



DEVELOPMENT GUIDELINES
General Provisions

- This development contains a gross area of 104.70 acres and a net area of 76.72 acres more or less.
- Parcel Descriptions:
 Summary:
 Total allowable floor ratio=30 (may be adjusted from parcel to parcel), Minimum Bldg. Setbacks: (as shown)

Parcel	Gross Area	Ac.	or	Sq. Ft.	Max. Height	Max. Building Coverage
Parcel 1	10.70	Ac.	or	466,091 s.f.	50 feet	30%
Parcel 2	9.92	Ac.	or	431,953 s.f.	50 feet	30%
Parcel 2-1	0.55	Ac.	or	23,881 s.f.	50 feet	30%
Parcel 3-1	3.60	Ac.	or	156,659 s.f.	50 feet	30%
Parcel 3-2	3.54	Ac.	or	154,082 s.f.	50 feet	30%
Parcel 3-3	5.82	Ac.	or	244,828 s.f.	50 feet	30%
Parcel 3-4	7.79	Ac.	or	340,259 s.f.	50 feet	30%
Parcel 3-4a	1.80	Ac.	or	78,408 s.f.	50 feet	30%
Parcel 3-5	3.40	Ac.	or	148,307 s.f.	50 feet	30%
Parcel 3-6a	0.81	Ac.	or	35,646 s.f.	50 feet	30%
Parcel 3-6b	0.56	Ac.	or	24,482 s.f.	50 feet	30%
Parcel 3-7a	2.68	Ac.	or	116,783 s.f.	50 feet	30%
Parcel 3-9	1.21	Ac.	or	52,643 s.f.	50 feet	29.8%
Parcel 3-10	0.83	Ac.	or	36,211 s.f.	50 feet	33.3%
Parcel 3-11	1.17	Ac.	or	50,959 s.f.	50 feet	30%
Parcel 3-12	1.29	Ac.	or	56,180 s.f.	50 feet	30%
Parcel 3-13	0.74	Ac.	or	32,534 s.f.	50 feet	30%
Parcel 3-14	0.60	Ac.	or	26,042 s.f.	50 feet	30%
Parcel 4	2.37	Ac.	or	103,251 s.f.	55 feet	40%
Parcel 5	3.35	Ac.	or	145,771 s.f.	50 feet	40%
Parcel 6-2A	0.66	Ac.	or	28,714 s.f.	50 feet	40%
Parcel 6-2B	0.60	Ac.	or	26,106 s.f.	50 feet	40%
Parcel 8	1.89	Ac.	or	82,211 s.f.	50 feet	40%
Parcel 9	2.03	Ac.	or	88,316 s.f.	50 feet	40%
Parcel 10	4.68	Ac.	or	203,662 s.f.	50 feet	40%
Parcel 11	1.77	Ac.	or	77,291 s.f.	50 feet	40%
Parcel 11	1.33	Ac.	or	58,027 s.f.	50 feet	40%

LEGAL DESCRIPTION

All of Lot 1, Block A, together with all of Reserves A, B, C, D, E, F, and G, which includes lots 1-13 of the Shops at Wichita Destination Development, WICHITA DESTINATION DEVELOPMENT, an addition to the City of Wichita, Sedgewick County, Kansas.

Reserve	Gross Area	Ac.	or	Sq. Ft.
Reserve A	6.46	Ac.	or	281,397 s.f.
Reserve B	14.06	Ac.	or	612,416 s.f.
Reserve C	3.42	Ac.	or	149,150 s.f.
Reserve D	0.09	Ac.	or	3,944 s.f.
Reserve E	0.12	Ac.	or	5,153 s.f.
Reserve F	0.58	Ac.	or	24,300 s.f.
Reserve G	0.12	Ac.	or	5,153 s.f.

10.) Signs:
 All Parcels are subject to the requirements of the Sign Code for the City of Wichita for Limited Industrial (LI) Zoning District, and as specified below:
 A. No flashing, moving, portable, balloon, and roof shall be permitted.
 B. Electronic message signs are allowed as per the Sign Code.
 C. Off-site signage is allowed within the C.U.P., but shall be limited to advertising those facilities located within the Star Bond District at K-96 and Greenwich. No additional sign area shall be permitted greater than specified below.
 D. Building signage shall be permitted within the C.U.P., and per the current Sign Code, *except Parcel 1 maximum allowed 650 SF on the west face and 480 SF on the south face.
 E. Accent lighting of monument signs shall be permitted.
 F. Window signage shall be limited to 25% of window area.
 G. All pylon and pole type signs shall be skirled to conceal the pole.
 H. All signs shall share common construction material and similar color palette for sign base.
 I. No sign shall be placed within 300 feet of residential zoning districts, nor shall any building signs face residential zoning within 300 feet. Except that signs B and 10 along K-96 frontage may be located less than 300 feet from residential zoning districts.
 J. The total amount of sign face area of freestanding signage along Greenwich Road and K-96 Expressway shall not exceed 0.8 times the linear frontage. The total amount of sign face area of freestanding signage along the other streets in the C.U.P. shall not exceed 0.5 times the linear frontage.
 K. All signs shall be monument, pylon type, or pole type. There are three sizes of proposed signs: Small Tenant, Medium Development/Tenant, and Large Development Identification/Tenant Pylon.

Small Tenant Monuments are allowed as follows:
 Allowed Locations - Along frontage of all Parcels.
 Maximum height - 14 feet
 Maximum sign area - 150 square feet each
 Minimum distance between signs - 150 feet except, when adjacent to Medium or Large sign 50 feet, except Parcel 10 Tenant Sign - 43 feet.
 Medium Development Identification/Tenant Pylons are limited as follows:
 Allowed Locations - Four along Greenwich Road Frontage
 Maximum height - 30 feet
 Maximum sign area - 250 square feet each
 Minimum distance between signs - 150 feet
 Large Development Identification/Tenant Pylons are limited as follows: (Labeled Signs 4-10)
 Allowed Locations - Six along K-96 Expressway frontage and one near the Corner Greenwich and K-96 (Labeled "Sign 9") (Sign "4" can advertise businesses within the Star Bond District)
 Maximum height - 60 feet
 Minimum sign area - 150 square feet each
 Maximum sign area - 500 square feet each, except that Sign 4 may be up to 502 s.f.
 Minimum distance between signs - 320 feet.

The Developer/Owners shall be responsible for allocating the sign areas. Below are the calculated allowable areas per the above mentioned linear frontage percentages.
 K-96 Expressway- total allowed sign area 3,504 square feet
 Greenwich Road- total allowed sign area 1,108 square feet
 Greenwich Court- total allowed sign area 2,141 square feet
 27th Street- total allowed sign area 1,260 square feet

- The following uses are permitted for all Parcels within the C.U.P. :
 All Parcels allow for all uses permitted within the Limited Industrial (LI) Zoning District, except the uses listed below:
 A. Correctional Facility, Correctional Placement Residences (general and limited), Pawn Shop, and Sexually Oriented Business in the City.
 B. The uses permitted by the C.U.P. are only those uses permitted by right and not by conditional use unless specifically identified.
- Architectural Controls:
 All buildings within the C.U.P. shall share a uniform architectural character, color, and some predominate exterior building material; as approved by the Director of the MAPD. All building walls and roofs shall have a predominate earth-tone color, with vivid colors limited to incidental accents. The predominate exterior building material shall be masonry, unless approved by the Director of the MAPD. Parcel 10 will be 43% masonry and have a color palette that differs from the architectural control standard.
- Setbacks:
 Setbacks are as shown and as specified in Wichita Sedgewick County Unified Zoning Code, provided however, if contiguous parcels are to be developed under the same ownership and/or if appropriate fire-rated walls are utilized, side setbacks between those parcels are not required.
- Landscape for this site shall be required as follows:
 A. Landscaped street, yards, buffers, and parking lot landscaping and screening- Shall be in accordance with the City of Wichita Landscape Ordinance.
 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 Metropolitan Area Planning Department (MAPD) for its review and approval prior to issuance of any building permit(s).
 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.
- Parking:
 Parking on all parcels shall be in accordance with the Wichita-Sedgewick County Unified Zoning Code, Article IV-A, unless otherwise specified.
- Screening for this site shall be required as follows:
 A. Rooftop mechanical equipment shall be screened from ground level view including views for adjoining from K-96 Expressway and as per Wichita-Sedgewick County Unified Zoning Code.
 B. Trash receptacles, loading docks, outdoor storage, and loading areas shall be screened to reasonable hide them from ground view including views from adjoining K-96 Expressway. Additionally, where the rear of a building abuts a public street the following screening measures shall be used: a masonry wall lining the street, adjoining parcel or 8 to 10 foot tall evergreens spaced 20 feet on center creating a living wall of evergreen trees.
 C. A masonry wall along the east boundary of the southern portion of Reserve B (910 feet) shall be required if the following evergreen screening is not installed along the 910 feet: Two offset rows of 8 to 10 foot tall evergreens spaced 20 feet on center creating a living wall of evergreen trees. The evergreen trees will be required to be installed prior to the issuance of occupancy permits on the adjoining Parcel 2.
 D. Existing hedge row preservation: Every effort shall be made to preserve the existing hedge row on the common property line of the Fairmont development and Reserve B on the east, regardless of land ownership.
 E. Unless otherwise noted, screening shall be in accordance with the Wichita-Sedgewick County Unified Zoning Code, Article IV and Article III-C.2.b.
- Lighting:
 A. Lighting shall be in accordance with the Wichita-Sedgewick County Unified Zoning Code, Article IV.
 B. All Parcels shall share similar or consistent parking lot lighting elements (i.e. fixtures, poles and lamps and etc.), as approved by the Director of the MAPD.
 C. All Lighting (parking, security, building, outdoor sales, etc.) shall be designed and shielded to direct light disbursement in a downward direction away from residential areas (southeasts).
 D. All lighting within 200' of residential zoning shall not exceed a height of 15 feet.

- No occupancy permits shall be issued for any development without services by municipal water and sewer services. All proposed new utilities shall be installed underground.
 - Grading/Drainage Plan:
 A lot grading plan will be prepared for each developed site and shall be in conformance with the Drainage Concept Plan for review prior to the issuance of a Building Permit. Final Determination of minimum post elevations (at least 2 feet higher than the 100 year flood elevation), street right-of-way, easements, and pavement widths on public streets shall be resolved at the time of plotting. Drainage requirements and improvements shall be determined at the time of plotting. If necessary, the C.U.P. development plan shall be adjusted or amended to reflect final drainage requirements.
 - 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 Director of MAPD and the Director of the MAPD, shall constitute a violation of the building permit authorizing construction of the proposed development.
 - Any major changes within this Community Development Plan shall be submitted to the Planning Commission and the Governing Body for their consideration. Amendments, adjustments, or interpretations to the C.U.P. shall be done in accordance with the Unified Zoning Code.
- Approved CUP
 MAPD 4-4-13 DM
 As Per Admin. Adjust. CUP2017-047

Renaissance Infrastructure Consulting
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Prepared For:
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Date of Preparation:
 January 4, 2016

COMMUNITY UNIT PLAN DP-333
WICHITA DESTINATION DEVELOPMENT

per Admin Adjustment CUP 20-37

APPROVED CUP

9/7/2022

MAPC

11 x 17 copy

PROJ. NO. 03/25/2018
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KAW VALLEY ENGINEERING
 KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. 15-20. EXPIRES 12/31/20

MAPD Copy # of 4