

DP-217

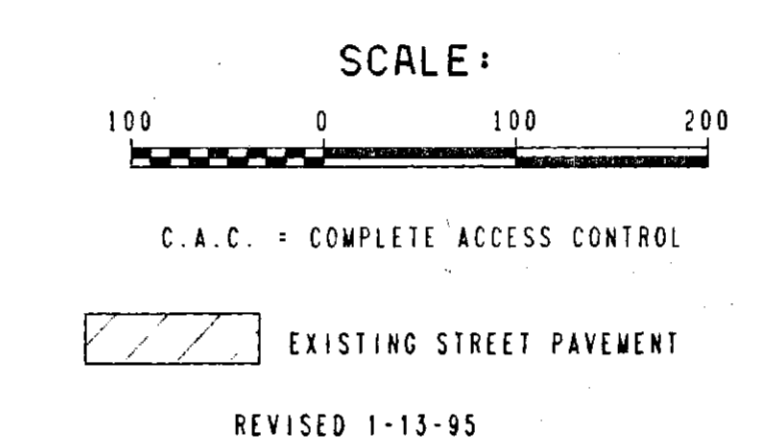
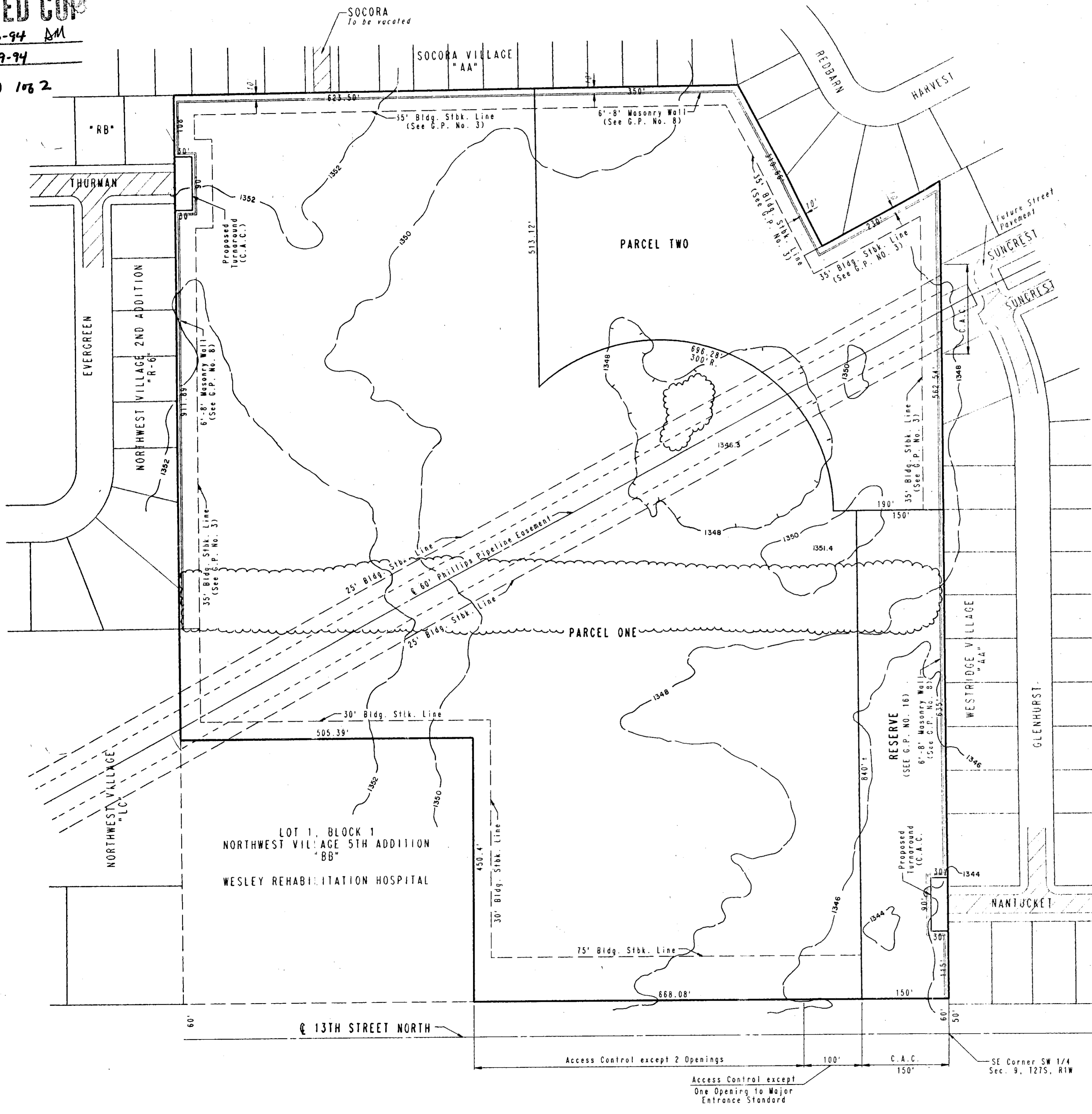
WESLEY WEST COMMUNITY UNIT PLAN DP-217

APPROVED CUP

MAPC 11-3-94 AM

BCC 11-29-94

MAPD COPY 102



PARCEL DESCRIPTIONS

PARCEL ONE
 PROPOSED USE - HOSPITAL, MEDICAL AND DENTAL CLINICS (EXCLUDING ANIMAL HOSPITALS OR ANIMAL CLINICS), PHARMACIES, DAY CARE CENTER AND NURSING HOME OR ASSISTED LIVING.
 NET AREA - 33.38 AC. 1 OR 1,453,798 SQ. FT.
 MAXIMUM BUILDING COVERAGE - 17.9% OR 260,000 SQ. FT.
 MAXIMUM GROSS FLOOR AREA - 260,000 SQ. FT.
 FLOOR AREA RATIO - 17.9%
 MAXIMUM BUILDING HEIGHT - 35 FEET
 MAXIMUM NUMBER OF BUILDINGS - 12
NURSING HOME/ASSISTED LIVING
 MAXIMUM NUMBER OF BEDS OR DWELLING UNITS - 120
 MAXIMUM GROSS FLOOR AREA - 70,000 SQ. FT.

PARCEL TWO
 PROPOSED USE - HEALTH AND FITNESS CENTER, HOSPITAL, MEDICAL AND DENTAL CLINICS (EXCLUDING ANIMAL HOSPITALS OR ANIMAL CLINICS), PHARMACIES, DAY CARE CENTER AND NURSING HOMES.
 NET AREA - 7.29 AC. 1 OR 317,690 SQ. FT.
 MAXIMUM BUILDING COVERAGE - 28.35% OR 90,000 SQ. FT.
 MAXIMUM GROSS FLOOR AREA - 90,000 SQ. FT.
 FLOOR AREA RATIO - 28.35%
 MAXIMUM BUILDING HEIGHT - 35 FEET
 MAXIMUM NUMBER OF BUILDINGS - 3

- ### GENERAL PROVISIONS
- THIS DEVELOPMENT IS PROPOSED TO CONTAIN 40.91 GROSS ACRES MORE OR LESS AND 40.67 NET ACRES MORE OR LESS.
 - ACCESS CONTROL
 ACCESS TO 13TH STREET NORTH SHALL BE LIMITED TO THREE (3) OPENINGS, TWO (2) MINOR OPENING AND ONE (1) MAJOR OPENING TO PARCEL ONE. THERE SHALL BE COMPLETE ACCESS CONTROL TO THURMAN, SUNCREST, NANTUCKET AND TO 13TH STREET NORTH OVER THE EAST 150 FEET OF PARCEL ONE.
 - BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN. ALL BUILDINGS IN EXCESS OF 16 FEET IN HEIGHT ADJACENT TO THE SURROUNDING RESIDENTIAL DISTRICTS SHALL BE SETBACK A MINIMUM OF 60 FEET; EXCEPT FOR THE FITNESS CENTER PERMITTED IN PARCEL TWO.
 - ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - DRAINAGE - A DRAINAGE PLAN AND GUARANTEES FOR DRAINAGE IMPROVEMENTS SHALL BE SUBMITTED AT THE TIME OF PLATTING.
 - FIRE LANES
 A. 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.
 B. PRIOR TO FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE PLAN AS TO THE LOCATION AND DESIGN OF THE FIRE LANE.
 - PARKING - PARKING RATIO SHALL BE IN ACCORDANCE WITH SECTION 28.04.140 OF THE CODE OF THE CITY OF WICHITA UNLESS OTHERWISE APPROVED BY THE BOARD OF ZONING APPEALS. NO PARKING SHALL BE PERMITTED ON THE PORTION OF PARCEL 2 ZONED "LC" BETWEEN ANY BUILDINGS CONSTRUCTED ON THE SITE AND THE PROPERTY LINES OF ADJOINING RESIDENTIAL PROPERTY TO THE NORTH AND EAST.
 - MASONRY WALLS - A SOLID OR SEMI-SOLID WALL CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE) AT LEAST SIX FEET BUT NOT MORE THAN EIGHT FEET HIGH SHALL BE CONSTRUCTED ALONG THE NORTH, EAST AND WEST LINE OF PARCEL ONE AND THE EAST AND NORTH LINE OF PARCEL TWO AS SHOWN ON THE PLAN.
 BUFFER TREES REQUIRED ALONG THE NORTH AND EAST PROPERTY LINES FOR THE PORTION OF PARCEL 2 ZONED "LC" SHALL HAVE AN AVERAGE SPACING BETWEEN TREES OF 25 FEET MAXIMUM.
 A SIX FOOT MINIMUM HIGH EVERGREEN BUFFER MAY BE SUBSTITUTED FOR THE MASONRY WALL, AS DESCRIBED ABOVE, ALONG THE NORTH, EAST AND WEST LINES OF PARCEL ONE AND THE NORTH AND EAST LINE OF PARCEL TWO.
 CONSTRUCTION OF WALLS WILL REQUIRE A BUILDING PERMIT. NO WALL SHALL BE CONSTRUCTED IN A UTILITY EASEMENT.
 - LANDSCAPING AND SCREENING SHALL BE IN ACCORDANCE WITH SECTION 10.32.010 ET. SEQ. OF THE CODE OF THE CITY OF WICHITA.
 A LANDSCAPE PLAN INDICATING THE LOCATION, TYPE AND SPECIFICATIONS OF PLANT MATERIALS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S). THE LANDSCAPE PLAN SHALL ALSO STATE HOW WATER IS TO BE PROVIDED TO PLANT MATERIALS.
 FAILURE TO PROPERLY MAINTAIN THE REQUIRED 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.
 A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS AND WATERING SYSTEM(S) APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
 - SIGNS - SIGNS SHALL BE IN ACCORDANCE WITH CHAPTER 24.04 OF THE SIGN CODE OF THE CITY OF WICHITA.
 - THRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
 - ARCHITECTURAL CONTROL - ALL BUILDINGS WITHIN PARCELS ONE AND TWO SHALL SHARE SIMILAR ARCHITECTURAL CHARACTER, COLOR, TEXTURE AND THE SAME PREDOMINATE EXTERIOR BUILDING MATERIAL.
 ALL LIGHTING WITHIN PARCELS ONE AND TWO SHALL SHARE SIMILAR OR CONSISTENT DESIGN (I.E., FIXTURES, POLES, LAMPS, AND ETC.).
 - A PLAN FOR A PEDESTRIAN WALK SYSTEM SHALL BE A REQUIREMENT OF THIS CUP. THIS WALK SYSTEM SHALL LINK PROPOSED BUILDINGS ON PARCELS ONE AND TWO WITH THE MAJOR ENTRANCE AND THE EXISTING OR FUTURE SIDEWALKS ON 13TH STREET NORTH. THE PEDESTRIANWAY SYSTEM SHALL BE ASSURED BY REQUIRED SUBMISSION AND APPROVAL OF CIRCULATION PLANS BY THE PLANNING DIRECTOR. FOR EACH PHASE OF CONSTRUCTION PARCEL PRIOR TO ISSUING BUILDING PERMITS.
 - NO SOUND PROJECTING DEVICES OR LOUDSPEAKERS SHALL BE PERMITTED. ALL LIGHTS SHALL BE SHIELDED TO REFLECT OR DIRECT LIGHT AWAY FROM ADJOINING RESIDENTIAL PROPERTY.
 - THE APPLICANT SHALL GUARANTEE AT THE TIME OF REPLATTING, AN ACCEL/DECEL LANE ALONG THE SOUTH LINE OF PARCEL ONE AND A CENTER LEFT-TURN LANE ON 13TH STREET NORTH.
 - THE RESERVE LOCATED IN PARCEL ONE SHALL BE UTILIZED FOR A STORMWATER RETENTION/DETENTION SYSTEM, LANDSCAPING AND PEDESTRIAN IMPROVEMENTS.
 - ANY MULTIPLE FAMILY USES IN THE COMMUNITY UNIT PLAN SHALL REQUIRE A NEW APPLICATION AND A PUBLIC HEARING BEFORE THE METROPOLITAN AREA PLANNING COMMISSION AND THE WICHITA CITY COUNCIL.
 - PRIOR TO THE REMOVAL OF ANY TREES IN THE EXISTING EAST-WEST ROW IN PARCEL 1, APPROXIMATELY 600 FEET NORTH OF 13TH STREET NORTH, AND PRIOR TO THE APPROVAL OF ANY BUILDING PERMITS FOR IMPROVEMENTS IN THIS AREA, THE APPLICANT SHALL CONSULT WITH THE CITY FORESTER ON THE FEASIBILITY OF PRESERVING TREES IN THIS AREA. THE APPLICANT SHALL ALSO SUBMIT LANDSCAPE PLANS TO THE PLANNING DIRECTOR FOR REVIEW AND APPROVAL INDICATING THE LOCATION OF ALL EXISTING TREES OVER 6-INCHES IN DIAMETER AND ALL OF THOSE TREES WHICH CAN AND WILL BE PRESERVED, BASED ON THE CONSULTATION WITH THE CITY FORESTER.
 - 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 FOR THIS DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNER, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.