

DEVELOPMENT GUIDELINES

General Provisions

1. This development contains 8.23 acres more or less.
2. Land Uses:
The development contains four (4) Parcels and a Reserve all permitting General Commercial Uses with exception the following prohibited uses and subsequent Conditions:
A.) Prohibited Uses: Cemetery, Correctional Placement Residences, Night Club in the City, Vehicle Storage, Tavern and Drinking Establishments and Sexually Oriented Businesses.
B.) Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. Restaurants with drive-through windows shall be designed to ensure queuing lanes for drive-through windows will not align vehicles headlights in such a manner as to face residential use. Exterior audio systems that project sound beyond the boundaries of the CUP are prohibited.
C.) The following uses shall be prohibited within 200 feet of residential use property: Service Stations, Restaurants with drive-in or drive-through facilities, and Vehicle Repair. There shall be no overhead doors for auto services or repair uses facing residential uses.
D.) General Commercial uses allowed by Conditional Use shall not be allowed except by approved C.U.P. Amendment.
3. Signage:
Signage shall be permitted as allowed by the General Commercial Zoning District per the Sign Regulations and Standards - City Code Title 24.04, with the following conditions / exceptions herewith:
A.) Electronic message signs are allowed along Hydraulic Avenue and 47th Street frontages only. Flashing signs, rotating or moving signs, signs with moving (chasing) lights, and signs that create illusions of movement are not permitted, no portable, off-site or billboard signs shall be permitted.
B.) All signs along 47th Street and Hydraulic Avenue frontages shall be monument or pylon style being spaced not closer than 150 feet a part and shall not exceed the 0.8 times the cumulative total of linear street frontage.
C.) 47th Street frontage is allowed a maximum of 3 monument or pylon style signs with Parcel 1 being permitted a maximum of 260 square feet of sign area and Parcel 2 being permitted a maximum of 211 square feet of sign area. Hydraulic Avenue frontage is allowed a maximum of 3 monument or pylon style signs with Parcel 1 being permitted a maximum of 260 square feet of sign area and Parcel 4 being permitted a maximum of 207 square feet of sign area. One monument or pylon style sign along 47th Street frontage is allowed a maximum height of 25 feet and one monument or pylon style sign along Hydraulic Avenue shall be allowed a maximum height of 25 feet all other signs shall not exceed 15 feet in height.
D.) Building signage shall be permitted within the CUP. Building signage shall be limited to 20% of the wall area with no single sign exceeding 400 square feet in area, and there shall be no more than three signs for each tenant or business on each building elevation. Parcel 1 shall be allowed additional building signage for a detached canopy. The canopy shall be allowed building signage on three elevations not exceeding 24 square feet in sign area per elevation.
E.) Window signage shall be limited to 25% of the window area.
4. Landscaping:
A landscape plan shall be prepared by a State of Kansas Registered Landscape Architect for the required 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 permits upon each parcel, with the following conditions / exceptions herewith:
A.) All parcels in the C.U.P. shall share a similar or compatible plant palette, as determined by the Registered Landscape Architect preparing required plan.
B.) 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 landscaping has not been planted.
C.) The parking lot tree requirement is waived for Parcel 1, if developed as a convenience store.
5. Lighting:
Lighting shall be shielded to reflect light downward / directed away from residential uses.
A.) Light poles on parcels shall be limited to 23 feet in height.
B.) With exception to Parcel 1, all parking lot lighting within the C.U.P. shall share consistent design (i.e. fixtures, poles, lamp bases).
C.) Light poles heights shall be limited to 15 feet tall when within 100 feet of residential uses.
D.) Extensive use of backlit canopies and neon or fluorescent tube lighting on buildings is not permitted, except Parcel 1 may be permitted rear accent lighting bands on the canopy and building as per building renderings provided for acceptance with the application of DP-315 Amendment #2.
6. Screening:
A.) Trash Receptacles shall be appropriately screened to reasonably hide them from ground view. Screening shall be constructed of materials and/or landscaping compatible with and complementary to the exterior of the buildings to which the trash receptacle provides service. Loading docks and service areas shall also be screened from 47th Street and Hydraulic Avenue, with screening walls and/or landscaping approved by the Planning Director. Parcel 1, if developed as a convenience store shall not be required to screen the rear delivery area.
B.) Roof-top equipment shall be screened from ground view from adjacent residential uses.
C.) A six (6) foot tall masonry wall shall be constructed along Parcel 4 where adjoining residential zoning, except if Parcel 4 is developed with a residential use, the wall may be substituted with a wood fence no less than six feet in height.

7. Architectural Controls:
A.) Buildings of the same general land use classification shall share consistent exterior building materials with consistent architectural character, form, color, and texture. Building walls shall be broken up by projections, recesses, changes in roof line, and changes in colors, textures and/or materials, relating to interior building functions where feasible. Buildings should have a recognizable "Base" and "Top".
B.) Except for Parcel 1, buildings in Parcel 2 and 4 should be sited with a primary building facade along the street and no more than one driving aisle. A minimum of 50 percent of the building frontage facing the arterial streets must have windows or door openings.
C.) Except for Parcel 1, ATM's, bank drive-through windows, overhead doors and similar utilitarian items shall be screened or sited behind buildings to minimize their view from arterial streets.
D.) The use of metal as a primary exterior building material is prohibited.
8. Building Setbacks:
Setbacks are as indicated on the C.U.P. drawing or as specified per General Commercial-GC Zoning District of the Wichita-Sedgwick County Unified Zoning Code. If contiguous Parcels are developed under the same ownership, setbacks between those Parcels are not required, provided appropriate fire walls and/or building separations are provided.
9. Parking / Fire Lanes:
Parking shall be provided in accordance with the Unified Zoning Code of Wichita-Sedgwick County.
A.) All parking and drives shall be hard surfaced with concrete or asphalt.
B.) Fire Lanes shall be in accordance with the appropriate 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.
C.) During building permit review the Fire Chief of his designated representative shall review and approve the site plan regarding Fire Lane(s) and fire hydrant location, prior to construction.
10. Access:
A.) Access Control: As shown on the recorded Plat. If the access controls of the recorded plat are altered by an approved Vacation Order of the Wichita City Council, the C.U.P. shall be adjusted accordingly.
B.) Cross-lot circulation and internal access shall be provided at the time of platting, and/or by private agreement by separate instrument. Reciprocal access is planned for the development.
11. Reserves:
Any open space, drainage facilities, drives or parking areas contained within the described parcels shall be privately owned and maintained. The reserve as shown hereon is for the exclusive use and enjoyment of the owner of Parcel 1. Any future common reserve(s) area(s) for drainage facilities or otherwise shall be defined by private agreement and shall be the responsibility of the owners of Parcels 2, 3, and 4.
12. Drainage ways and drainage easements shall be confirmed at the time of platting. Specific lot grading plans shall be prepared in conformance with the general drainage concept plan for review prior to the issuance of a building permit.
13. Utilities shall be installed underground.
14. The transfers 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 and be binding upon the present owners, their successors and assigns and their lessees unless amended. Any major changes in this development plan shall be submitted to the Planning Commission for its consideration.
15. An overall site circulation plan shall be submitted for review and approval by the Zoning Administrator to ensure pedestrian connectivity to arterial streets and within the buildings within the CUP. The circulation plan shall also address internal vehicular movements ensuring that the main drives are not blocked by parking spaces directly backing onto main drive aisles.
16. 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.
17. Parcel Descriptions:

Parcel 1 + Reserve A	
Gross Area:	80,916 sq. ft. or 1.857 acres + 7,213 sq. ft. or 0.17 acres.
Maximum Building Height:	35 Feet
Maximum Building Coverage:	26,439 sq. ft. or 30%
Gross Floor Area Ratio:	30,845 sq. ft. or 35%
Parcel 2	
Gross Area:	52,850 sq. ft. or 1.213 acres
Maximum Building Height:	35 Feet
Maximum Building Coverage:	15,855 sq. ft. or 30%
Gross Floor Area Ratio:	18,498 sq. ft. or 35%
Parcel 3	
Gross Area:	171,927 sq. ft. or 3.946 acres
Maximum Building Height:	35 Feet
Maximum Building Coverage:	51,578 sq. ft. or 30%
Gross Floor Area Ratio:	60,174 sq. ft. or 35%
Parcel 4	
Gross Area:	45,757 sq. ft. or 1.050 acres
Maximum Building Height:	35 Feet
Maximum Building Coverage:	13,727 sq. ft. or 30%
Gross Floor Area Ratio:	16,015 sq. ft. or 35%

