

COMMUNITY UNIT PLAN

PRAIRIE POND PLAZA

DP - 273

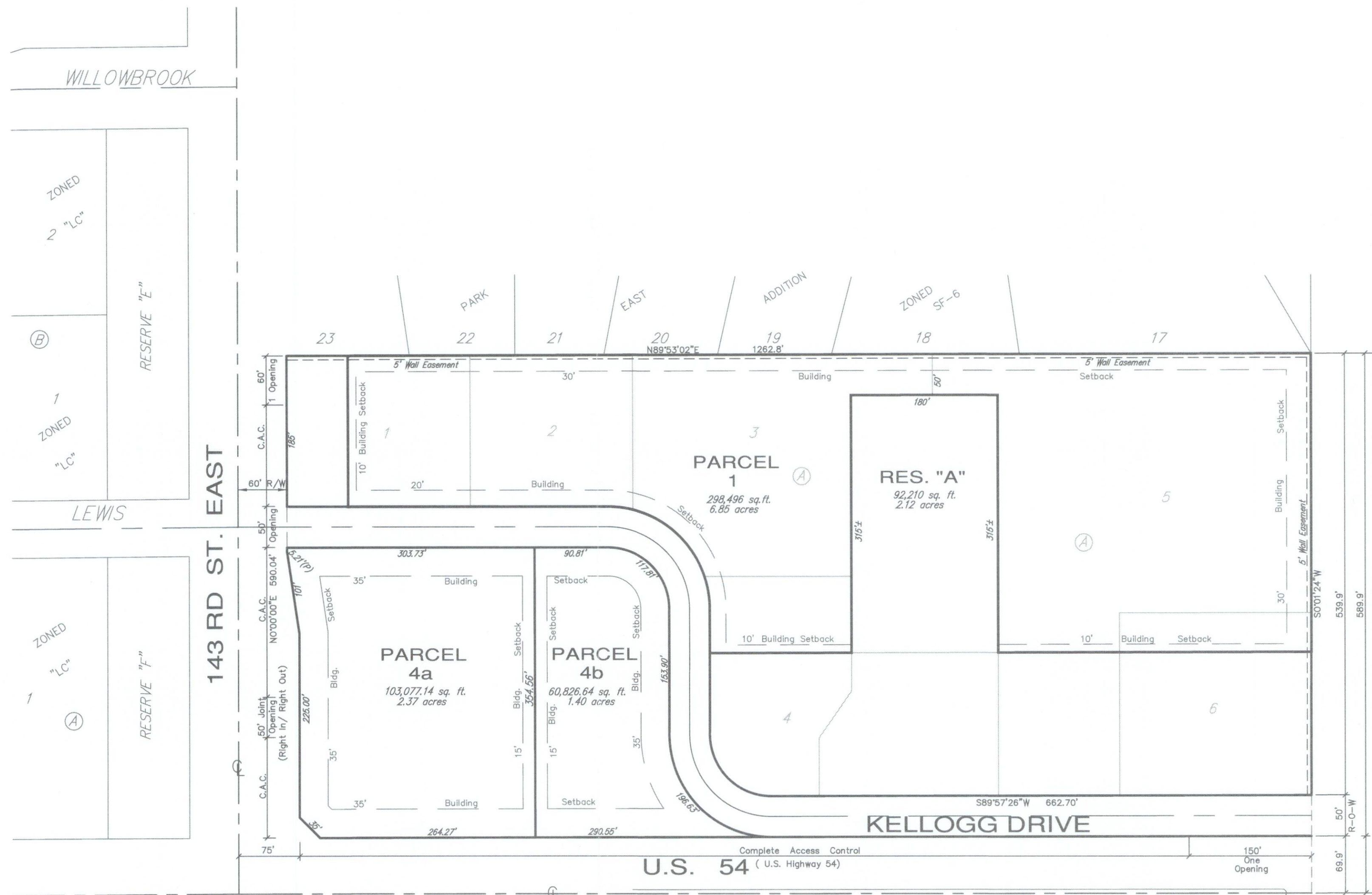
GENERAL PROVISIONS (Cont):

- Prior to issuing building permits, a plan for a pedestrian walk system shall be submitted and approved by the Planning Director. This walk system shall link sidewalks along 143rd and between the proposed buildings as determined necessary by the Planning Director.
- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
- The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.
- All property included within this C.U.P. and zone case shall be plotted within one year after approval of this C.U.P. by the Governing Body, or the cases shall be considered denied and closed. The resolution establishing the zone change shall not be published until the plat has been recorded with the Register of Deeds.
- Prior to publishing the resolution establishing the zone change, the applicant(s) shall record a document with the Register of Deeds indicating that this tract (referenced as DP-273) includes special conditions for development on this property.
- The applicant shall submit 4 revised copies of the C.U.P. to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied and closed.
- Signs shall be in accordance with the Sign Code of The City of Wichita with the following conditions:
 - As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150' apart, irrespective of how land is leased or sold.
 - 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.
 - No signs shall be allowed on the rear of any buildings.
 - All freestanding signs must be monument type and shall have a maximum height of 20 feet, except for Parcel 1 and Parcel 4a, which can each have one monument type sign with a maximum height of 25 feet along the frontage of U.S. Highway 54. The maximum square footage of sign face allowed in Parcels 1, 4a, and 4b shall not exceed 80% of lot frontage. One pole sign for Parcel 1 shall be allowed in Reserve "A" along U.S. Hwy 54.
- Screening
 - A Masonry Wall (8') high shall be provided along the north property line. A (6') high wall shall be constructed along the east property line. The screening wall along the north line is built and the screening wall along the east line shall be built at the time of site development.
- Access Controls shall be as shown on the plan, and as described under the terms of a Memorandum of Contract dated August 9, 2018 (Document #29790908).
- All exterior lighting shall be shielded to prevent light disbursement in all directions.
- All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
 - Limited height of light poles to 14 feet within 100 feet of abutting residential-zoned property, and 20 feet on the remainder of the tract except for Parcels 4a and 4b, which shall be allowed a maximum height of 25 feet between the street wall line of the building and U.S. Highway 54 (Kellogg).
- 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.
 - The landscape buffer along the northern property line shall be 1.5 times the landscape buffer requirement of the City of Wichita Landscape Ordinance. If Parcel 1 develops with Warehouse, Self-Service Storage, the landscape buffer requirements of the Wichita Landscape Ordinance and Supplementary Use Regulations of Article III-D.6.y. of the Unified Zoning Code shall be waived.
- Exterior audio systems that project sound beyond the boundaries of the C.U.P. are prohibited.
- 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 building sites shall be provided for each phase of construction prior to the issuance of building permits.
- Permitted Uses:

Permitted uses within Parcels 1, 4a, and 4b will include some of the uses defined by the limited commercial district, including, but not limited to: banks or financial institutions, assisted living, general retail and drive-thru restaurants. Restaurants that serve liquor can be developed as long as food is the primary service. Parcel 3 uses will be limited to neighborhood retail uses. Warehouse, Self-Service Storage is permitted within Parcel 1 only and is subject to the Supplementary Use Regulations of Article III-D.6.y. of the Unified Zoning Code, except provisions #4 and #6 as amended herein by CUP2018-51.

The following uses currently permitted or conditionally permitted in the limited commercial district will be eliminated:

 - Group Residence, Limited
 - Group Residence, General
 - Correctional Facility
 - Correctional Placement Resid., limited
 - Correctional Placement Resid., general
 - Group Home, Limited
 - Group Home, General
 - Group Home, Commercial
 - Halfway House, Limited
 - Halfway House, General
 - Halfway House, Commercial
 - Recycling Collection Station, Private
 - Recycling Collection Station, Public
 - Recycling Processing Center
 - Animal Care, General
 - Bed and Breakfast Inn
 - Funeral Home
 - Helistop
 - Kennel, Boarding/Breeding/Training
 - Kennel, Hobby
 - Marine Facility, Recreational
 - Monument Sales
 - Night Club
 - Recreational Vehicle Campground
 - Secondhand Store/Pawn Shops
 - Tavern and Drinking Establishment
 - Asphalt or Concrete Plant, Limited
 - Asphalt or Concrete Plant, General
 - Mining or Quarrying
 - Oil or Gas Drilling
 - Rock Crushing
 - Solid Waste Incinerator
 - Agricultural Research
 - Vehicle & equipment sales, outdoor (removed per CUP2012-08, see General Provision #26)
 - Adult entertainment establishments and erotic modeling studios as defined in the City of Wichita Ordinance.
- All building exteriors within the entire C.U.P. shall share a consistent architectural design, earth tone colors, and texture. This provision may be waived provided that all building exteriors within each parcel share a consistent architectural design, color, and texture, and that the landscaping requirements for street yard landscaping and buffer strip trees per General Provision #19(A) be calculated at 1.5 times the minimum ordinance requirements. If Parcel 1 develops with Warehouse, Self-Service Storage, compatibility between Parcels 1 and 4 shall not be required. Parcel 4b shall maintain compatibility with Parcel 4a.
- If multiple ownership is anticipated, an owners association agreement providing for the maintenance of reserves, open space, internal drives, parking areas, drainage improvements and signage etc., shall be filed with the plat.
- The improvement of 143rd St. East to City standards shall be resolved at the time the property is platted.
- A revised site plan and building elevations for the Warehouse, Self-Service Storage use that are in conformance with the requirements of the DP-273 General Provisions and Article III-D.6.y. of the Unified Zoning Code, unless otherwise amended herein, shall be submitted to the Planning Director within 60-days of approval of the CUP amendment.



PARCEL 1

A. Net Area:	298,496 sq.ft. or 6.85 acres
B. Maximum Building Coverage:	89,550 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	104,475 sq.ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	25 units
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:	See Drawing
H. Access Points:	See Drawing

PARCEL 4A

A. Net Area:	103,077.14 sq.ft. or 2.37 acres
B. Maximum Building Coverage:	30,923 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	36,077 sq.ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Two (2)
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:	See Drawing
H. Access Points:	See Drawing

GENERAL PROVISIONS:

- Total Land Area: 745,107 sq.ft. or 17.11 acres
- Net Area: 673,741 sq.ft. or 15.47 Acres
- Parking shall be provided in accordance with the Standards of the Unified Zoning Code.
- 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. Required guarantees for drainage shall be provided at the time of platting improvements.
- Transportation Improvements:
 - The applicant shall agree to share the cost of the following improvements, with details to be determined at time of platting. Access controls: dual southbound left turn lanes from 143rd to Kellogg, dual left turn lanes from Kellogg to 143rd, exclusive southbound right turn lane from 143rd to Kellogg, exclusive westbound right turn lane from Kellogg to 143rd and traffic signal modification at 143rd Street East and Kellogg.
- Access controls shall be in accordance with the Access Management Policy.
- A 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 parcels and joint use of ingress/egress openings and that private drive openings are not impacted/blocked by the layout of parking stalls or landscaping.

PARCEL 1B
Eliminated per Amendment CUP2018-??

PARCEL 1C
Eliminated per Amendment CUP2018-??

PARCEL 2
Eliminated per Amendment CUP2018-??

PARCEL 3
Eliminated per Amendment CUP2018-??

PARCEL 5
Parcel 5 was previously deleted.

PARCEL 6
Eliminated per Amendment CUP2018-??

PARCEL 4B

A. Net Area:	60,826.64 sq.ft. or 1.40 acres
B. Maximum Building Coverage:	18,248 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	21,289 sq.ft.
D. Floor Area Ratio:	35 percent
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.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

RESERVE "A"

A. Net Area:	92,210 sq.ft. or 2.12 acres
Uses:	Included but not limited to drainage, ponds, landscaping irrigation, lighting, sidewalks, and signage.

LEGAL DESCRIPTION
All Lots and Blocks, Prairie Pond Plaza 2nd Addition, Wichita, Sedgewick County, Kansas.



Approved per A.A. CUP 20-36
9/25/20 - Modified signage
APPROVED CUP
MAPC 1-10-19
MAPD: 1 OF 2

Revised per Amendment CUP2018-51: January 10, 2019
Revised per CUP2012-28: September 21, 2012
Revised per CUP2012-08: June 19, 2012
Revised per Admin. Adjust.: September 30, 2008
Revised per Admin. Adjust.: March 21, 2008
Adjustments due to replat: June 01, 2007
Adjustments due to plat: December 12, 2004
Approved: June 8, 2004
Revised: April 28, 2004
Drawn: February 03, 2004

DP-273
PRAIRIE POND PLAZA
COMMUNITY UNIT PLAN
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-282-7271 • 316 ELLIS • WICHITA, KANSAS 67211



Wichita-Sedgwick County Metropolitan Area Planning Department

September 25, 2020

MoreStor
Attn: J. Nicholas Howell
368 S. 143rd Street E
Wichita, KS 67230

Luminous Neon, Inc.
Attn: Chuck Carson
1429 W. 4th
Hutchinson, KS 67501

RE: CUP2020-00036 – City Administrative Adjustment to Prairie Pond Plaza CUP DP-273 to General Provision #13 F to allow one pole sign within the CUP (368 S. 143rd Street East).

Legal Description: LOT 5 EXC PT LY N OF LI BEG 365.16 FT S & 383.85 FT W OF NE COR SAID LOT AS EXTENDED TO PT ON W LI SAID LOT 5 BLOCK A PRAIRIE POND PLAZA 2ND ADDITION, Wichita, Sedgwick County, Kansas

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to CUP DP-273 allow one pole sign for the business located on Lots 3, 4, and 5, Block A, Prairie Pond 2nd Addition (368 South 143rd East). Modification to General Provision #13 F is identified in red text as follows:

F. All freestanding signs must be monument type, *except as permitted below*, and shall have a maximum height of 20 feet, except for Parcels 4a and 4b, which can each have one monument type sign with a maximum height of 25 feet along the frontage of U.S. Highway 54. The maximum Square feet footage of sign face allowed in Parcels 1, 4a, and 4b shall not exceed 80% of lot footage. *One pole sign for Parcel 1 shall be allowed in Reserve A along U.S. Highway 54.*

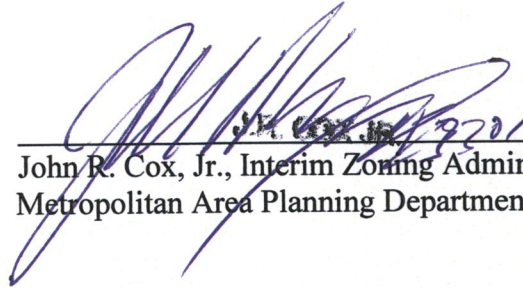
On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

The "Development Application" sign should now be removed from the property. Please submit four (4) clean copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.



Scott Wadle, Director
Metropolitan Area Planning Department

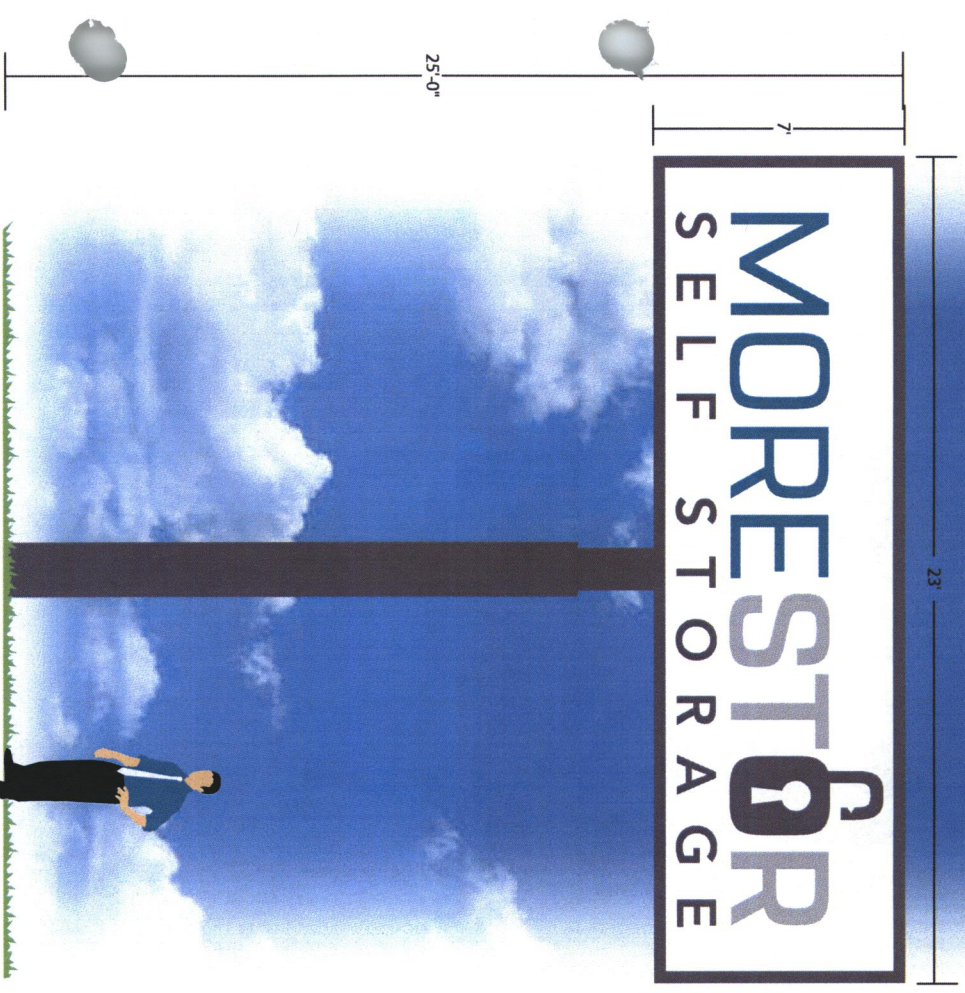


John R. Cox, Jr., Interim Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Becky Tuttle, CM District II
Corey Buchta, CSR, District II

SITE PLAN

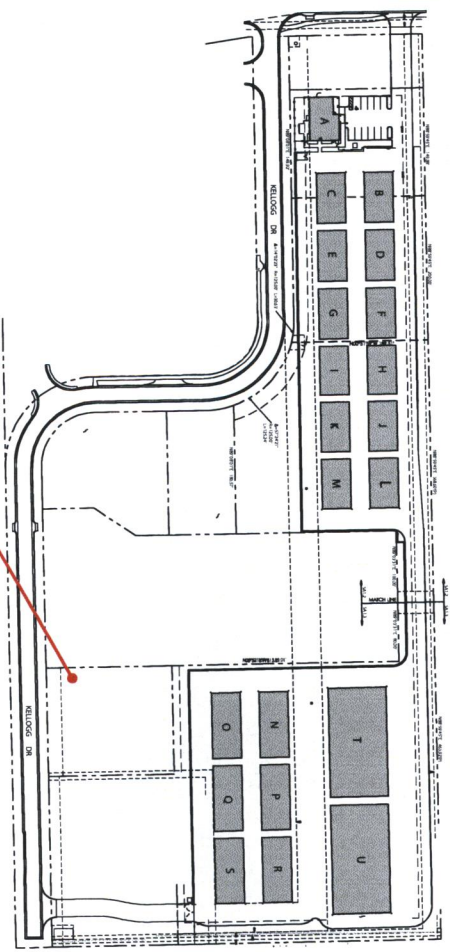
APPROVED 9/25/20 BY *Almerga*



All noted dimensions are approximate and may be modified slightly during manufacturing to allow proper component usage.

SPECIFICATIONS:

- DOUBLE FACE, ILLUMINATED, FLEX FACE PYLON
- PANTONE 5483 TEAL, PANTONE COOL GREY 6 AND COOL GREY 11, WHITE



CUSTOMER: MORE STAR	DATE: 08-21-20
NAME: NICK HOWELL	DESIGN NO.: CC-34353
LOCATION: 368 S 143RD ST E WICHITA, 67230	ARTIST: BS
	SCALE: 3/16" = 1'

APPROVED: _____ **DATE:** _____



© 2020 LUMINOUS NEON, INC. This design is the property of LUMINOUS NEON, INC. Rights are transferred to the customer upon completion of order. This design is not to be used in whole or part without the written permission of the company. The PANTONE (PMS) and/or vinyl colors shown on printed document are a four-color process simulation and may not match PANTONE and vinyl identified spot color standards. Use a PANTONE Color Reference Manual or vinyl watch book for accurate display of colors.

COMMUNITY UNIT PLAN

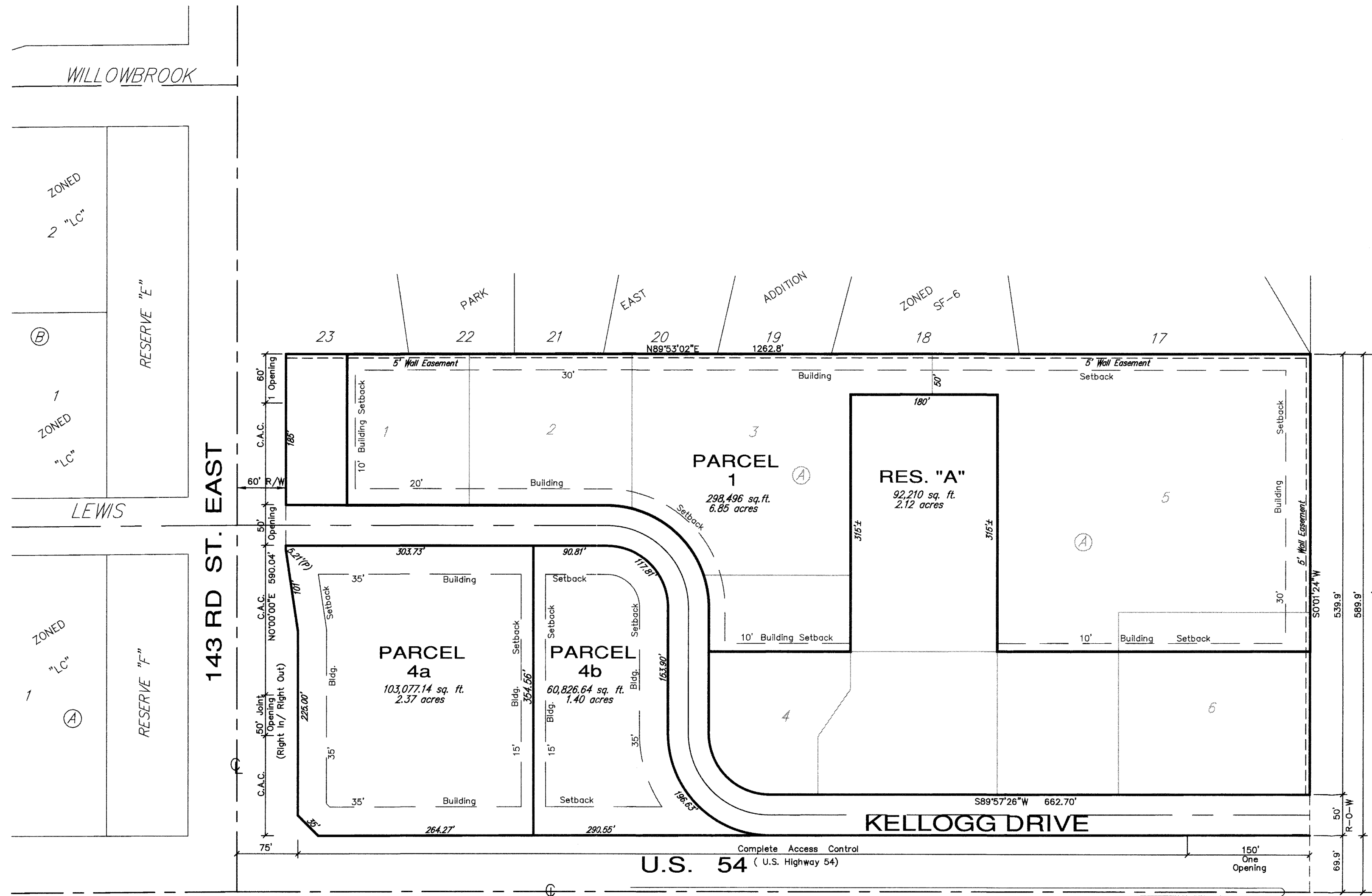
PRAIRIE POND PLAZA DP - 273

GENERAL PROVISIONS (Cont):

- Prior to issuing building permits, a plan for a pedestrian walk system shall be submitted and approved by the Planning Director. This walk system shall link sidewalks along 143rd and between the proposed buildings as determined necessary by the Planning Director.
- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
- The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.
- All property included within this C.U.P. and zone case shall be platted within one year after approval of this C.U.P. by the Governing Body, or the cases shall be considered denied and closed. The resolution establishing the zone change shall not be published until the plat has been recorded with the Register of Deeds.
- Prior to publishing the resolution establishing the zone change, the applicant(s) shall record a document with the Register of Deeds indicating that this tract (referenced as DP-273) includes special conditions for development on this property.
- The applicant shall submit 4 revised copies of the C.U.P. to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied and closed.
- Signs shall be in accordance with the Sign Code of the City of Wichita with the following conditions:
 - As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150' apart, irrespective of how land is leased or sold.
 - 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.
 - No signs shall be allowed on the rear of any buildings.
 - All freestanding signs must be monument type and shall have a maximum height of 20 feet, except for Parcels 4a and 4b, which can each have one monument type sign with a maximum height of 25 feet along the frontage of U.S. Highway 54. The maximum square footage of sign face allowed in Parcels 1, 4a, and 4b shall not exceed 80% of lot frontage.
- Screening
 - A Masonry Wall (8') high shall be provided along the north property line. A (6') high wall shall be constructed along the east property line. The screening wall along the north line is built and the screening wall along the east line shall be built at the time of site development.
- Access Controls shall be as shown on the plan, and as described under the terms of a Memorandum of Contract dated August 9, 2018 (Document #29790908).
- All exterior lighting shall be shielded to prevent light disbursement in all directions.
- All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
 - Limited height of light poles to 14 feet within 100 feet of abutting residential-zoned property, and 20 feet on the remainder of the tract except for Parcels 4a and 4b, which shall be allowed a maximum height of 25 feet between the street wall line of the building and U.S. Highway 54 (Kellogg).
- 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.
 - The landscape buffer along the northern property line shall be 1.5 times the landscape buffer requirement of the City of Wichita Landscape Ordinance. If Parcel 1 develops with Warehouse, Self-Service Storage, the landscape buffer requirements of the Wichita Landscape Ordinance and Supplementary Use Regulations of Article III-D.6.y. of the Unified Zoning Code shall be waived.
- Exterior audio systems that project sound beyond the boundaries of the C.U.P. are prohibited.
- 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 building sites shall be provided for each phase of construction prior to the issuance of building permits.
- Permitted Uses:
 - As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150' apart, irrespective of how land is leased or sold.
 - 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.
 - No signs shall be allowed on the rear of any buildings.
 - All freestanding signs must be monument type and shall have a maximum height of 20 feet, except for Parcels 4a and 4b, which can each have one monument type sign with a maximum height of 25 feet along the frontage of U.S. Highway 54. The maximum square footage of sign face allowed in Parcels 1, 4a, and 4b shall not exceed 80% of lot frontage.
- Permitted uses within Parcels 1, 4a, and 4b will include some of the uses defined by the limited commercial district, including, but not limited to: banks or financial institutions, assisted living, general retail and drive-thru restaurants. Restaurants that serve liquor can be developed as long as food is the primary service. Parcel 3 uses will be limited to neighborhood retail uses. Warehouse, Self-Service Storage is permitted within Parcel 1 only and is subject to the Supplementary Use Regulations of Article III-D.6.y. of the Unified Zoning Code, except provisions #4 and #6 as amended herein by CUP2018-51.

The following uses currently permitted or conditionally permitted in the limited commercial district will be eliminated:

 - Group Residence, Limited
 - Group Residence, General
 - Correctional Facility
 - Correctional Placement Resid., limited
 - Correctional Placement Resid., general
 - Group Home, Limited
 - Group Home, General
 - Group Home, Commercial
 - Halfway House, General
 - Halfway House, Commercial
 - Recycling Collection Station, Private
 - Recycling Collection Station, Public
 - Recycling Processing Center
 - Animal Care, General
 - Bed and Breakfast Inn
 - Funeral Home
 - Helistop
 - Kennel, Boarding/Breeding/Training
 - Kennel, Hobby
 - Marine Facility, Recreational
 - Monument Sales
 - Night Club
 - Recreational Vehicle Campground
 - Secondhand Store/Pawn Shops
 - Tavern and Drinking Establishment
 - Asphalt or Concrete Plant, Limited
 - Asphalt or Concrete Plant, General
 - Mining or Quarrying
 - Oil or Gas Drilling
 - Rock Crushing
 - Solid Waste Incinerator
 - Agricultural Research
 - Vehicle & equipment sales, outdoor (removed per CUP2012-08, see General Provision #26)
 - Adult entertainment establishments and erotic modeling studios as defined in the City of Wichita Ordinance.
- All building exteriors within the entire C.U.P. shall share a consistent architectural design, earth tone colors, and texture. This provision may be waived provided that all building exteriors within each parcel share a consistent architectural design, color, and texture, and that the landscaping requirements for street yard landscaping and buffer strip trees per General Provision #19(A) be calculated at 1.5 times the minimum ordinance requirements. If Parcel 1 develops with Warehouse, Self-Service Storage, compatibility between Parcels 1 and 4 shall not be required. Parcel 4b shall maintain compatibility with Parcel 4a.
- If multiple ownership is anticipated, an owners association agreement providing for the maintenance of reserves, open space, internal drives, parking areas, drainage improvements and signage etc., shall be filed with the plat.
- The improvement of 143rd St. East to City standards shall be resolved at the time the property is platted.
- A revised site plan and building elevations for the Warehouse, Self-Service Storage use that are in conformance with the requirements of the DP-273 General Provisions and Article III-D.6.y. of the Unified Zoning Code, unless otherwise amended herein, shall be submitted to the Planning Director within 60-days of approval of the CUP amendment.



PARCEL 1

- Net Area: 298,496 sq. ft. or 6.85 acres
- Maximum Building Coverage: 89,550 sq. ft. or 30 percent
- Maximum Gross Floor Area: 104,475 sq. ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: 25 units
- Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- Setbacks: See Drawing
- Access Points: See Drawing

PARCEL 4A

- Net Area: 103,077.14 sq. ft. or 2.37 acres
- Maximum Building Coverage: 30,923 sq. ft. or 30 percent
- Maximum Gross Floor Area: 36,077 sq. ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: Two (2)
- Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- Setbacks: See Drawing
- Access Points: See Drawing

GENERAL PROVISIONS:

- Total Land Area: 745,107 sq. ft. or 17.11 acres
- Net Area: 673,741 sq. ft. or 15.47 Acres
- Parking shall be provided in accordance with the Standards of the Unified Zoning Code.
- 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. Required guarantees for drainage shall be provided at the time of platting improvements.
 - The applicant shall agree to share the cost of the following improvements, with details to be determined at time of platting. Access controls: dual southbound left turn lanes from 143rd to Kellogg, dual left turn lanes from Kellogg to 143rd, exclusive southbound right turn lane from 143rd to Kellogg, exclusive westbound right turn lane from Kellogg to 143rd and traffic signal modification at 143rd Street East and Kellogg.
 - Access controls shall be in accordance with the Access Management Policy.
 - A 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 parcels and joint use of ingress/egress openings and that private drive openings are not impacted/blocked by the layout of parking stalls or landscaping.

PARCEL 1B

Eliminated per Amendment CUP2018-??

PARCEL 1C

Eliminated per Amendment CUP2018-??

PARCEL 2

Eliminated per Amendment CUP2018-??

PARCEL 3

Eliminated per Amendment CUP2018-??

PARCEL 5

Parcel 5 was previously deleted.

PARCEL 6

Eliminated per Amendment CUP2018-??

PARCEL 4B

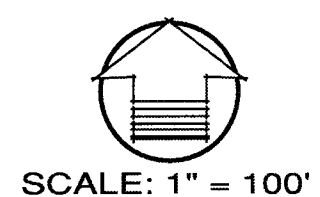
- Net Area: 60,826.64 sq. ft. or 1.40 acres
- Maximum Building Coverage: 18,248 sq. ft. or 30 percent
- Maximum Gross Floor Area: 21,289 sq. ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: One (1)
- Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- Setbacks: See Drawing
- Access Points: See Drawing

RESERVE "A"

- Net Area: 92,210 sq. ft. or 2.12 acres
- Uses: Included but not limited to drainage, ponds, landscaping irrigation, lighting, sidewalks, and signage.

