

OWNER: MESSIAH BAPTIST CHURCH  
ZONED: SF-20

# COMMERCIAL COMMUNITY UNIT PLAN D.P. - THE COLLECTIVE

WICHITA, SEDGWICK COUNTY, KANSAS

APRIL 05, 2001

LEGAL DESCRIPTION: LOTS 1, 2 AND 3, BLOCK 1, LANZRATH ADDITION TO SEDGWICK COUNTY, KANSAS

OWNER: RALPH LANZRATH 1857 WAWONA WICHITA, KANSAS 67206 (316) 636-5175

ENGINEER: PROFESSIONAL ENGINEERING CONSULTANTS, P.A. 303 S. TOPEKA WICHITA, KANSAS 67202

## THE COLLECTIVE COMMERCIAL COMMUNITY UNIT PLAN

GENERAL:  
TOTAL NET AREA = 15.05 ACRES ± (EXCLUSIVE OF PUBLIC STREET R/W)  
THIS DEVELOPMENT IS PROPOSED TO CONTAIN 15 NET ACRES ± OF "LC" ZONING.

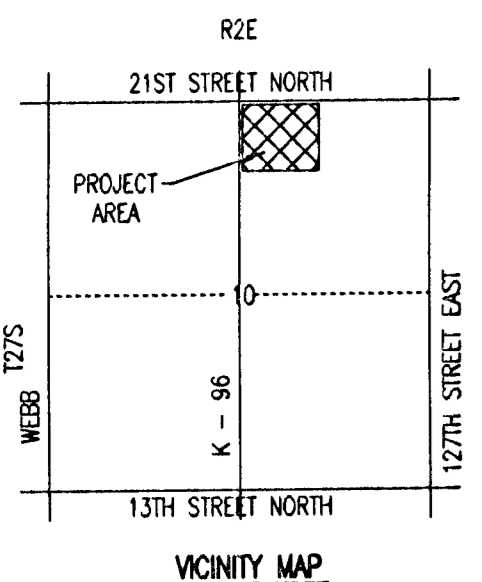
### GENERAL PROVISIONS:

- ACCESS CONTROL: ACCESS TO 21ST STREET SHALL BE LIMITED TO ONE OPENING.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- DRAINAGE WILL BE HANDLED AT THE TIME OF PLATTING. ANY REQUIRED DRAINAGE IMPROVEMENTS WILL BE GUARANTEED WITH THE FINAL PLAN.
- BUILDING SETBACKS: MINIMUM BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN. IN THE EVENT MORE THAN ONE PARCEL IS DEVELOPED UNDER THE SAME OWNERSHIP, THE SETBACK BETWEEN PARCELS WILL NOT BE REQUIRED.
- PARKING RATIOS SHALL BE IN ACCORDANCE WITH THE APPROPRIATE CODE OF THE CITY OF WICHITA, OR AS NOTED IN THE PARCEL DESCRIPTIONS.
- SIGNS: ADVERTISING SIGNS SHALL BE IN ACCORDANCE WITH THE SIGN OF THE CITY OF WICHITA. NO OFF-SITE OR PORTABLE SIGNS SHALL BE ALLOWED. FLASHING SIGNS (EXCEPT TIME AND TEMP SIGNS AND PUBLIC SERVICE MESSAGES), ROTATING OR MOVING SIGNS, SIGNS WITH MOVING LIGHTS OR SIGNS WHICH CREATE ILLUSIONS OF MOVEMENT ARE NOT PERMITTED.  
MAXIMUM SIGNAGE HEIGHT SHALL NOT EXCEED 20' EXCEPT FOR ONE PROJECT ID SIGN ALONG K-96 AND ONE PROJECT ID SIGN ALONG 21ST STREET NORTH THAT CAN BE EITHER MONUMENT OR POLE TYPE, UP TO 35' IN HEIGHT.  
THE MAXIMUM SQ. FT. OF SIGN AREA PERMITTED FOR GROUND OR POLE SIGNS ALONG K-96 AND 21ST STREET SHALL BE CALCULATED AT 0.8 SQ. FT. PER LINEAL FEET OF STREET FRONTAGE. AS THE FRONTAGE DEVELOPS, GROUND OR POLE SIGNS SHALL BE SPACED A MINIMUM OF 150' APART, REGARDLESS OF THE OWNERSHIP.  
IN ADDITION TO THE MONUMENT AND POLE SIGNS, THERE SHALL BE ENTRY MARKER SIGNS ON EITHER SIDE OF THE MAJOR ENTRANCE OFF 21ST STREET NORTH AND WAWONA STREET. THESE SIGNS SHALL NOT EXCEED 20 SQ. FT. EACH OR 8 FEET IN HEIGHT, AND SHALL NOT BE SUBJECT TO 150' SPACING REQUIREMENTS.
- FIRE LANES: 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(S).
- SCREENING AND LANDSCAPING: SCREENING AND LANDSCAPING SHALL BE ACCORDING TO THE CITY OF WICHITA LANDSCAPE ORDINANCE. FAILURE TO PROPERLY MAINTAIN THE SCREENING AND LANDSCAPING SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION.  
A SOLID OR SEMI-SOLID WALL AT LEAST FIVE FEET, BUT NOT MORE THAN EIGHT FEET HIGH, CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL, SPECIFICALLY EXCLUDING WOOD OR WOVEN WIRE, SHALL BE CONSTRUCTED WITHIN THE 5' WALL EASEMENT SHOWN ON THE SOUTH LINE OF PARCELS 3 AND 4. CONSTRUCTION AND MAINTENANCE OF THIS WALL SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF PARCELS 3 AND 4.  
NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT WITHOUT PROPER AUTHORIZATION FROM THE UTILITY COMPANIES AND A BUILDING PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY KIND. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
- A LANDSCAPE PLAN, INDICATING THE TYPE, SIZE, AND COND. OF NEW PLANT MATERIALS, AND METHOD OF IRRIGATION, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S).  
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.
- A PLAN FOR A PEDESTRIAN WALK SYSTEM SHALL BE A REQUIREMENT OF THIS C.U.P. THIS WALK SYSTEM SHALL LINK PROPOSED BUILDINGS WITH THE ENTRANCES AND SIDEWALKS ALONG 21ST STREET. THE PEDESTRIAN SYSTEM SHALL BE ASSURED BY REQUIRED SUBMISSION AND APPROVAL OF CIRCULATION PLANS BY THE DIRECTOR OF PLANNING PRIOR TO ISSUING BUILDING PERMITS. SAID WALK SYSTEM SHALL BE DESIGNED, LIGHTED, AND LANDSCAPED TO REMAIN CONSISTENT WITH THE ARCHITECTURAL CHARACTER OF THE OVERALL DEVELOPMENT.
- AN OVERALL SITE TRAFFIC CIRCULATION PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS. CROSS-LOT CIRCULATION AGREEMENTS SHALL BE REQUIRED AT THE TIME OF PLATTING TO ASSURE INTERNAL VEHICULAR MOVEMENT BETWEEN PARCELS WITHIN THE C.U.P.
- LIGHTING: ALL LIGHTING WITHIN PARCELS SHALL BE SHIELDED TO REFLECT OR DIRECT LIGHT AWAY FROM THE ADJOINING RESIDENTIAL DISTRICTS.
- MAJOR STREET IMPROVEMENTS FOR 21ST STREET AND WAWONA STREET SHALL BE IN CONFORMANCE WITH CITY OF WICHITA ENGINEERING REQUIREMENTS AND SHALL BE GUARANTEED AT THE TIME OF PLATTING.
- THE TRANSFER OF TITLE OF ALL OR ANY PORTION OF THE LAND INCLUDED WITHIN THE COMMUNITY UNIT PLAN DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR THE COMMERCIAL AND OFFICE DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS, UNLESS AMENDED.

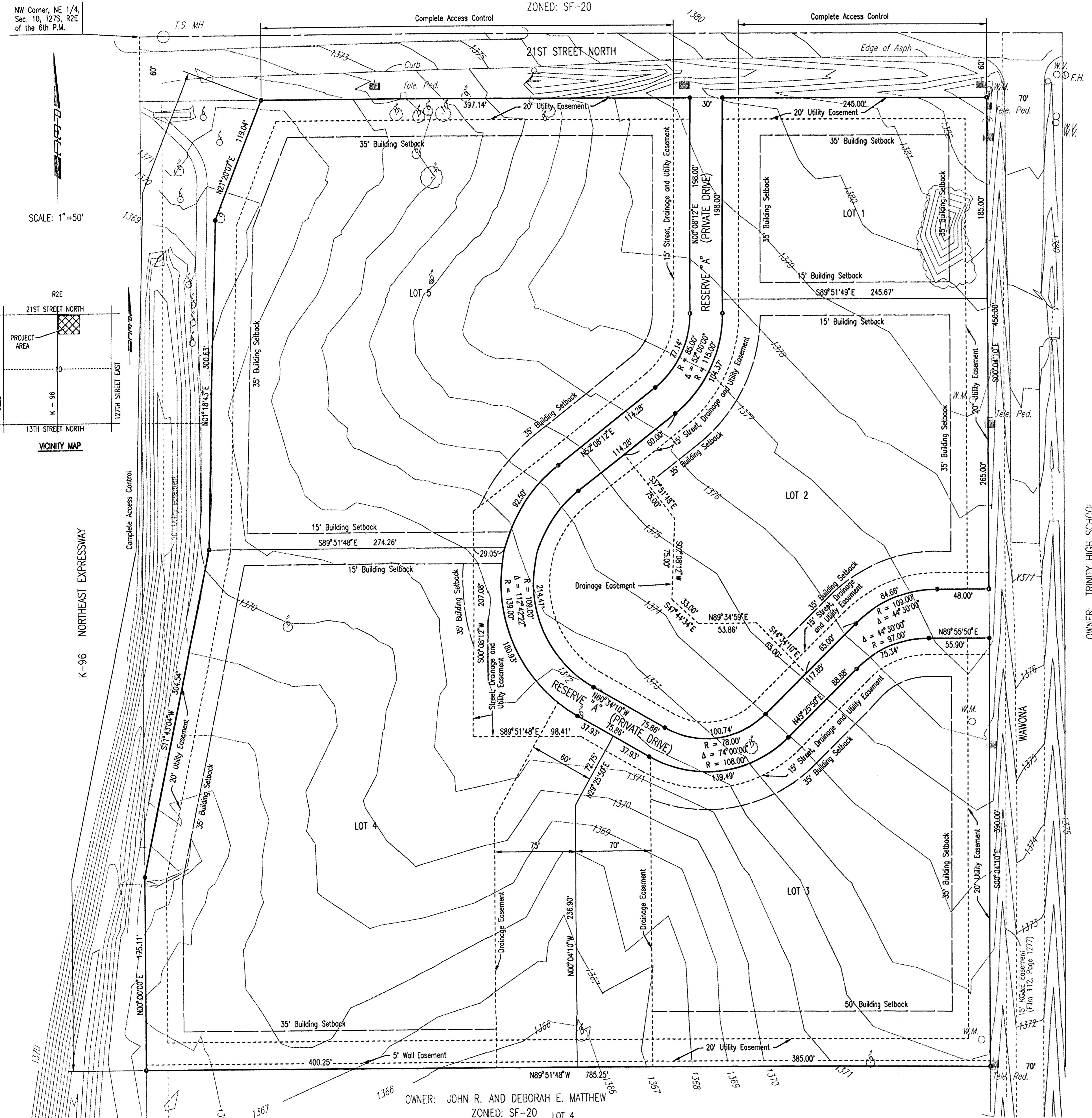
- IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN OWNERS ASSOCIATED AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, WALLS, ETC. SHALL BE FILED WITH THE PLAN. ALL DRIVES AND PARKING AREAS SHALL BE OWNED AND MAINTAINED BY THE OWNER(S) ASSOCIATION(S).
- ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM GROUND LEVEL VIEWS.
- LOADING AREAS, TRASH RECEPTACLES, OUTDOOR STORAGE, AND DOCKS IN THE C.U.P. SHALL BE SCREENED FROM GROUND LEVEL VIEW. SCREENING OF ALL TRASH DUMPSTERS, OUTDOOR STORAGE, AND MECHANICAL EQUIPMENT WILL BE CONSTRUCTED OF MATERIAL TO MATCH AND PREFERABLY BE CONNECTED TO THE BUILDINGS THEY SUPPORT.
- ALL BUILDINGS SHALL HAVE THE SAME PREDOMINANT EXTERIOR BUILDING MATERIALS WITH CONSISTENT ARCHITECTURAL CHARACTER, COLOR AND TEXTURE, AND CONSISTENT LIGHTING DESIGN (FIXTURES, POLES, LAMPS, ETC.) AS APPROVED BY THE DIRECTOR OF PLANNING. METAL SHALL NOT BE PERMITTED AS A PREDOMINANT EXTERIOR BUILDING MATERIAL ON ANY FACADE FOR ANY BUILDING ON THE SITE.
- NO PARCEL WITHIN THE C.U.P. SHALL ALLOW THE USE OF ADULT ENTERTAINMENT ESTABLISHMENTS, GROUP HOUSES, CORRECTIONAL PLACEMENT RESIDENCES, PRIVATE CLUBS, TAVERNS, AND DRINKING ESTABLISHMENTS. RESTAURANTS THAT SERVE LIQUOR CAN BE DEVELOPED AS LONG AS FOOD IS THE PRIMARY SERVICE OF THE ESTABLISHMENT. IN ADDITION, NO RESTAURANTS WITH DRIVE IN OR DRIVE THROUGH SERVICE, CONVENIENCE STORES, SERVICE STATIONS, CAR WASH OR AUTO SUPPLY WITH OVERHEAD DOORS SHALL BE PERMITTED WITHIN 150 FEET OF THE SOUTH PROPERTY LINE OF PARCELS 3 AND 4.
- PARCEL DESCRIPTIONS:  
PARCEL NUMBER 1:  
PROPOSED USE: ALL USES ALLOWED IN "LC" ZONING EXCEPT FOR THOSE LISTED IN GENERAL PROVISION NO. 19  
GROSS AREA - 1.04 ACRES (45,386 S.F.)  
MAXIMUM BUILDING COVERAGE - 13,616 S.F. (30% MAXIMUM)  
MAXIMUM GROSS FLOOR AREA - 15,800 S.F.  
FLOOR AREA RATIO - 0.348  
MAXIMUM BUILDING HEIGHT - 35'  
MAXIMUM NUMBER OF BUILDINGS - 1  
PARKING - AS PER CITY CODE  
SETBACKS - 35' ALONG 21ST STREET, WAWONA AND PRIVATE DRIVE (RES. "A"), AND 15' ADJACENT TO PARCEL 2. (SEE G.P. NO. 4)  
PARCEL NUMBER 2:  
PROPOSED USE: ALL USES ALLOWED IN "LC" ZONING EXCEPT FOR THOSE LISTED IN GENERAL PROVISION NO. 19  
GROSS AREA - 2.70 ACRES (117,433 S.F.)  
MAXIMUM BUILDING COVERAGE - 35,230 S.F. (30% MAXIMUM)  
MAXIMUM GROSS FLOOR AREA - 41,102 S.F.  
FLOOR AREA RATIO - 0.350  
MAXIMUM BUILDING HEIGHT - 35'  
MAXIMUM NUMBER OF BUILDINGS - 4  
PARKING - AS PER CITY CODE  
SETBACKS - 35' ALONG WAWONA AND PRIVATE DRIVE (RES. "A") AND 15' ADJACENT TO PARCEL 1. (SEE G.P. NO. 4)  
PARCEL NUMBER 3:  
PROPOSED USE: ALL USES ALLOWED IN "LC" ZONING EXCEPT FOR THOSE LISTED IN GENERAL PROVISION NO. 19  
GROSS AREA - 2.83 ACRES (123,196 S.F.)  
MAXIMUM BUILDING COVERAGE - 37,019 S.F. (30% MAXIMUM)  
MAXIMUM GROSS FLOOR AREA - 43,189 S.F.  
FLOOR AREA RATIO - 0.350  
MAXIMUM BUILDING HEIGHT - 35'  
MAXIMUM NUMBER OF BUILDINGS - 4  
PARKING - AS PER CITY CODE  
SETBACKS - 35' ALONG WAWONA AND PRIVATE DRIVE (RES. "A"), AND 50' ALONG SOUTH PROPERTY LINE.  
PARCEL NUMBER 4:  
PROPOSED USE: ALL USES ALLOWED IN "LC" ZONING EXCEPT FOR THOSE LISTED IN GENERAL PROVISION NO. 19  
GROSS AREA - 3.99 ACRES (173,674 S.F.)  
MAXIMUM BUILDING COVERAGE - 52,163 S.F. (30% MAXIMUM)  
MAXIMUM GROSS FLOOR AREA - 60,857 S.F.  
FLOOR AREA RATIO - 0.350  
MAXIMUM BUILDING HEIGHT - 35'  
MAXIMUM NUMBER OF BUILDINGS - 5  
PARKING - AS PER CITY CODE  
SETBACKS - 35' ALONG SOUTH AND WEST PROPERTY LINE AND PRIVATE DRIVE (RES. "A"), AND 15' ADJACENT TO PARCEL 5. (SEE G.P. NO. 4)  
PARCEL NUMBER 5:  
PROPOSED USE: ALL USES ALLOWED IN "LC" ZONING EXCEPT FOR THOSE LISTED IN GENERAL PROVISION NO. 19  
GROSS AREA - 3.71 ACRES (161,869 S.F.)  
MAXIMUM BUILDING COVERAGE - 48,513 S.F. (30% MAXIMUM)  
MAXIMUM GROSS FLOOR AREA - 56,598 S.F.  
FLOOR AREA RATIO - 0.350  
MAXIMUM BUILDING HEIGHT - 35'  
MAXIMUM NUMBER OF BUILDINGS - 5  
PARKING - AS PER CITY CODE  
SETBACKS - 35' ALONG NORTH AND WEST PROPERTY LINES AND THE PRIVATE DRIVE (RES. "A"), AND 15' ADJACENT TO PARCEL 4. (SEE G.P. NO. 4)

NW Corner, NE 1/4,  
Sec. 10, T27S, R2E  
of the 6th P.M.

SCALE: 1"=50'



DSNR: GLM OPER: GLM SCALE: 1"=50.00  
Q:\2001\01101\Johnston.s\dwg\CUP\_04-05-2001\_10:56:44.am



OWNER: JOHN R. AND DEBORAH E. MATTHEW  
ZONED: SF-20 LOT 4

OWNER: TRINITY HIGH SCHOOL  
ZONED: SF-20