

BARRINGTON CORNER
COMMERCIAL COMMUNITY UNIT PLAN

GENERAL:

TOTAL GROSS AREA = 18.4 ACRES +
TOTAL NET AREA = 17.8 ACRES ± (EXCLUSIVE OF PUBLIC STREET R/W)

THIS DEVELOPMENT IS PROPOSED TO CONTAIN 15.2 NET ACRES ± OF "LC" ZONING, AND 2.6 NET ACRES ± OF "BB" ZONING.

GENERAL PROVISIONS:

- 1.) ACCESS CONTROL: ACCESS TO TWENTY-FIRST NORTH SHALL BE LIMITED TO THREE OPENINGS; ONE OPENING TO PARCEL 2, ONE OPENING TO PARCEL 3 (THESE TWO OPENINGS TO BE CONSTRUCTED TO TRAFFIC ENGINEER MAJOR ENTRANCE STANDARDS), AND ONE JOINT-OPENING COMMON TO PARCEL 2 AND 3. ACCESS TO RIDGE ROAD SHALL BE LIMITED TO ONE OPENING TO PARCEL 2.

THAT PORTION OF THE MAJOR ENTRANCES TO TWENTY-FIRST STREET, ON PUBLIC RIGHT-OF-WAY, WILL BE GUARANTEED AT THE TIME OF PLATTING. THAT PORTION OF THE MAJOR ENTRANCES ON PRIVATE PROPERTY WILL BE A REQUIREMENT AT THE TIME OF BUILDING PERMIT(S) FOR PARCELS 2 AND 3.

- 2.) ARTERIAL STREET IMPROVEMENTS: AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE THE CONSTRUCTION OF A CONTINUOUS DECEL LANE FROM A POINT 250 FEET WEST OF THE WEST LINE OF THE MAJOR ENTRANCE TO PARCEL 3, TO THE EAST LINE OF THE MAJOR ENTRANCE TO PARCEL 2.

AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE THE CONSTRUCTION OF LEFT-TURN LANES TO THE MAJOR ENTRANCES TO PARCELS 2 AND 3.

- 3.) ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 4.) DRAINAGE WILL BE HANDLED AT THE TIME OF PLATTING. ANY REQUIRED DRAINAGE IMPROVEMENTS WILL BE GUARANTEED WITH THE FINAL PLAT.
- 5.) BUILDING SETBACKS: MINIMUM BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN.

IN THE EVENT MORE THAN ONE PARCEL IS DEVELOPED UNDER THE SAME OWNERSHIP, THE SETBACK BETWEEN PARCELS WILL NOT BE REQUIRED.

- 6.) PARKING RATIO SHALL BE IN ACCORDANCE WITH THE APPROPRIATE CODE OF THE CITY OF WICHITA.
- 7.) SIGNS: ADVERTISING SIGNS SHALL BE IN ACCORDANCE WITH SECTION 28.04.139, OF THE CODE OF THE CITY OF WICHITA. NO OFF-SITE OR PORTABLE SIGNS SHALL BE ALLOWED.
- 8.) FIRE LANES: 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.

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).

- 9.) SCREENING AND LANDSCAPING: THE PLANTING STRIP, AS INDICATED IN PARCEL 7, SHALL CONSIST OF TREES, GRASS, AND LOW SHRUBBERY NOT LESS THAN TEN FEET IN WIDTH AND SHALL BE OF SUCH TYPE AND MAINTAINED IN SUCH A MANNER AS TO NOT CONSTITUTE A TRAFFIC HAZARD. FAILURE TO PROPERLY MAINTAIN THE PLANTING STRIP SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION.

A SOLID OR SEMI-SOLID WALL AT LEAST FIVE FEET, BUT NOT MORE THAN EIGHT FEET HIGH, CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL, SPECIFICALLY EXCLUDING WOOD OR WOVEN WIRE, SHALL BE SUBSTITUTED FOR THE PLANTING STRIP IN PARCEL 7, WHERE THE STORAGE AREA, SERVICE AREA, OR THE REAR OF THE NON-RESIDENTIAL BUILDING(S) FACE DIRECTLY INTO A RESIDENTIAL DISTRICT. SHOULD A WALL BE SUBSTITUTED FOR THE PLANTING STRIP, APPROPRIATE STREET TREES (AS APPROVED BY THE CITY FORESTER) SHALL BE PLANTED NO FARTHER APART THAN FIFTY FEET ON CENTERS IN THE PUBLIC PARKING AREA BETWEEN THE CURB AND THE WALL AND SHALL BE MAINTAINED BY THE OWNER(S) OF PARCEL 7.

A WALL, AS DESCRIBED ABOVE, SHALL BE INSTALLED WHERE PARCELS 2, 3 AND 7 ABUT THE RESIDENTIAL DISTRICT TO THE SOUTH AND WEST AS INDICATED ON THE PLAN. SAID WALL MAY BE REDUCED TO THREE FEET IN HEIGHT AT A POINT 35 FEET FROM PUBLIC STREET R/W.

NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT, AND A BUILDING PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY WALL.

TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.

- 10.) A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, INDICATING THE TYPE, LOCATION, SPECIFICATION OF PLANT MATERIALS, AND METHOD OF PROVIDING WATER, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) FOR PARCEL 7.

A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT FOR PARCEL 7, IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.

11. LIGHTING: ALL LIGHTS WITHIN PARCEL 2, 3 AND 7 SHALL BE SHIELDED TO REFLECT OR DIRECT LIGHT AWAY FROM THE RESIDENTIAL PROPERTIES ADJACENT TO THE COMMERCIAL AND OFFICE PROPERTY.

12. THE TRANSFER OF TITLE OF ALL OR ANY PORTION OF THE LAND INCLUDED WITHIN THE COMMUNITY UNIT PLAN DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR THE COMMERCIAL AND OFFICE DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS, UNLESS AMENDED.

PARCEL DESCRIPTIONS:

PARCEL ONE

PROPOSED USE - FINANCIAL INSTITUTIONS, OFFICE, PERSONAL SERVICES, RESTAURANTS, SERVICE STATIONS (INCLUDING CONVENIENCE SALES AND A SINGLE BAY AUTOMATIC CAR WASH WITH DRYER, IF FIRST APPROVED BY THE B.Z.A.), AND RETAIL SALES AS PERMITTED BY THE ZONING DISTRICT.

NET AREA - 0.64 ACRES+ (28,000 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 30% OR 8,400 SQ. FT.
FLOOR AREA RATIO - 30%
MAXIMUM GROSS FLOOR AREA - 8,400 SQ. FT.
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - ONE (TWO FOR SERVICE STATIONS WITH ASSOCIATED DETACHED CAR WASH)

PARCEL TWO

PROPOSED USE - FINANCIAL INSTITUTIONS, OFFICE, RESTAURANTS, PERSONAL SERVICES, AND RETAIL SALES, AS PERMITTED BY THE ZONING DISTRICT.

NET AREA - 6.42 ACRES+ (279,509 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 30% OR 83,852 SQ. FT.
FLOOR AREA RATIO - 40%
MAXIMUM GROSS FLOOR AREA - 111,804 SQ. FT.
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - TWO

PARCEL THREE

PROPOSED USE - FINANCIAL INSTITUTIONS, OFFICE, PERSONAL SERVICES, RESTAURANTS AND RETAIL SALES AS PERMITTED BY THE ZONING DISTRICT.

NET AREA - 6.5 ACRES+ (283,138 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 30% OR 84,941 SQ. FT.
FLOOR AREA RATIO - 40%
MAXIMUM GROSS FLOOR AREA - 113,255 SQ. FT.
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BLDGS. - THREE

PARCEL FOUR

PROPOSED USE - FINANCIAL INSTITUTIONS, OFFICE, PERSONAL SERVICES, RESTAURANTS AND RETAIL SALES AS PERMITTED BY THE ZONING DISTRICT.

NET AREA - 0.52 ACRES+ (22,500 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 30% OR 6,750 SQ. FT.
FLOOR AREA RATIO - 30%
MAXIMUM GROSS FLOOR AREA - 6,750 SQ. FT.
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BLDGS. - ONE

PARCEL FIVE

PROPOSED USE - FINANCIAL INSTITUTIONS, OFFICE, PERSONAL SERVICES, RESTAURANTS AND RETAIL SALES AS PERMITTED BY THE ZONING DISTRICT.

NET AREA - 0.52 ACRES+ (22,500 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 30% OR 6,750 SQ. FT.
FLOOR AREA RATIO - 30%
MAXIMUM GROSS FLOOR AREA - 6,750 SQ. FT.
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BLDGS. - ONE

PARCEL SIX

PROPOSED USE - FINANCIAL INSTITUTIONS, OFFICE, PERSONAL SERVICES, RESTAURANTS, SERVICE STATIONS (INCLUDING CONVENIENCE SALES AND A SINGLE BAY AUTOMATIC CAR WASH WITH DRYER, IF FIRST APPROVED BY THE B.Z.A.) AND RETAIL SALES AS PERMITTED BY THE ZONING DISTRICT.

NET AREA - 0.6 ACRES+ (25,921 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 30% OR 7,776 SQ. FT.
FLOOR AREA RATIO - 30%
MAXIMUM GROSS FLOOR AREA - 7,776 SQ. FT.
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BLDGS. - ONE (TWO FOR SERVICE STATIONS WITH ASSOCIATED DETACHED CAR WASH)

PARCEL SEVEN

PROPOSED USE - PROFESSIONAL, MEDICAL, DENTAL OFFICES AND CLINICS, LABORATORIES AND PERSONAL SERVICES AS PERMITTED BY THE ZONING DISTRICT.

NET AREA - 2.6 ACRES+ (113,036 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 30% OR 33,910 SQ. FT.
FLOOR AREA RATIO - 40%
MAXIMUM GROSS FLOOR AREA - 45,214 SQ. FT.
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BLDGS. - TWO