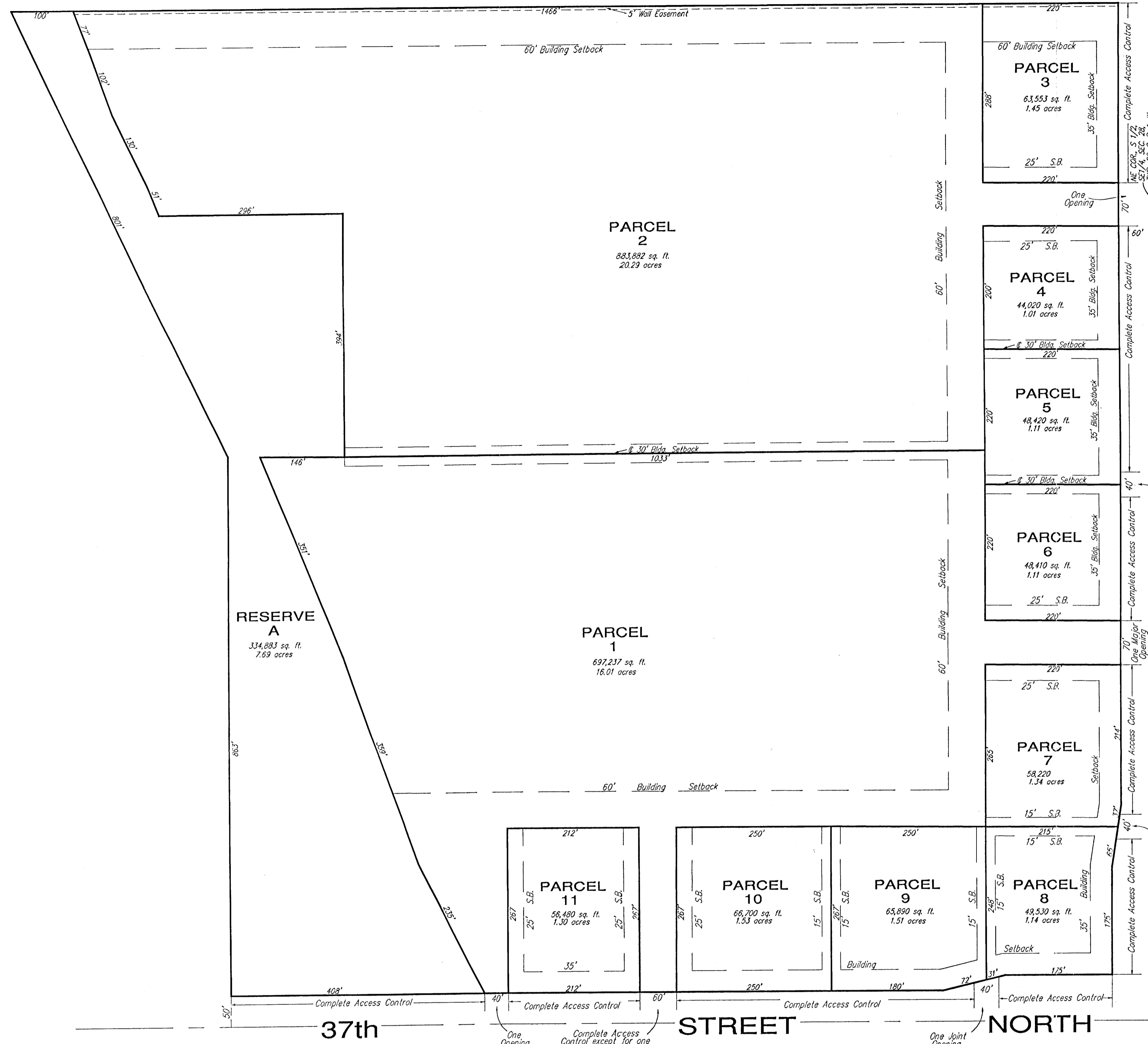


# NORTHRIDGE PLAZA

## COMMUNITY UNIT PLAN

DP-250



### GENERAL PROVISIONS:

- Total Land Area: 2,416,137 ± sq.ft. or 55.47 ± acres  
Net Land Area: 2,220,383 ± sq.ft. or 50.97 ± acres
- Total Gross Floor Area: 845,648 sq.ft.  
Total Floor Area Ratio: 35 percent
- Parking shall be provided in accordance with Section IV of the Unified Zoning Code, unless otherwise specified in the parcel description.
- 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. The northern setback in Parcel 2 and 3 shall be reduced to 30 feet if properly adjacent to the north is developed with non-residential uses.
- A Drainage Plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of plotting improvements.
- Guarantees for specific street improvements for Ridge Road and 37th St. North shall be further reviewed and determined at the time of plotting.
- Signs shall be in accordance with the Sign Code of the City of Wichita with the following conditions:
  - Each parcel is permitted one sign per arterial frontage with the following area restrictions:
 

Parcel 1:	300 sq. ft. of signage (total).
Parcel 2:	300 sq. ft. of signage.
Parcel 3:	150 sq. ft. of signage.
Parcel 4:	150 sq. ft. of signage.
Parcel 5:	150 sq. ft. of signage.
Parcel 6:	150 sq. ft. of signage.
Parcel 7:	150 sq. ft. of signage.
Parcel 8:	180 sq. ft. of signage (total).
Parcel 9:	150 sq. ft. of signage.
Parcel 10:	150 sq. ft. of signage.
Parcel 11:	150 sq. ft. of signage.
  - 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.
  - 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 and off-site signs are not permitted.
  - Window display signs are limited to 25% of the window area.
  - No signs shall be allowed on the rear of any buildings.
  - All freestanding signs must be monument type and shall have a maximum height of 20 feet for Parcels 3-11 and 30 feet for Parcels 1 and 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.), as approved by the Director of Planning.
  - 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 C.U.P. 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 C.U.P. 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 along the north property lines of the C.U.P. where adjacent to residential zoning (See Drawing).
  - 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, loading docks, outdoor storage, and loading areas shall be appropriately screened to reasonably hide them from ground view.
