

SOCORA WEST COMMERCIAL

COMMUNITY UNIT PLAN

DP-335

GENERAL PROVISIONS:

- Total Land Area:** 327,749 ± sq.ft. or 7.53 ± acres
Net Land Area: 293,227 ± sq.ft. or 6.73 ± acres
- Total Gross Floor Area:** 114,713 sq.ft.
Total Floor Area Ratio: 35 percent
Total Building Coverage: 98,325 sq.ft.
Total Building Coverage Ratio: 30 percent
- Parking shall be provided in accordance with Section IV of the Unified Zoning Code, unless otherwise specified in the parcel description.
- Setbacks are as indicated on the C.U.P. drawing, or as specified in the parcel description.
- A Drainage Plan shall be submitted to the appropriate Engineer for approval during the re-platting process. Required guarantees for drainage improvements shall be provided at the time of re-platting. In the event the site is not re-platted, all drainage requirements shall be established at the time of site development. If necessary, the CUP development plan shall be adjusted or amended to reflect final drainage requirements.
- Signs shall be in accordance with the Sign Code of the City of Wichita, subject to the following conditions:
 - Signs shall be spaced a minimum of 150' apart, irrespective of how land is leased or sold.
 - L.E.D./Digital signs, flashing signs, rotating or moving signs, signs with moving lights, signs which create illusions of movement, or electronic message centers are not permitted.
 - Portable, billboards, and off-site signs are not permitted.
 - Window display signs are limited to 25% of the window area.
 - No signs shall be allowed on the rear of any buildings.
 - All freestanding signs must be monument type, shall have a maximum height of 20 feet, and shall share similar elements in design, such as similar materials for the base.
- Parcels 1 and 2 shall be limited to the following area restrictions:
 - Parcel 1: 350 sq. ft. of signage (total), to be placed no closer than 75' from the west property line.
 - Parcel 2: 175 sq. ft. of signage (total), to be placed no closer than 75' from the east property line.
- All exterior lighting shall be shielded to direct light disbursement in a downward direction.
- All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
 - Limited height of light poles, including fixtures, lamps and base, to 25 feet.
 - Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
 - If the site is developed for commercial uses, it shall include a 15-foot height limit (including fixtures, lamps and base) when light poles are located within 200 feet of residential zoning.
- 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 Ordinance of the City of Wichita.
- 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 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.
- Screening shall be provided in accordance with the Unified Zoning Code, including a 6-8 foot tall concrete/ masonry wall to be constructed along the west, north & east property lines of the C.U.P. where adjacent to residential zoning. This solid wall shall be constructed of a pattern and color that is consistent with the building walls.
- Trash receptacles, loading docks, outdoor storage, rooftop equipment, and loading areas shall be appropriately screened, with similar materials to the main buildings, to reasonably hide them from ground view.
- All buildings in the C.U.P. shall share uniform architectural character, color, texture, and the same predominate exterior building material, and shall be reviewed and approved by the Planning Director prior to the issuance of any building permits. Building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accent, and must employ materials similar to surrounding residential areas. Metal as an exterior material shall be limited to incidental accent.
- Fire lanes shall be in accordance with the appropriate Fire Code. No parking shall be allowed in solid 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 building sites shall be provided for each phase of construction prior to the issuance of building permits.
- All "LC" uses are permitted, except the following: sexually oriented businesses, correctional placement residences, night clubs, taverns and drinking establishments, outside storage, recreational vehicle campgrounds, asphalt and concrete plant (limited), cemeteries, offices that accept paycheck or car titles as security for loans, and pawnshops. Sit-down and/or fast-food restaurants, convenience stores, service stations and vehicle repair (limited and general) may be allowed if located more than 200 feet from residential zoning to the west and north. Any overhead doors associated with vehicle repair (limited and general), warehouses, and/or loading docks must not face residential zoning. Car washes in the CUP shall be subject to the supplementary use regulations of Sec. III-D.6.f of the Unified Zoning Code.
- Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.
- 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.
- 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. A notice of a CUP noting the conditions placed on this land shall be filed with the Sedgwick County Register of Deeds.
- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
- Approval of a site circulation plan by the Planning Director is required for each phase of construction prior to the issuance of a building permit. An overall site plan shall be required for review and approval by the Planning Director prior to the issuance of any building permits; the site plan shall ensure internal circulation within the development.

PARCEL 1

- Total Land Area:** 218,496 ± sq.ft. or 5.02 ± acres
- Maximum Building Coverage:** 65,549 sq.ft. (30%) for commercial development
- Maximum Gross Floor Area:** 76,474 sq.ft. for commercial development
- Floor Area Ratio:** 35 percent
- Maximum Number of Commercial Buildings:** One (1)
- Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.**
- Setbacks:** See Drawing
- Access Points from Forest View:** One (1)
- Permitted Uses:** All permitted uses by right in the "LC" Limited Commercial zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #15.

PARCEL 2

- Total Land Area:** 109,253 ± sq.ft. or 2.51 ± acres
- Maximum Building Coverage:** 32,776 sq.ft. (30%) for commercial development
- Maximum Gross Floor Area:** 38,239 sq.ft. for commercial development
- Floor Area Ratio:** 35 percent
- Maximum Number of Commercial Buildings:** Two (2)
- Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.**
- Setbacks:** See Drawing
- Access Points from Forest View:** One (1)
- Permitted Uses:** All permitted uses by right in the "LC" Limited Commercial zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #15.

LEGAL DESCRIPTION:

Lot 1, Block A, Countryside Pentecostal Holiness Church Addition, Sedgwick County, Kansas; TOGETHER WITH Lot 1, Block 1, Roberts & Morris Addition, Sedgwick County, Kansas.

REVISIONS

Submitted: July 14, 2014
Approved by MAPC: November 20, 2014
Approved by County Commission: January 7, 2015

APPROVED CUP
MAPC 11-20-15 DM
BOA 12-7-15 DM

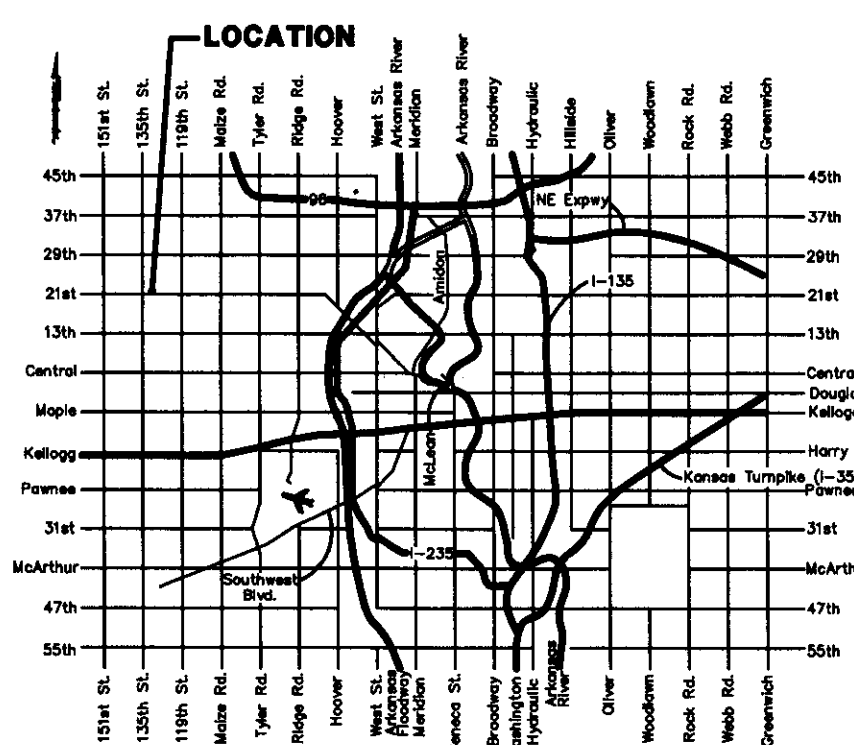
DP-335

SOCORA WEST COMMERCIAL COMMUNITY UNIT PLAN

Baughman Company, P.A.
315 Ella St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE



SCALE: 1" = 50'



FOREST VIEW

ACCESS CONTROL EXCEPT ONE OPENING FOR USES PERMITTED BY RIGHT IN THE "S"-5 ZONING DISTRICT ONLY

COMPLETE ACCESS CONTROL

PARCEL 1

218,496 sq.ft.
5.02 acres

PARCEL 2

109,253 sq.ft.
2.51 acres

21ST STREET NORTH

21ST STREET CT.



Wichita-Sedgwick County Metropolitan Area Planning Department

November 23, 2014

Socora West LLC
Attn: Lori Ward
8200 West Central, Suite 1
Wichita, KS 67212-9503

Baughman Company, P.A.
Attn: Phil Meyer
315 Ellis
Wichita, KS 67211

RE: CUP2014-00024 and ZON2014-00019 Creation of Community Unit Plan (CUP) DP-335 Socora West Commercial CUP and zone change from SF-20 Single-family Residential to LC Limited Commercial located at the northeast corner of West 21st Street North and North Forest View Street.

Dear Ladies and Gentlemen:

At its regular meeting on **November 20, 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 as with modifications to the recommendation of staff:

- A. Approval of the zone change and CUP DP-335 shall not be final until the applicant has recorded a document with the Register of Deeds indicating that this tract (referenced as DP-335) includes special conditions of development on this property.
- B. If required, the applicant shall submit four revised final copies of the CUP to the Metropolitan Area Planning Department within 60 days after final approval of this case by the Governing Body, or the request shall be considered denied and closed.
- C. General Provision 15 is to be modified to state that "sit-down or fast food restaurants are not permitted within 200 feet of the north or west property lines."

The application will be forwarded to the Sedgwick County Board of County Commissioners for final consideration on January 7, 2015. The County Commission meets in Room 320, Sedgwick County Courthouse, 525 North Main Street, Wichita, Kansas, beginning at 9:00 a.m.

Persons wishing to protest the application may file protest petitions with the office of the Sedgwick County Clerk, 525 North Main Street, Wichita, Kansas. To be effective, protest petitions must be filed

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

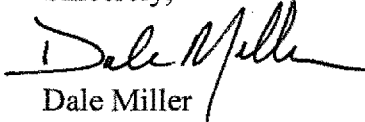
T 316.268.4421 F 316.268.4390

www.wichita.gov

with the County Clerk by 5:00 p.m. on December 4, 2014, and must be signed by the correct and all owners of the entire property. Unsigned e-mail protests do not count. Protest petitions may cause the application to be disapproved, if the land area encompassed by the protesting owners exceeds 20 percent of the land area in the unincorporated area of the County within 1,000 feet of the perimeter of the application area, unless the County Commission overrides such protest and approves the application by a vote of four of its members.

This is a reminder that the zoning notification signs should not 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, appearing to read "Dale Miller", written over a horizontal line.

Dale Miller
Current Plans Manager
Current Plans Division

Copies to: BoCC #3 Karl Peterjohn, Mail Stop Room 320
Robert Parnacott, Mail Stop Room 359
Jim Weber, County Public Works, 1144 South Seneca, Wichita, KS 67213
Kelly Dixon, MABCD, 1144 South Seneca, Wichita, KS 67213
Ray Boese, 13414 W. 23rd Street North, 67223
Jim and Connie Janzen, 2327 N. Forestview, Wichita, KS 67223 cjanzen2@cox.net