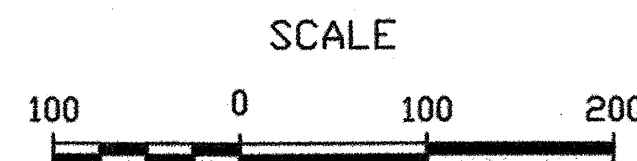


# PEARSON COMMERCIAL ADDITION COMMUNITY UNIT PLAN (D.P.-297)



### GENERAL NOTES

- THIS DEVELOPMENT CONTAINS 25.3± NET ACRES.
- LEGAL DESCRIPTION: THE WEST 908.98 FEET OF THE FOLLOWING DESCRIBED TRACT: THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, EXCEPT THAT PART TAKEN FOR ROAD PURPOSES DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH HALF, A DISTANCE OF 100.02 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 100 FEET TO A POINT 70 FEET EAST OF THE WEST LINE OF SAID SOUTH HALF; THENCE SOUTH PARALLEL WITH SAID WEST LINE, A DISTANCE OF 1,221.01 FEET TO THE SOUTH LINE OF SAID SOUTH HALF; THENCE WEST ALONG SAID SOUTH LINE, A DISTANCE OF 70.02 FEET TO THE SOUTHWEST CORNER OF SAID SOUTH HALF; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTH HALF TO THE POINT OF BEGINNING.
- THE PROPOSED DEVELOPMENT CONTAINS 7 PARCELS WITH COMMERCIAL USES. SEE PARCEL DESCRIPTIONS FOR SPECIFIC USES ON EACH PARCEL. LC ZONING IS BEING REQUESTED FOR PARCELS 1 AND 3 THRU 7. PARCEL 2 IS A COMBINATION OF LC WITH GC OVER THE EAST 550 FEET OF PARCEL 2.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- A DRAINAGE PLAN AND GUARANTEES FOR THE DRAINAGE IMPROVEMENTS SHALL BE PROVIDED AT THE TIME OF PLATTING.
- FINAL DETERMINATION OF ANY PUBLIC IMPROVEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING.
- PARKING SHALL BE PROVIDED AS FOLLOWS:  
A REDUCTION UP TO A MAXIMUM OF 25% IN PARKING CODE REQUIREMENTS SHALL BE ALLOWED FOR ANY PARCEL AT THE TIME OF SITE PLAN REVIEW. WHEN DETERMINING PARKING REQUIREMENTS FOR UNLIMITED BUILDINGS, THE SUPERINTENDENT OF CENTRAL INSPECTION SHALL BE ALLOWED THE FLEXIBILITY OF CALCULATING PARKING BASED UPON THE USE OR USES WITHIN THE RESPECTIVE BUILDING. CHANGES IN USE FOR ANY PARCEL MAY REQUIRE A DETERMINATION BY THE SUPERINTENDENT OF CENTRAL INSPECTION IF SUFFICIENT PARKING IS AVAILABLE TO SUPPORT THE USE.
- THE TRANSFER OF THE TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE DEVELOPMENT DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR DEVELOPMENT AND BE BINDING UPON THE PRESENT LAND OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
- ALL LIGHTING SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD AND AWAY FROM RESIDENTIAL AREAS. PARKING LOT LIGHT POLES SHALL BE LIMITED TO 40 FEET IN HEIGHT EXCEPT THAT LIGHT POLES WITHIN 200 FEET OF RESIDENTIAL ZONING SHALL BE LIMITED TO 20 FEET IN HEIGHT. CONSISTENT DESIGN FOR LIGHT FIXTURES SHALL BE USED THROUGHOUT THE DEVELOPMENT. SITE LIGHTING SHALL COMPLY WITH UCC SEC. IV-8.4.
- FIRE LANES SHALL BE IN ACCORDANCE WITH THE CITY FIRE CODE. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING DURING THE SITE PLAN REVIEW. THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE SHALL APPROVE THE SITE PLAN REGARDING THE DESIGN OF THE FIRE LANES.
- TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO HIDE THEM FROM GROUND VIEW ON ALL COMMERCIAL PARCELS AND SHALL BE OF SAME MATERIAL AND COLOR AS BUILDINGS.
- LOADING DOCKS AND SERVICE AREAS SHALL BE SCREENED FROM MAIZE ROAD AND FROM THE RESIDENTIAL AREA TO THE SOUTHEAST OF THE DEVELOPMENT AND OR PER UCC WHICHEVER IS MORE RESTRICTIVE.
- ROOF EQUIPMENT SCREENING SHALL BE SCREENED PER UNIFIED ZONING CODE. ROOF TOP UNITS SHALL BE PAINTED SAME COLOR AS ROOF.
- SIGNS - NO OFFSITE SIGNS, BILLBOARDS OR PORTABLE SIGNS PERMITTED ON THE CUP, AND NO SIGNS WITH ROTATING OR FLASHING LIGHTS SHALL BE PERMITTED.
- PARCELS SHALL BE ALLOWED THE FOLLOWING SIGNAGE AMOUNTS:  
PARCEL 1: 300 S.F. \*\*      PARCEL 4: 120 S.F. ^  
PARCEL 2: 200 S.F. \*\*      PARCEL 5: 80 S.F. ^  
PARCEL 3: 100 S.F. \*\*      PARCEL 6: 100 S.F. ^
- RESERVE A SHALL HAVE A 300 S.F. DUAL PYLON SIGN; LIMITED TO 30 FEET AND 75 S.F. MAX.-PER INDIVIDUAL TENANT. REMAINING SIGNAGE WILL BE ALLOCATED PER THE SIGN CODE. EVIDENCE OF A SHARED SIGNAGE AGREEMENT RECORDED WITH THE REGISTER OF DEEDS SHALL BE REQUIRED AT THE TIME OF SIGN PERMIT.
- PARCELS 2 AND 3 SHALL SHARE THE SAME DUAL PYLON SIGN LIMITED TO 30 FEET IN HEIGHT THAT IS TO BE LOCATED IN RESERVE B. EVIDENCE OF A SHARED SIGNAGE AGREEMENT RECORDED WITH THE REGISTER OF DEEDS SHALL BE REQUIRED AT THE TIME OF SIGN PERMIT.
- PARCELS 4, 5 AND 6 SHALL EACH HAVE A PYLON SIGN LIMITED TO 20 FEET IN HEIGHT. THE SIGNS SHALL BE SITED SUCH THAT THEY ARE 150 FEET APART.
- PYLON SIGNS LOCATED IN THE RESERVES MAY ALSO ACT AS SHOPPING CENTER IDENTIFICATION SIGNS. UP TO THREE FEATURES OR AREAS MAY BE ALLOWED WHEN CALCULATING ALLOWABLE SIGNAGE.
- THE SIGNS IN RESERVE A AND B SHALL SHARE THE SAME DESIGN. ALL OTHER SIGNS SHALL BE CONSISTENT WITH THE ARCHITECTURAL DESIGN OF THE RESERVE SIGNS WITH BRICK-WRAPPED DUAL PYLON SIGNS AND BASE.
- BUILDING SIGNAGE SHALL BE PER THE SIGN CODE. BUILDING SIGNS ARE LIMITED TO THE WEST ELEVATIONS FOR PARCELS 1 AND 2. IF PARCELS 1 AND 2 ARE DEVELOPED WITH A SINGLE USER, THEN UP TO THREE BUILDING SIGNS ARE ALLOWED. WHEN LETTERING AND LOGOS ARE INTEGRATED FOR "BRANDING" AS PART OF A RECOGNIZED NATIONAL OR REGIONAL ADVERTISING OR MARKETING CAMPAIGN, THEN THE ENTIRE LOGO IS TO BE CONSIDERED AS PART OF THE SIGN CALCULATION AND THE MAXIMUM SIZE OF AN INDIVIDUAL SIGN ALLOWED IS 1550 SQUARE FEET PROVIDED THAT THE SUM OF ALL SIGNS DOES NOT EXCEED 20% OF AREA OF THE BUILDING ELEVATION. NO "LETTERING" ONLY SIGN SHALL EXCEED 400 SQUARE FEET IN SIZE.

- OUTDOOR DISPLAY AREAS FOR ALL PARCELS SHALL BE PER THE LC ZONING DISTRICT REGULATIONS EXCEPT THAT ON PARCEL 2, ITEMS MAY BE DISPLAYED IMMEDIATELY ADJACENT TO AND WITHIN FIFTEEN FEET OF THE BUILDING OR WITHIN SIDEWALK AREAS. PEDESTRIAN ACCESS SHALL BE MAINTAINED AT ALL TIMES WITH A MINIMUM WIDTH OF 5 FEET OR WITHIN AREAS ON PARCEL 2 ZONED "GC" AND DESIGNATED ON THE SITE PLAN FOR OUTDOOR DISPLAY, SUBJECT TO REVIEW AND APPROVAL BY THE ZONING ADMINISTRATOR. THESE AREAS SHALL NOT OCCUPY REQUIRED PARKING SPACES OR IMPEDE TRAFFIC, VEHICULAR AND EMERGENCY CIRCULATION.
