LILLIE OFFICE PARK
COMMUNITY UNIT PLAN
DP-286

GENERAL PROVISIONS

1 Total Land Area 752,850± sq.ft. or 17.28 acres
Net Land Area: 687,323± sq.ft. or 15.78 acres
Total Gross Floor Area: 234,890 sq.ft
Total Floor Area Ratio. .31 percent

2 Parking shall be provided in accordance with Article IV of the Unified Zoning Code, except the parking requirement for office uses shall be calculated at a ratio of 1 space per 333 square feet

3. 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.

4. A Drainage Plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of platting improvements.

5. Signs shall be in accordance with the Sign Code of the City of Wichita, with the following additional requirements:

A Each parcel is permitted the following free-standing signage.

Parcel 1 One sign with a maximum of 96 sq. ft. of sign area along Maize Road.
Parcel 2: One sign with a maximum of 96 sq. ft. of sign area along Maize Road.
Parcel 3. One sign with a maximum of 96 sq. ft. of sign area along Maize Road.

B. As the frontage develops along the arterial roadways, signs shall be spaced a minimum of 150 apart, irrespective of how land is leased or sold.

C. Portable and off-site signs are not permitted.

D Interior window display, animated, banner, commercial balloon commercial flag or pennant, electronic message, flashing, roof temporary and variable message signs shall not be permitted

E All ground signs must be monument type signs and limited to a maximum height of 16 feet.

8. Access shall be limited to Maize Ct. No access shall be permitted to Maize Rd or McCormick St (Hidden Valley Rd.)

9 All parcels shall share similar or consistent parking lot lighting elements (i.e. fixtures, poles, and lamps, and etc.)

A The height of all light poles, including pole base, is limited to 24 feet

B All exterior lighting shall be shielded to direct light disbursement in a downward direction

10. Utilities shall be installed underground on all parcels.

11 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 the additional requirement that landscaped street yards and parking lot screening and landscaping shall be required along Maize Ct.

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.

D All parcels shall share a similar landscape palette.

12 The screening wall requirement of Sec. III-C.2.b.(2)(d) of the Unified Zoning Code is waived. Screening may be provided by evergreen vegetation or landscaped earth berms in accordance with the provisions of Sec. IV-B.3. of the Unified Zoning Code. A 25-foot buffer shall be maintained along the north, west and south property lines to protect the existing trees. Mature trees within this buffer shall not be removed and may be applied towards the landscape, screening and buffering requirements of the U.Z.C. and Landscape Ordinance.

13. Rooftop mechanical equipment shall be screened from ground level view per Unified Zoning Code.

14 Trash receptacles and ground-level mechanical equipment shall be screened from ground-level view with screening walls constructed of materials consistent with the wall materials of the building which the trash receptacle and mechanical equipment supports.

15. All buildings in the C.U.P. shall share uniform architectural character, color texture, and the same predominate exterior building material consisting of brick, stone or stucco. Building walls and roofs must have predominantly earth-tone colors, with vivid colors limited to incidental accent

Buildings shall be designed with a residential architectural character, including roofs that are mansard, gable or hip in style Flat roof segments shall be use only in conjunction with the stated residential architectural character elements. Building elevation drawings shall be required for review and approval by the Planning Director prior to the issuance of any building permits to ensure compliance with these provisions.

16. 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.

17 Uses in Parcels 1 2 and 3 shall be limited to those permitted by-right in the "GO" General Office district, except for the following. Single-family, Duplex, Multi-family, Manufactured home, Accessory apartment, Cemetery, Correctional placement residence (limited and general), Golf course, Parking area (commercial), Recycling collection station (private) Hotel or motel, Marine facility, Asphalt or concrete plant (limited), and Agriculture. Any other use that requires Conditional Use approval in the "GO" district shall only be permitted by separate C.U.P. Amendment approval

