LAKESIDE AT THE MOORINGS

COMMERCIAL COMMUNITY UNIT PLAN

DP-323

GENERAL PROVISIONS:

1. Total Land Area: 2,394,238 ± sq.ft. or 54.98 ± acres
   Net Land Area: 1,682,287 ± sq.ft. or 38.62 ± acres
2. Total Floor Area: 506,783 sq.ft.
   Total Floor Area Ratio: 24.8 percent
3. Parking shall be provided in accordance with Section IV-A 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. Required guarantees for drainage shall be provided at the time of platting.
6. Guarantees for specific street improvements for Meridian 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 the following number of signs along the arterial frontage with the following area restrictions:
      Parcel 1: One sign with a maximum of 125 sq. ft. of signage on Meridian.
      Parcel 2: One sign with a maximum of 125 sq. ft. of signage on Meridian.
      Parcel 3: One sign with a maximum of 125 sq. ft. of signage on Meridian.
      Parcel 4: Two signs with a maximum total of 150 sq. ft. of signage along the proposed internal street.
      Parcel 5: One sign with a maximum of 75 sq. ft. of signage along the proposed internal street.
      Parcel 6: Two signs with a maximum of 100 sq. ft. of signage which may be located within a reserve along the proposed internal street.
      Parcel 7: One sign with a maximum of 75 sq. ft. of signage along the proposed internal street.
      Parcel 8: One sign with a maximum total of 75 sq. ft. of signage along the proposed internal street.
      Parcel 9: One sign with a maximum of 75 sq. ft. of signage along the proposed internal street.
      Parcel 10: One sign with a maximum of 75 sq. ft. of signage along the proposed internal street.
      Parcel 11: One sign with a maximum of 75 sq. ft. of signage along the proposed internal street.
      Parcel 12: Two signs with a maximum total of 100 sq. ft. of signage along the proposed internal street.
      Parcel 13: Two signs with a maximum total of 100 sq. ft. of signage along the proposed internal street.
      Parcel 14: One sign with a maximum of 75 sq. ft. of signage along the proposed internal street.
      Parcel 15: One sign with a maximum of 75 sq. ft. of signage along the proposed internal street.
      Parcel 16: One sign with a maximum of 75 sq. ft. of signage along the proposed internal street.
      Parcel 17: One sign with a maximum total of 75 sq. ft. of signage along the proposed internal street.
      Parcel 18: Two signs with a maximum total of 100 sq. ft. of signage along the proposed internal street.
      Parcel 19: One sign with a maximum total of 75 sq. ft. of signage along the proposed internal street.
      Parcel 20: One sign with a maximum total of 75 sq. ft. of signage along the proposed internal street.
      Parcel 21: One sign with a maximum of 125 sq. ft. of signage on Meridian.

      One development sign with a maximum of 200 sq. ft. of signage within a platted reserve at the major opening to Meridian.

   B. Floating 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 and off-site signs are not permitted.

   D. Window display signs are limited to 25% of the window area.

   E. No building signs shall be allowed on any elevation of any buildings facing residential uses, unless separated by a public street.

   F. All freestanding signs must be monument type and shall have a maximum height of 16 feet for Parcels 4 through 20, and 20 feet for Parcels 1 through 3 and Parcel 21. The base for the signs allowed for Parcels 1 through 3 and Parcel 21 shall be constructed with a uniform style and color.

   G. 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.

8. Access Controls shall be determined at the time of platting.

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

10. Each parcel shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.). The height of all light poles, including pole base and fixtures, is limited to 15 feet in height within Parcels 13 through 16, and 26 feet in height for the balance of the property and all other parcels. 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 developments within each parcel sharing a similar landscape palette.

   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. Parcels 13 through 16 may provide alternative landscaping based on the office/institutional buffer requirements of the code.

   E. Landscape buffers may be waived along the north and west lines of Parcels 9 through 13 where adjacent to the Arkansas River and/or lake.