- OUTDOOR STORAGE FOR PARCEL 2 SHALL BE LIMITED TO 20% OF THE GROSS FLOOR AREA. OUTDOOR STORAGE ON PARCELS 1 AND 3 THRU 7 SHALL BE PER THE LC ZONING DISTRICT REGULATIONS. WHEN OUTDOOR STORAGE IS WITHIN 200 FEET OF RESIDENTIAL USES, AN 8-FOOT SCREENING WALL SHALL BE REQUIRED. OUTDOOR STORAGE AREAS SHALL BE IDENTIFIED OR DESIGNATED AT THE TIME OF SITE PLAN REVIEW. HOWEVER, STORAGE AREAS MAY BE RELOCATED IF APPROVED ADMINISTRATIVELY. OPEN ROOF AREAS THAT ARE ENCLOSED AND CONTIGUOUS TO THE BUILDING, SUCH AS GARDEN AREAS, SHALL NOT BE CONSIDERED OUTDOOR STORAGE. NO OUTDOOR STORAGE SHALL BE ALLOWED ABOVE THE HEIGHT OF THE SCREENING WALL ALONG THE SOUTHERN 250 FEET OF THE EAST PROPERTY LINE OR THE SOUTH PROPERTY LINE. IN OTHER AREAS, OUTDOOR STORAGE SHALL BE SCREENED BY SCREENING MATERIALS SUCH AS HEAVY BLACK MESH FABRIC ATTACHED TO VINYL COVERED CHAIN LINK MATERIAL FOR ANY STORAGE ABOVE A REQUIRED 8-FOOT MASONRY WALL.
- IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC. SHALL BE REQUIRED. EVIDENCE OF THE AGREEMENT SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- LANDSCAPE BUFFERS AND SCREENING SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ORDINANCE OF THE CITY OF WICHITA. A LANDSCAPE PLAN PREPARED BY A LICENSED KANSAS LANDSCAPE ARCHITECT INDICATING THE LOCATION, TYPE, AND SPECIFICATION OF PLANT MATERIALS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S). THE LANDSCAPE PLAN SHALL ALSO STATE HOW WATER IS TO BE PROVIDED TO THE PLANT MATERIALS. A CONSISTENT PALETTE SHALL BE USED THROUGHOUT THE DEVELOPMENT. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN INSTALLED. THE LANDSCAPE BUFFER(S) CAN BE ACHIEVED BY EASEMENT, PARKING LOT LANDSCAPING AND SCREENING SHALL BE REQUIRED FOR ALL PARCELS AND A DOUBLE ROW OF STAGGERED EVERGREEN TREES PLANTED AT A SPACING TO PROVIDE SOLID SCREENING SHALL BE PLANTED ALONG THE EAST PROPERTY LINE AND EASTERN 200 FEET OF THE SOUTH PROPERTY LINE.
- A MASONRY SCREENING WALL, 6-8 FEET IN HEIGHT (MEASURED ON THE SIDE OF LEAST VERTICAL EXPOSURE ABOVE FINISHED GRADE OF THE MAIN BUILDINGS TO THE TOP OF THE WALL), SHALL BE CONSTRUCTED ALONG THE EAST LINE OF PARCELS 1 AND 2 AND ALONG THE SOUTH LINE OF PARCEL 2 WHERE SHOWN, EXCEPT THAT ON PARCEL 2 THE WALL SHALL BE 8 FEET TALL EXCEPT WHERE IT CONFLICTS WITH THE INGRESS/EGRESS EASEMENT.
- CROSS LOT CIRCULATION AGREEMENTS SHALL BE REQUIRED ON ALL PARCELS TO ASSURE INTERNAL VEHICULAR MOVEMENT BETWEEN PARCELS. EVIDENCE OF THE AGREEMENT SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. A SITE CIRCULATION PLAN SHALL BE SUBMITTED AT THE TIME OF BUILDING PERMIT TO DEMONSTRATE SUFFICIENT CIRCULATION SO AS TO AVOID CONFLICTS BETWEEN TRAFFIC FLOW AND PARKING. AN OVERALL SITE CIRCULATION PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE PLANNING DIRECTOR AND TRAFFIC ENGINEER PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT, DEMONSTRATING SMOOTH INTERNAL VEHICULAR MOVEMENTS WITHIN THE CUP. AN INTERNAL DRIVE SHALL BE PROVIDED ALONG THE COMMON BOUNDARY OF PARCEL 1 WITH PARCELS 4-7.
- A PEDESTRIAN CIRCULATION SYSTEM, TO BE APPROVED BY THE PLANNING DIRECTOR AT THE TIME OF SITE PLAN REVIEW, SHALL BE PREPARED WHICH PROVIDES PEDESTRIAN CONNECTIONS FROM THE BUILDINGS WITHIN THE CUP TO THE SIDEWALKS ON MAIZE ROAD, AND PROVIDES CONNECTIONS BETWEEN THE BUILDINGS.
