. The construction of a temporary third lane on Ridge Road adjacent to the plat. The guarantee for the temporary third lane shall be held by the City of Wichita until development occurs or until Ridge Road is widened to City 4 lanes standards. (Partial development would necessitate partial construction of the third lane.)

In addition to the above guarantees, the applicant shall guarantee those portions of the major entrances within public right-of-way serving the plat.

As indicated by Traffic and County Engineering for improvements along 21st St., the applicant should contact the County to coordinate any improvements with the 4-H Building along the south side of 21st St. Also, any guarantees for 21st Street should be filed with the City, with County Engineering approving the planned improvements along 21st Street.

- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Provisions shall be made for ownership and maintenance of the proposed reserve. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities.
- H. Since a major portion of the overall preliminary plat is within floodway and flood plain, any final plat shall indicate any needed floodway and minimum building pad elevations. Further, when the overall preliminary plat was reviewed it was noted that since that plat would require a revision to the floodway, a final plat may be submitted for Planning Commission review and for purposes of obtaining FEMA's approval in the floodway adjustments. However, the final plat would not be forwarded to the City Council for approval until FEMA approves the boundary changes. Further, if the final plat involves any significant changes due to FEMA's boundary approval, a revised final plat shall be resubmitted for Subdivision Committee and Planning Commission review. If the applicant chooses to final out portions of the preliminary plat, however, it shall involve only portions not within any contested floodway boundary. City Engineering needs to verify if this final portion is outside of the floodway and if minimum building pad elevations are required.
- I. As was noted from the overall preliminary plat, the applicant is proposing to relocate the ARKLA pipeline easement existing on this property. This will require the releasing of the existing pipeline easement and the granting of a new easement adjacent to a portion of this subdivision. All costs associated with relocation, lowering or encasement of the pipeline, will not be at the expense of the City.
- J. If any portion of the relocated or existing ARKLA easement effects this plat, the final plat shall indicate the recording information for the existing and/or relocated pipeline easement. A copy of the easement agreement(s) shall be submitted for the plat file. Typically, the new easement agreement is the

mechanism that will not only establish the location of the new pipeline easement, but also is the means by which the old easement may be relinquished.

The final plat tracing shall not be submitted for scheduling before the City Council until the applicant can provide a copy of the new easement agreement. Since the old pipeline easement will cease to exist, it shall not be depicted on the final plat, unless a portion still exists in the plat.

If the applicant desires to use this plat as part of the means to establish the new pipeline easement and also to continue to show the old pipeline easement on the final plat tracing, clearance from the City's Law Department is required.

- K. The applicant shall provide proof, by letter from ARKLA or by copy of the pipeline easement agreements, that the relocated pipeline easement is sufficient and that if applicable, that utilities may be located adjacent to and within the easement. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City. It is the applicant's responsibility to determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement. Any required building setback shall also be depicted and appropriately labeled.
- L. On the final plat tracing, a note shall be placed on the face of the plat indicating that additional building setback requirements have been established by the Lake Ridge Commercial CUP, CP-206 on file with the Metropolitan Area Planning Department.
- M. As indicated by the CUP, the area along the south line of this plat, being depicted as a landscape easement and Reserve A was to be an "Open Space Corridor" that allowed sidewalks and bike trails. The final plat tracing shall add these purposes to the uses noted in the plattor's text for Reserve A and the landscape easement.
- N. The plattor's text shall note that the access openings shall be approved by the appropriate engineer.
- O. 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.
- P. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

- Q. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- R. Recording of the plat within 30 days after approval by the City Council.
- S. Both City and County Engineering need to comment on any drainage requirements for this plat and if minimum building pad elevations are needed.