LEGAL DESCRIPTION

All Lots and Blocks, Prairie Pond Plaza 2nd Addition, Wichita, Sedgwick County, Kansas.



SCALE: 1" = 100'

APPROVED CUP

MAPC 1-10-19
MAPD: 1 OF 2

DP-273
PRAIRIE POND PLAZA
COMMUNITY UNIT PLAN

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
318-262-7271 • 318 ELLIS • WICHITA, KANSAS 67211

Revised per Amendment CUP2018-51: January 10, 2019
Revised per CUP2012-28: September 21, 2012
Revised per CUP2012-08: June 19, 2012
Revised per Admin. Adjust.: September 30, 2008
Revised per Admin. Adjust.: March 21, 2008
Adjustments due to replat: June 01, 2007
Adjustments due to plat: December 12, 2004
Approved: June 8, 2004
Revised: April 28, 2004
Drawn: February 03, 2004



Wichita-Sedgwick County Metropolitan Area Planning Department

September 21, 2012

D & B Property, LLC
Pat Boyle
11 Scotsdale
Wichita, KS 67230

FILE COPY

Ferris Consulting
Greg Ferris
P. O. Box 573
Wichita, KS 67201

RE: Administrative Adjustment (CUP2012-00028) to Parcel 4b of DP-273 Prairie Pond Plaza Community Unit Plan ("CUP") to increase sign height from twenty feet to twenty-five feet along the U.S. 54 Highway / Kellogg Drive frontage, generally located north of U.S. 54 Highway / Kellogg Drive and east of South 143rd Street East (14422 East Kellogg Drive).

We have received and reviewed your request for an Administrative Adjustment to increase sign height from twenty feet to twenty-five feet along the U.S. 54 Highway / Kellogg Drive frontage of Parcel 4b of DP-273 Prairie Pond Plaza CUP.

Currently, General Provision 13.F of DP-273 states "All freestanding signs must be monument type and shall have a maximum height of 20 feet, except for Parcels 4a, which can have one monument type sign with a maximum height of 25 feet along the frontage of U.S. Highway 54."

On the basis of our review, an administrative adjustment in the manner you have requested, and granted herein, would be consistent with the approve CUP and will not have adverse effect on the CUP or on adjacent properties, nor will it be a substantial deviation from the original plan.

Our signatures below indicate that an administrative adjustment has been granted to adjust only the first sentence of General Provision 13.F of the CUP as follows:

All freestanding signs must be monument type and shall have a maximum height of 20 feet, except for Parcels 4a and 4b, which can each have one monument type sign with a maximum height of 25 feet along the frontage of U.S. Highway 54."

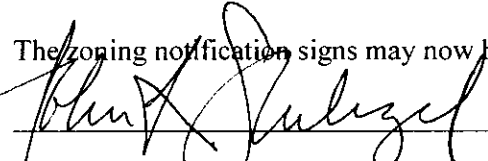
City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390


www.wichita.gov

Except as expressly stated above, this adjustment shall not be deemed to alter any other provisions of the CUP.

The zoning notification signs may now be removed from the property.



John L. Schlegel
Director of Planning



Rick Stubbs and/or Donte Martin
Building Plan Review Administrator /
Superintendent of OCI



Wichita-Sedgwick County Metropolitan Area Planning Department

June 26, 2012

Quiktrip West Corporation
% Pam Friggel
P.O. Box 3475
Tulsa, OK 74134

Ed Murabito
412 East Riverview Street
Peck, KS 67120

RE: CUP2012-00008 - CUP DP-273 Amendment #4 to permit "vehicle and equipment sales, outdoor" on Parcel 4B of the Prairie Pond Plaza Community Unit Plan (CUP) DP-273, generally located east of South 143rd Street East, north of U.S. 54/400.

Dear Ladies and Gentlemen:

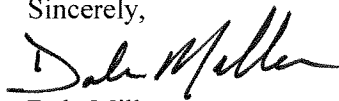
At its regular meeting on **June 19, 2012**, the Wichita City Council considered the above captioned request. The action of the Council was to **APPROVE** the request subject to the following condition:

1. DP-273 is amended to permit "vehicle and equipment sales, outdoor" on Parcel 4b only. The site shall be developed, operated and maintained in compliance with the approved site plan and all applicable local, state and federal regulations, including, but not limited to the zoning code, landscape ordinance and sign code, unless specifically modified by the development standards of DP-273 or by other approved adjustment or amendment.
2. No automotive service or repair work shall be done on the site unless it is entirely within a building. No body or fender work shall be permitted without first obtaining "GC" General Commercial zoning.
3. If required, the applicant shall submit a revised site plan for review and consideration for approval by the Planning Director, prior to the issuance of a building permit within one-year of approval by the MAPC or the City Council.
4. Landscaping per city code, and as shown on an approved landscape plan, shall be installed prior to obtaining an occupancy permit. The applicant shall submit a landscape plan for consideration of approval by the Planning Director prior to obtaining an occupancy permit.

5. A parking barrier, such as a heavy rail type, shall be installed along all perimeter boundaries adjacent to streets, except at driveway entrances or where fences are erected, to ensure that parked vehicles do not encroach onto public right-of-way.
6. No temporary display signs are permitted, including the use of commercial flags, banners, portable signs, pennants, streamers, pinwheels, string lights, bunting, search lights, balloons or similar devices.
7. There shall be no use of elevated platforms for the display of vehicles. All vehicles for sale or for repair must be on a concrete, asphalt or an approved all weather surface.
8. No outdoor amplification system shall be permitted.
9. No outside storage of salvaged vehicles or vehicles waiting for repair shall be permitted in association with this use. Outside storage of parts, including tires, associated with the "car repair, limited," operation shall be within a 6-foot solid screened area.
10. Lighting standards shall be as outlined in General Provisions 16 and 17 of DP-273.
11. All trash receptacles, oil containers or any similar type of receptacles for new or used petroleum products or trash shall have solid 6-foot screening around it. The gate shall be of similar materials as the screening.
12. Driveway location shall be reviewed and approved by the Traffic Engineer prior to obtaining a building permit.
13. All improvements shall be completed within one-year of the approval of this amendment by the MAPC or the City Council. No selling of cars shall be allowed until all permits have been acquired and all improvements to the site have been made.
14. Hours of operation are limited to 9:00 a.m. to 8:00 p.m. and the idling of tractor-trailers associated with the vehicle and equipment sales business is prohibited.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,



Dale Miller
Current Plans Manager
Current Plans Division

Copies to: Springdale Country Club Estates HOA, % Victor Fitz, 14726 East Twinlake Dr., Wichita, KS 67230
Springdale Lakes HOA, % Richard Warrick, P.O. Box 782513, Wichita, KS 67278
Park East HOA, % Larry Frutiger, 102 Cardinal Lane, Wichita, KS 67230
WCC II, Pete Meitzner, Mail Stop 1-13
N.A. II, Antoine Sherfield, Mail Stop 1-135
Julianne Kallman, Engineering, Mail Stop 1-71
Harlan and Elaine Moore, 13825 Whitewood, Wichita, KS 67230



Wichita-Sedgwick County Metropolitan Area Planning Department

June 26, 2012

Quiktrip West Corporation
% Pam Friggel
P.O. Box 3475
Tulsa, OK 74134

Ed Murabito
412 East Riverview Street
Peck, KS 67120

RE: CUP2012-00008 - CUP DP-273 Amendment #4 to permit "vehicle and equipment sales, outdoor" on Parcel 4B of the Prairie Pond Plaza Community Unit Plan (CUP) DP-273, generally located east of South 143rd Street East, north of U.S. 54/400.

Dear Ladies and Gentlemen:

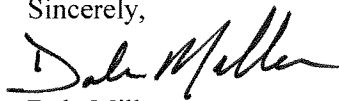
At its regular meeting on **June 19, 2012**, the Wichita City Council considered the above captioned request. The action of the Council was to APPROVE the request subject to the following condition:

1. DP-273 is amended to permit "vehicle and equipment sales, outdoor" on Parcel 4b only. The site shall be developed, operated and maintained in compliance with the approved site plan and all applicable local, state and federal regulations, including, but not limited to the zoning code, landscape ordinance and sign code, unless specifically modified by the development standards of DP-273 or by other approved adjustment or amendment.
2. No automotive service or repair work shall be done on the site unless it is entirely within a building. No body or fender work shall be permitted without first obtaining "GC" General Commercial zoning.
3. If required, the applicant shall submit a revised site plan for review and consideration for approval by the Planning Director, prior to the issuance of a building permit within one-year of approval by the MAPC or the City Council.
4. Landscaping per city code, and as shown on an approved landscape plan, shall be installed prior to obtaining an occupancy permit. The applicant shall submit a landscape plan for consideration of approval by the Planning Director prior to obtaining an occupancy permit.

5. A parking barrier, such as a heavy rail type, shall be installed along all perimeter boundaries adjacent to streets, except at driveway entrances or where fences are erected, to ensure that parked vehicles do not encroach onto public right-of-way.
6. No temporary display signs are permitted, including the use of commercial flags, banners, portable signs, pennants, streamers, pinwheels, string lights, bunting, search lights, balloons or similar devices.
7. There shall be no use of elevated platforms for the display of vehicles. All vehicles for sale or for repair must be on a concrete, asphalt or an approved all weather surface.
8. No outdoor amplification system shall be permitted.
9. No outside storage of salvaged vehicles or vehicles waiting for repair shall be permitted in association with this use. Outside storage of parts, including tires, associated with the "car repair, limited," operation shall be within a 6-foot solid screened area.
10. Lighting standards shall be as outlined in General Provisions 16 and 17 of DP-273.
11. All trash receptacles, oil containers or any similar type of receptacles for new or used petroleum products or trash shall have solid 6-foot screening around it. The gate shall be of similar materials as the screening.
12. Driveway location shall be reviewed and approved by the Traffic Engineer prior to obtaining a building permit.
13. All improvements shall be completed within one-year of the approval of this amendment by the MAPC or the City Council. No selling of cars shall be allowed until all permits have been acquired and all improvements to the site have been made.
14. Hours of operation are limited to 9:00 a.m. to 8:00 p.m. and the idling of tractor-trailers associated with the vehicle and equipment sales business is prohibited.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,



Dale Miller
Current Plans Manager
Current Plans Division

Copies to: Springdale Country Club Estates HOA, % Victor Fitz, 14726 East Twinlake Dr., Wichita, KS 67230
Springdale Lakes HOA, % Richard Warrick, P.O. Box 782513, Wichita, KS 67278
Park East HOA, % Larry Frutiger, 102 Cardinal Lane, Wichita, KS 67230
WCC II, Pete Meitzner, Mail Stop 1-13
N.A. II, Antoine Sherfield, Mail Stop 1-135
Julianne Kallman, Engineering, Mail Stop 1-71
Harlan and Elaine Moore, 13825 Whitewood, Wichita, KS 67230

Greg Franco, 394 Hillsdale Dr., Wichita, KS 67230
Larry Frutiger, 1025 S. Cardinal Lane, Wichita, KS 67230
Tyson Longhofer, 1625 Waterfront, Wichita, KS 67203
David Sutton, 330 S. Cardinal Lane, Wichita, KS 67230
Kent Weixelman, 122 Cardinal Lane, Wichita, KS 67230
Rick Travis, 250 S. Cardinal, Wichita, KS 67230
John & Verdina Newman, 340 S. Cardinal Lane, Wichita, KS 67230
Carl G. Dieker, www.ljdieker@cox.net
www.Agrammy5@aol.com
www.GaryAce939@aol.com



1300 E. Lewis
Wichita KS 67211
316.267.8233
316.267.8566 fax
krehbielarchitecture.com

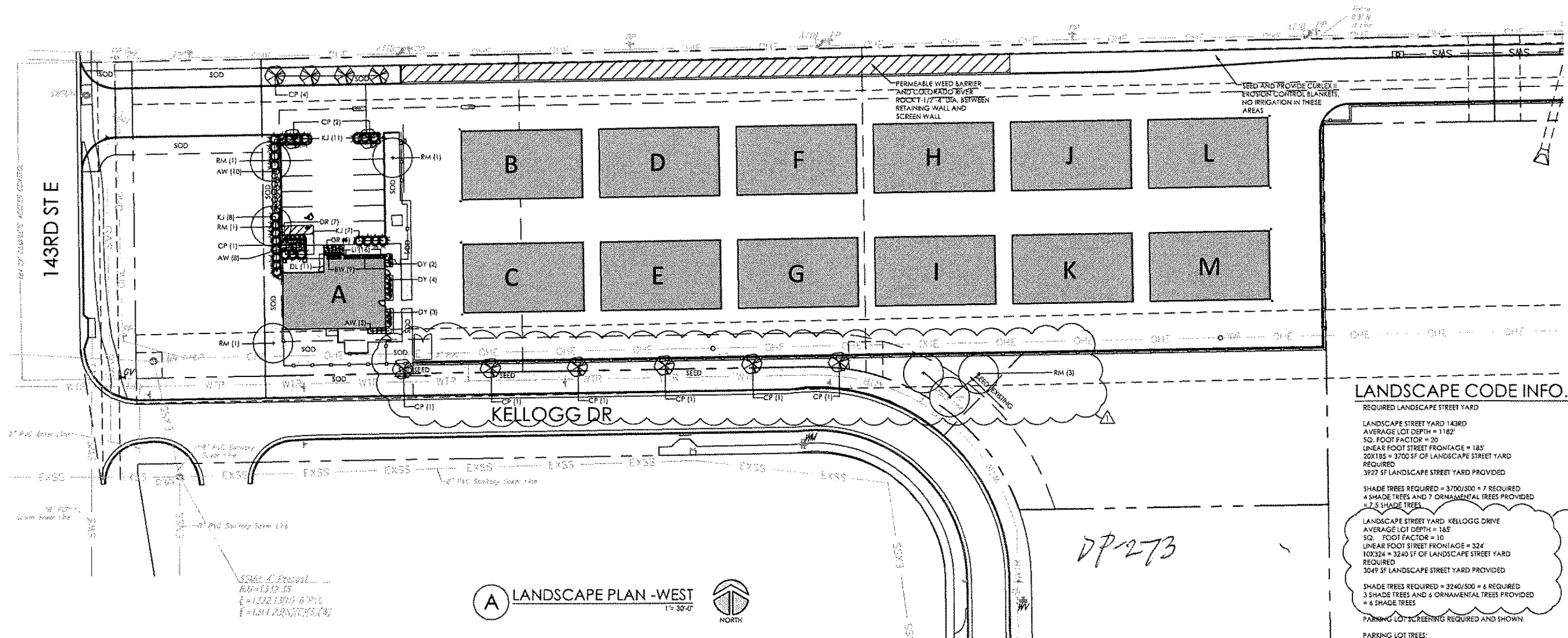


MORE STOR
368 S. 143rd St. E.
Wichita, Kansas

PROJECT NO.
19017
SHEET TITLE
LANDSCAPE PLAN WEST

SHEET NO.

SL1.1



LANDSCAPE CODE INFO.

REQUIRED LANDSCAPE STREET YARD
LANDSCAPE STREET YARD 143RD
AVERAGE LOT DEPTH = 1182'
SQ. FOOT FACTOR = 20
LINEAR FOOT STREET FRONTAGE = 185'
20X18S = 3700 SF OF LANDSCAPE STREET YARD REQUIRED
3727 SF LANDSCAPE STREET YARD PROVIDED

SHADE TREES REQUIRED = 3700/300 = 7 REQUIRED
4 SHADE TREES AND 7 ORNAMENTAL TREES PROVIDED = 7 S SHADE TREES

LANDSCAPE STREET YARD: KELLOGG DRIVE
AVERAGE LOT DEPTH = 185'
SQ. FOOT FACTOR = 10
LINEAR FOOT STREET FRONTAGE = 324'
10X24S = 3240 SF OF LANDSCAPE STREET YARD REQUIRED
3049 SF LANDSCAPE STREET YARD PROVIDED

SHADE TREES REQUIRED = 3240/300 = 6 REQUIRED
3 SHADE TREES AND 6 ORNAMENTAL TREES PROVIDED = 6 SHADE TREES

PARKING LOT SCREENING REQUIRED AND SHOWN

PARKING LOT TREES:
1 SHADE TREE REQUIRED PER 20 SPACES.
11 SPACE LOT = 1 SHADE TREE REQUIRED.
1/2 STREET TREES = 3 SHADE TREES

BUFFERS:
AS PER CUP NO BUFFERS REQUIRED

LEGAL DESCRIPTION:
LOTS 1-5 PRAIRIE POND ADDITION

ADDRESS: 368 S. 143rd STREET

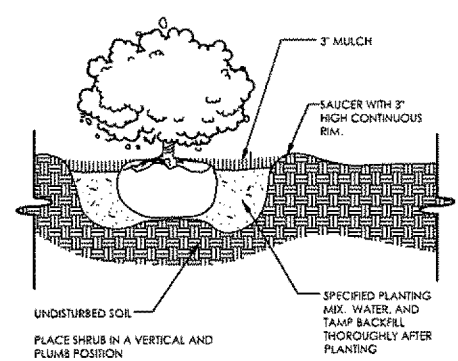
WATER:
WATER WILL BE PROVIDED BY IRRIGATION SYSTEM.

A LANDSCAPE PLAN - WEST
1" = 30'-0"
NORTH

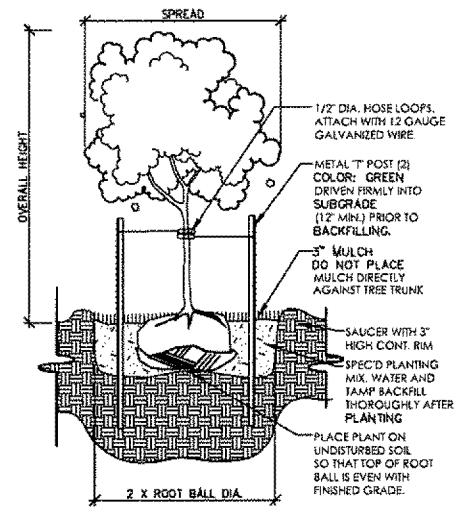
LANDSCAPE PLAN

APPROVED 7/1/19 BY NES

INSTALL TREE WRAP FROM BASE OF TRUNK TO FIRST BRANCHES. USE ASPHALT IMPREGNATED TREE WRAP. LAP PAPER 1/3 WIDTH.



1 SHRUB PLANTING
SCALE: 3/4" = 1'-0"



2 TREE PLANTING
SCALE: 3/8" = 1'-0"

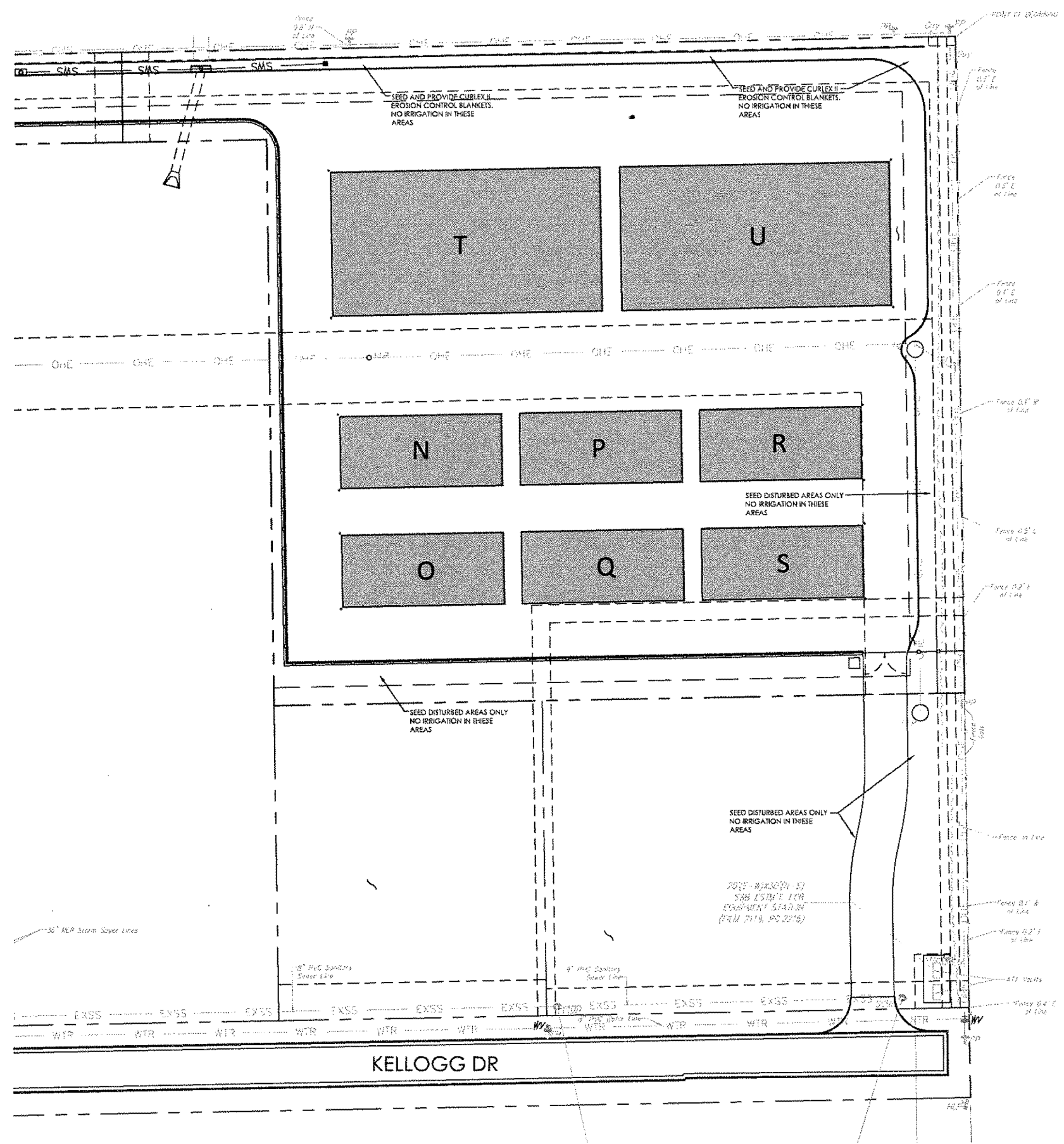
PLANT LIST					
KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.
TREES					
CP	11	CAPITAL PEAR	PYRUS CALLERYANA 'CAPITAL'	1-1/2' CAL.	B & B
RM	7	RED MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2-2 1/2' CAL.	B & B
SHRUBS					
AW	24	ANTHONY WATERER SPIREA	SPIRAEA x BUMALDA 'ANTHONY WATERER'	5 GAL.	CONT.
DY	9	DENSIFORMIS YEW	TAXUS x MEDIA 'DENSIFORMIS'	5 GAL.	CONT.
DR	12	DRIFT ROSE (PINK COLOR)	ROSA	5 GAL.	CONT.
KJ	26	KALLAY PRITZER JUNIPER	JUNIPER CHINENSIS 'KALLAYS COMPACTA'	5 GAL.	CONT.
GROUNDCOVERS/PERENNIALS/ROCK					
DL	11	STELLA DE ORO DAYLILY	HEMEROCALLIS 'STELLA DE ORO'	1 GAL.	CONT.
LI	16	LIRIOPE	LIRIOPE MUSCARI 'BIG BLUE'	1 GAL.	CONT.

