

# JOHNSON COMMERCIAL CENTRE COMMUNITY UNIT PLAN DP-289

### PARCEL 1

- A. Net Area: 35,346 sq.ft. or 0.81 acres
- B. Maximum Building Coverage: 10,604 sq.ft. or 30 percent
- C. Maximum Gross Floor Area: 12,371 sq.ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum Number of Buildings: One (1)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing

### PARCEL 2

- A. Net Area: 35,475 sq.ft. or 0.81 acres
- B. Maximum Building Coverage: 10,643 sq.ft. or 30 percent
- C. Maximum Gross Floor Area: 12,416 sq.ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum Number of Buildings: One (1)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing

### PARCEL 3

- A. Net Area: 36,576 sq.ft. or 0.84 acres
- B. Maximum Building Coverage: 10,973 sq.ft. or 30 percent
- C. Maximum Gross Floor Area: 12,802 sq.ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum Number of Buildings: One (1)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing

### PARCEL 4

- A. Net Area: 45,688 sq.ft. or 1.05 acres
- B. Maximum Building Coverage: 13,706 sq.ft. or 30 percent
- C. Maximum Gross Floor Area: 15,991 sq.ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum Number of Buildings: One (1)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing

### PARCEL 5

- A. Net Area: 33,503 sq.ft. or 0.77 acres
- B. Maximum Building Coverage: 10,052 sq.ft. or 30 percent
- C. Maximum Gross Floor Area: 11,726 sq.ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum Number of Buildings: One (1)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing

### PARCEL 6

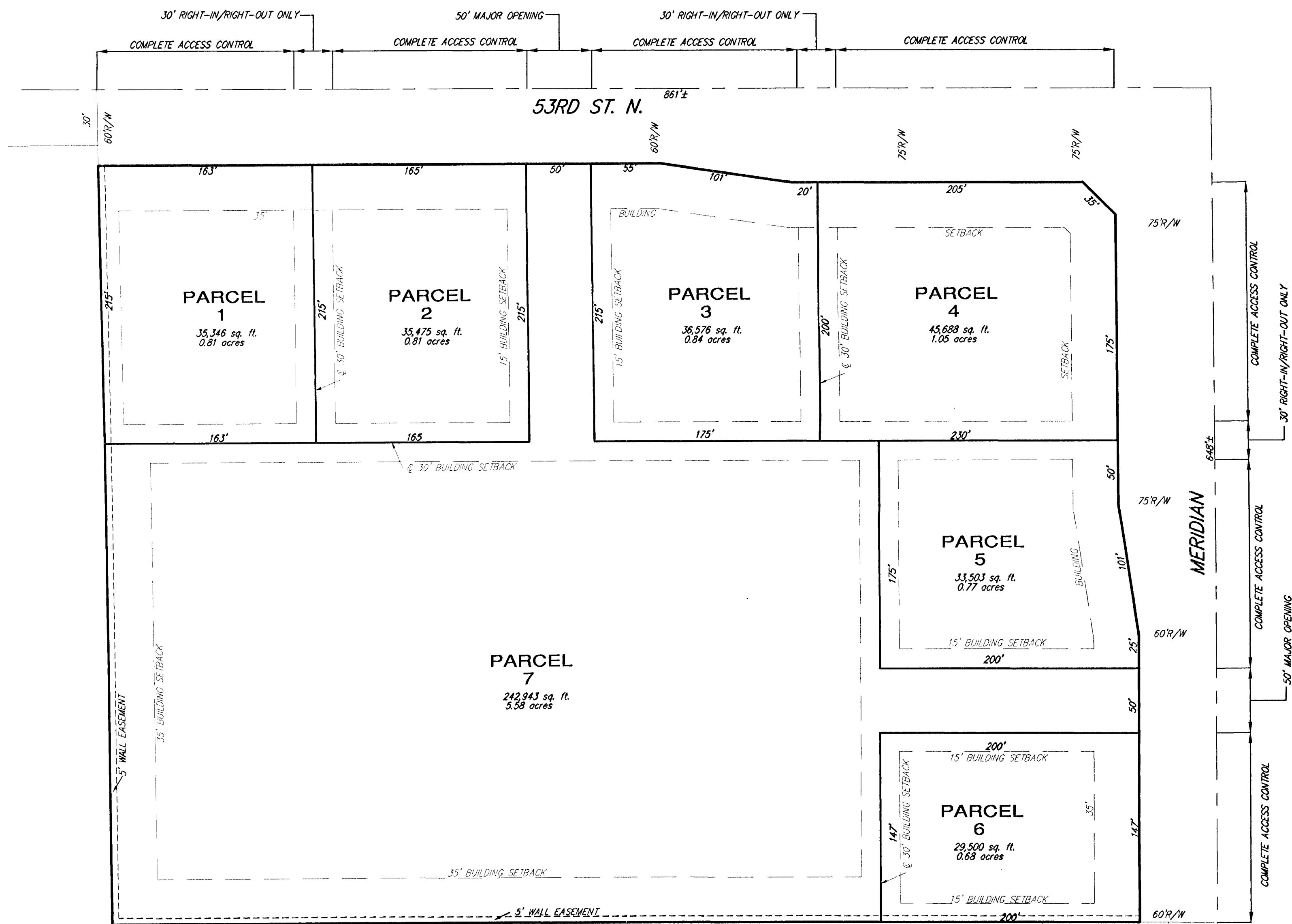
- A. Net Area: 29,500 sq.ft. or 0.68 acres
- B. Maximum Building Coverage: 8,850 sq.ft. or 30 percent
- C. Maximum Gross Floor Area: 10,325 sq.ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum Number of Buildings: One (1)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing

### PARCEL 7

- A. Net Area: 242,943 sq.ft. or 5.58 acres
- B. Maximum Building Coverage: 72,883 sq.ft. or 30 percent
- C. Maximum Gross Floor Area: 85,030 sq.ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum Number of Buildings: Four (4)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing

### GENERAL PROVISIONS:

1. Total Land Area: 555,358 ± sq.ft. or 12.75 ± acres  
Net Land Area: 459,030 ± sq.ft. or 10.54 ± acres
2. Total Gross Floor Area: 160,661 sq.ft.  
Total Floor Area Ratio: 35 percent
3. Parking shall be provided in accordance with Section IV of the Unified Zoning Code, unless otherwise specified in the parcel description.
4. Setbacks are as indicated on the C.U.P. 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.
5. A Drainage Plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of platting/improvements.
6. Guarantees for specific street improvements for Meridian and 53rd St. North shall be further reviewed and determined at the time of platting.
7. Signs shall be in accordance with the Sign Code of the City of Wichita with the following conditions:
  - A. 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.
  - B. 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.
  - C. Portable and off-site signs are not permitted.
  - D. Window display signs are limited to 25% of the window area.
  - E. No signs shall be allowed on the rear of any buildings.
  - F. All freestanding signs must be monument type and shall have a maximum height of 20 feet and limit sign square footage to 150 square feet on Parcels 1 through 6. Parcel 7 shall have a maximum height of 30 feet.
8. Access Controls shall be as shown on the final plat.
9. All exterior lighting shall be shielded to direct light disbursement in a downward direction.
10. All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
  - A. Limited height of light poles to 24 feet.
  - B. Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
11. Utilities shall be installed underground on all parcels.
12. Landscaping for this site shall be required as follows:
  - A. Development of all parcels within the C.U.P. shall comply with the Landscape Ordinance of the City of Wichita.
  - B. 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.
  - C. A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
13. Screening Walls:
  - A. A six (6) foot high concrete/masonry wall along the south & west property lines of the C.U.P. where adjacent to residential zoning is required.
  - B. This solid wall shall be constructed of a pattern and color that is consistent with the building walls.
14. Rooftop mechanical equipment shall be screened from ground level view per Unified Zoning Code.
15. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened to reasonably hide them from ground view.
16. All buildings in the C.U.P. shall share uniform architectural character, color, texture, and the same predominate exterior building material, as determined by the Director of Planning. Building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accent, and must employ materials similar to surrounding residential areas. Metal as an exterior material shall be limited to incidental accent.
17. Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in solid 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.
18. All parcels shall be zoned Limited Commercial. No parcel within this C.U.P. shall allow the use of adult entertainment establishments, sexually oriented business, group homes, group residential, correctional placement residences, asphalt/concrete safety service, pawn shop, agricultural sales and service, commercial wireless communication facilities or theater. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment.
19. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between parcels within the C.U.P.
20. Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.
21. The Transfer of title of all or any portion of land included within the Community Unit Plan (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.
22. 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.
23. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
23. 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 Meridian and 53rd Street North with the proposed buildings within the subject property.
24. No development shall occur until such such time as municipal water and sewer service are provided to the site.
25. Approval of a site circulation plan by the Planning Director is required for each phase of construction prior to the issuance of a building permit.



### LEGAL DESCRIPTION:

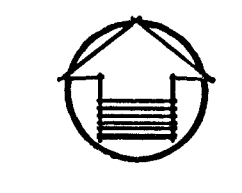
THE NORTH 848.00 FEET OF THE EAST 861.00 FEET OF THE NE 1/4 OF SECTION 24, T1P, 29-S, R-1-W OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, SUBJECT TO ROAD RIGHTS-OF-WAY OF RECORD.

### BENCHMARK:

COW BENCH MARK AT THE INTERSECTION OF MERIDIAN AND 53RD ST. NORTH, NE CORNER TOP OF CONCRETE HEADWALL.

44.00 FT NORTH OF CENTER LINE.  
37.00 FT EAST OF CENTER LINE.  
50.00 FT NE OF SECTION CORNER IRON.  
8.00 FT NE OF AND RADIAL TO CURB.  
26.00 FT EAST OF SECTION LINE.

ELEV. = 1331.37 NGVD29 (143.97 CITY DATUM)



SCALE: 1" = 60'

Rev. November 23, 2005  
Drawn: September 12, 2005

## DP-289 JOHNSON COMMERCIAL CENTRE COMMUNITY UNIT PLAN

**Baughman Company, P.A.**  
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ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE