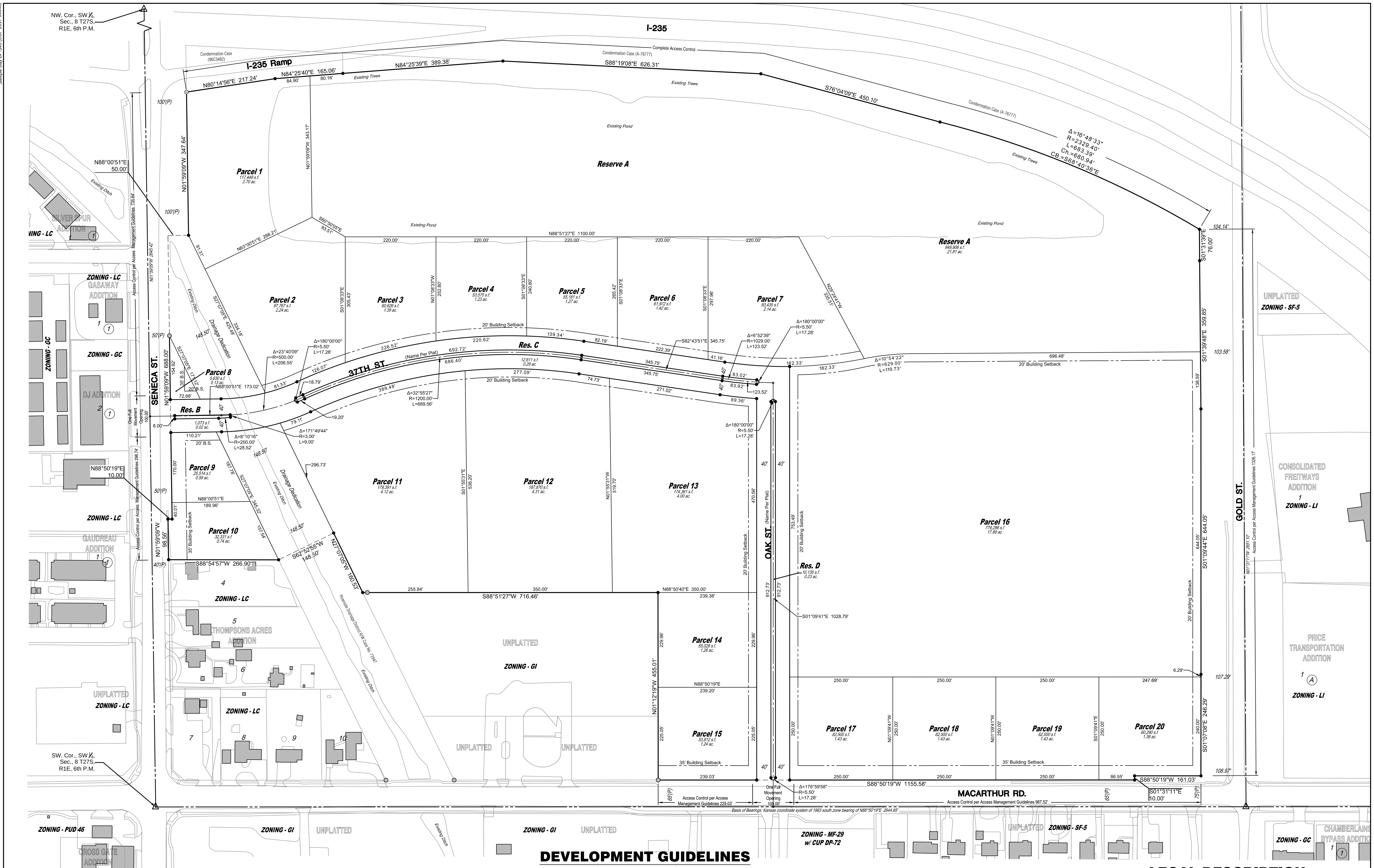


DEVELOPMENT GUIDELINES

General Provisions

1. Area: The total development contains 80.93 acres of land.
2. Parcel Descriptions:

Parcel 1
Gross Area = 2.70 Ac. or 117,449 s.f.
Maximum Height = 65 feet
Max. Building Coverage = 35%
Max. Gross Floor Area = 50% or 58,725 s.f.

