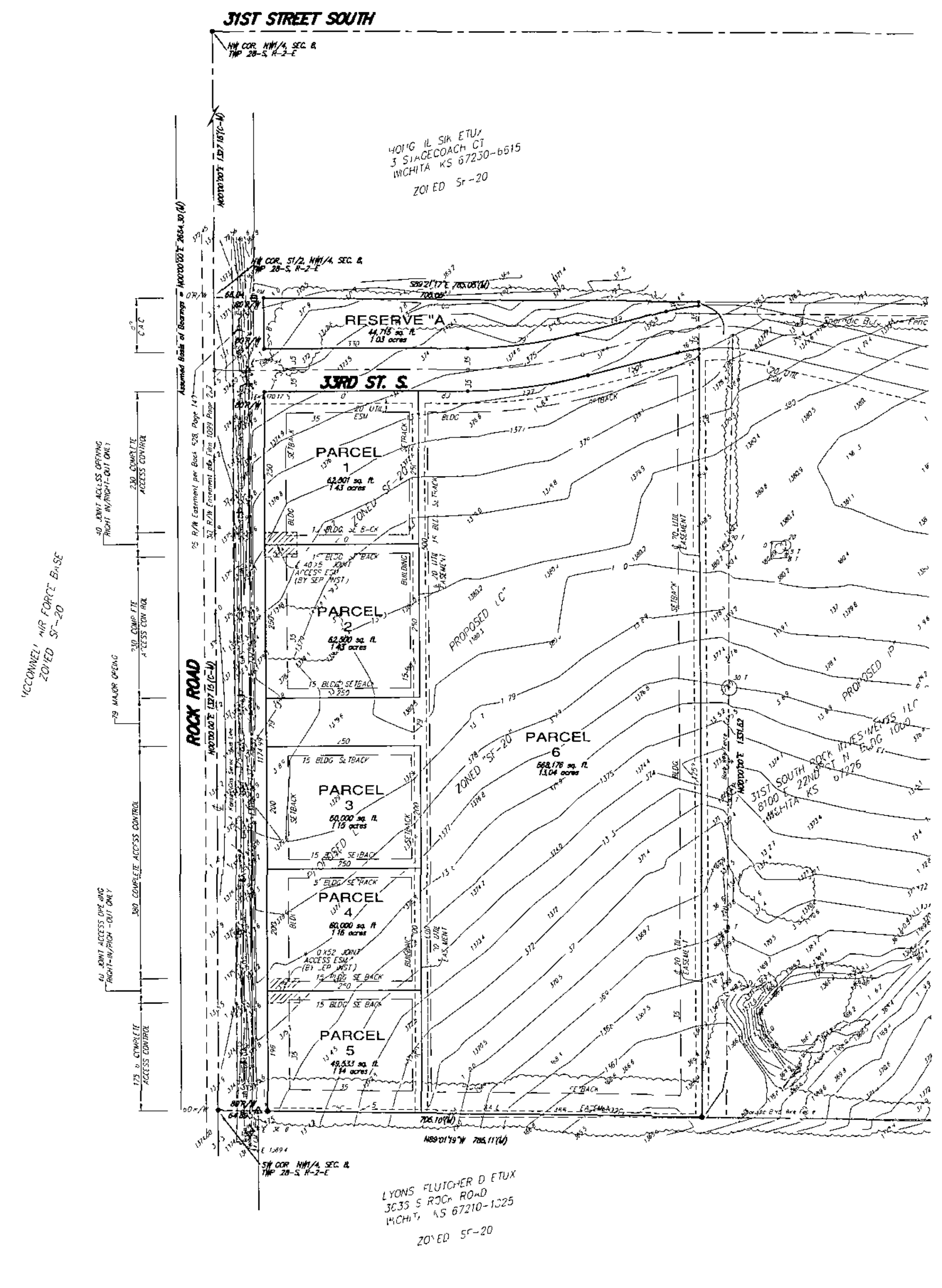
ROCKY FORD COMMERCIAL
COMMUNITY UNIT PLAN
DP-300



PARCEL 1

A	Net Area.	62 501 sq.ft or 1 43 acres
B	Maximum Building Coverage	18,750 sq.ft or 30 percent
C.	Maximum Gross Floor Area	21 875 sq ft
D	Floor Area Ratio.	35 percent
E	Maximum Number of Buildings	One (1)

F Maximum building height shall be limited to 25 feet or two-story buildings, whichever is lower in height

G. Setbacks. See Drawing

H Access Points. See Drawing

PARCEL 2

A	Net Area	62 500 sq ft or 1 43 acres
B.	Maximum Building Coverage	18,750 sq.ft or 30 percent
C.	Maximum Gross Floor Area	21 875 sq.ft
D	Floor Area Ratio.	35 percent
E	Maximum Number of Buildings.	One (1)

F Maximum building height shall be limited to 25 feet or two-story buildings, whichever is lower in height

G Setbacks.

H Access Points.

PARCEL 3

A.	Net Area	50,000 sq ft or 1 15 acres
B.	Maximum Building Coverage	15,000 sq ft or 30 percent
C.	Maximum Gross Floor Area	17 500 sq.ft
D.	Floor Area Ratio.	35 percent
E	Maximum Number of Buildings.	One (1)

F Maximum building height shall be limited to 25 feet or two-story buildings, whichever is lower in height

G. Setbacks.

H Access Points.