LANDSCAPE NOTES

- NO SUBSTITUTIONS ARE ALLOWED WITHOUT APPROVAL.
- PLANT QUANTITIES IN THE PLANT LIST ARE FOR INFORMATION ONLY. CONTRACTOR SHALL VERIFY.
- ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- ALL PLANTING BEDS SHALL BE COVERED WITH 1" DEPTH OF COTTON BOLL COMPOST AND THEN TILLED TO A DEPTH OF 6" PRIOR TO PLANTING.
- ALL PLANTING BEDS ARE TO RECEIVE 3" OF SHREDDED CYPRESS MULCH. SPREAD PRE-EMERGENT AS PER MFR. INSTRUCTIONS BEFORE PLACING MULCH.
- PLANT BACKFILL MIX SHALL BE 2/3 COTTON BOLL COMPOST AND 1/3 EXISTING SOIL. ADD ROOT STARTER FERTILIZER AS PER MFR'S RECOMMENDATIONS.
- ALL LAWN AREAS ARE TO BE TILLED TO A DEPTH OF 6" AND ALL DEBRIS REMOVED PRIOR TO PLANTING. TURF SEED SHALL BE DRILLED OR VERTICUT INTO SOIL. MULCH SEEDED AREA WITH CLEAN SHREDDED STRAW MULCH. CRIMP STRAW INTO SOIL.
- SEED OR SOD LAWN AREAS AS INDICATED. USE LOCALLY HARDY RESCUE SEED OR SOD.
- WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FOLLOWING SUBSTANTIAL COMPLETION. WARRANTY LIMITED TO ONE REPLACEMENT PER PLANT. PLANTS KILLED BY OWNER NEGLIGENCE OR ACTS OF GOD EXCLUDED.
- PLANTING AREAS ARE TO BE EDGED WITH LOCALLY AVAILABLE STEEL EDGING IN EITHER BLACK OR GREEN COLOR.

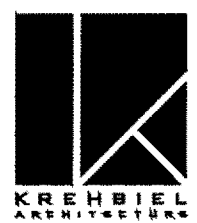
IRRIGATION NOTES

- INSTALL IRRIGATION SYSTEM AS PER LOCAL CODE. ALL SEED AND SOD AREAS AS WELL AS SHRUB BEDS ARE TO BE IRRIGATED UNLESS INDICATED DIFFERENTLY ON PLAN.
- SYSTEM SHALL BE DESIGNED TO PROVIDE 1" OF WATER PER WEEK.
- ACCEPTABLE IRRIGATION HEAD, VALVE AND CONTROLLER WETS ARE: TORD, HUNTER, RAIBIRD.
- ALL PIPE SHALL BE CLASS 200 PVC.
- ALL PIPE SLEEVES SHALL BE SCHEDULE 40 PVC. COORDINATE INSTALLATION TIMING WITH PAVING CONTRACTOR.
- BURY DEPTH ON ALL PIPE IS MIN. 12"
- INSTALL NETAFIM DRIP IRRIGATION IN ALL PLANTING BEDS.



DATE DRAWN
03-15-19
REVISIONS

PRINTS ISSUED
06-10-19 CITY SUBMITTAL



1200 E. Lewis
Wichita KS 67211
316.247.8233
316.247.8566 Fax
krehbielarchitecture.com



MORE STOR
143rd St. E. & Kellogg Rd.
Wichita, Kansas

PROJECT NO.
19017
SHEET TITLE
LANDSCAPE PLAN EAST

SHEET NO.
SL1.2

COMMUNITY UNIT PLAN

PRAIRIE POND PLAZA

DP - 273

DP-273
Per Admin Adjustments 03-21-08; 09-30-08
Approved CUP
MAPC 05-06-04 DM
WCC 06-08-04 DM
MAP D Copy 1 of 2

GENERAL PROVISIONS (Cont):

- Prior to issuing building permits, a plan for a pedestrian walk system shall be submitted and approved by the Planning Director. This walk system shall link sidewalks along 143rd and between the proposed buildings as determined necessary by the Planning Director.
- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
- The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.
- All property included within this C.U.P. and zone case shall be platted within one year after approval of this C.U.P. by the Governing Body, or the cases shall be considered denied and closed. The resolution establishing the zone change shall not be published until the plat has been recorded with the Register of Deeds.
- Prior to publishing the resolution establishing the zone change, the applicant(s) shall record a document with the Register of Deeds indicating that this tract (referenced as DP-273) includes special conditions for development on this property.
- The applicant shall submit 4 revised copies of the C.U.P. to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied and closed.

- Signs shall be in accordance with the Sign Code of The City of Wichita with the following conditions:
 - As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150' apart, irrespective of how land is leased or sold.
 - 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.
 - No signs shall be allowed on the rear of any buildings.
 - All freestanding signs must be monument type and shall have a maximum height of 20 feet, except for Parcels 4a, which can have one monument type sign with a maximum height of 25 feet along the frontage of U.S. Highway 54. The maximum square footage of sign face allowed in Parcels 1a, 1b, 1c, 2, 3, 4a, 4b, 5, & 6 shall not exceed 80% of lot frontage.

- Screening
 - A Masonry Wall (8') high shall be provided along the north property line. A (6') high wall shall be constructed along the east property line. The wall will be constructed as each parcel develops.
- Access Controls shall be as shown on the plan, with the total number of access points being as follows:
 - Access to U.S. 54 Highway shall be limited to one opening on the east 30 feet of Parcel 6. This shall be a shared opening with the land owner to the east. The owner will agree to dedicate half-street right-of-way for the access drive. There shall be complete access controls on the remaining U.S. 54 Highway frontage.
 - The Kansas Department of Transportation reserves the right to close the crossover median in U.S. 54 Highway at the East line of this C.U.P. at such time as they deem necessary.
 - At such time as the proposed Kellogg Drive is constructed from 143rd St. East and 159th St. East the Kansas Department of Transportation shall have the right to close the 30' access opening along the east line of this C.U.P. from U.S. 54 Highway.

- All exterior lighting shall be shielded to prevent light disbursement in all directions.
- All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
 - Limited height of light poles to 14 feet within 100 feet of abutting residential-zoned property, and 20 feet on the remainder of the tract except for Parcels 4a and 4b, which shall be allowed a maximum height of 25 feet between the street wall line of the building and U.S. Highway 54 (Kellogg).
- 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.
 - The landscape buffer along the northern property line shall be 1.5 times the landscape buffer requirement of the City of Wichita Landscape Ordinance.
- Exterior audio systems that project sound beyond the boundaries of the C.U.P. are prohibited.
- 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 building sites shall be provided for each phase of construction prior to the issuance of building permits.
- Permitted Uses:
 - Permitted uses within parcels 1a, 1b, 1c, 2, 4a, 4b, 5 and 6, will include some of the uses defined by the limited commercial district, including, but not limited to: banks or financial institutions, assisted living, general retail and drive-thru restaurants. Restaurants that serve liquor can be developed as long as food is the primary service. Parcel 3 uses will be limited to neighborhood retail uses. The north 100 feet of Parcels 1a, 1b, and 2 shall prohibit overhead doors and drive through windows.
 - The following uses currently permitted or conditionally permitted in the limited commercial district will be eliminated:
 - Group Residence, Limited
 - Group Residence, General
 - Correctional Facility
 - Correctional Placement Resid., limited
 - Correctional Placement Resid., general
 - Group Home, Limited
 - Group Home, General
 - Group Home, Commercial
 - Halfway House, Limited
 - Halfway House, General
 - Halfway House, Commercial
 - Recycling Collection Station, Private
 - Recycling Collection Station, Public
 - Recycling Processing Center
 - Animal Care, General
 - Bed and Breakfast Inn
 - Funeral Home
 - Helistop
 - kennel, Boarding/Breeding/Training
 - kennel, Hobby
 - Marine Facility, Recreational
 - Monument Sales
 - Night Club
 - Recreational Vehicle Campground
 - Secondhand Store/Pawn Shops
 - Tavern and Drinking Establishment
 - Asphalt or Concrete Plant, Limited
 - Asphalt or Concrete Plant, General
 - Mining or Quarrying
 - Oil or Gas Drilling
 - Rock Crushing
 - Solid Waste Incinerator
 - Agricultural Research
 - Vehicle & equipment sales, outdoor (as approved by WCC 6/8/2004)
 - Adult entertainment establishments and erotic modeling studios, as defined in the City of Wichita Ordinance.
- All building exteriors within the entire C.U.P. shall share a consistent architectural design, earth tone colors, and texture. This provision may be waived provided that all building exteriors within each parcel share a consistent architectural design, color, and texture, and that the landscaping requirements for street yard/landscaping and buffer strip trees per General Provision #19(A) be calculated at 1.5 times the minimum ordinance requirements. Compatibility between Parcels 1a, 1b, 1c, and 2 is required. Parcel 4b shall maintain compatibility with either Parcel 4a or Parcels 1a, 1b, 1c, and 2 as a group.
- If multiple ownership is anticipated, an owners association agreement providing for the maintenance of reserves, open space, internal drives, parking areas, drainage improvements and signage etc., shall be filed with the plat.
- The improvement of 143rd St. East to City standards shall be resolved at the time the property is platted.