13. Screening:
   A. A six (6) to eight (8) foot high concrete/masonary wall may be constructed along the northern property lines of Parcels 13 through 16 where adjacent to residential uses. Alternatively, screening along the northern property lines of Parcels 13 through 16 where adjacent to residential uses may be provided through a combination of landscaping, berms and wrought-iron style fencing which meet the solid-screening requirements of the UZC. All screening for Parcels 12 and 13 may be terminated 30 feet from the existing lake. Due to the existing non-residential uses adjacent to portions of the site, the required six (6) to eight (8) foot high concrete/masonary wall along the east property lines of Parcels 18 and 19 and the north property lines of Parcels 20 and 21, where adjacent to residential zoning, is optional. Screening along the east property line of Parcel 6, the south property line of Parcel 4, and the west property line of Parcel 1 may shall be waived due to the existing non-residential use located on Lot 1, Fire Station 13 Addition. Screening shall be waived along the north and west lines of Parcels 9 through 13 where adjacent to the Arkansas River and/or lake. Screening along the south property lines of Parcels 8 and 10 may be provided by through a combination of landscaping, berms and wood fencing which meet the solid-screening requirements of the UZC.

   B. Any solid wall shall be constructed of a pattern and color that is consistent with the building walls.

   C. Screening shall also be provided along the north property line, as indicated on the plan, by a combination of a 30'-foot landscape buffer located north of the north line of Parcels 13 through 16 in conjunction with said screening provided above. This buffer shall provide the equivalent of, at minimum, one tree per 20 feet. The existing trees may be used to meet the condition of one tree per 20 feet if the existing trees are located on the subject property. 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.

   D. Solid screening shall be provided for all outdoor work and storage areas, parking lots and loading docks within 200 feet of residential uses in order to screen these areas from residential zoning districts.

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

15. 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.

16. All buildings within each Parcel in the C.U.P. shall share uniform architectural character, color, texture, and the same predominate exterior building materials, 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 shall not be used as the predominant exterior building material on any facade.

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. Parcels 13 through 16 shall be limited to those uses permitted by-right in the "OP" General Office district. Parcel 9 shall be limited to those uses permitted by-right in the "OM" Office Warehouse district. The balance of the Parcels shall be limited to those uses permitted by-right in the "LC" Limited Commercial district.

   All other uses listed as Conditional Uses in these districts shall only be permitted by separate C.U.P. Amendment approval. No parcels shall allow the use of pawn shop, secondhand store, quick-cook establishments, adult entertainment establishments, group residential, correctional placement residences, private clubs, taverns, and drinking establishments, nightclubs, or sexually oriented businesses. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. 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 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 for 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.

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 Meridian with the proposed buildings within the subject property.

25. No development shall occur until 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.

PARCEL 1

A. Net Area: 78,954 sq.ft. or 1.84 acres
B. Maximum Building Coverage: 23,686 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 27,984 sq.ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Commercial 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. Permitted Uses: See General Provision #18.

PARCEL 2

A. Net Area: 32,546 sq.ft. or 0.75 acres
B. Maximum Building Coverage: 9,764 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 11,391 sq.ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Commercial 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 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Permitted Uses: See General Provision #18.

PARCEL 3

A. Net Area: 50,259 sq.ft. or 1.15 acres
B. Maximum Building Coverage: 15,078 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 17,591 sq.ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Commercial 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 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Permitted Uses: See General Provision #18.

PARCEL 4

A. Net Area: 150,268 sq.ft. or 3.45 acres
B. Maximum Building Coverage: 45,080 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 52,594 sq.ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Commercial 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 45 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Permitted Uses: See General Provision #18.

PARCEL 5

A. Net Area: 52,473 sq.ft. or 1.20 acres
B. Maximum Building Coverage: 15,743 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 18,366 sq.ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Commercial 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
I. Permitted Uses: See General Provision #18.

PARCEL 6

A. Net Area: 67,219 sq.ft. or 1.54 acres
B. Maximum Building Coverage: 20,166 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 23,527 sq.ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Commercial 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
I. Permitted Uses: See General Provision #18.

PARCEL 7

A. Net Area: 98,940 sq.ft. or 2.27 acres
B. Maximum Building Coverage: 29,682 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 34,629 sq.ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Commercial 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 45 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Permitted Uses: See General Provision #18.

PARCEL 8

A. Net Area: 70,293 sq.ft. or 1.61 acres
B. Maximum Building Coverage: 21,088 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 24,603 sq.ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Commercial 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
I. Permitted Uses: See General Provision #18.

PARCEL 9

A. Net Area: 172,920 sq.ft. or 3.97 acres
B. Maximum Building Coverage: 51,846 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 60,487 sq.ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Commercial Buildings: Eight (8)
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
I. Permitted Uses: See General Provision #18.

PARCEL 10

A. Net Area: 100,474 sq.ft. or 2.31 acres
B. Maximum Building Coverage: 30,142 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 35,1661 sq.ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Commercial 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 45 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Permitted Uses: See General Provision #18.

PARCEL 11

A. Net Area: 76,095 sq.ft. or 1.75 acres
B. Maximum Building Coverage: 22,829 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 26,633 sq.ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Commercial 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 45 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Permitted Uses: See General Provision #18.

PARCEL 12

A. Net Area: 106,063 sq.ft. or 2.43 acres
B. Maximum Building Coverage: 31,819 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 37,122 sq.ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Commercial 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 45 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Permitted Uses: See General Provision #18.

PARCEL 13

A. Net Area: 98,239 sq.ft. or 2.26 acres
B. Maximum Building Coverage: 29,472 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 34,384 sq.ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Commercial 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 and one story.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Permitted Uses: See General Provision #18.

PARCEL 14

A. Net Area: 69,521 sq.ft. or 1.60 acres
B. Maximum Building Coverage: 20,856 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 24,332 sq.ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Commercial 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 35 feet and one story.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Permitted Uses: See General Provision #18.

PARCEL 15

A. Net Area: 72,452 sq.ft. or 1.81 acres
B. Maximum Building Coverage: 21,075 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 24,568 sq.ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Commercial 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 35 feet and one story.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Permitted Uses: See General Provision #18.

PARCEL 16

A. Net Area: 54,911 sq.ft. or 1.26 acres
B. Maximum Building Coverage: 16,473 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 19,219 sq.ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Commercial 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 35 feet and one story.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Permitted Uses: See General Provision #18.

PARCEL 17

A. Net Area: 63,028 sq.ft. or 1.45 acres
B. Maximum Building Coverage: 18,908 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 22,060 sq.ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Commercial 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 35 feet and one story.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Permitted Uses: See General Provision #18.

PARCEL 18

A. Net Area: 100,830 sq.ft. or 2.31 acres
B. Maximum Building Coverage: 30,189 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 35,200 sq.ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Commercial 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 45 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Permitted Uses: See General Provision #18.

PARCEL 19

A. Net Area: 57,025 sq.ft. or 1.17 acres
B. Maximum Building Coverage: 15,308 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 17,659 sq.ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Commercial 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
I. Permitted Uses: See General Provision #18.

PARCEL 20

A. Net Area: 66,803 sq.ft. or 1.54 acres
B. Maximum Building Coverage: 20,041 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 23,391 sq.ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Commercial 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 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Permitted Uses: See General Provision #18.

PARCEL 21

A. Net Area: 50,453 sq.ft. or 1.16 acres
B. Maximum Building Coverage: 15,136 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 17,658 sq.ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Commercial 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 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Permitted Uses: See General Provision #18.

REVISIONS:

Drawn: April 20, 2010
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DP-323

LAKESIDE AT THE MOORINGS COMMERCIAL COMMUNITY UNIT PLAN

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