Parcel 2
Gross Area = 2.24 Ac. or 97,767 s.f.
Maximum Height = 65 feet
Max. Building Coverage = 35%
Max. Gross Floor Area = 50% or 48,884 s.f.

Parcel 3
Gross Area = 1.39 Ac. or 60,626 s.f.
Maximum Height = 65 feet
Max. Building Coverage = 35%
Max. Gross Floor Area = 50% or 30,313 s.f.

Parcel 4
Gross Area = 1.23 Ac. or 53,575 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 35%
Max. Gross Floor Area = 35% or 18,751 s.f.

Parcel 5
Gross Area = 1.27 Ac. or 55,181 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 35%
Max. Gross Floor Area = 35% or 19,313 s.f.

Parcel 6
Gross Area = 1.42 Ac. or 61,972 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 35%
Max. Gross Floor Area = 35% or 21,690 s.f.

Parcel 7
Gross Area = 2.14 Ac. or 93,435 s.f.
Maximum Height = 65 feet
Max. Building Coverage = 35%
Max. Gross Floor Area = 50% or 47,718 s.f.

Parcel 8
Gross Area = 0.13 Ac. or 5,630 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 35%
Max. Gross Floor Area = 35% or 1,970 s.f.

Parcel 9
Gross Area = 0.59 Ac. or 25,514 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 35%
Max. Gross Floor Area = 35% or 8,930 s.f.

Parcel 10
Gross Area = 0.74 Ac. or 32,331 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 35%
Max. Gross Floor Area = 35% or 11,316 s.f.

Parcel 11
Gross Area = 4.12 Ac. or 179,391 s.f.
Maximum Height = 55 feet
Max. Building Coverage = 35%
Max. Gross Floor Area = 35% or 62,787 s.f.

Parcel 12
Gross Area = 4.31 Ac. or 187,870 s.f.
Maximum Height = 55 feet
Max. Building Coverage = 35%
Max. Gross Floor Area = 35% or 65,755 s.f.

Parcel 13
Gross Area = 4.00 Ac. or 174,361 s.f.
Maximum Height = 55 feet
Max. Building Coverage = 35%
Max. Gross Floor Area = 35% or 61,026 s.f.

Parcel 14
Gross Area = 1.26 Ac. or 55,028 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 35%
Max. Gross Floor Area = 35% or 19,260 s.f.

Parcel 15
Gross Area = 1.24 Ac. or 53,812 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 35%
Max. Gross Floor Area = 35% or 18,834 s.f.

Parcel 16
Gross Area = 17.89 Ac. or 779,286 s.f.
Maximum Height = 55 feet
Max. Building Coverage = 35%
Max. Gross Floor Area = 35% or 272,750 s.f.

Parcel 17
Gross Area = 1.43 Ac. or 62,500 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 35%
Max. Gross Floor Area = 35% or 21,875 s.f

Parcel 18
Gross Area = 1.43 Ac. or 62,500 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 35%
Max. Gross Floor Area = 35% or 21,875 s.f

Parcel 19
Gross Area = 1.43 Ac. or 62,500 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 35%
Max. Gross Floor Area = 35% or 21,875 s.f

Parcel 20
Gross Area = 1.38 Ac. or 60,290 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 35%
Max. Gross Floor Area = 35% or 21,102 s.f

Reserve A = 21.81 Ac. or 949,906 s.f.
Reserve B = 0.02 Ac. or 1,073 s.f.
Reserve C = 0.29 Ac. or 12,611 s.f.
Reserve D = 0.23 Ac. or 10,135 s.f.

The location and size of the reserves shall be determined at the time of final platting; however, the location and size of the reserves shall generally be the same as indicated on the CUP unless modified by a CUP adjustment or amendment. The reserve uses shall be per the final plat, but are planned to include uses such as drive access, signs, landscaping, irrigation, monuments, and other similar uses. Reserve A will also off-site signs and drainage.

3. Land Uses:
The following uses are permitted for Parcels 1, 2, 3, 4, 6, 7, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20 within the C.U.P.:
   A. All allowed uses permitted within the GC Zoning District with the following EXCEPTIONS; No Parcels within this C.U.P. shall allow the following uses:
   Cemetery; Correctional Placement Residence, Limited and General; Group Residence, Limited and General; Riding Academy or Stable; Rodeo in the City; Storage, Outdoor, as a Principal Use; Recycling Collection Station, Private and Public; Recycling Processing Center; Reverse Vending Machine; Utility, Minor; Animal Care, General; Kennel, Boarding/Breeding/Training; Sexually Oriented Business in the City; Asphalt or Concrete Plant, Limited and General; Oil or Gas Drilling; Rock Crushing; Solid Waste Incinerator; Vehicle Storage Yard.
   B. The following uses are permitted for Parcels 8, 9, and 10 within the C.U.P.: All allowed uses permitted within the LC Zoning District, EXCEPT those uses listed in G.P.3A. if allowed in LC, AND EXCEPT, Construction Sales and Service. Parcel 8 shall also be allowed by right to have Vehicle and Equipment Sales Outdoors as an accessory to other GC zoned Parcels in the development.
   C. The uses permitted by the C.U.P. are only those uses permitted by right and not by conditional use unless specifically identified.
   D. No parcel within 300 feet of a church, park, school, or residential zoning district shall permit a tavern or drinking establishment or nightclub in the city.

4. Architectural Controls: All buildings within the C.U.P. shall share a uniform architectural character, color, and similar predominate exterior building material, as determined by the Director of Planning. All building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accents, and must employ materials similar or complementary to surrounding residential areas. The predominate exterior building materials shall be non-metal, unless approved by the Director of Planning.

5. Landscaping for this site shall be required as follows:
   A. Landscaped street yards, buffers, and parking lot landscaping and screening shall be in accordance with the City of Wichita Landscape Ordinance.
   B. 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 Metropolitan Area Planning Department (MAPD) for its review and approval prior to issuance of any building permit(s).
   C. 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.

6. Lighting:
   A. Lighting shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV.
   B. All Parcels shall share similar or consistent parking lot lighting elements (i.e. fixtures, poles and lamps and etc.), as approved by the Director of the MAPD.
   C. All lighting shall be shielded to direct light disbursement in a downward direction and directed away from residential areas.
   D. Light poles including above ground base shall be limited to 27 feet tall, except 15 feet tall when within 200 feet of residential zoning with residential use.
   E. Extensive use of backlit canopies and neon or fluorescent tube lighting on buildings is not permitted.

7. Screening for this site shall be required as follows: Rooftop mechanical equipment shall be screened from ground level view per Wichita-Sedgwick County Unified Zoning Code.
   A. Storage, Outdoor is subject to the screening requirements per Section IV-B.3.e of the Wichita-Sedgwick County Unified Zoning Code.
   B. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened to reasonably hide them from ground view with fencing and/or landscaping.
   C. Vehicle and Equipment Sales, Outdoor, shall conform to Section III-D.6.hh. of the zoning code.
   D. Unless otherwise noted Screening shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV and Section III-C.2.b.

8. Setbacks are as shown hereon, if not shown they shall be as specified in Wichita-Sedgwick County Unified Zoning Code for the corresponding base zoning district property development standards or as specified below. If contiguous Parcels are developed under the same ownership, setbacks between such Parcels will not be required.

9. Parking: All Parcels, shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV-A, unless otherwise specified.

10. Utilities: No occupancy permits shall be issued for any development without services by municipal water and sewer services. All proposed new utilities shall be installed underground; unless it is prohibitive due to groundwater depth.