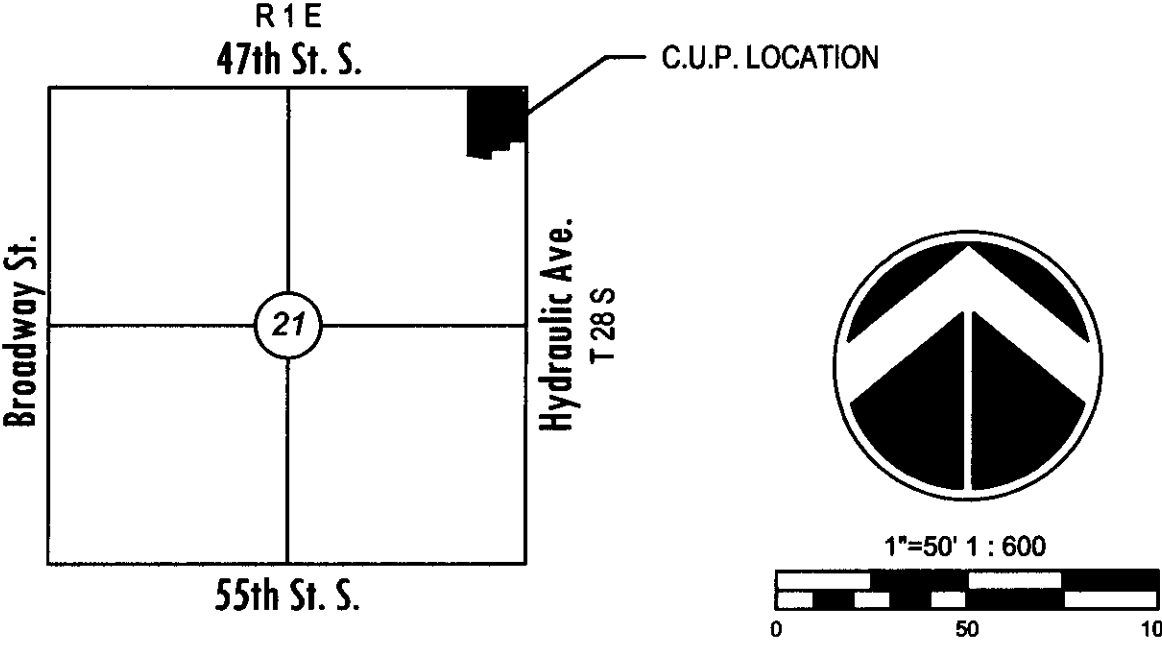
