

# SCHOLFIELD HONDA COMMERCIAL COMMUNITY UNIT PLAN - DP-305

## GENERAL PROVISIONS:

- This development contains a net area of 3.19 acres, more or less.
- Signs shall be permitted in accordance with the City of Wichita Sign Code, except that no billboards, portable signs, or off-site signs shall be permitted. Building wall signage shall be prohibited on the south facades of all buildings facing the south 105 feet of Governor Road, the south 120 feet of Mission Road and Orme Street. Freestanding signs shall be prohibited within the south 105 feet of Governor Road, within the south 120 feet of Mission Road and along Orme Street, except for directional signs denoting parking spaces within the property. Signs shall be spaced a minimum of 150 feet apart, except the spacing between two signs on Kellogg that may be reduced to 120 feet as previously permitted by BZA2006-33.
- Building setback lines are as shown on the C.U.P. plan.
- Access control shall be as shown on the plan. Dedication of access control shall be granted by separate instrument or by replating the property. Access drives spaced less than 50 feet apart along Kellogg Drive shall be consolidated into a single access point.
- Off-street parking shall be provided in accordance with the Unified Zoning Code.
- Screening and Landscaping:
  - A solid masonry wall 6 to 8 feet high shall be provided along the southern perimeter of the parcel as indicated on the plan. The required screening wall shall be of the same material and style as the existing wall along Orme. A building permit shall be obtained prior to the construction of said wall.
  - Street trees shall be planted in accordance with the City of Wichita Landscape Ordinance, except that the number of required trees shall be calculated at 1 tree per 20 linear feet of frontage and planted between the curb and the required screening wall in a similar fashion as to match the dealership's existing landscaping along Orme. If authorized by a minor street privilege granted by the Wichita Department of Public Works. If granted, the owner of the private property shall execute an agreement with the City that the owner is solely responsible for maintaining the landscape plantings in the right-of-way and shall be required to replace the owner's expense any trees or shrubbery that are damaged or destroyed within 90 days of said loss of the plant materials. In lieu of planting within the street right-of-way, the owner may plant a buffer of one evergreen tree per 20 feet within the southern 25 feet of the property line along Orme and the south 70 feet of the property line along Mission Road.
- Trash receptacles, rooftop mechanical equipment, loading docks, outdoor storage, and loading areas shall be appropriately screened to reasonably hide them from ground view per Section III-14 "LC" Limited Commercial District and Section IV-B of the U.Z.C.
- A landscape plan prepared by a Landscape Architect for the required plantings, including the type, location and specifications of plant materials shall be submitted to the Planning Department for review and approval prior to the issuance of building permits. A financial guarantee for the required plantings shall be required prior to the issuance of any occupancy permit if said plantings have not been installed.
- Failure to properly maintain the required screening or landscaping shall be considered a violation of the C.U.P. after a joint determination by the Director of Planning and the Superintendent of Central Inspection.
- Fire lane(s) shall be provided in accordance with the fire code of the City of Wichita. No parking shall be allowed in said fire lane(s) although they 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 and design of the fire lane(s).
- A drainage plan and guarantee for drainage improvements shall be provided at the time of site development.
- All portions of the C.U.P. shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.) and shall employ cutoff luminaires to minimize light trespass and glare. No string lighting or banners shall be permitted. Lighting within the south 120 feet of the C.U.P. shall have a maximum height of 15 feet.
- Parcel 1 shall be subject to U.Z.C. Section III-D.8.x, except outdoor speakers and sound amplification systems and the use of elevated platforms to display vehicles shall be permitted within the north 270 feet of the portion of Parcel 1 not included in BZA 30-85.
- Overhead doors facing residential zoning are prohibited for all buildings within the south 120 feet of the C.U.P.
- Portions of the C.U.P. are subject to the existing conditions of approval of the following cases: BZA #30-85 & PO #124 and these approval shall be deemed to remain in effect. Upon approval of the C.U.P. CO#2004-28 and BZA2006-53 shall be deemed superseded by the C.U.P. requirements.
- Sidewalks shall be retained where adjacent to the perimeter of the C.U.P., and shall be replaced along Orme, as necessary.
- The ordinance establishing the zone change shall not be published until the platting or dedication of access controls has been recorded with the Register of Deeds.
- Prior to publishing the ordinance establishing the zone change, the applicant(s) shall record a document with the Register of Deeds indicating this tract (referenced as DP-305) includes special conditions for development on this property.
- Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.
- 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.
- 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.
- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
- The applicant may have up to 12 months from the date of approval to defer the the masonry wall requirement; at the end of the 12 month period the applicant may apply to have this condition reviewed by the City Council.