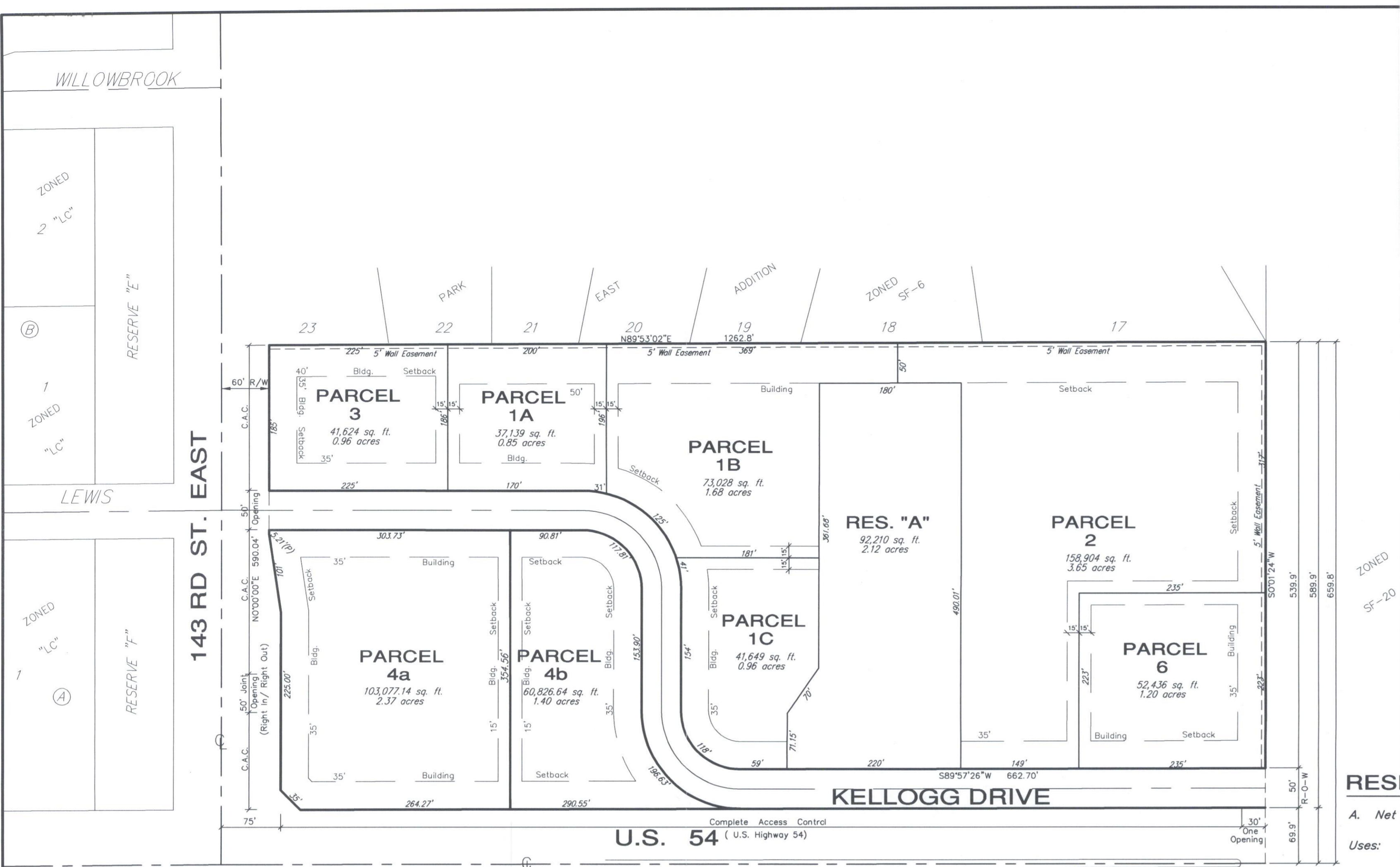
SCALE: 1" = 100'

DP-273

PRAIRIE POND PLAZA
COMMUNITY UNIT PLAN

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

Revised per Admin. Adjust.: September 30, 2008
Revised per Admin. Adjust.: March 21, 2008
Adjustments due to replat: June 01, 2007
Adjustments due to plat: December 12, 2004
Approved: June 8, 2004
Revised: April 28, 2004
Drawn: February 03, 2004



RESERVE "A"

A. Net Area: 92,210 sq. ft. or 2.12 acres
Uses: Included but not limited to drainage, ponds, landscaping irrigation, lighting, sidewalks, and signage.

LEGAL DESCRIPTION

A tract in the West Half of the Southwest Quarter (W/2 SW/4) of Section 24, Township 27 South, Range 2 East of the 6th P.M., in Sedgewick County, Kansas, described as follows: BEGINNING at the Southwest corner of the Southwest Quarter (SW/4) of said Section 24; thence North, along the West line, 658.3 feet; thence East 1,317.8 feet, more or less, to a point on the East line of the West Half of the Southwest Quarter (W/2 SW/4), which is 659.8 feet North of the Southeast corner of said West Half of the Southwest Quarter (W/2 SW/4); thence South 659.8 feet; thence West, along the South line of said Southwest Quarter, to the POINT OF BEGINNING except that portion taken for street right-of-way.

GENERAL PROVISIONS:

- Total Land Area: 745,107 sq. ft. or 17.11 acres
- Net Area: 673,741 sq. ft. or 15.47 Acres
- Parking shall be provided in accordance with the Standards of the Unified Zoning Code.
- 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. Required guarantees for drainage shall be provided at the time of platting improvements.
 - The applicant shall agree to share the cost of the following improvements, with details to be determined at time of platting. Access controls: dual southbound left turn lanes from 143rd to Kellogg, dual left turn lanes from Kellogg to 143rd, exclusive southbound right turn lane from 143rd to Kellogg, exclusive westbound right turn lane from Kellogg to 143rd and traffic signal modification at 143rd Street East and Kellogg.
 - Access controls shall be in accordance with the Access Management Policy.
 - A 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 parcels and joint use of ingress/egress openings and that private drive openings are not impacted/blocked by the layout of parking stalls or landscaping.

PARCEL 1A

- Net Area: 37,139 sq. ft. or 0.85 acres
- Maximum Building Coverage: 11,142 sq. ft. or 30 percent
- Maximum Gross Floor Area: 12,999 sq. ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: One (1)
- Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- Setbacks: See Drawing
- Access Points: See Drawing

PARCEL 2

- Net Area: 158,904 sq. ft. or 3.65 acres
- Maximum Building Coverage: 47,671 sq. ft. or 30 percent
- Maximum Gross Floor Area: 55,616 sq. ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: Three (3)
- Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- Setbacks: See Drawing
- Access Points: See Drawing

PARCEL 4B

- Net Area: 60,826.64 sq. ft. or 1.40 acres
- Maximum Building Coverage: 18,248 sq. ft. or 30 percent
- Maximum Gross Floor Area: 21,289 sq. ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: One (1)
- Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- Setbacks: See Drawing
- Access Points: See Drawing

PARCEL 1B

- Net Area: 73,028 sq. ft. or 1.68 acres
- Maximum Building Coverage: 21,908 sq. ft. or 30 percent
- Maximum Gross Floor Area: 25,560 sq. ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: One (1)
- Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- Setbacks: See Drawing
- Access Points: See Drawing

PARCEL 3

- Net Area: 41,624 sq. ft. or 0.96 acres
- Maximum Building Coverage: 12,487 sq. ft. or 30 percent
- Maximum Gross Floor Area: 14,568 sq. ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: One (1)
- Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- Setbacks: See Drawing
- Access Points: See Drawing

PARCEL 5

Parcel 5 is deleted.

PARCEL 1C

- Net Area: 41,649 sq. ft. or 0.96 acres
- Maximum Building Coverage: 12,495 sq. ft. or 30 percent
- Maximum Gross Floor Area: 14,577 sq. ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: One (1)
- Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- Setbacks: See Drawing
- Access Points: See Drawing

PARCEL 4A

- Net Area: 103,077.14 sq. ft. or 2.37 acres
- Maximum Building Coverage: 30,923 sq. ft. or 30 percent
- Maximum Gross Floor Area: 36,077 sq. ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: Two (2)
- Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- Setbacks: See Drawing
- Access Points: See Drawing

PARCEL 6

- Net Area: 52,436 sq. ft. or 1.20 acres
- Maximum Building Coverage: 15,730 sq. ft. or 30 percent
- Maximum Gross Floor Area: 18,352 sq. ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: One (1)
- Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- Setbacks: See Drawing
- Access Points: See Drawing

COMMUNITY UNIT PLAN

PRAIRIE POND PLAZA

DP - 273

GENERAL PROVISIONS (Cont):

- Prior to issuing building permits, a plan for a pedestrian walk system shall be submitted and approved by the Planning Director. This walk system shall link sidewalks along 143rd and between the proposed buildings as determined necessary by the Planning Director.
- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
- The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.
- All property included within this C.U.P. and zone case shall be platted within 90 days after approval of this C.U.P. by the Governing Body, or the cases shall be considered denied and closed. The resolution establishing the zone change shall not be published until the plat has been recorded with the Register of Deeds.
- Prior to publishing the resolution establishing the zone change, the applicant(s) shall record a document with the Register of Deeds indicating that this tract (referenced as DP-273) includes special conditions for development on this property.
- The applicant shall submit 4 revised copies of the C.U.P. to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied and closed.
- Signs shall be in accordance with the Sign Code of the City of Wichita with the following conditions:
 - As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150' apart, irrespective of how land is leased or sold.
 - 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.
 - No signs shall be allowed on the rear of any buildings.
 - All freestanding signs must be monument type and shall have a maximum height of 20 feet. The maximum square footage of sign face allowed in Parcels 1-6 shall not exceed 80% of lot frontage.
- Screening

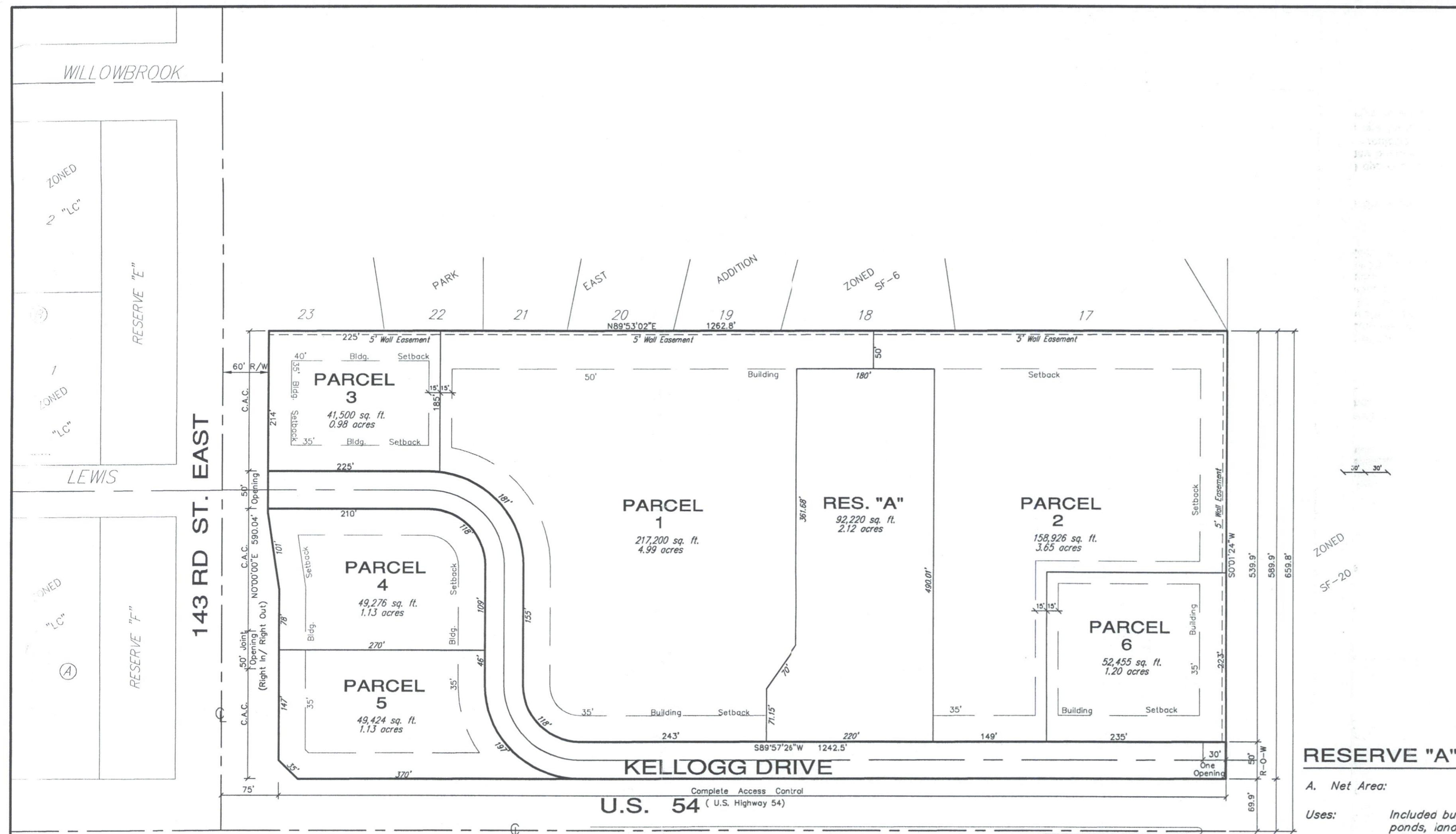
A Masonry Wall (8') high shall be provided along the north property line. A (6') high wall shall be constructed along the east property line. The wall will be constructed as each parcel develops.
- Access Controls shall be as shown on the plan, with the total number of access points being as follows:
143rd St. East: 2 Points of Access
 - Access to U.S. 54 Highway shall be limited to one opening on the east 30 feet of Parcel 6. This shall be a shared opening with the land owner to the east. The owner will agree to dedicate half-street right-of-way for the access drive. There shall be complete access controls on the remaining U.S. 54 Highway frontage.
 - The Kansas Department of Transportation reserves the right to close the crossover median in U.S. 54 Highway at the East line of this C.U.P. at such time as they deem necessary.
 - At such time as the proposed Kellogg Drive is constructed from 143rd St. East and 159th St. East the Kansas Department of Transportation shall have the right to close the 30' access opening along the east line of this C.U.P. from U.S. 54 Highway.
- All exterior lighting shall be shielded to prevent light disbursement in all directions.
- All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
 - Limited height of light poles to 14 feet within 100 feet of abutting residential-zoned property, and 20 feet on the remainder of the tract.
- 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.
 - The landscape buffer along the northern property line shall be 1.5 times the landscape buffer requirement of the City of Wichita Landscape Ordinance.
- Exterior audio systems that project sound beyond the boundaries of the C.U.P. are prohibited.
- 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 building sites shall be provided for each phase of construction prior to the issuance of building permits.
- Permitted Uses:

Permitted uses within parcels 1,2,4,5 and 6, will include some of the uses defined by the limited commercial district, including, but not limited to: banks or financial institutions, assisted living, general retail and drive-thru restaurants. Restaurants that serve liquor can be developed as long as food is the primary service. Parcels 3 uses will be limited to neighborhood retail uses. The north 100 feet of Parcels 1 and 2 shall prohibit overhead doors and drive through windows.

The following uses currently permitted or conditionally permitted in the limited commercial district will be eliminated:

 - Group Residence, Limited
 - Group Residence, General
 - Correctional Facility
 - Correctional Placement Resid., Limited
 - Correctional Placement Resid., general
 - Group Home, Limited
 - Group Home, General
 - Group Home, Commercial
 - Halfway House, Limited
 - Halfway House, General
 - Halfway House, Commercial
 - Recycling Collection Station, Private
 - Recycling Collection Station, Public
 - Recycling Processing Center
 - Animal Care, General
 - Bed and Breakfast Inn
 - Funeral Home
 - Hellstop
 - Kennel, Boarding/Breeding/Training
 - Kennel, Hobby
 - Marine Facility, Recreational
 - Monument Sales
 - Night Club
 - Recreational Vehicle Campground
 - Secondhand Store/Pawn Shops
 - Tavern and Drinking Establishment
 - Asphalt or Concrete Plant, Limited
 - Asphalt or Concrete Plant, General
 - Mining or Quarrying
 - Oil or Gas Drilling
 - Rock Crushing
 - Solid Waste Incinerator
 - Agricultural Research
 - Adult entertainment establishments and erotic modeling studios as defined in the City of Wichita Ordinance.
- All building exteriors within the entire C.U.P. shall share a consistent architectural design, earth tone colors, and texture. This provision may be waived provided that all building exteriors within each parcel share a consistent architectural design, color, and texture, and that the landscaping requirements for street yard landscaping and buffer strip trees per General Provision #19(A) be calculated at 1.5 times the minimum ordinance requirements. Compatibility between Parcels 1 and 2 is required.
- If multiple ownership is anticipated, an owners association agreement providing for the maintenance of reserves, open space, internal drives, parking areas, drainage improvements and signage etc., shall be filed with the plat.
- The improvement of 143rd St. East to City standards shall be resolved at the time the property is platted.

DP-273
APPROVED CUP
 MAFPC 05/06/04
 WCC 06/08/04
 MAFPC 06/08/04
 MAFPC 06/08/04



RESERVE "A"

A. Net Area: 92,220 sq. ft. or 2.12 acres
 Uses: Included but not limited to drainage, ponds, landscaping irrigation, lighting, sidewalks, and signage.

PARCEL 1

- Net Area: 217,200 sq. ft. or 4.99 acres
- Maximum Building Coverage: 65,160 sq. ft. or 30 percent
- Maximum Gross Floor Area: 76,020 sq. ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: Three (3)
- Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- Setbacks: See Drawing
- Access Points: See Drawing

PARCEL 2

- Net Area: 158,926 sq. ft. or 3.65 acres
- Maximum Building Coverage: 47,678 sq. ft. or 30 percent
- Maximum Gross Floor Area: 55,624 sq. ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: Three (3)
- Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- Setbacks: See Drawing
- Access Points: See Drawing

PARCEL 3

- Net Area: 41,500 sq. ft. or 0.98 acres
- Maximum Building Coverage: 12,450 sq. ft. or 30 percent
- Maximum Gross Floor Area: 14,525 sq. ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: One (1)
- Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- Setbacks: See Drawing
- Access Points: See Drawing

PARCEL 4

- Net Area: 49,276 sq. ft. or 1.13 acres
- Maximum Building Coverage: 14,783 sq. ft. or 30 percent
- Maximum Gross Floor Area: 17,247 sq. ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: One (1)
- Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- Setbacks: See Drawing
- Access Points: See Drawing

PARCEL 5

- Net Area: 49,424 sq. ft. or 1.13 acres
- Maximum Building Coverage: 14,827 sq. ft. or 30 percent
- Maximum Gross Floor Area: 17,298 sq. ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: One (1)
- Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- Setbacks: See Drawing
- Access Points: See Drawing

PARCEL 6

- Net Area: 52,455 sq. ft. or 1.20 acres
- Maximum Building Coverage: 15,737 sq. ft. or 30 percent
- Maximum Gross Floor Area: 19,359 sq. ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: One (1)
- Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- Setbacks: See Drawing
- Access Points: See Drawing

LEGAL DESCRIPTION

A tract in the West Half of the Southwest Quarter (W/2 SW/4) of Section 24, Township 27 South, Range 2 East of the 6th P.M., in Sedgwick County, Kansas, described as follows: BEGINNING at the Southwest corner of the Southwest Quarter (SW/4) of said Section 24; thence North, along the West line, 658.3 feet; thence East 1317.8 feet, more or less, to a point on the East line of the West Half of the Southwest Quarter (W/2 SW/4), which is 659.8 feet North of the Southeast corner of said West Half of the Southwest Quarter (W/2 SW/4); thence South 659.8 feet; thence West, along the South line of said Southwest Quarter, to the POINT OF BEGINNING except that portion taken for street right-of-way.

GENERAL PROVISIONS:

- Total Land Area: 745,107 sq. ft. or 17.11 acres
- Net Area: 673,741 sq. ft. or 15.47 Acres
- Parking shall be provided in accordance with the Standards of the Unified Zoning Code.
- 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. Required guarantees for drainage shall be provided at the time of platting improvements.
- Transportation Improvements:
 - The applicant shall agree to share the cost of the following improvements, with details to be determined at time of platting. Access controls: dual southbound left turn lanes from 143rd to Kellogg, dual left turn lanes from Kellogg to 143rd, exclusive southbound right turn lane from 143rd to Kellogg, exclusive westbound right turn lane from Kellogg to 143rd and traffic signal modification at 143rd Street East and Kellogg.
 - Access controls shall be in accordance with the Access Management Policy.
 - A 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 parcels and joint use of ingress/egress openings and that private drive openings are not impacted/blocked by the layout of parking stalls or landscaping.



SCALE: 1" = 100'

DP-273 PRAIRIE POND PLAZA COMMUNITY UNIT PLAN

BAUGHMAN COMPANY P.A.
 ENGINEERING, SURVEYING, & PLANNING
 316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
 75150103/PRAIRIE POND PLAZA COMMUNITY UNIT PLAN/DP-273-01

Adjustments due to plot: December 12, 2004
 Approved: June 8, 2004
 Revised: April 28, 2004
 Drawn: February 03, 2004