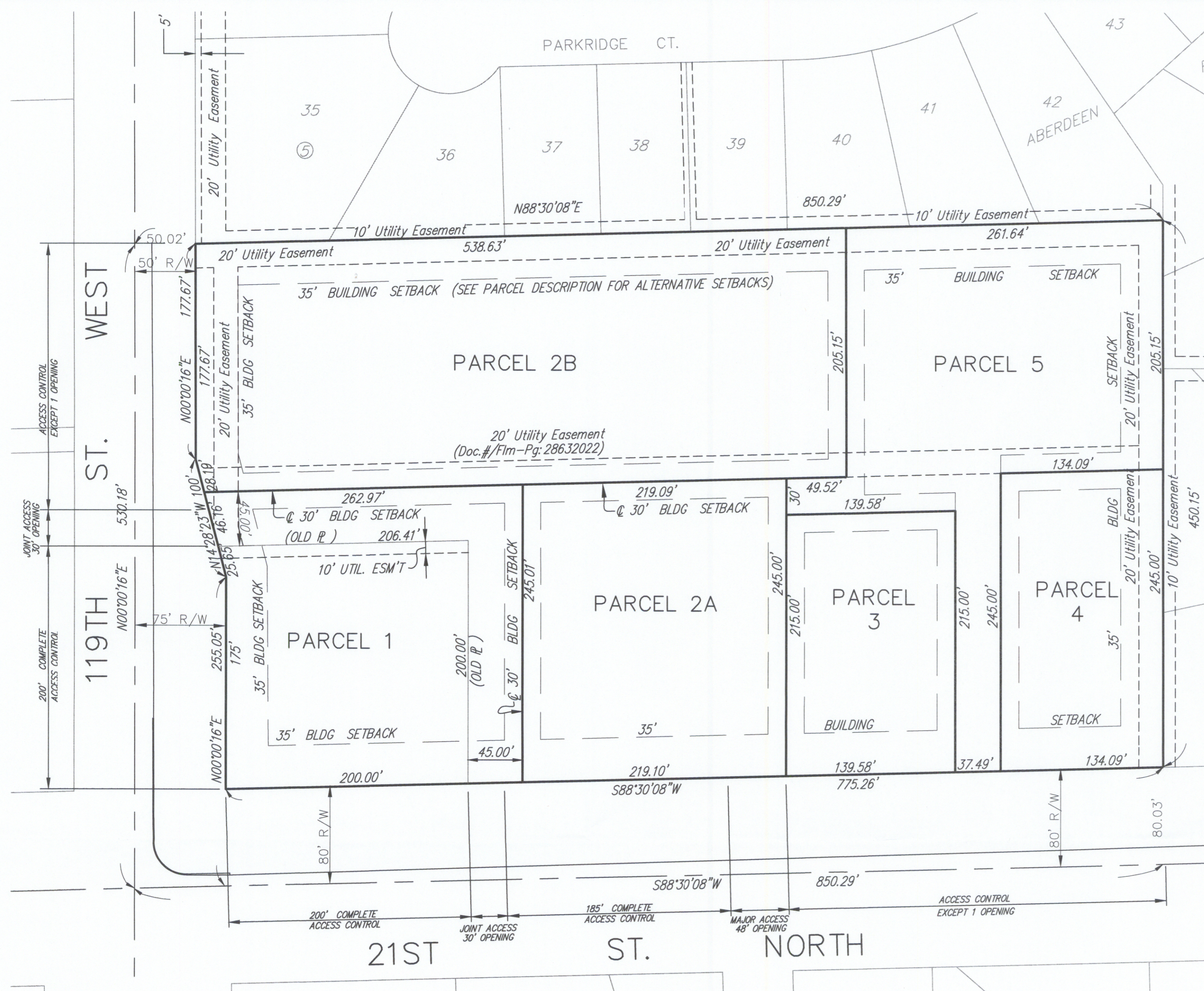


# ABERDEEN COMMERCIAL COMMUNITY UNIT PLAN DP-218



## GENERAL PROVISIONS:

- Total Land Area: 354,527.49 sq.ft. or 8.14 acres
- Total Gross Floor Area: 138,118 sq.ft.  
Total Floor Area Ratio: 35 percent
- Parking shall be provided in accordance with Section 28.04.140 et seq. of the Code of the City of Wichita, unless otherwise specified in the parcel description.
- 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.
- A Drainage Plan shall be submitted to City Engineering for approval and required guarantees shall be provided at the time of platting.
- The maximum square footage of sign area permitted for ground or pole signs along 21st Street North and 119th Street West shall be calculated at 0.8 sq.ft. per foot of linear street frontage. As the frontage develops along the arterial roadways, ground or pole signs shall be spaced a minimum 150 feet apart, irrespective of how land is leased or sold, with the following stipulations:
  - Flashing 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.
  - Portable and off-site signs are not permitted.
  - Window display signs are limited to 25% of the window area.
- A plan for a pedestrian walk system shall be required to link proposed buildings with the major entrance and sidewalks along 21st Street North, and an entrance and the sidewalks along 119th Street West. With the exception of Parcel 2B as long as the development is connected to another Parcel that provides pedestrian access. The pedestrian walk system shall be assured by the required submission and approval of an overall site traffic circulation plan by the Planning Director for each parcel prior to issuing building permits.
- Access Controls shall be as shown on the plan, with the total number of access points being as follows: 2 Points of Access 119th Street West; 3 Points of Access 21st Street North.
- No access to 119th Street West shall be permitted until the roadway has been paved.
- All exterior lighting on Parcels 2A, 2B, 3, 4 & 5 shall be shielded to prevent light disbursement in a northerly or easterly direction.
- Utilities shall be installed underground on all parcels.
- Landscaping for this site shall be required as follows:
  - Development of all parcels within the C.U.P. shall comply with the landscape and screening codes of the City of Wichita.
