

COMMUNITY UNIT PLAN

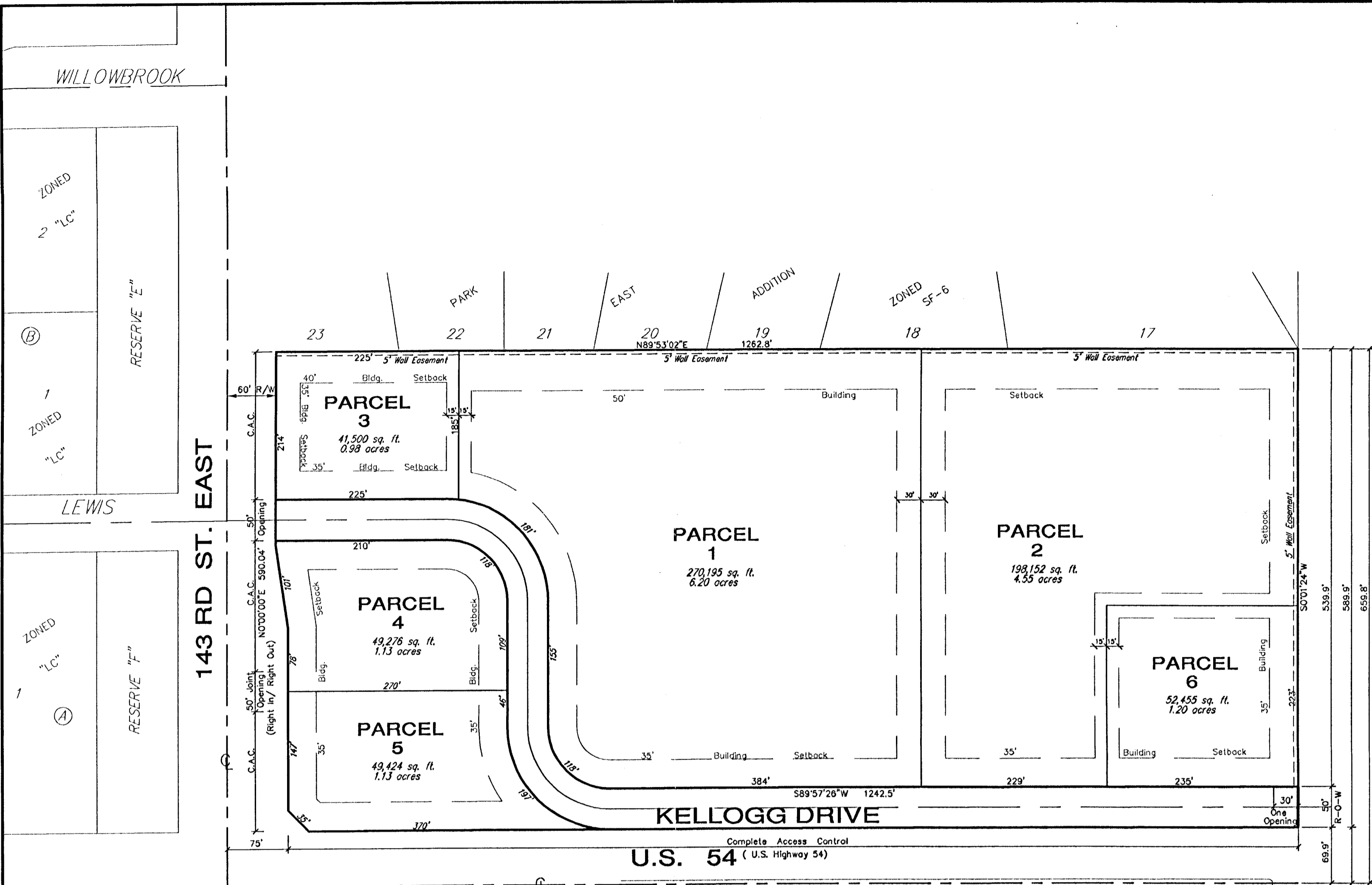
PRAIRIE POND PLAZA

DP - 273

RECEIVED

SEP 28 2004

CITY - ENGINEERING



GENERAL PROVISIONS:

- Total Land Area: 745,107 sq.ft. or 17.11 acres
- Net Area: 673,741 sq.ft. or 15.47 Acres
- Parking shall be provided in accordance with the Standards of the Unified Zoning Code.
- 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.
- A Drainage Plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of platting improvements.
- Cross-circulation is required between all parcels in this C.U.P.. This shall be assured by submitting a circulation plan to the planning director for each parcel prior to submitting a building permit for that parcel.
- Signs shall be in accordance with the Sign Code of The City of Wichita with the following conditions:
 - 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. The maximum square footage of sign face allowed in Parcels 1-6 shall not exceed 80% of lot frontage.
- Screening

A Masonry Wall (6' - 8') high shall be provided along the following lines: north and east property lines. The wall will be constructed as each parcel develops.
- Access Controls shall be as shown on the plan, with the total number of access points being as follows:
143rd St. East: 2 Points of Access
- Access to U.S. 54 Highway shall be limited to one opening on the east 30 feet of Parcel 6. This shall be a shared opening with the land owner to the east. The owner will agree to dedicate half-street right-of-way for the access drive. There shall be a complete access controls on the remaining U.S. 54 Highway frontage.
- The Kansas Department of Transportation reserves the right to close the crossover median in U.S. 54 Highway at the East line of this C.U.P. at such time as they deem necessary.
- At such time as the proposed Kellogg Drive is constructed from 143rd St. East and 159th St. East the Kansas Department of Transportation shall have the right to close the 30' access opening along the east line of this C.U.P. from U.S. 54 Highway.
- All exterior lighting shall be shielded to prevent light disbursement in a northerly or easterly 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 14 feet within 100 feet of abutting residential-zoned property, and 20 feet on the remainder of the tract.
- 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 parcels, 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.
- Exterior audio systems that project sound beyond the boundaries of the C.U.P. are prohibited.
- 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.
- Permitted Uses:
Permitted uses within parcels 1,2,4,5 and 6, will include some of the uses defined by the limited commercial district, including, but not limited to: banks or financial institutions, assisted living, general retail and drive-thru restaurants. Vehicle sales will require a separate amendment to the C.U.P. Restaurants that serve liquor can be developed as long as food is the primary service. Parcels 3 uses will be limited to neighborhood retail uses. The north 100 feet of Parcels 1 and 2 shall prohibit overhead doors and drive through windows.

The following uses currently permitted or conditionally permitted in the limited commercial district will be eliminated:

- Group Residence, Limited
- Group Residence, General
- Correctional Facility
- Correctional Placement Resid., limited
- Correctional Placement Resid., general
- Group Home, Limited
- Group Home, General
- Group Home, Commercial
- Halfway House, Limited
- Halfway House, General
- Halfway House, Commercial
- Recycling Collection Station, Private
- Recycling Collection Station, Public
- Recycling Processing Center
- Animal Care, General
- Bed and Breakfast Inn
- Funeral Home
- Helistop
- Kennel, Boarding/Breeding/Training
- Kennel, Hobby
- Marine Facility, Recreational
- Monument Sales
- Night Club
- Recreational Vehicle Campground
- Secondhand Store/Pawn Shops
- Tavern and Drinking Establishment
- Asphalt or Concrete Plant, Limited
- Asphalt or Concrete Plant, General
- Mining or Quarrying
- Oil or Gas Drilling
- Rock Crushing
- Solid Waste Incinerator
- Agricultural Research
- Adult entertainment establishments and erotic modeling studios as defined in the City of Wichita Ordinance.

PARCEL 1

A. Net Area: 270,195 sq.ft. or 6.20 acres

B. Maximum Building Coverage: 81,059 sq.ft. or 30 percent

C. Maximum Gross Floor Area: 94,568 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

PARCEL 2

A. Net Area: 198,152 sq.ft. or 4.55 acres

B. Maximum Building Coverage: 59,446 sq.ft. or 30 percent

C. Maximum Gross Floor Area: 69,353 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

PARCEL 3

A. Net Area: 41,500 sq.ft. or 0.98 acres

B. Maximum Building Coverage: 12,450 sq.ft. or 30 percent

C. Maximum Gross Floor Area: 14,525 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: 49,276 sq.ft. or 1.13 acres

B. Maximum Building Coverage: 14,733 sq.ft. or 30 percent

C. Maximum Gross Floor Area: 17,247 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: 49,424 sq.ft. or 1.13 acres

B. Maximum Building Coverage: 14,827 sq.ft. or 30 percent

C. Maximum Gross Floor Area: 17,298 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: 52,455 sq.ft. or 1.20 acres

B. Maximum Building Coverage: 15,737 sq.ft. or 30 percent

C. Maximum Gross Floor Area: 19,359 sq.ft.

D. Floor Area Ratio: 35 percent

E. Maximum Number of Buildings: One (1)

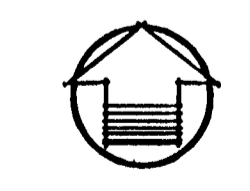
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.

G. Setbacks: See Drawing

H. Access Points: See Drawing

LEGAL DESCRIPTION

A tract in the West Half of the Southwest Quarter (W/2 SW/4) of Section 24, Township 27 South, Range 2 East of the 6th P.M., in Sedgewick County, Kansas, described as follows: BEGINNING at the Southwest corner of the Southwest Quarter (SW/4) of said Section 24; thence North, along the West line, 658.3 feet; thence East 1317.8 feet, more or less, to a point on the East line of the West Half of the Southwest Quarter (W/2 SW/4), which is 659.8 feet North of the Southeast corner of said West Half of the Southwest Quarter (W/2 SW/4); thence South 659.8 feet; thence West, along the South line of said Southwest Quarter, to the POINT OF BEGINNING except that portion taken for street right-of-way.



SCALE: 1" = 100'

DP-273

PRAIRIE POND PLAZA COMMUNITY UNIT PLAN

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING