

FALCON FALLS COMMERCIAL

COMMUNITY UNIT PLAN

DP-283

GENERAL PROVISIONS:

- Total Land Area:** 891,147 ± sq.ft. or 20.46 ± acres
Net Land Area: 880,297 ± sq.ft. or 20.21 ± acres
- Total Gross Floor Area:** 308,104 sq.ft.
Total Floor Area Ratio: 35 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 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.
- Guarantees** for specific street improvements for Hillside and 45th St. North shall be further reviewed and determined at the time of platting.
- 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 30 feet for Parcels 1 and 2.
- Access Controls** shall be as shown on the final plat.
- 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 to 24 feet.
 - Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
- 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 Walls:**
 - Due to the width of the Reserve/Floodway, a six (6) foot high concrete/masonry wall along the north & west property lines of the C.U.P. where adjacent to residential zoning is optional.
 - This solid wall shall be constructed of a pattern and color that is consistent with the building walls.
- Rooftop mechanical equipment** shall be screened from ground level view per Unified Zoning Code.
- Trash receptacles, loading docks, outdoor storage, and loading areas** shall be appropriately screened 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, as determined by the Director of Planning. 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.
- 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.
- All parcels shall be zoned Limited Commercial. No parcel within this C.U.P. shall allow the use of adult entertainment establishments, sexually oriented business, group homes, group residential, correctional placement residences, asphalt/concrete plants, private clubs, taverns, and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment.
- Cross-lot circulation agreements** shall be required at the time of platting to assure internal vehicular movement between parcels within the C.U.P.
- 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.
- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
- A plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits. Said walk system shall link sidewalks along Hillside and 45th Street North with the proposed buildings within the subject property.
- No development shall occur until such such time as municipal water and sewer service are provided to the site.
- 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.
- The location and length of accel/decel lanes and center left-turn lanes shall be determined at the time of platting.

LEGAL DESCRIPTION:

Beginning at the SE corner of the SE ¼ of Sec. 22, Twp. 26-S, R-1-E of the 6th P.M., Sedgwick County, Kansas; thence S89°39'55"W along the south line of said SE ¼, 1500.00 feet; thence N59°01'12"E, 157.06 feet; thence N43°58'19"E, 75.00 feet; thence N30°15'17"E, 320.00 feet; thence N22°05'36"E, 168.00 feet; thence N49°33'27"E, 120.00 feet; thence N74°59'22"E, 270.00 feet; thence N44°22'19"E, 180.00 feet; thence N29°21'37"E, 540.30 feet; thence N15°31'04"E, 385.26 feet; thence N26°42'26"E, 260.68 feet; thence N89°47'41"E, perpendicular to the east line of said SE ¼, 119.00 feet to a point on the east line of said SE ¼; thence S00°12'19"E, along the east line of said SE ¼, 1975.00 feet to the point of beginning, EXCEPT that part condemned for K-254 Highway in Condemnation Case No. B-19603, all being subject to road rights-of-way of record.

BENCHMARK:

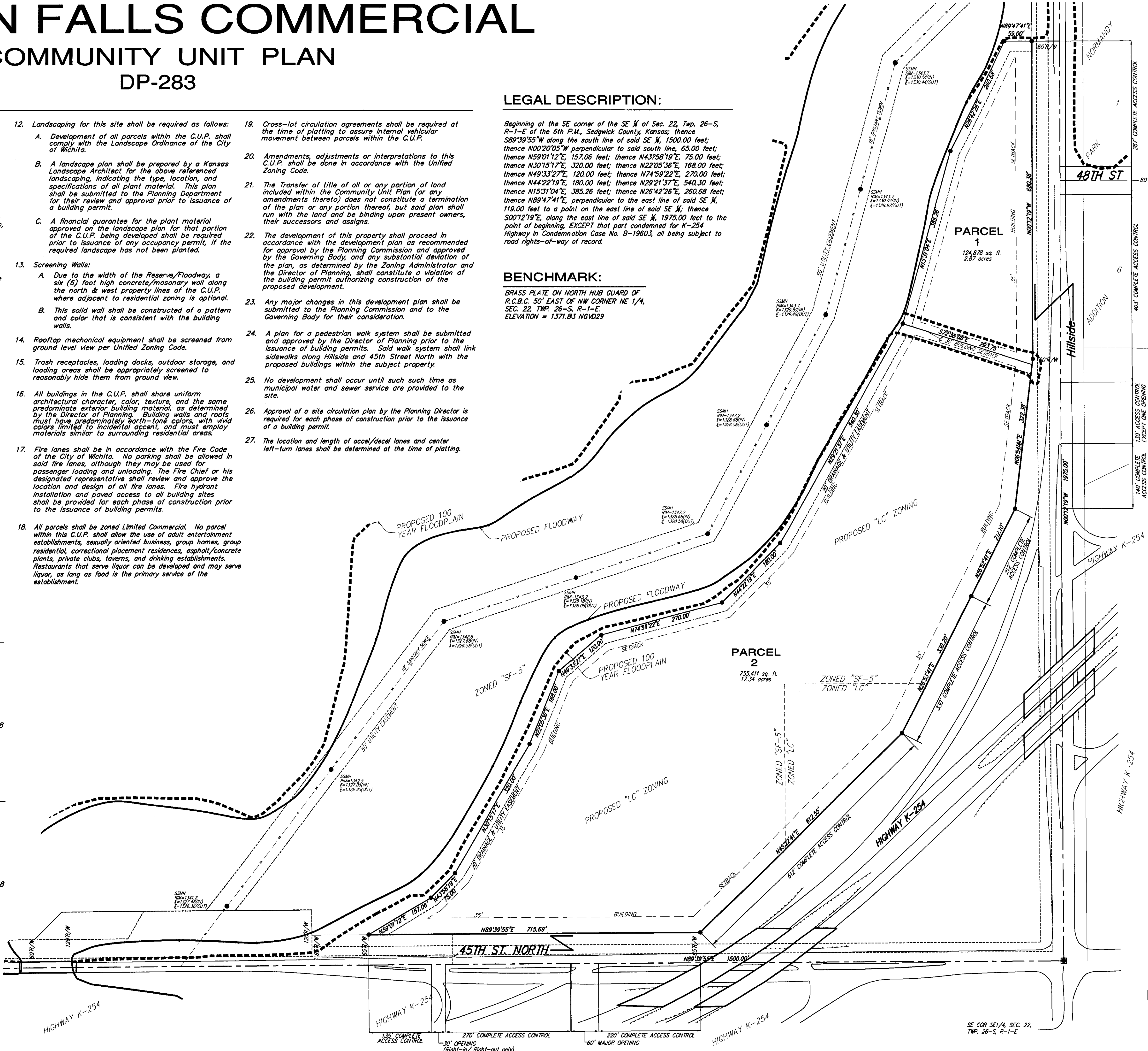
BRASS PLATE ON NORTH HUB GUARD OF R.C.B.C. 50' EAST OF NW CORNER NE 1/4, SEC. 22, TWP. 26-S, R-1-E.
ELEVATION = 1371.83 NGVD29

PARCEL 1

- Net Area:** 124,878 sq.ft. or 2.87 acres
- Maximum Building Coverage:** 37,463 sq.ft. or 30 percent
- Maximum Gross Floor Area:** 43,707 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 45 feet.
- Setbacks:** See Drawing
- Access Points:** See Drawing

PARCEL 2

- Net Area:** 755,411 sq.ft. or 17.34 acres
- Maximum Building Coverage:** 226,623 sq.ft. or 30 percent
- Maximum Gross Floor Area:** 264,394 sq.ft.
- Floor Area Ratio:** 35 percent
- Maximum Number of Buildings:** Six (6)
- 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:** See Drawing



DP-283
APPROVED CUP
DATE 04-15-05
WCC 05-17-05
MAPD Copy 1 of 2



SCALE: 1" = 100'

DP-283

FALCON FALLS COMMERCIAL
COMMUNITY UNIT PLAN

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

Drawn: March 7, 2005
Revised: May 24, 2005 (per City Council)



Wichita-Sedgwick County Metropolitan Area Planning Department

June 5, 2014

Heights, LLC
Attn: Jay Russell
P.O. Box 75337
Wichita, KS 67275

Baughman Company, P.A.
Attn: Russ Ewy
315 Ellis
Wichita, KS 67211

RE: CUP2014-00008 and ZON2014-00004 – City zone change from LC Limited Commercial to TF-3 Two-family Residential and a City Amendment of the Falcon Falls Community Unit Plan (CUP), DP-283 to eliminate DP-283 on property generally located at the northwest corner of East 45 Street North and North Hillside Avenue.

Dear Gentlemen:

At its regular meeting on June 3, 2014, the Wichita City Council considered the above captioned request. The action of the Council was to APPROVE the request.

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: WCC I, Lavonta Williams, Mail Stop 1-13
N.A. I, Alana Haynes, Mail Stop 1-135
Jeff Van Zandt, City Law, Mailstop 1-134
Julianne Kallman, Engineering, Mail Stop 1-71

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