

# TYLER POINTE COMMUNITY UNIT PLAN DP-329

## GENERAL PROVISIONS:

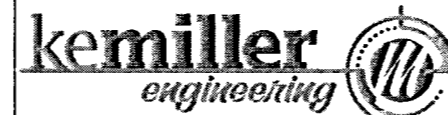
- All utilities shall be installed underground.
- Minimum Building Setbacks shall be as indicated on the Plat.
- Parking ratio shall be in accordance with the Unified Zoning Code of the City of Wichita.
- A Drainage Plan will be submitted to City Engineering for approval at the time of platting. If required, guarantees for drainage shall be provided at the time of platting improvements. A covenant shall be provided to define maintenance responsibilities of the drainage easement.
- Signage shall be in accordance with the Sign Code of the City of Wichita for LC Zoning. LED signage will be permitted. No portable off-site signs, as defined by the sign code, shall be permitted.
- A fire lane, hard surfaced and twenty-four (24) feet (20 feet one-way traffic) minimum in width, shall be provided around all main structures to be constructed within Parcels 1 through 5. Said fire lane shall be a 3-1/2 inch asphalt base with 1-1/2 inch asphalt surface or the equivalent thereof. No parking shall be allowed in said fire lane, although it may be used for passenger loading and unloading. Prior to final approval of the parking plan, the Fire Chief, or his designated representative, shall approve the plan as to location of the fire lane.
- A landscape plan prepared by Registered Landscape Architect in the state of Kansas in compliance with the Landscape Ordinance indicating the type, location, and specification of plant material, shall be submitted to the Planning Department for their review and approval prior to its issuance of building permit(s). Landscaping and screening for the east side of Parcels 1 and 2 shall be installed on the property east of and adjacent to Parcels 1 and 2 and installed and maintained by the owners of Parcels 1 and 2. A covenant shall be provided to define maintenance responsibilities of the landscaping.
- Screening of all trash dumpsters, outside storage, and mechanical equipment on Parcels 3-5 will be constructed of material to match the buildings they support. Screening on the South and East may utilize a combination of wrought iron fencing, landscaping, berms, trees and other types of plants to screen the Property from the Adjacent Property as long as the screening results in concealing the view of the Property from Adjacent Property. Screening shall prevent pedestrian access between the Property and Adjacent Property.
- Lighting - Outside lighting shall be consistent throughout the CUP (fixtures, poles, lamps, etc.). Light poles shall be no taller than 15 feet (including base and fixture) when within 200 feet of Residential Zoning.
- Fire Hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of any building permits.
- Final determination of street right-of-way and pavement widths shall be resolved at the time of platting.
- The transfer of title on all or any portion of the land included in the C.U.P. does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and binding upon the present owners, their successors, assigns, and lessees unless otherwise amended.
- If multiple ownership is anticipated, an agreement providing for the maintenance of reserves, open spaces, internal drives, parking areas, drainage improvements, etc., shall be filed with the plat of the area.
- At the time of platting, a cross-lot circulation agreement between Parcels 1, 2, 3, 4, and 5 assigning maintenance responsibilities will be required.
- 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.
- All parking, storage, and display areas shall be paved with concrete, asphalt, or asphaltic concrete. Parking barriers shall be installed along all perimeter boundaries adjacent to streets, except at driveway entrances or where fences are erected, to ensure that parked vehicles do not encroach onto public right-of-ways.
- Buildings within the CUP shall be architecturally consistent in colors and materials.
- A pedestrian walk system shall link the proposed buildings with the entrances and sidewalks along Tyler and 13th Streets and shall be assured by required submission and approval of circulation plans by the Director of Planning prior to issuing building permits.
- Access Control shall be as shown on the sketch with final determination at platting.
- Buildings, Parking Lots, and Drainage as shown are Conceptual and subject to change.

## PARCEL DESCRIPTION:

- Parcel 1:**
- Net Area: 385,869 sq.ft.
  - Maximum Building Coverage: 35%
  - Maximum Building Height: 35'
  - Maximum Floor Area: 135,404 sq.ft.
  - Floor Area Ratio: 35%
  - Permissible Uses: Assisted Living; Church or Place of Worship; Convalescent Care Facility; (Nursing Facility); Day Care; Library; Governmental Services; Hospital; Printing and Copying, Limited; College or University; Parks and Recreation; Animal Care, Limited; Automated Teller Machine (ATM); Bank or Financial Institution; Bed and Breakfast Inn; Broadcast or Recording Studio; Convenience Store; Funeral Home; Medical Service; Nurseries and Garden Centers; Office; Personal Care Service; Post Office; Recreation and Entertainment, Indoor; Restaurant (drive through allowed); Retail, General; Monument Sales.
- Parcel 2:**
- Net Area: 108,623 sq.ft.
  - Maximum Building Coverage: 30%
  - Maximum Building Height: 35'
  - Maximum Floor Area: 32,587 sq.ft.
  - Floor Area Ratio: 30%
  - Permissible Uses: Same as Parcel 1.
- Parcel 3:**
- Net Area: 45,841 sq.ft.
  - Maximum Building Coverage: 30%
  - Maximum Building Height: 35'
  - Maximum Floor Area: 13,752 sq.ft.
  - Floor Area Ratio: 30%
  - Permissible Uses: Same as Parcel 1.
- Parcel 4:**
- Net Area: 85,625 sq.ft.
  - Maximum Building Coverage: 30%
  - Maximum Building Height: 35'
  - Maximum Floor Area: 25,588 sq.ft.
  - Floor Area Ratio: 30%
  - Permissible Uses: Same as Parcel 1.
- Parcel 5:**
- Net Area: 37,452 sq.ft.
  - Maximum Building Coverage: 30%
  - Maximum Building Height: 35'
  - Maximum Floor Area: 11,236 sq.ft.
  - Floor Area Ratio: 30%
  - Permissible Uses: Same as Parcel 1.
- Parcel 6:**
- Net Area: 10,616 sq.ft.
  - Permissible Uses: Utilities, Signage, Landscaping.

## GENERAL:

Land Zoning: LC (Limited Commercial)  
Total Land Area: 15.5 acres



518 S. Market, Wichita, KS 67202 (316)264-0242