- ANY MAJOR CHANGES IN THIS COMMUNITY UNIT PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND TO THE GOVERNING BODY FOR THEIR CONSIDERATION.
- ACCESS TO MAIZE SHALL BE LIMITED TO 3 OPENINGS AS SHOWN ON THE RECORDED PLAT.
- ALL BUILDINGS IN THE CUP SHALL USE PREDOMINATELY EARTH TONE COLORS. VIVID COLORS ARE LIMITED TO INCIDENTAL ACCENTS. USE OF METAL BUILDING MATERIALS SHALL NOT BE THE PREDOMINATE EXTERIOR BUILDING MATERIAL. BUILDING ELEVATIONS SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF THE BUILDING PERMIT.
- CUP Adjustment 12/17/2010 to revise parcel configurations of parcels 4-7 from 4 parcels to 3 parcels. Revised sign sizes and locations based on adjusted parcel configurations.
- 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 DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS, UNLESS AMENDED.

### PARCEL DESCRIPTIONS

- PARCEL 1**  
USES - ALL USES PERMITTED IN "LC" ZONING DISTRICT EXCEPT THAT THE FOLLOWING USES WILL NOT BE ALLOWED: NIGHT CLUB IN THE CITY; TAVERN AND DRINKING ESTABLISHMENT; WAREHOUSE, SELF-SERVICE; ADULT ENTERTAINMENT; CORRECTIONAL PLACEMENT RESIDENCES, LIMITED AND GENERAL; MICROBREWERY; ANIMAL CARE, GENERAL; BROADCAST/RECORDING STUDIO; KENNEL, HOBBY, BOARDING, BREEDING AND TRAINING; MARINE FACILITY; PAWN SHOP; RECREATIONAL VEHICLE CAMPGROUND; RIDING ACADEMY OR STABLE; SEXUALLY ORIENTED BUSINESS. TATTOO/BODY PIERCING FACILITY; VEHICLE REPAIR, GENERAL; VEHICLE STORAGE YARD; VOCATIONAL SCHOOL; MANUFACTURING, GENERAL; CAR WASH; VEHICLE SALES; AND MANUFACTURING, LIMITED  
GROSS AREA - 431,321 s.f.  
MAX. BUILDING COVERAGE 129,396 s.f. (30%)  
MAX. GROSS FLOOR AREA 172,528 s.f. (40%)  
MAX. BUILDING HEIGHT - 45'  
MAX. NUMBER OF BUILDINGS - 6
- PARCEL 2**  
USES - ALL USES PERMITTED BY RIGHT IN "GC" ZONING DISTRICT FOR THE EAST 550 FEET OF THE PROPERTY AND ALL USES PERMITTED IN "LC" ZONING DISTRICT FOR THE REMAINDER OF THE PARCEL. THE FOLLOWING USES WILL NOT BE ALLOWED IN EITHER ZONING DISTRICT:  
SAME "LC" USES PROHIBITED IN PARCEL 1  
GROSS AREA - 500,056 s.f.  
MAX. BUILDING COVERAGE 150,017 s.f. (30%)  
MAX. GROSS FLOOR AREA 200,022 s.f. (40%)  
MAX. BUILDING HEIGHT - 45'  
MAX. NUMBER OF BUILDINGS - 6
- PARCEL 3**  
USES - SAME AS PARCEL 1  
GROSS AREA - 64,254 s.f.  
MAX. BUILDING COVERAGE 19,276 s.f. (30%)  
MAX. GROSS FLOOR AREA 19,276 s.f. (30%)  
MAX. BUILDING HEIGHT - 35'  
MAX. NUMBER OF BUILDINGS - 2
- PARCEL 4**  
USES - SAME AS PARCEL 1  
GROSS AREA - 49,945 s.f.  
MAX. BUILDING COVERAGE 14,983 s.f. (30%)  
MAX. GROSS FLOOR AREA 14,983 s.f. (30%)  
MAX. BUILDING HEIGHT - 35'  
MAX. NUMBER OF BUILDINGS - 1
- PARCEL 5**  
USES - SAME AS PARCEL 1  
GROSS AREA - 28,215 s.f.  
MAX. BUILDING COVERAGE 8,464 s.f. (30%)  
MAX. GROSS FLOOR AREA 8,464 s.f. (30%)  
MAX. BUILDING HEIGHT - 35'  
MAX. NUMBER OF BUILDINGS - 1
- PARCEL 6**  
USES - SAME AS PARCEL 1  
GROSS AREA - 29,447 s.f.  
MAX. BUILDING COVERAGE 8,834 s.f. (30%)  
MAX. GROSS FLOOR AREA 8,834 s.f. (30%)  
MAX. BUILDING HEIGHT - 35'  
MAX. NUMBER OF BUILDINGS - 1