11. Grading Plan: A lot grading plan will be prepared in conformance with the Drainage Concept Plan for review prior to the issuance of a Building Permit.

12. Final determination of minimum pad elevations (at least 2 feet higher than the 100 year flood elevation), street right(s)-of-way, easements, and pavement widths on public private streets shall be resolved at the time of platting. Drainage requirements and improvements shall be determined at the time of platting. If necessary, the CUP development plan shall be adjusted or amended to reflect final drainage requirements.

13. Signs: Are as permitted under the current Sign Code of the City of Wichita. Additionally, the following conditions apply:
   A. Parcels 1, 2, 3, 4, 6, 7, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20 are subject to the requirements of the Sign Code of the City of Wichita for GC Zoning District and except as noted herewith. Parcels 8, 9, and 10 are subject to the requirements of the Sign Code of the City of Wichita for LC Zoning District and except as noted herewith.
   B. No flashing or moving signs shall be permitted.
   C. The total amount of sign face area of freestanding signage along Seneca Street and Interstate 235, MacArthur Road shall not exceed 0.8 times the linear frontage and Gold Street shall not exceed 0.5 times the linear frontage.
   D. All signs shall be monument, pylon type, or pole type. There are two sizes of proposed signs: Small Tenant and Large Development Identification/Tenant Pylon.
   Small Tenant Monuments are allowed as follows:
   Allowed Locations - Along frontages of all Parcels.
   Maximum height - 16 feet
   Maximum sign area - 90 square feet each.
   Minimum distance between signs - 150 feet except, when adjacent to "Large" sign 75 feet.
   Large Development Identificaiton/Tenant Pylons are limited as follows:
   Allowed Locations - Four along I-235 frontage with the below condition relating to Off-Site Billboard Signs; one along MacArthur Road; and two along Seneca Street;
   Only two Large Development Itentificaion/Tenant Pylons are permitted along I-235 frontage if two Off-Site Billboard Signs are operated. Only three Large Development Itentificaion/Tenant Pylons are permitted along I-235 frontage if one Off-Site Billboard Sign is operated.
   Maximum height - 50 feet along I-235; 35 feet along both MacArthur Rd. and Seneca St.
   Minimum sign area - 150 square feet each
   Maximum sign area - 400 square feet each
   Minimum distance between signs - 320 feet
   The Developer / Owners shall be responsible for allocating the sign areas. Below are the calculated allowable areas per the above mentioned linear frontage percentages.

Interstate-235 - total allowed sign area	2,025 square feet
Seneca Street - total allowed sign area	956 square feet
MacArthur Road - total allowed sign area	1,061 square feet
Gold Street - total allowed sign area	663 square feet

   E. Building signage shall be permitted within the C.U.P. Building signage shall be limited to 20% of the wall area.
   F. Accent lighting of monument signs shall be permitted.
   G. Window signage shall be limited to 25% of window area.
   H. Off-Site Billboard Signs: Two off-site billboard signs are permitted along the northern perimeter of the C.U.P. within the Reserve(s) and/or Parcel(s). The off-site billboard signs shall conform to the recitals of Section 24.04.2222 of the Code of the City of Wichita.
   I. Electronic message signs are allowed within the C.U.P. on all Parcels.

14. Transportation improvements and Parcel access shall be provided as follows:
   A. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between Parcels within the C.U.P.
   B. Access controls shall be as shown on the Final Plat and revised upon the C.U.P.
   C. An overall site circulation plan shall be submitted for review and approval by the Director of Planning, in concurrence with the Zoning Administrator, the Fire Marshall/Fire Chief, and the Traffic Engineer. The circulation plan shall assure smooth internal vehicular and pedestrian movements, pedestrian connectivity to major arterial and within buildings on the CUP and may provide connections to adjoining properties, and ensure that the main drives are not blocked by parking spaces directly backing onto the main drive aisles.
   D. A plan for a pedestrian walk system shall be a requirement of the C.U.P. The walk system shall link proposed buildings with the entrances and sidewalks to Seneca Street and MacArthur Road and shall be assured by required submission and approval of circulation plans by the Director of Planning prior to issuing building permits.
   E. A traffic study of the impacts of the development on vehicular, bicycle, pedestrian, and transit transportation shall be prepared by the applicant and approved by the City Engineer prior to the issuance of a building permit for the property. Any improvements or dedications required by the results of the approval of the traffic study shall be guaranteed prior to the issuance of a building permit.