  - A landscape plan shall be prepared by a Registered 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.
  - 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.
- Rooftop mechanical equipment shall be screened from ground level view per Code of the City of Wichita.
- Trash receptacles shall be appropriately screened to reasonably hide them from ground view.
- Architectural elevation drawings shall be required for review and approval by the Planning Director prior to the issuance of building permits. Building walls and roofs shall have predominately earth-tone colors with vivid colors, back lit canopies, and neon or fluorescent lighting limited to incidental accent. No predominately metal elevations shall be allowed, unless the exterior metal elevations have an architectural character that creates shapes, textures, shades and shadows. No plain metal buildings shall be permitted. Exterior treatments may include textured, treated and/or patterned metal exterior walls with brick, masonry, EIFS, stucco, concrete, wood or similar materials.
- All parcels shall share similar or consistent lighting elements (i.e., fixtures, poles, and lamps, and etc.).
- 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 to all building sites shall be provided for each phase of construction prior to the issuance of building permits.

- No parcel within this C.U.P. shall allow the use of adult entertainment establishments, private clubs, taverns, and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. Warehouse, Self-Service Storage is permitted within Parcel 2B, and is subject to the Supplementary Use Regulations of Article III-D.6.y of the Unified Zoning Code, as amended herein by CUP2023-27.
- 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.
- A six- to eight- foot high screening wall consisting of brick, masonry, concrete, architectural tile, or similar material (not including wood or woven wire) shall be constructed along those property lines of the CUP as required by Sec. III-C.2.b(2)(d) of the Unified Zoning Code.

## BENCHMARK:

City of Wichita Bench Mark Disc, 67' south of centerline 21st Street and 79' south of section line, and 46' east of centerline 119th Street. Elevation: 172.08

## LEGAL DESCRIPTION:

The south 530 feet of the west 850 feet of Government Lot 7 in the SW 1/4 of Section 6, Township 27 South, Range 1 West, of the 6th P.M., Sedgwick County, Kansas.

PARCEL 1	PARCEL 2A	PARCEL 2B	PARCEL 3	PARCEL 4	PARCEL 5
A. Net Area: 60,671.29 sq.ft. or 1.39 acres	A. Net Area: 53,658.59 sq.ft. or 1.23 acres	A. Net Area: 110,361 sq.ft. or 2.53 acres	A. Net Area: 110,361 sq.ft. or 2.53 acres	A. Net Area: 30,010 sq.ft. or 0.69 acres	A. Net Area: 67,025 sq.ft. or 1.54 acres
B. Maximum Building Coverage: 18,201 sq.ft. or 30 percent	B. Maximum Building Coverage: 16,098 or 30 percent	B. Maximum Building Coverage: 33,108 sq.ft. or 30 percent	B. Maximum Building Coverage: 33,108 sq.ft. or 30 percent	B. Maximum Building Coverage: 9,003 sq.ft. or 30 percent	B. Maximum Building Coverage: 9,856 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 21,235 sq.ft.	C. Maximum Gross Floor Area: 18,781 sq.ft.	C. Maximum Building Coverage for Warehouse, Self-Storage: 48,600 sq.ft. or 44 percent	C. Maximum Gross Floor Area: 48,600 sq.ft. or 44 percent	C. Maximum Gross Floor Area: 11,498 sq.ft.	C. Maximum Gross Floor Area: 23,459 sq.ft.
D. Floor Area Ratio: 35 percent	D. Floor Area Ratio: 35 percent	D. Maximum Gross Floor Area: 38,626 sq.ft.	D. Floor Area Ratio: 35 percent	D. Floor Area Ratio: 35 percent	D. Floor Area Ratio: 35 percent
E. Maximum Number of Buildings: One (1)	E. Maximum Number of Buildings: One (1)	E. Maximum Gross Floor Area for Warehouse, Self-Storage: 48,600 sq.ft. or 44 percent	E. Maximum Number of Buildings: One (1)	E. Maximum Number of Buildings: One (1)	E. Maximum Number of 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.	F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	F. Floor Area Ratio: 35 percent	F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	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: South Line ... 35 feet West Line ..... 35 feet North Line ..... 15 feet East Line ..... 15 feet	G. Setbacks: South Line to 21st St. .... 35 feet Other Interior Property Lines ... 15 feet	G. Floor Area Ratio for Warehouse, Self-Storage: 44 percent	G. Setbacks: North Line ..... 15 feet East Line ..... 15 feet South Line to 21st St. .... 35 feet West Line ..... 15 feet	G. Setbacks: North Line ..... 15 feet East Line ..... 15 feet South Line to 21st St. .... 35 feet West Line ..... 15 feet	G. Setbacks: North Line ..... 35 feet South Line to 21st St. .... 35 feet East Line ..... 35 feet Other Interior Property Lines ... 15 feet
H. Parking ratio as per zoning ordinance.	H. Parking ratio as per zoning ordinance.	H. Maximum Number of Buildings: No limit if developed with for Warehouse, Self-Storage; otherwise three (3) commercial buildings.	H. Parking ratio as per zoning ordinance.	H. Parking ratio as per zoning ordinance.	H. Parking ratio as per zoning ordinance.
I. Access Points: 1 Joint Access to 21st Street North 1 Joint Access to 119th Street West	I. Access Points: 1 to 21st Street North 1 Joint Access to 21st Street North 1 Joint Access to 119th Street West	I. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	I. Access Points: 1 Joint Access to 21st Street North	I. Access Points: 1 Joint Access to 21st Street North	I. Access Points: 1 Joint Access to 21st Street North
J. Purposed Uses: All uses allowed in "LC" Zoning (Except General Provisions #18)	J. Proposed Uses: All uses allowed in "LC" Zoning (Except General Provisions #18)	J. Setbacks: North Line ..... 35 feet If developed with Warehouse, Self-Storage the setback along the north line may be reduced to 20 feet. West Line to 119th St. .... 35 feet Other Interior Property Lines ... 15 feet	J. Purposed Uses: All uses allowed in "LC" Zoning (Except General Provisions #18)	J. Proposed Uses: All uses allowed in "LC" Zoning (Except General Provisions #18), and except the following: * Drive-In and Drive-Thru Restaurants * Convenience Stores * Service Stations * Car Washes * Overhead Doors, except for South and/or West facing overhead doors within the South 200 feet of Parcel 4 provided that within this portion of Parcel 4 the Landscape Streetyard and Landscape Buffer requirements shall be provided at 1.5 times the rate required by the Landscape Ordinance with the additional required plantings being evergreen.	J. Proposed Uses: All uses allowed in "LC" Zoning (Except General Provisions #18), and except that within 150 feet of north and east lot lines the following uses are not permitted (but are permitted elsewhere in Parcel 5): * Drive-In and Drive-Thru Restaurants * Convenience Stores * Service Stations * Car Washes * Overhead Doors
		K. Parking ratio as per zoning ordinance, except there shall be no parking required if developed with Warehouse, Self-Storage Use.			
		L. Access Points: 1 to 119th Street West 1 Joint Access to 21st Street North 1 Joint Access to 119th Street West			
		M. Proposed Uses: All uses allowed in "LC" Zoning, including Warehouse, Self-Service Storage (see General Provisions #18 for additional requirements and exclusions), and except that within 150 feet of north lot lines the following uses are not permitted (but are permitted elsewhere in Parcel 2B): * Drive-In and Drive-Thru Restaurants * Convenience Stores * Service Stations * Car Washes * Overhead Doors, except for South and/or West facing overhead doors, or those associated with Warehouse, Self-Service Storage use with its doors facing inward.			

Dated 8/23/24  
**APPROVED CUP**  
Per Admin Adjustment  
CUP24-07 1 of 4



SCALE: 1" = 60'

## DP-218 ABERDEEN COMMERCIAL COMMUNITY UNIT PLAN

**BAUGHMAN COMPANY**  
315 Ellis St. Wichita, KS 67211 316-262-7271  
BaughmanCo.com

Revised per Administrative Adjustment (CUP2024-27): August 23, 2024  
Revised per Administrative Adjustment: May 18, 2022  
Revised per Administrative Adjustment: October 17, 2008  
Revised per Administrative Adjustment: June 13, 2008  
Revised per Administrative Adjustment: April 8, 2008  
Revised per Administrative Adjustment: June 3, 2004  
Date: April 1995