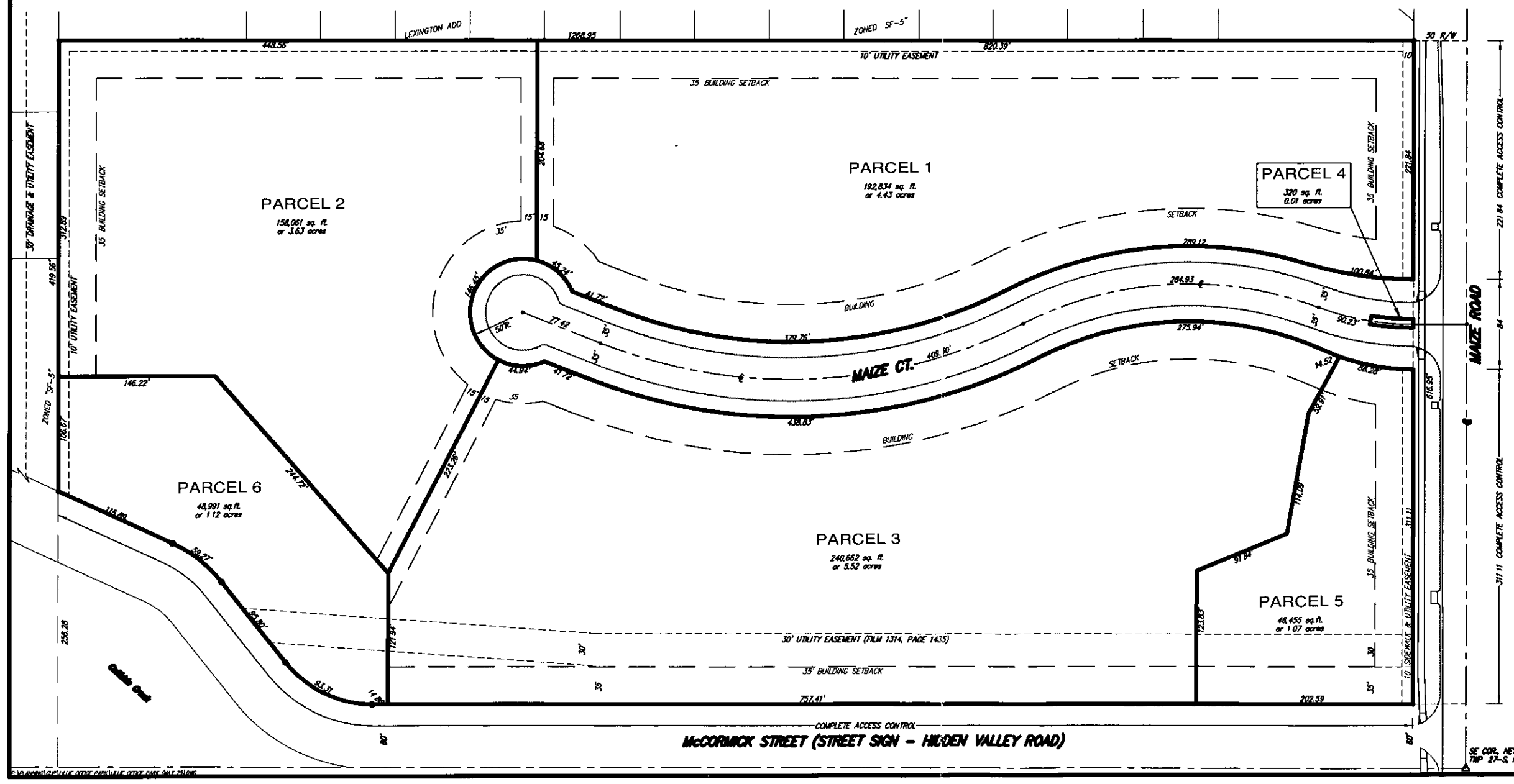
18. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between parcels within the C.U.P. A sidewalk shall be provided along both sides of Maize Ct that connects with the sidewalk along Maize Rd. A site circulation plan shall be required for review and approval by the Planning Director prior to the issuance of any building permits. The site circulation plan shall ensure pedestrian linkages between buildings and the sidewalk system and shall ensure internal vehicular circulation among developments within the C.U.P., including joint use of ingress/egress openings and ensuring that drive openings are not impacted/blocked by the layout of parking stalls or landscaping.

