

VICINITY MAP

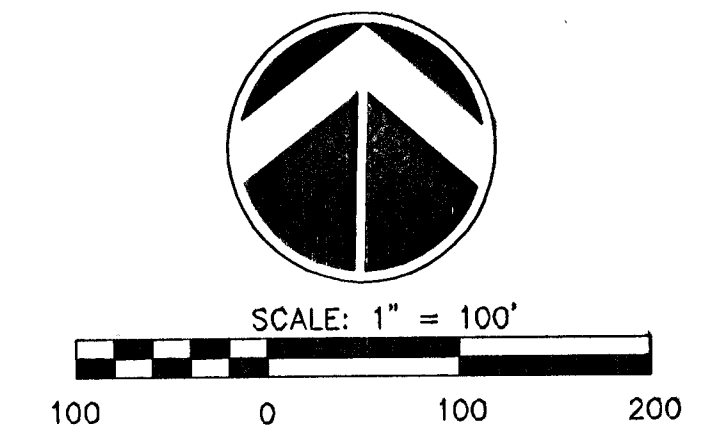
LEGEND

- SIGN
- GAS METER
- STORM WATER MANHOLE
- SANITARY SEWER MANHOLE
- CONFEROUS TREE & DIAMETER
- DECIDUOUS TREE & DIAMETER
- BUSH
- EDGE OF TREES
- FENCE
- GATE
- WALL
- POWER POLE AND GUY ANCHOR
- ELECTRIC BOX
- POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- TELEPHONE RISER
- STORM SEWER PIPE
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND FIBER OPTIC CABLE
- BENCHMARK
- SECTION CORNER
- 5/8" REBAR/MKEC CLS #39 SET
- PROPERTY CORNER FOUND
- PROPOSED STREET DEDICATION
- EXISTING DRAINAGE DIRECTION

# COMMUNITY UNIT PLAN (DP- 276)

# NORTHWEST YMCA ADDITION

OWNER / DEVELOPER: Young Men's Christian Association of Wichita 3330 N. Woodlawn, Wichita, KS. 67220 (316) 219-9622 ex220 **Date: August 10th, 2004**  
 Revised: Sept. 20th, 2004



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1. This development contains 49.19 net acres more or less (post street dedications as shown hereon).

2. PARCEL DESCRIPTIONS:

Parcel 1	Parcel 2	Parcel 3
Gross Area=26.15 Ac.	Gross Area=9.2 Ac.	Gross Area=13.85 Ac.
Maximum Height=80 feet	Maximum Height=35 feet	
Maximum Coverage=30%	Maximum Coverage=30%	
Max. Gross Floor Area=35%	Max. Gross Floor Area=35%	

3. Permitted Uses -

A. Parcel 1 shall be permitted indoor and outdoor recreation to include health and fitness clubs, swimming pool facilities, racquetball/handball/tennis courts, basketball courts or similar facilities; personal improvement services such as instructional services and handicraft or hobby classes and day care; additionally with outdoor recreation to include uses such as swimming pools and related amenities sports and athletic fields, skateboard parks and/or roller blading facilities, racquetball/handball/tennis courts or similar recreation facilities, and support structures for ball fields; but shall prohibit such outdoor entertainment uses as golf driving ranges, pitch and putt facilities, outdoor theaters or amusement rides.

B. Parcel 2 shall have uses permitted in the existing "SF-20" Zoning District.

C. Parcel 3 shall be for open space and outdoor recreational uses associated with Parcel 1.

4. Title - The transfer of the title on all or any portion of the land included in 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 commercial development and be binding upon the present owners, their successors and assigns and amended. However, the Planning Director, with the concurrence of the OCI Superintendent, may approve minor adjustments to the conditions in this overlay, consistent with the approved development plan, without filing a formal ordinance amendment.

5. Landscaping for this site shall be required as follows:

A. Parcel 1 shall have a minimum of one shade tree or two ornamental trees per 500 square feet of landscaped street yard requirement; continuous parking lot screening for parking lots within 150 feet of arterial streets or residential zoning, with shrubbery a minimum height of three feet at maturity, except in sight clearance zones or equivalent; trees within parking lots at a rate of one tree per 20 spaces (up to 1/2 of shade trees in landscaped street yard may be counted toward requirement); and buffer of one tree per 40 lineal feet of interior property line abutting residential zoning. Parcel 1 may maintain existing tree cover on North or West property line in lieu of buffer.

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.

6. Screening for this site shall be required as follows:

A. Rooftop mechanical equipment shall be screened from ground level view per Wichita-Sedgwick County Unified Zoning Code.

B. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened to reasonably hide them from ground view.

C. Unless otherwise noted Screening shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV.

7. Setbacks:

Are as indicated on the C.U.P. drawing or as specified in Wichita-Sedgwick County Unified Zoning Code. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.

8. Signs shall be permitted on Parcel 1 as follows:

A. Signs shall be spaced a minimum of 150 feet apart, regardless of how land is leased or sold.

B. Flashing signs (except for signs showing 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, off-site, and billboard 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. Areas of freestanding signs may be 0.8 x the lineal foot of frontage with a maximum size of 100 sq. ft.

H. All freestanding signs along 21st Street North shall not exceed a height of 20 feet and may be a pole or monument type.

I. Signs shall be limited to on-site signs which advertise only services, articles and products offered within buildings located on the premises whereon the sign is located. Building Signage shall be permitted within the C.U.P. It shall be limited to 20% of the wall area with a maximum size of 400 sq. ft. per elevation. This area may be divided into a maximum of 3 signs per tenant or business per elevation.

9. Parcel 2 signs shall conform to the SF-20 Zoning District

10. No signs shall be permitted on Parcel 3.

11. Lighting:

A. There shall be no outdoor activity lighting for games fields. All lighting shall be directed away from residential areas, including security and parking lighting.

B. Light poles shall be limited to 14 feet within 150 feet of residential zoning along 135th Street West. Height includes base and fixture.

C. Outdoor lighting sources shall employ cut-off luminaires to minimize light trespass and glare, and shall be mounted at a height not exceeding one-half the distance from the neighboring lot, unless evidence is provided to the satisfaction of the Zoning Administrator that the light source will be aimed or shielded such that the light source is not visible from the neighboring lot.

D. Unless otherwise noted lighting shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV.

12. Parking:

A. Parcels 1 and 2, shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV, unless otherwise specified.

B. The maximum number of parking stalls shall not exceed 500 on Parcel 1.

C. No parking shall be permitted on Parcel 3.

13. No occupancy permits shall be issued for any development without services by municipal water and sewer services.

14. Access controls shall be as shown on the Final Plat.

15. A Conceptual Drainage Plan will be submitted as part of the C.U.P. for review and the Final Drainage Plan shall be submitted at the time of platting. All drainage-ways and easements shall be determined at the time of platting.

16. A lot grading plan will be prepared in conformance with the Drainage Concept Plan for review prior to the issuance of a Building Permit.

17. All proposed new utilities shall be installed underground.

18. Final determination of minimum pad elevations, street right-of-way, easements, and pavement widths on public private streets shall be resolved at the time of platting.

19. 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.

20. A plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits. It should connect to the arterial sidewalks that may be installed with future improvements to 21st Street North and 135th Street West by the public.

20. Any major changes within this Community Development Plan shall be submitted to the Planning Commission and the Governing Body for their consideration.

# COMMUNITY UNIT PLAN (DP- 276) - DEVELOPMENT GUIDELINES NORTHWEST YMCA ADDITION

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Revised: Sept. 20th, 2004



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