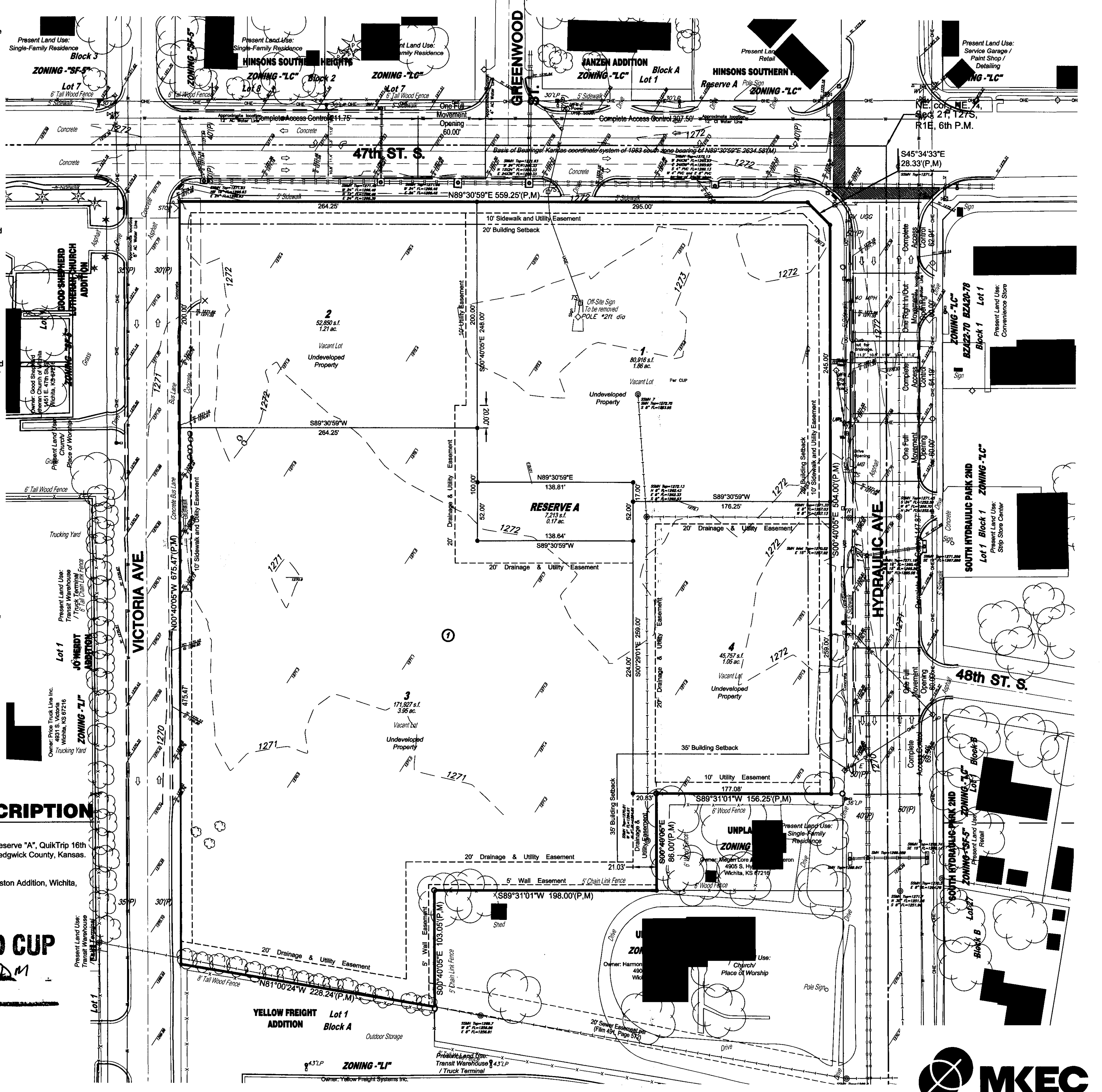
LEGAL DESCRIPTION

To be known as:
Lots 1, 2, 3, and 4, Block 1, and Reserve "A", QuikTrip 16th Addition, an addition to Wichita, Sedgwick County, Kansas.

Presently recorded:
Lots 1, 2, 3, 4, and 5, Block 1, Funston Addition, Wichita, Sedgwick County, Kansas.

APPROVED CUP

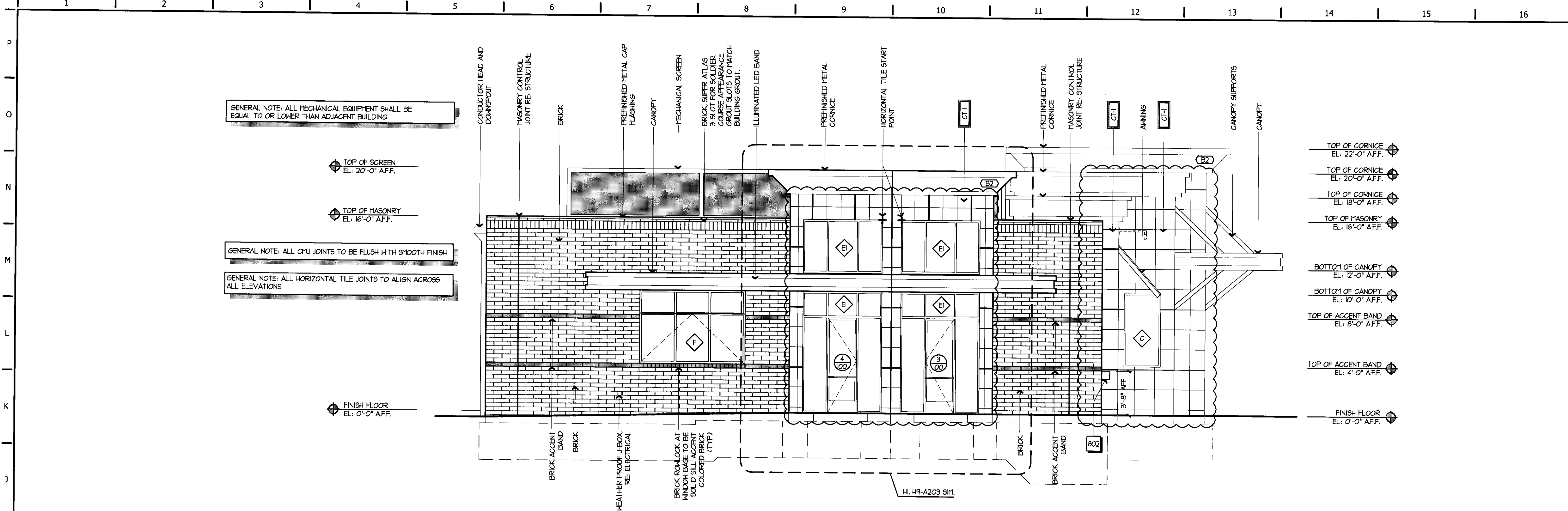
MAP 8-7-14 DM



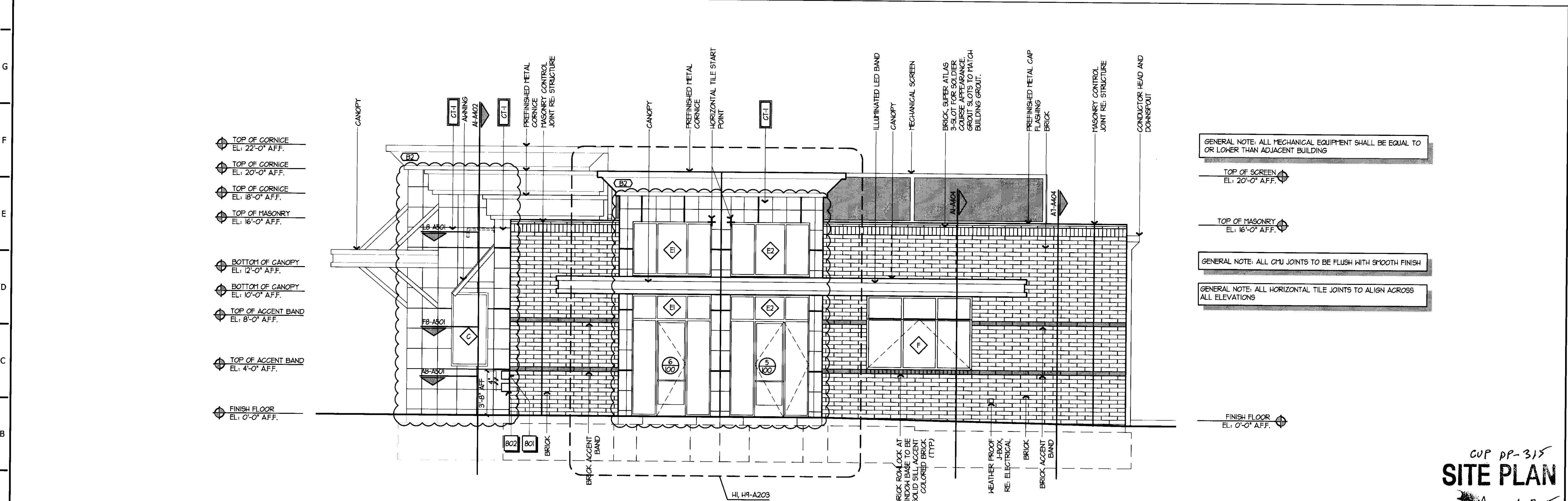
COMMUNITY UNIT PLAN DP-315

FUNSTON

DEVELOPER / OWNER: Southfork Investment LLC Attn: Jay S. Maxwell, President 301 St. Francis Street, Wichita, KS 67202 (316) 219-8551
DEVELOPER: QuikTrip West, Incorporated Attn: Mike Wooten 4705 S. 129th Ave. Tulsa, OK 74134-7008 (918)615-7076



