

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

September 13, 2001

TO: Marvin Krout, Director of Planning
Kurt Schroeder, Superintendent of Central Inspection
Paul Gunzelman, Traffic Engineer
Vicky Huang, Subdivision Design, Public Works
Jamsheed Mehta, Chief Planner, Transportation
Mark Jenkins, Fire Prevention Plans Examiner

FROM: Donna Goltry, Principal Planner, MAPD, for Scott Knebel 

SUBJECT: College Hill Center Planned Unit Development

Attached for your review and comment is a copy of the proposed PUD for the southeast corner of Central and Hillside.

The proposed Planned Unit Development is 7.60 acres in size and would consist of four parcels. Parcel 1 (1.34 acres) is proposed for all uses in the "LC" Limited Commercial district. Parcel 2 (1.82 acres) is proposed for office, retail, restaurants, hotel or motel, hospital, medical service, personal care and improvement service, bank or financial institution, ATM, and day care. Parcel 3 (2.12 acres) would allow the same uses as Parcel 2 except daycare. Parcel 4 (2.32 acres) would allow office, accessory parking, medical service and daycare. The P.U.D. proposes two points of access on Central, two points on Hillside and one point of access on Rutan.

Please review the proposed PUD amendment and forward comments to MAPD by **Friday, September 21, 2001**. Please call Scott Knebel at 4495 if you have any questions.

cc: Dale Miller

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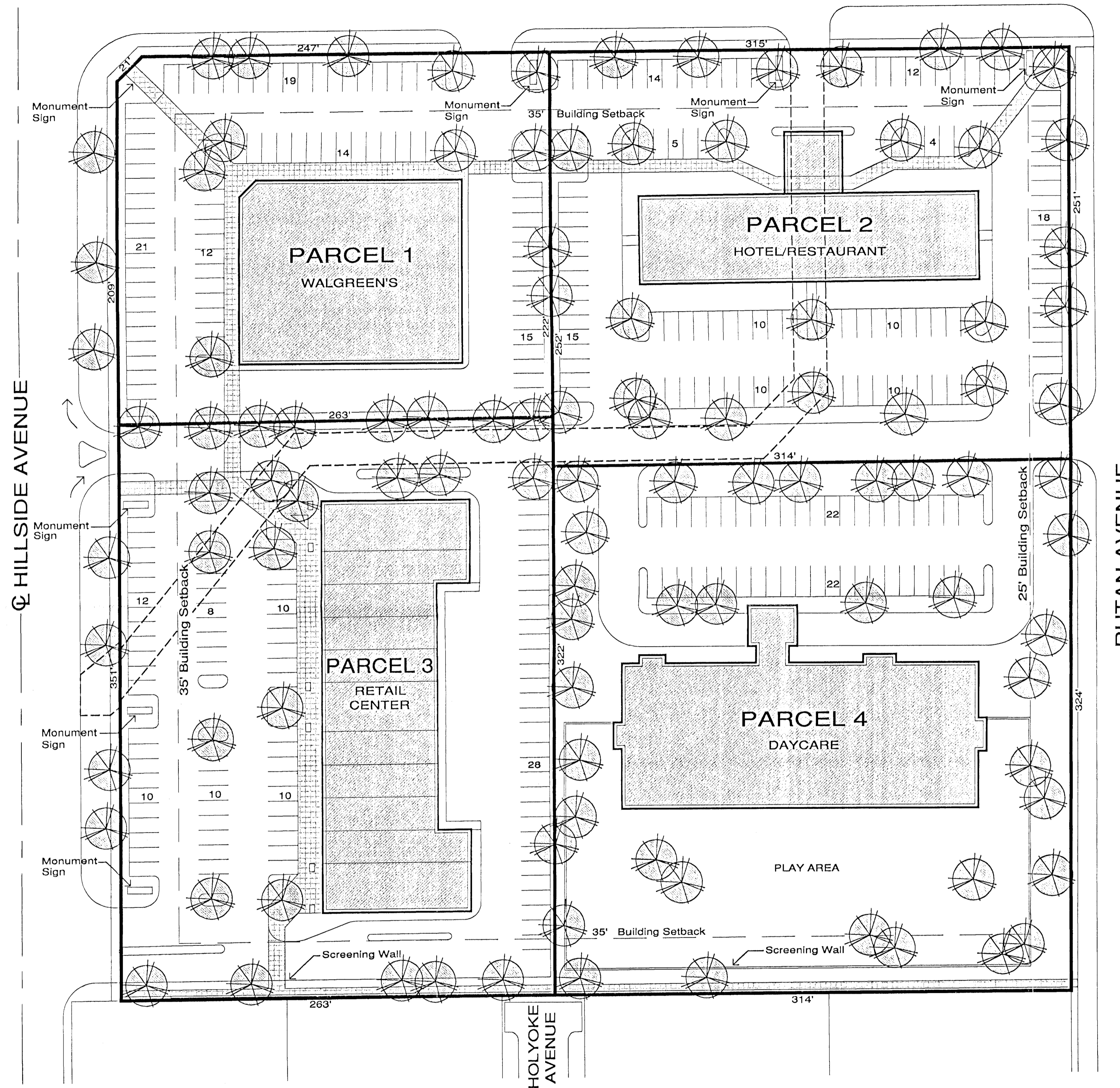
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CITY - ENGINEERING

COLLEGE HILL SQUARE PLANNED UNIT DEVELOPMENT PUD2001-00002

GENERAL PROVISIONS:

- Total Net Land Area: 331,159 sq.ft. or 7.60± acres
- Total Gross Floor Area: 199,063 sq.ft.
Average Floor Area Ratio: 61 percent
- Parking shall be provided in accordance with Article IV of the Unified Zoning Code, unless otherwise specified in the parcel descriptions.
- Setbacks are as indicated on the P.U.D. drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.
- A Drainage Plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of platting improvements.
- Guarantees for street improvements for shall be determined at the time of platting.
- Signs shall be in accordance with the Sign Code of the City of Wichita for the "LC" district with the following conditions:
 - Each parcel is permitted at most one on-site sign with the following area restrictions:
Parcel 1: 200 sq. ft. along Central and Hillside.
Parcel 2: 200 sq. ft. of signage along Central.
Parcel 3: 200 sq. ft. of signage along Hillside.
Parcel 4: 120 sq. ft. of signage along Rutan.
 - As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150' apart, irrespective of how land is leased or sold. Signage within Parcel 3 may have spacing of 100' depending on height.
 - Flashing signs (except for signs showing only time, temperature and other public service messages), rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted.
 - Portable or off-site signs are not permitted.
 - Window display signs are limited to 25% of the window area.
 - No signs shall be allowed on the south or east elevations of any buildings located within Parcels 3 and 4.
 - All freestanding signs must be monument type and shall have a maximum height of 20 feet for Parcels 1-3, and 12 feet for Parcel 4. Multiple signs may be permitted in Parcel 3, provided the height is limited to 12 feet.
 - Signage for Parcel 4 may be located in Parcel 2.
- Access Controls shall be as shown on the final plat.
- All exterior lighting shall be shielded to direct light disbursement in a downward direction.
- All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
 - Limited height of light poles to 24 feet.
 - Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
- Utilities shall be installed underground on all parcels.
- Landscaping for this site shall be required as follows:
 - Development of all parcels within the P.U.D. shall comply with the Landscape Ordinance of the City of Wichita.
 - A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.
 - A financial guarantee for the plant material approved on the landscape plan for that portion of the P.U.D. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
- Screening Walls:
 - A six (6) foot high concrete/masonry wall shall be constructed within 15 feet of the south property line of the P.U.D. where adjacent to residential zoning.
 - This solid wall shall be constructed of a pattern and color that is consistent with the building walls.
- Rooftop mechanical equipment shall be screened from ground level view per Unified Zoning Code.
- Trash receptacles shall be appropriately screened to reasonably hide them from ground view.
- All buildings in the P.U.D. shall share uniform architectural character, color, texture, and the same predominate exterior building material. Building walls and roofs must have predominantly earth-tone colors, with vivid colors limited to incidental accent, and must employ materials similar to surrounding developments.
- 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. 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.
- No parcel within this P.U.D. shall allow the use of adult entertainment establishments, group homes, group residential, halfway houses, correctional placement residences, private clubs, taverns, and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment.
- Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between parcels within the P.U.D.
- Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.
- The Transfer of title of all or any portion of land included within the Planned Unit Development (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
- The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
- A plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits. Said walk system shall link sidewalks along Central, Hillside and Rutan with the proposed buildings within the subject property as determined necessary by the Director of Planning.
- All property included within the P.U.D. shall be platted within one year after approval of this P.U.D. by the Governing Body, or the case shall be considered denied and closed.
- Prior to publishing the ordinance establishing the zone change, the applicant(s) shall record a document with the Register of Deeds indicating that this tract (referenced as PUD2001-00002) includes special conditions for development on this property.



PARCEL 1	
A. Net Area:	58,420 sq.ft. or 1.34 acres
B. Maximum Building Coverage:	17,525 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	20,446 sq.ft.
D. Floor Area Ratio:	0.35
E. Maximum Number of Buildings:	One (1)
F. Maximum building height:	35 feet (two-stories)
G. Proposed uses:	all uses permitted by right in the "LC" Limited Commercial zoning district.

PARCEL 2	
A. Net Area:	79,198 sq.ft. or 1.82 acres
B. Maximum Building Coverage:	23,759 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	110,877 sq.ft.
D. Floor Area Ratio:	1.4
E. Maximum Number of Buildings:	Two (2)
F. Maximum building height:	50 feet (four-stories)
G. Proposed uses:	Office (general), Retail (general), Restaurants, Hotel or Motel, Hospital, Medical Service, Personal Care and Improvement Service, Bank or Financial Institution, ATM, and Day Care (general)

PARCEL 3	
A. Net Area:	92,299 sq.ft. or 2.12 acres
B. Maximum Building Coverage:	27,690 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	32,305 sq.ft.
D. Floor Area Ratio:	0.35
E. Maximum Number of Buildings:	Three (3)
F. Maximum building height:	45 feet (three-stories)
G. Proposed uses:	Office (general), Retail (general), Restaurants, Hotel or Motel, Medical Service, Personal Care and Improvement Service, Bank or Financial Institution, and ATM.

PARCEL 4	
A. Net Area:	101,243 sq.ft. or 2.32 acres
B. Maximum Building Coverage:	30,373 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	35,435 sq.ft.
D. Floor Area Ratio:	0.35
E. Maximum Number of Buildings:	Three (3)
F. Maximum building height:	35 feet (two-stories)
G. Proposed uses:	Office (general), Accessory Parking, Medical Service and Day Care (general).

PUD2001-00002
COLLEGE HILL SQUARE
PLANNED UNIT DEVELOPMENT

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-282-7271 • 315 ELLIS • WICHITA, KANSAS 67211
Drawn: 29 August 01