## PARCEL 1

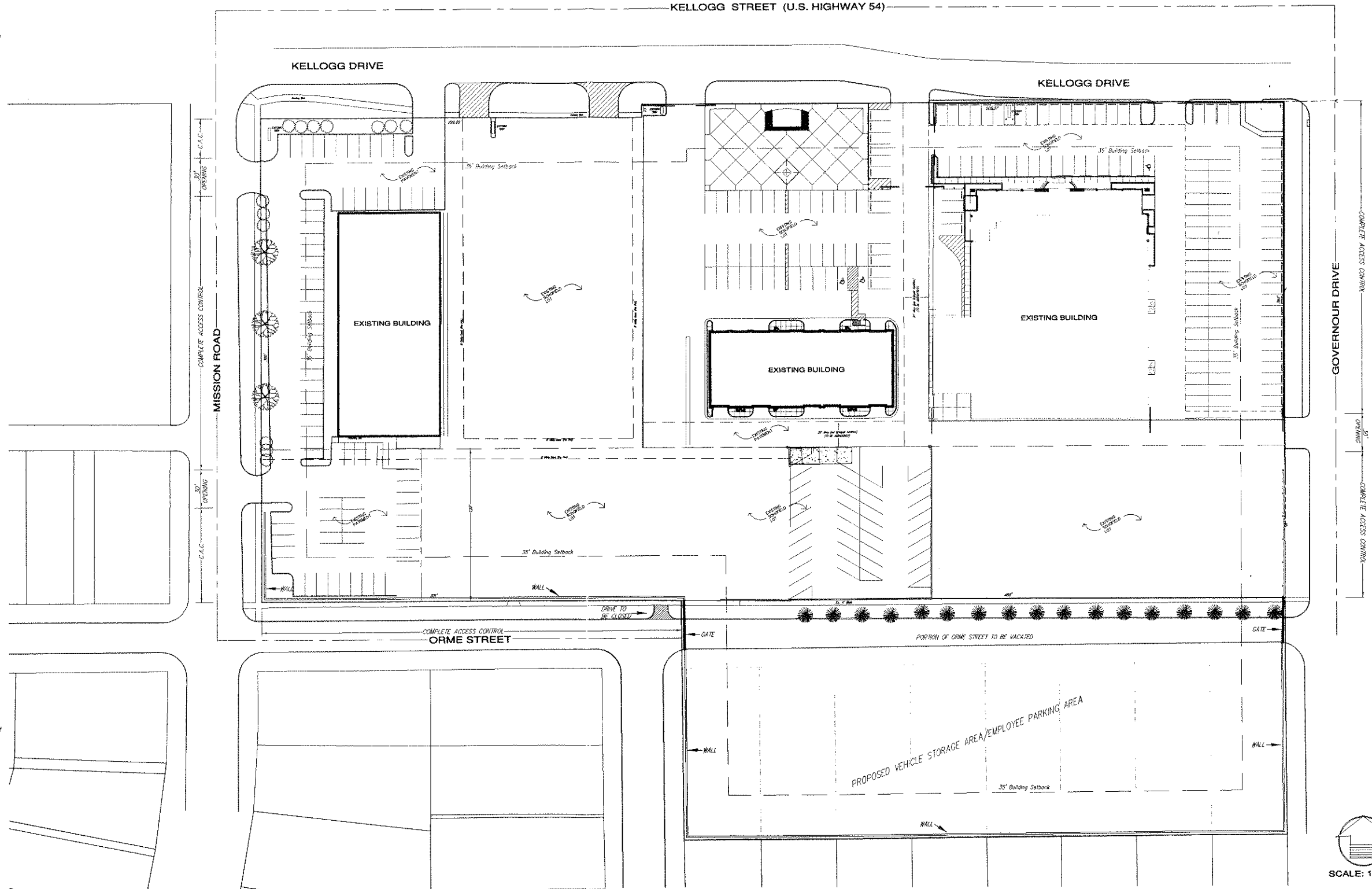
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|---|------------------------------------|
| A. Net Area:  | 400,101 sq. ft.<br>or 3.19 acres ± |
| B. Maximum Building Coverage:   | 120,030 sq. ft.<br>or 30 percent   |
| C. Maximum Gross Floor Area:  | 140,035 sq. ft.                    |
| D. Floor Area Ratio:  | 35 percent                         |
| E. Maximum Number of Buildings:   | Five (5)                           |
| 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: New and used auto sales, leasing, service and all other associated uses, including parking areas for storage of vehicles for lease or sale, vehicles awaiting customer service and employee parking. |                                    |

## LEGAL DESCRIPTION:

Lots 1 and 2, Block 1, East Mission 2nd Addition to Wichita, Sedgewick County, Kansas; TOGETHER WITH Lot 1, Block 4, McHugh Addition to Wichita, Sedgewick County, Kansas; TOGETHER WITH Lot 1, and the alley south and adjacent to said Lot 1, Ripstra Addition to Wichita, Kansas; TOGETHER WITH The west 20 feet of the west alley as platted in Bridwell Addition to Wichita, Kansas; TOGETHER WITH Lot 1, Scholfield-Hatchett 3rd Addition, Wichita, Sedgewick County, Kansas; TOGETHER WITH The east 39' of Lot 2, Lot 3, Lot 4, Lot 5, and the west 9 feet of Lot 6, Block 10, Eastridge Addition, Wichita, Kansas; TOGETHER WITH Lots 1 through 6, Block 7, Eastridge 6th Addition to Wichita, Kansas.

## REVISIONS

Submitted: May 14, 2007  
 Revised: June 14, 2007  
 Revised per MAPC: June 21, 2007  
 Revised per City Council: August 7, 2007  
 Revised: August 30, 2013



**DP-305**

**SCHOLFIELD HONDA  
COMMERCIAL  
COMMUNITY UNIT PLAN**

**Baughman Company, P.A.**  
 Baughman ARCHITECTURE | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE