ASHTON CREEK COMMERCIAL PARK

COMMUNITY UNIT PLAN

DP-309

PARCEL 1

A. Net Area: 63,000 sq.ft. or 1.38 acres
B. Maximum Building Coverage: 20,400 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 23,000 sq.ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Buildings: Two (2)
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
I. Zoning: General Office
J. Permitted Uses:
All permitted uses in the "General Office" zoning district of the Wichita–Sedgwick County Unified Zoning Code.

PARCEL 2

A. Net Area: 54,000 sq.ft. or 1.24 acres
B. Maximum Building Coverage: 16,200 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 18,900 sq.ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Buildings: Two (2)
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
I. Zoning: Limited Commercial
J. Permitted Uses:
All permitted uses in the "Limited Commercial" zoning district of the Wichita–Sedgwick County Unified Zoning Code, except for those listed under G.P. #16.

PARCEL 3

A. Net Area: 379,974 sq.ft. or 8.63 acres
B. Maximum Building Coverage: 113,792 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 132,921 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 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Zoning: Limited Commercial
J. Permitted Uses:
All permitted uses in the "Limited Commercial" zoning district of the Wichita–Sedgwick County Unified Zoning Code, except for those listed under G.P. #16.

PARCEL 4

A. Net Area: 54,000 sq.ft. or 1.24 acres
B. Maximum Building Coverage: 16,200 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 18,900 sq.ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Buildings: Two (2)
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
I. Zoning: Limited Commercial
J. Permitted Uses:
All permitted uses in the "Limited Commercial" zoning district of the Wichita–Sedgwick County Unified Zoning Code, except for those listed under G.P. #16.

PARCEL 5

A. Net Area: 51,773 sq.ft. or 1.19 acres
B. Maximum Building Coverage: 15,532 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 18,121 sq.ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Buildings: Two (2)
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
I. Zoning: Limited Commercial
J. Permitted Uses:
All permitted uses in the "Limited Commercial" zoning district of the Wichita–Sedgwick County Unified Zoning Code, except for those listed under G.P. #16.

PARCEL 6

A. Net Area: 51,081 sq.ft. or 1.17 acres
B. Maximum Building Coverage: 15,318 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 17,877 sq.ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Buildings: Two (2)
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
I. Zoning: Limited Commercial
J. Permitted Uses:
All permitted uses in the "Limited Commercial" zoning district of the Wichita–Sedgwick County Unified Zoning Code, except for those listed under G.P. #16.

PARCEL 7

A. Net Area: 53,928 sq.ft. or 1.24 acres
B. Maximum Building Coverage: 16,178 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 18,875 sq.ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Buildings: Two (2)
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
I. Zoning: Limited Commercial
J. Permitted Uses:
All permitted uses in the "Limited Commercial" zoning district of the Wichita–Sedgwick County Unified Zoning Code, except for those listed under G.P. #16.

PARCEL 8

A. Net Area: 54,746 sq.ft. or 1.26 acres
B. Maximum Building Coverage: 16,424 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 19,161 sq.ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Buildings: Two (2)
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
I. Zoning: Limited Commercial
J. Permitted Uses:
All permitted uses in the "Limited Commercial" zoning district of the Wichita–Sedgwick County Unified Zoning Code, except for those listed under G.P. #16.

PARCEL 9

A. Net Area: 49,995 sq.ft. or 1.15 acres
B. Maximum Building Coverage: 14,999 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 17,149 sq.ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Buildings: Two (2)
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
I. Zoning: Neighborhood Retail
J. Permitted Uses:
All permitted uses in the "Neighborhood Retail" zoning district of the Wichita–Sedgwick County Unified Zoning Code.

PARCEL 10

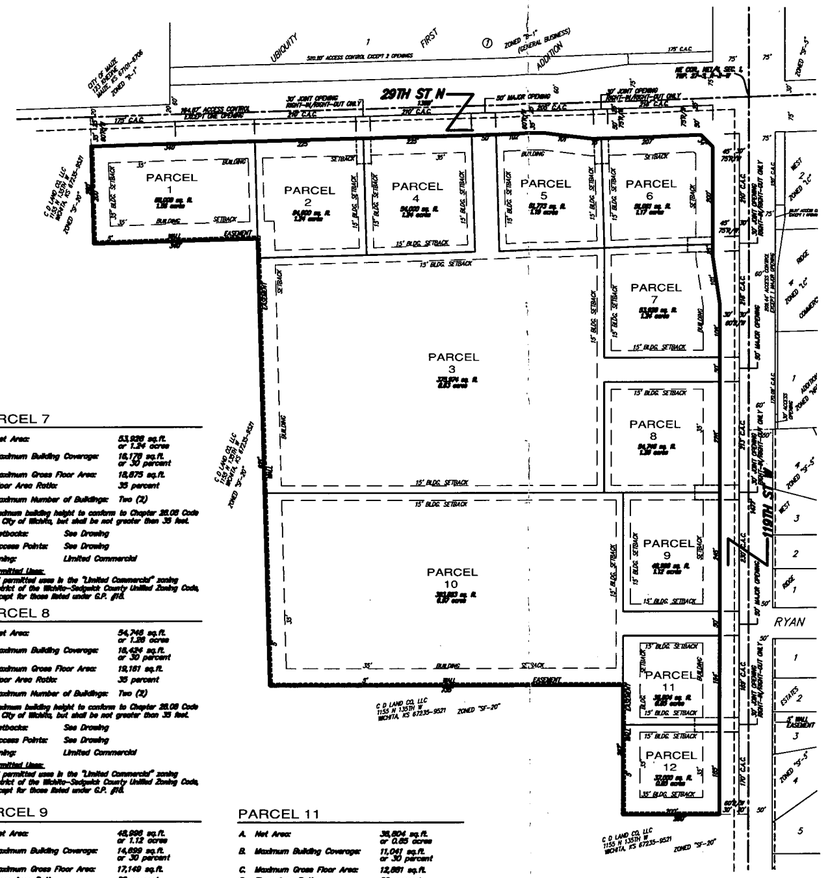
A. Net Area: 303,623 sq.ft. or 6.97 acres
B. Maximum Building Coverage: 91,147 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 106,338 sq.ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Dwelling Units: 131
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Zoning: Multi-Family 18
J. Permitted Uses:
All permitted uses in the "Multi-Family 18" zoning district of the Wichita–Sedgwick County Unified Zoning Code.

PARCEL 11

A. Net Area: 36,804 sq.ft. or 0.85 acres
B. Maximum Building Coverage: 11,041 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 12,881 sq.ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Buildings: Two (2)
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
I. Zoning: Neighborhood Retail
J. Permitted Uses:
All permitted uses in the "Neighborhood Retail" zoning district of the Wichita–Sedgwick County Unified Zoning Code.

PARCEL 12

A. Net Area: 37,000 sq.ft. or 0.85 acres
B. Maximum Building Coverage: 11,100 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 12,950 sq.ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Buildings: Two (2)
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
I. Zoning: General Office
J. Permitted Uses:
All permitted uses in the "General Office" zoning district of the Wichita–Sedgwick County Unified Zoning Code.



GENERAL PROVSIONS:

1. Total Land Area: 1,299,927 ± sq.ft. or 29.59 ± acres
   Net Land Area: 1,190,105 ± sq.ft. or 27.32 ± acres
2. Total Gross Floor Area: 451,125 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 these parcels will not be required.
5. A Drainage Plan shall be submitted to the appropriate Engineer for approval during the platting process. Required guarantees for drainage shall be provided at the time of platting improvements.
6. Guarantee for specific street improvements for 179th St N and 29th St N 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. Each parcel is permitted at least one free-standing sign per arterial frontage with the following area restrictions:
      Parcel 1: 120 sq. ft. of signage along 29th St N.
      Parcel 2: 140 sq. ft. of signage along 29th St N.
      Parcel 3: 200 sq. ft. of signage along 29th St N and 300 sq. ft. of signage along 179th St N.
      Parcel 4: 140 sq. ft. of signage along 29th St N.
      Parcel 5: 140 sq. ft. of signage along 29th St N.
      Parcel 6: Two signs with a combined area of 200 sq. ft. of signage along 29th St N and 179th St N with a maximum area of 140 sq.ft.
      Parcel 7: 140 sq. ft. of signage along 179th St N.
      Parcel 8: 140 sq. ft. of signage along 179th St N.
      Parcel 9: 120 sq. ft. of signage along 179th St N.
      Parcel 10: 100 sq. ft. of signage along 179th St N.
      Parcel 11: 96 sq. ft. of signage along 179th St N.
      Parcel 12: 96 sq. ft. of signage along 179th St N.
   B. 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 and share similar elements in design.
   C. 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 illusion of movement are not permitted.
   D. Portable, billboards and off-site signs are not permitted.
   E. Window display signs are limited to 25% of the window area.
   F. No signs shall be placed on the rear of any buildings.
   G. All freestanding signs must be monument type and shall have a maximum height of 20 feet for Parcels 1–12.
8. Access Controls shall be as shown on the final plat.
9. All exterior lighting shall be shielded to direct light downward 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, including fixtures, lamps and base, 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, with a shared palette of landscape materials among parcels.
    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 materials. 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 materials 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 wall (%) to eight (8) foot high concrete/masonry wall shall be constructed along the west, and south property lines where adjacent to residential uses.
    B. This wall will shall be constructed of a pattern and color that is consistent or compatible with the building walls.
14. Rooftop mechanical equipment shall be screened from ground level view with similar materials to the main building per Unified Zoning Code.
15. Trash receptacle, loading docks, outdoor storage, and loading areas shall be appropriately screened, with similar materials to the main building, 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 predominantly earth-tone colors, with shall 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 appropriate Fire Code. 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 locations and power sources to all building sites shall be provided for each phase of construction prior to the issuance of building permits.
18. No parcel within this C.U.P. shall allow the use of adult entertainment establishments; sexually oriented business; correctional placement residences; night club in the city; night club in the country; and tavern and drinking establishment. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. Restaurants with drive-through windows, convenience stores, service stations, and vehicle wash, limited oil not be permitted within 200 feet of residential uses. Restaurants with drive-through windows shall be designed to ensure queuing lanes for drive-through windows will not align vehicle headlights in such a manner as to face residential zoning. No overhead doors shall be allowed within 200 feet of residential uses and shall not be facing any residential zoning district. Exterior audio systems that project sound beyond the boundaries of the C.U.P. are prohibited.
19. Cross-lot circulation agreements shall be required at the time of platting to ensure shared vehicular movement between parcels within the C.U.P.
20. Amendments, adjuncts 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 violation of the plan or any portion thereof, but said plan can 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 subsequent revisions 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.
24. 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 29th St N and 179th St N with the proposed buildings within the subject property.
25. No development shall occur until such such time as municipal water and sewer service are provided to the site.
26. 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. An overall site plan shall be required for review and approval by the Planning Director prior to the issuance of any building permits. The site plan shall ensure internal circulation within the parcels and joint use of ingress/egress openings and that private drive openings are not impacted/blocked by the layout of parking stalls or landscaping.

LEGAL DESCRIPTION:

That part of Government Lots 1 and 2 and the S ½ of the NE ¼ of Sec. 1, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas described as follows: Beginning at the NE corner of said NE ¼; thence southerly along the east line of said NE ¼, 1476.89 feet; thence westerly perpendicular to the east line of said NE ¼, 380.00 feet; thence northerly parallel to the east line of said NE ¼, 357.00 feet; thence westerly perpendicular to the east line of said NE ¼, 724.49 feet; thence northerly perpendicular to the north line of said NE ¼, 920.74 feet to a point 380.00 feet westerly distant north of the north line of said NE ¼; thence westerly parallel with the north line of said NE ¼, 348.00 feet; thence northerly perpendicular to the north line of said NE ¼, 380.00 feet to a point on the north line of said NE ¼; thence westerly along the north line of said NE ¼, 1368.74 feet to the point of beginning, all being subject to road rights-of-way of record.

BENCHMARK:

179TH ST. N. & 29TH ST. N. – CITY OF WICHITA BENCHMARK 20N, AT NW CORNER OF INTERSECTION, 43.00 FEET NW OF SECTION COR. BACK, 8.00 FEET WEST OF EDGE OF POWER POLE, 48.70 FEET SOUTH OF STEEL FENCE POST.
ELEV. = 1,365.65 NGVD29

REVISIONS

Submitted December 12, 2007
Revised per MAPC February 19, 2008
Approved per County Commission February 26, 2008

VICINITY MAP

SCALE: 1" = 100'

DP-309

ASHTON CREEK COMMERCIAL PARK

COMMUNITY UNIT PLAN

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