- All buildings in the C.U.P. shall share uniform architectural character, color, texture, and the same predominant exterior building material, as determined by the Director of Planning. Building walls and roof must have predominately earth-toned colors, with vivid colors limited to incidental accent, and must employ materials similar to surrounding residential areas.
- 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.
- All parcels shall be zoned Limited Commercial. Reserve A shall be limited to use as a reserve for drainage and open space. No parcel within this C.U.P. shall allow the use of adult entertainment establishments, group homes, group residential, 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 plotting to assure internal vehicular movement between parcels within the C.U.P.
- Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.
- 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.
- 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 Ridge Road and 37th Street North with the proposed buildings within the subject property as determined necessary by the Director of Planning.
- No development shall occur until such time as the city of municipal water and sewer service are provided to the site.
- The following transportation improvements shall be provided:
  - Cross-circulation access shall be provided within this CUP and the property to the north. One access opening shall occur along the rear line of Parcel 3 and continue south along the rear line of Parcels 3-10. The second point of access shall be located no closer than approximately 500 feet west of the west line of Parcel 3.
  - A continuous right-turn decel lane and a north-bound left turn storage lane shall be provided at the northern major opening along Ridge Road. The joint openings and the southern major opening along Ridge Road shall operate as full access for all turning movements until the Traffic Engineer determines their closure to left-turns is necessary. A guarantee of the future construction of raised medians and improvements will be provided. A pro rata share of these improvements will be assessed to this CUP.
  - The major opening on 37th Street shall be separated by at least 400 feet from the joint opening between Parcels 8 and 9.
  - The applicant shall guarantee 12.5 percent of the cost of the signalization of the intersection of 37th Street and Ridge Road and 30 percent of the cost of signalization of the major opening of Parcel 2.
  - A guarantee shall be provided for paving a pro rata portion along the frontage of 37th Street.

### LEGAL DESCRIPTION:

Lots 1, 2, 3, 4, 5, and Reserve A, Starwest Addition, Wichita, Sedgewick County, Kansas, TOGETHER with that part of the SE 1/4 of Sec. 28, Twp. 26-S, R-1-W of the 6th P.M., Sedgewick County, Kansas described as follows: Beginning at the NE corner of Lot 2, in said Starwest Addition; thence N89°36'35"W along the north line of said Starwest Addition, 1440.09 feet to the NW corner of Reserve A in said Starwest Addition; thence N25°44'17"W, 801.00 feet, more or less, to a point on the north line of the S1/2 of the S1/2 of the N1/2 of said SE1/4; thence easterly along the north line of the S1/2 of the S1/2 of the N1/2 of said SE1/4, 1846.00 feet, more or less, to the NE corner of the S1/2 of the S1/2 of the N1/2 of said SE1/4; thence southerly along the east line of said SE1/4, 722.32 feet to the intersection of the north line of said Starwest Addition, as extended east; thence N89°36'35"W along said extended north line, 59.30 feet to the point of beginning, subject to road rights-of-way of record.



SCALE: 1" = 100'

### BENCHMARK:

CITY DISC - SW COR. RIDGE RD. & 29TH ST. NO., 808' S. & 63.7' W. OF C BOTH.  
ELEV. = 1,39.15 CITY DATUM (1,326.55 M.S.L.)

<b>PARCEL 1</b>	
A. Net Area:	697,237 sq. ft. or 16.01 acres
B. Maximum Building Coverage:	209,171 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	244,033 sq. ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Three (3)
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

<b>PARCEL 2</b>	
A. Net Area:	883,882 sq. ft. or 20.29 acres
B. Maximum Building Coverage:	265,165 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	309,359 sq. ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Three (3)
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

<b>PARCEL 3</b>	
A. Net Area:	63,553 sq. ft. or 1.45 acres
B. Maximum Building Coverage:	19,066 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	22,244 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 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

<b>PARCEL 4</b>	
A. Net Area:	44,020 sq. ft. or 1.01 acres
B. Maximum Building Coverage:	13,206 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	15,407 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 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

<b>PARCEL 5</b>	
A. Net Area:	48,420 sq. ft. or 1.11 acres
B. Maximum Building Coverage:	14,526 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	16,947 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 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

<b>PARCEL 6</b>	
A. Net Area:	48,410 sq. ft. or 1.11 acres
B. Maximum Building Coverage:	14,523 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	16,943 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 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

<b>PARCEL 7</b>	
A. Net Area:	58,220 sq. ft. or 1.34 acres
B. Maximum Building Coverage:	17,466 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	20,377 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 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

<b>PARCEL 8</b>	
A. Net Area:	49,530 sq. ft. or 1.14 acres
B. Maximum Building Coverage:	14,859 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	17,336 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 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

<b>PARCEL 9</b>	
A. Net Area:	65,890 sq. ft. or 1.51 acres
B. Maximum Building Coverage:	19,767 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	23,062 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 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

<b>PARCEL 10</b>	
A. Net Area:	66,700 sq. ft. or 1.53 acres
B. Maximum Building Coverage:	20,010 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	23,345 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 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

<b>PARCEL 11</b>	
A. Net Area:	56,480 sq. ft. or 1.30 acres
B. Maximum Building Coverage:	16,944 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	19,768 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 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

<b>RESERVE A</b>	
A. Net Area:	334,883 sq. ft. or 7.69 acres

## DP-250

### NORTHRIDGE PLAZA COMMUNITY UNIT PLAN

**BAUGHMAN COMPANY P.A.**  
ENGINEERING, SURVEYING, & PLANNING  
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211