PARCEL 4

A.	Net Area	50,000 sq ft or 1 15 acres
B	Maximum Building Coverage	15,000 sq ft or 30 percent
C.	Maximum Gross Floor Area	17 500 sq ft
D	Floor Area Ratio.	35 percent
E	Maximum Number of Buildings.	One (1)

F Maximum building height shall be limited to 25 feet or two-story buildings, whichever is lower in height.

G. Setbacks.

H Access Points.

PARCEL 5

A	Net Area	49 533 sq ft or 1 14 acres
B	Maximum Building Coverage	14 860 sq.ft or 30 percent
C.	Maximum Gross Floor Area	17 337 sq ft
D	Floor Area Ratio	35 percent
E	Maximum Number of Buildings	One (1)

F Maximum building height shall be limited to 25 feet or two-story buildings, whichever is lower in height

G. Setbacks

H. Access Points.

PARCEL 6

A	Net Area	567 057 sq ft or 13.02 acres
B	Maximum Building Coverage	170 453 sq.ft or 30 percent
C.	Maximum Gross Floor Area	198,862 sq.ft
D.	Floor Area Ratio	35 percent
E	Maximum Number of Buildings.	Four (4)

F Maximum building height shall be limited to 25 feet or two-story buildings, whichever is lower in height

G. Setbacks.

H Access Points

GENERAL PROVSIONS

1	Total Land Area.	937 304 ± sq ft. or 21 52 ± acres
	Net Land Area.	887 429 ± sq.ft or 20 37 ± acres
2	Total Gross Floor Area	328,056 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 those parcels will not be required.

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

6. Guarantees for specific street improvements for Rock Road shall be further reviewed and determined at the time of platting.

A. Guarantee a petition to provide Accel/decel lanes for the three access points on Rock Road with length to be determined at time of platting.

7 Signs shall be in accordance with the Sign Code of the City of Wichita with the following conditions.

A. 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.

B. 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.

C. Portable, billboards and off-site 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 All freestanding signs must be monument type and shall have a maximum height of 20 feet and limit signage to one monument sign per parcel with a maximum size of 120 square feet on Parcels 1-5. Parcel 6 may have two signs having a combined area not to exceed 250 square feet with one sign located within Reserve "A

G. Reserve A" shall allow a residential subdivision identification sign pending BZA approval

8. Access Controls shall be as shown on the final plat

9 All exterior lighting shall be shielded to direct light disbursement 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 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.

13. Screening Walls.

A. Screening shall be provided along the south property line, where adjacent to residential zoning, by either the existing tree row or by a solid masonry/concrete screening wall 6 to 8 foot in height If used as screening, the existing tree row shall provide the equivalent of at minimum one tree per 20 feet Where there are gaps, a mixture of evergreen and deciduous trees shall be installed with one tree per 20 feet with the planting size of the trees meeting the requirements of the landscape ordinance. Screening shall be waived along the north property line Solid screening shall be provided for all outdoor work and storage areas, parking lots and loading docks, playgrounds, etc in order to screen these areas from residential zoning districts. (see drawing)

B. This solid wall 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 receptacles, 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 predominately earth-tone colors with vivid 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 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.

18. All parcels shall be zoned Limited Commercial No parcel within this C.U.P shall allow the use of adult entertainment establishments; sexually oriented business correctional placement residences asphalt/concrete plants, safety service; pawn shop, agricultural sales and service, any residential uses; church or place of worship college or university; convalescent care facility, limited and general group home, limited, general and commercial hospital; library school elementary middle, and high, bed and breakfast inn hotel or motel vocational school night club in the city; night club in the county; tavern and drinking establishment, and recreation and entertainment indoor Restaurants that serve liquor can be developed and may serve liquor as long as food is the primary service of the establishment Restaurants shall not have drive-through windows or in-car service located within 200 feet of residential zoning and order boards shall not be audible from the residential property lines. No overhead doors shall be permitted within 200 feet of residential zoning and shall not be facing any residential zoning district.

19 Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between parcels within the C.U.P

20. Amendments, adjustments 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 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.

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 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.

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

23. 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 Rock Road with the proposed buildings within the subject property.

24 No development shall occur until such such time as municipal water and sewer service are provided to the site.

25. 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.

26 Noise attenuation methods shall be incorporated in construction of the buildings.

27 Notice shall be provided of a real estate disclosure process to inform prospective owners of issues from locating near a military base

RESERVE "A"

A	Net Area	44 715 sq ft or 1 03 acres

BENCHMARK

CITY OF WICHITA BENCHMARK DISC IN THE SOUTH END OF WEST HUBGUARD OF RCB UNDER ROCK ROAD, 600± SOUTH OF 31ST ST S. ELEV = 1367 44 NGVD29

LEGAL DESCRIPTION

The west 786.00 feet of the S1/2 of the NW ¼ of Sec. 8, Twp. 28-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, all being subject to road right-of-way of record.

REVISIONS

Approved per County Commission, September 20, 2006
Amendment filed September 10, 2007

SCALE 1 = 100

DP-300

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COMMUNITY UNIT PLAN

Baughman Company, P.A.