H1 SIDE ELEVATION
1" = 1'-0" A1-A101

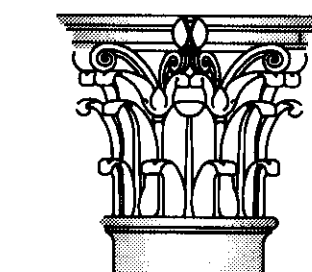


A1 SIDE ELEVATION
1" = 1'-0" A1-A101



SIGNATURE DATE: 11/03/2014

LICKEL
ARCHITECTURE



14 West 3rd Street Suite 100
Kansas City, MO 64105
(P) 816-421-9707
(F) 816-421-5291

QuikTrip No. 0356R

SWC 47TH & HYDRAULIC
WICHITA, SEDGWICK, KANSAS



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PROTOTYPE P-80
DIVISION WICHITA
VERSION GEN III
DATE 08-01-2014

REV DATE DESCRIPTION
B2 11/14 PPC COMMENTS

REV	DATE	DESCRIPTION
B2	11/14	PPC COMMENTS

ORIGINAL ISSUE DATE: 09/12/2014

SHEET TITLE:

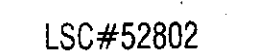
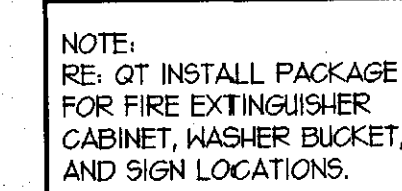
EXTERIOR ELEVATIONS

SHEET NUMBER:

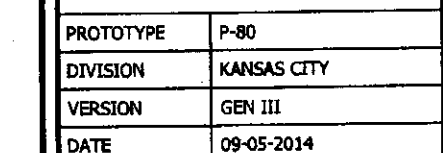
A202

CUP PP-315
SITE PLAN

APPROVED BY 1-B-15
BUILDING DEPARTMENT

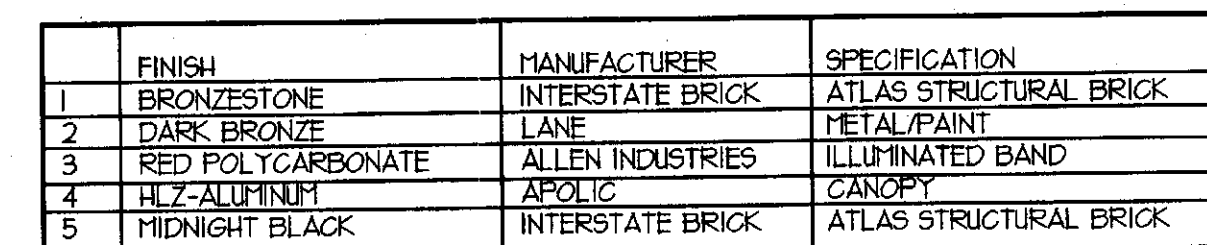


SWC 47TH & HYDRAULIC
WICHITA, SEDGWICK, KANSAS

CANOPY ELEVATION

SHEET NUMBER:

XC201



COP AP-315
SITE PLAN

APPROVED BY 1-035
BUILDING ELEVATIONS



Wichita-Sedgwick County Metropolitan Area Planning Department

August 8, 2014

MKEC
411 North Webb Road
Wichita, KS 67206

Southfork Investment LLC
Attn: Jay S. Maxwell
301 N. St. Francis
Wichita, KS 67202

RE: CUP2014-00019 – City Amendment to the Funston Addition Community Unit Plan (CUP) DP-315 to change the number of parcels, redistribute development standards and define permitted uses on property generally located at the southwest corner of East 47th Street South and South Hydraulic Avenue.

Dear Ladies and Gentlemen:

At its regular meeting on **August 7, 2014**, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to **APPROVE** the request.