19 Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.

20. 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.

21 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 or the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

22 Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.



PARCEL 1

A	Net Area:	192,834 sq. ft. or 4.43 acres
B.	Maximum Building Coverage.	57,850 sq.ft or 30 percent
C.	Maximum Gross Floor Area:	67,500 sq.ft
D.	Floor Area Ratio.	.35 percent
E	Maximum Number of Buildings.	Four (4)
F	Maximum building height	35 feet
G.	Setbacks.	See Drawing
H.	Access Points.	See Drawing
I	Permitted Uses. See General Provision #17	

PARCEL 2

A.	Net Area.	158,061 sq. ft or 3.63 acres
B.	Maximum Building Coverage.	63,225 sq.ft or 40 percent
C.	Maximum Gross Floor Area:	71,125 sq.ft
D.	Floor Area Ratio.	.45 percent
E	Maximum Number of Buildings.	Four (4)
F	Maximum building height	35 feet
G.	Setbacks.	See Drawing
H.	Access Points:	See Drawing
I.	Permitted Uses. See General Provision #17	

PARCEL 3

A.	Net Area.	240,662 sq. ft or 5.52 acres
B.	Maximum Building Coverage.	84,230 sq.ft or .35 percent
C.	Maximum Gross Floor Area:	96,265 sq.ft
D	Floor Area Ratio.	.40 percent
E	Maximum Number of Buildings.	Four (4)
F	Maximum building height	35 feet
G.	Setbacks:	See Drawing
H	Access Points.	See Drawing
I	Permitted Uses. See General Provision #17	

PARCEL 4

A	Net Area.	320 sq.ft or 0.01 acres

B. Permitted Uses. Streets, entry monuments, open space, utilities, and landscaping.

PARCEL 5

A	Net Area.	46,455 sq.ft. or 1.07 acres

B. Permitted Uses. Lakes, landscaping, drainage purposes, entry monuments, signage, sidewalks, and utilities as confined to easements.

PARCEL 6

A.	Net Area.	48,991 sq.ft or 1.12 acres

B. Permitted Uses. Lakes, landscaping, drainage purposes, and utilities as confined to easements.

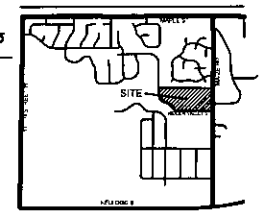
LEGAL DESCRIPTION

The North 297.3 feet of the South 677.1 feet of the East half of the Northeast Quarter of Section 30, Township 27 South, Range 1 West of the 6th P.M., containing 9 acres, more or less, all in Sedgwick County, Kansas TOGETHER WITH a tract of land in the East half of the Northeast Quarter of Section 30, Township 27 South, Range 1 West of the 6th P.M. described as follows: beginning at a point on the West line of said East half of said Northeast Quarter 257.58 feet North of the Southeast corner of said East half of said Northeast Quarter; thence North on said West line 122.32 feet; thence East parallel to the South line of said Northeast Quarter 1313.9 feet more or less to the East line of said Northeast Quarter; thence South on said East line 313.8 feet to a point 90 feet North of the Southeast corner of said Northeast Quarter; thence West parallel to the South line of said Northeast Quarter 1324.4 feet to the P.C. of a curve; thence Northwesterly on a curve to the right, having a deflection angle of 61 degrees 01 minutes, and a radius of 104.79 feet, a distance of 93.31 feet to the P.T. of said curve, thence Northwesterly on a tangent to said curve, 95.74 feet to the P.C. of a curve; thence Northwesterly on a curve to the left, having a deflection angle of 26 degrees 33 minutes and a radius of 126.66 feet, a distance of 58.91 feet, to the P.T. of said curve; thence Northwesterly on a tangent to said curve 117.45 feet to the point of beginning.

REVISIONS

Approved by MAPC 6/9/05
Approved by City Council 7/12/05
Administrative Adjustment

VICINITY MAP



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