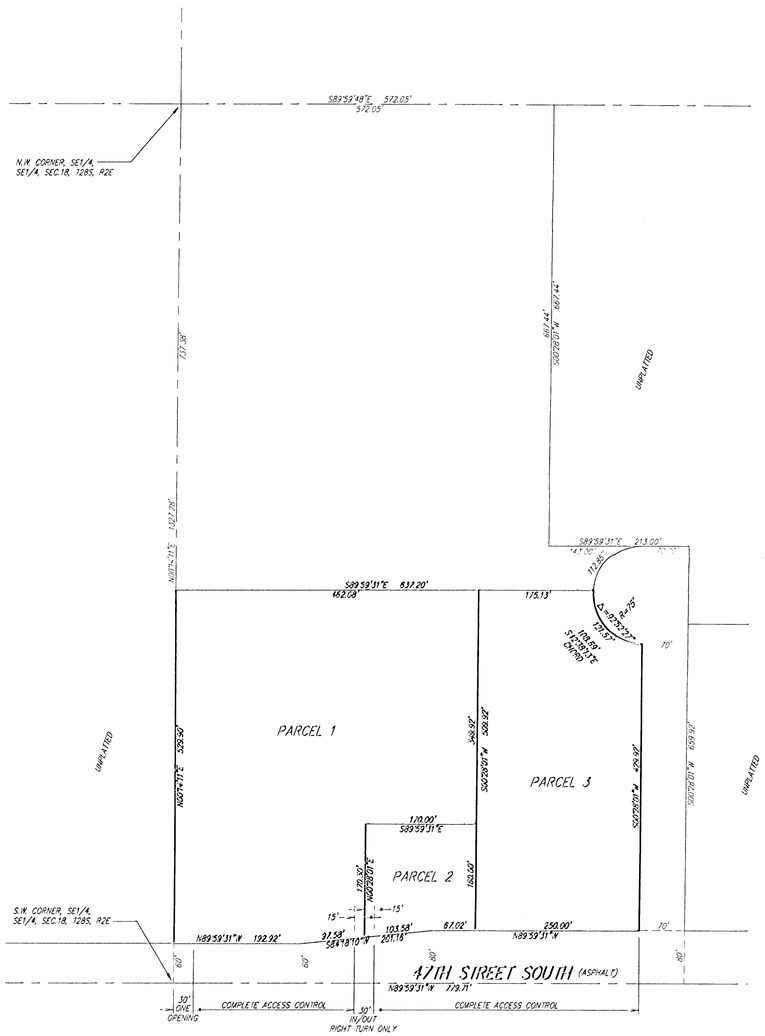
ASIAN GARDEN
COMMERCIAL COMMUNITY UNIT PLAN
Wichita, Sedgwick County, Kansas

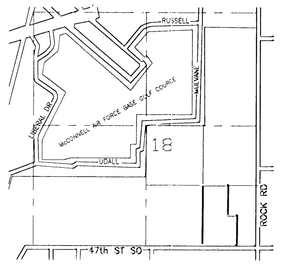


GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

Mc CONNELL
AIR FORCE BASE



VICINITY MAP

GENERAL: THIS DEVELOPMENT IS PROPOSED TO CONTAIN 8.46 NET ACRES± OF LIMITED COMMERCIAL AND NEIGHBORHOOD RETAIL DISTRICT.

GENERAL PROVISIONS:

1.) ACCESS CONTROLS/STREET IMPROVEMENTS: ACCESS CONTROLS SHALL BE AS SHOWN ON THE FACE OF THE CUP UNLESS DIFFERENT ACCESS CONTROLS ARE APPROVED THROUGH APPROVAL OF A PLAT OR VACATION. GUARANTEES FOR STREET IMPROVEMENTS NECESSITATED BY DEVELOPMENT OF THE PROPERTY SHALL BE REVIEWED AND DETERMINED THROUGH APPROVAL OF A PLAT.

2.) ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

3.) DRAINAGE WILL BE HANDLED AT THE TIME OF PLATTING. REQUIRED DRAINAGE IMPROVEMENTS WILL BE GUARANTEED WITH THE FINAL PLAT.

4.) BUILDING SETBACKS: MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH ARTICLE III, SEC. III-C.2.b(2)(a) OF THE CITY OF WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE.

FRONT STREET SETBACK -	35 FEET
FRONT SETBACK -	20 FEET
REAR SETBACK ADJ. TO RESIDENTIAL -	35 FEET
INTERIOR SIDE SETBACKS -	0 FEET

5.) PARKING SHALL BE IN ACCORDANCE WITH ARTICLE IV, SEC. IV-A OF THE UNIFIED ZONING CODE.

6.) SIGNS: ADVERTISING SIGNS SHALL BE IN ACCORDANCE WITH SECTION 21-A.2.A. OF THE CODE OF THE CITY OF WICHITA. NO OFF-SITE OR PORTABLE SIGNS SHALL BE ALLOWED. WINDOW DISPLAY SIGNS ARE LIMITED TO 25% OF WINDOW AREA, AND 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. SIGNAGE SHALL BE RESTRICTED TO MONUMENT TYPE SIGNS AND SHALL NOT EXCEED 20'. AS THE FRONTAGE DEVELOPS ALONG 47TH STREET SOUTH, MONUMENT TYPE SIGNS SHALL BE SPACED A MINIMUM OF 150 FEET APART, IRRESPECTIVE OF HOW THE LAND IS LEASED OR SOLD.

7.) FIRE LANES: FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. PARKING SHALL BE IN ACCORDANCE WITH ARTICLE IV OF THE UNIFIED ZONING CODE. 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 APPROPRIATE FIRE LANES.

8.) A LANDSCAPE PLAN SHALL BE PREPARED BY A LICENSED LANDSCAPE ARCHITECT AS PER CITY OF WICHITA LANDSCAPE ORDINANCE, FOR EACH PARCEL AND APPROVED BY THE CITY OF WICHITA PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT. ALL PARCELS WITHIN THE CUP ARE REQUIRED TO SHARE A SIMILAR LANDSCAPE PALETTE.

9.) LOADING AREAS, TRASH RECEPTACLES, OUTSIDE STORAGE, AND DOCKS SHALL BE SCREENED FROM GROUND LEVEL VIEW WITH SCREENING WALLS THAT ARE MASONRY OR CONSISTENT WITH THE BUILDING WALL MATERIALS ALONG 47TH STREET SOUTH.

10.) LIGHTING: ALL LIGHTING WITHIN PARCELS SHALL BE SHIELDED TO REFLECT OR DIRECT LIGHT AWAY FROM THE ADJOINING RESIDENTIAL DISTRICTS. ALL PARCELS SHALL SHARE SIMILAR OR CONSISTENT PARKING LOT LIGHTING FIXTURES, POLES, AND LAMPS. THE HEIGHT OF LIGHT POLES, INCLUDING POLE BASE, SHALL BE LIMITED TO 24 FEET.

11.) 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.

12.) IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, WALLS ETC. SHALL BE FILED WITH THE PLAT. ALL DRIVES AND PARKING AREAS SHALL BE OWNED AND MAINTAINED BY THE OWNER'S ASSOCIATION(S).

13.) ALL ROOF-TOP EQUIPMENT SHALL BE SCREENED FROM GROUND LEVEL VIEWS.

14.) 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, FOR THE CITY OF WICHITA, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING CONSTRUCTION OF THE PROPOSED DEVELOPMENT.

15.) ANY MAJOR CHANGES IN THIS DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE WICHITA METROPOLITAN AREA PLANNING COMMISSION AND TO THE GOVERNING BODY FOR THEIR CONSIDERATION.

16.) A SIX (6) TO EIGHT (8) FOOT SCREENING WALL CONSISTING OF BRICK, MASONRY, CONCRETE, ARCHITECTURAL TILE OR SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE) SHALL BE CONSTRUCTED ALONG THOSE PROPERTY LINES OF THE C.U.P. IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE III, SEC. III-C.2.b(2)(c) OF THE UNIFIED ZONING CODE. THIS SOLID WALL SHALL BE CONSTRUCTED OF A PATTERN AND COLOR THAT IS CONSISTENT WITH THE BUILDING WALLS.

17.) ANY ITEMS PERMITTED IN THE PARCEL DESCRIPTIONS AS PER A CONDITIONAL USE, SHALL ONLY BE APPROVED IF SPECIFICALLY REVIEWED AND APPROVED BY AMENDMENT TO THE C.U.P.

18.) ALL BUILDINGS IN THE CUP SHALL SHARE UNIFORM ARCHITECTURAL CHARACTER, COLOR, TEXTURE, AND THE SAME PREDOMINATE EXTERIOR BUILDING MATERIAL. BUILDING WALLS AND ROOFS SHALL HAVE PREDOMINATELY EARTH-TONE COLORS WITH VIVID COLORS, BACK LIT CANOPIES, AND NEON OR FLUORESCENT LIGHTING LIMITED TO INCIDENTAL ACCENT. NO PREDOMINATELY METAL FACADES SHALL BE ALLOWED. ARCHITECTURAL ELEVATION DRAWINGS SHALL BE REQUIRED FOR REVIEW AND APPROVAL BY THE DIRECTOR OF PLANNING PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.

19.) AT THE TIME OF PLATTING, CROSS-LOT CIRCULATION AGREEMENTS SHALL BE PROVIDED TO PERMIT INTERNAL VEHICULAR MOVEMENT AMONG PARCELS. A SITE CIRCULATION PLAN SHALL BE REQUIRED FOR REVIEW AND APPROVAL BY THE DIRECTOR OF PLANNING PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS. THE SITE CIRCULATION PLAN SHALL ENSURE PEDESTRIAN LINKAGES AMONG BUILDINGS ON THE PARCELS AND WITH ANY SIDEWALK OR PATH SYSTEM ADJOINING THE PROPERTY AND INTERNAL VEHICULAR CIRCULATION AMONG THE PARCELS, INCLUDING JOINT USE OF INGRESS/EGRESS OPENINGS AND THAT DRIVE OPENINGS ARE NOT IMPACTED/BLOCKED BY THE LAYOUT OF PARKING STALLS OR LANDSCAPING.

PARCEL DESCRIPTIONS:

PARCEL #1

PROPOSED USES: ALL USES ALLOWED IN "NR" ZONING DISTRICT.

NET AREA:	- 4.89 ACRES (213,219 S.F.)
MAXIMUM BUILDING COVERAGE	- 30% OR 63,966 S.F.
FLOOR AREA RATIO	- 30%
MAXIMUM GROSS FLOOR AREA	- 63,966 S.F.
MAXIMUM BUILDING HEIGHT	- 35'
MAXIMUM NUMBER OF BUILDINGS	FOURTEEN

PARCEL #2

PROPOSED USES: SAME AS PARCEL #1

NET AREA:	- 0.64 ACRES (27,729 S.F.)
MAXIMUM BUILDING COVERAGE	- 30% OR 8,318 S.F.
FLOOR AREA RATIO	- 30%
MAXIMUM GROSS FLOOR AREA	- 8,318 S.F.
MAXIMUM BUILDING HEIGHT	- 80'
MAXIMUM NUMBER OF BUILDINGS	ONE

PARCEL #3

PROPOSED USES: ALL USES ALLOWED IN "LC" ZONING DISTRICT.

NET AREA:	- 2.82 ACRES (122,754 S.F.)
MAXIMUM BUILDING COVERAGE	- 30% OR 36,826 S.F.
FLOOR AREA RATIO	- 30%
MAXIMUM GROSS FLOOR AREA	- 36,826 S.F.
MAXIMUM BUILDING HEIGHT	- 80'
MAXIMUM NUMBER OF BUILDINGS	TWO

REVISED: JANUARY 20, 2004
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