Property owners opposed to the application may file with the City Clerk signed written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on August 21, 2014. Property owners may file written protest petitions on land use related items heard by the MAPC. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk by August 21, 2014, at 5:00 p.m.

If there are not any protests, the action of the MAPC is final. If there are protests, the case will be sent to the City Council at its regular meeting on **Tuesday, September 9, 2014.** The City Council meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas.

NOTICE: The public hearing on planning items is conducted by the MAPC under provisions of State Law. Adopted policy is that the City Council will not take additional testimony on zoning related applications and other issues for which the MAPC has held a public hearing. However, interested parties may file a written statement with the City Clerk by 5:00 p.m. on the Wednesday preceding this meeting, providing new facts on the issue or alleging an unfair hearing. The Council will determine from such

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

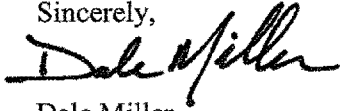
T 316.268.4421 F 316.268.4390

www.wichita.gov

statements whether to return the issue to the MAPC for reconsideration or to reverse their recommendation.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

A handwritten signature in black ink that reads "Dale Miller". The signature is fluid and cursive, with the first name "Dale" and last name "Miller" clearly distinguishable.

Dale Miller
Current Plans Manager
Current Plans Division

Copies to: QuikTrip Corporation, 4705 s. 129th Street East Avenue, Tulsa, OK 74134
 WCC III, James Clendenin, Mail Stop 1-13
 Case Bell, N.A. III, Mail Stop 1-135
 Truitt Priddy, 1120 N. Industrial, Euless, TX 76039
 South Area HOA, Judy Dillard, 4560 S. Hydraulic St., Lot 414, Wichita, KS 67216
 Paul Hays, OCI, Mailstop 1-72
 J. R. Cox, OCI, Mailstop 1-72
 Jeff Van Zandt, City Law, Mailstop 1-134
 Julianne Kallman, Engineering, Mail Stop 1-71

July 13, 2011

Southfork Investment
1634 East Central
Wichita, KS 67201

RE: CUP2011-00016 Amendment #1 to Funston Addition Community Unit Plan to permit an off-site billboard on property generally located southwest of the intersection of 47th Street South and South Hydraulic.

Dear Ladies and Gentlemen:

At its regular meeting on **July 7, 2011**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE Amendment #1 to DP-315, General Provision No. 4 A as described below:**

A. No portable signs shall be permitted. One off-site junior billboard sign with a maximum area of 300 square feet may be permitted in the northern 310 feet along 47th Street provided the sign meets all other applicable codes or regulations. All signs shall be installed subject to applicable codes and in conformance with the approved site plan.”

The action of the MAPC is final unless an appeal is filed with the City Clerk within 14 days of the July 7, 2011, MAPC meeting. Property owners may also file written protest petitions on zoning related items heard by the MAPC. In order to be considered a “valid” petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk within 14 days of the conclusion of the MAPC hearing, by **July 21, 2011, at 5 p.m.** Such petitions may cause the application to be disapproved, if the land area encompassed by the protesting owners exceeds 20% of the land area within 200 feet of the perimeter of the application area, unless the Council overrides such a protest and approves the application by a vote of 6 of its members.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

RE: CUP2011-00016 DP-315 CUP2011-00016 Amendment #1 to Funston Addition
Community Unit Plan to permit an off-site billboard on property generally located
southwest of the intersection of 47th Street South and South Hydraulic.

Page 2

June 24, 2011

Sincerely,

Dale Miller
Current Plans Manager
Current Plans Division

Copies to: Poe and Associates, 5940 East Central, Suite 200, Tim Austin, Wichita, KS 67208
Pinewood Estates, P.O. Box 16563 East Central, Wichita, KS 67216
South Area, Judy Dillard, 4560 South Hydraulic Street, Wichita, KS 67216
Oakview, Barbara Stapleton, 4940 South Hemlock, Wichita, KS 67216
WCC III, Attn: James Clendenin, Mail Stop 1-13, via email
NA III, Attn: Janet Johnson, Mail Stop 1-135, via email
Julianne Kallman, Engineering Mail Stop 1-71, via email
JR Cox, Office of Central Inspection, via email