15. Title: The transfer of the title on all or any portion of the land included in 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 and amended. However, the Director of the MAPD, with the concurrence of the Zoning Administrator, may approve minor adjustments to the conditions in this overlay, consistent with the approved development plan, without filing a formal ordinance amendment.

16. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

17. Any major changes within this Community Unit Plan shall be submitted to the Planning Commission and the Governing Body for their consideration. Amendments, adjustments, or interpretations to the C.U.P. shall be done in accordance with the Unified Zoning Code.

LEGAL DESCRIPTION

A contiguous tract of land lying within:

Lots 1 and 2, Beevers Addition, Wichita, Sedgwick County, Kansas,

TOGETHER WITH,

Lot 1, Block A, Lots 4 and 5, Block B, and Exchange Place, Halford Homesites Addition, Wichita, Sedgwick County, Kansas,

TOGETHER WITH,

Lots 1, 2, 3, and 4, Don Addition, Wichita, Sedgwick County, Kansas,

TOGETHER WITH

Lot 1, Block A, all of Exchange Place, and all of a 10 foot Drainage Dedication, all platted within Pacesetter Addition, Wichita, Sedgwick County, Kansas,

TOGETHER WITH,

Lot 1, except that portion taken for highway in Case No. 96C3482, and Lot 2, Burnworth-Sampson Addition to Wichita, Kansas,

TOGETHER WITH,

Lot 3, Thompsons Acres, Sedgwick County, Kansas,

TOGETHER WITH,

Lot 1, and all of the drainage right-of-way, platted within Jerry Elliott Addition, Wichita, Kansas,

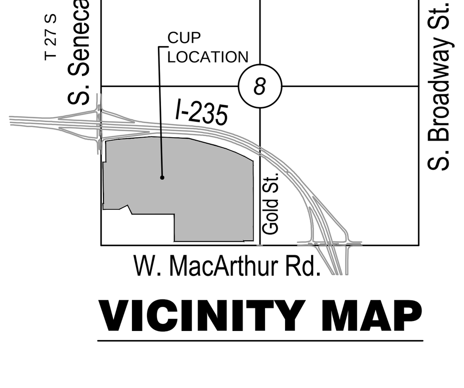
TOGETHER WITH,

Lot 1, and all of the drainage right-of-way, platted within Willie Mae Addition, Wichita, Kansas,

TOGETHER WITH,

A portion of the Riverside Drainage District Right-of-Way in Case No. 72947, lying within the Southwest Quarter, Section 8, Township 28 South, Range 1 East of the 6th Principal Meridian, Sedgwick County, Kansas, said portion being that part adjoining and abutting the following tracts of land: The east line of said Lot 1, Willie Mae Addition; the east line of said Lot 1, Jerry Elliott Addition, the west line of said Pacesetter Addition, and the west line of said Brunsworth Sampson Addition.

Said contiguous tract of land being more particularly described as follows:
BEGINNING at the southeast corner of said Lot 1, Beevers Addition; thence along the south line of said Lots 1 and 2, Beevers Addition, being coincident with the north right-of-way line of MacArthur Road on a Kansas coordinate system of 1983 south zone bearing of S88°50'19"W, 161.03 feet to the southwest corner of said Lot 2, Beevers Addition, being coincident with a point on the east line of said Lot 1, Block A, Halford Homesites Addition; thence continuing along the said north right-of-way line for the next two courses and along said east line, S01°31'11"E, 10.00 feet to the southeast corner of said Lot 1, Block A, Halford Homesites Addition; thence along the south line of said Halford Homesites Addition, said Don Addition, and said Lot 1, Block A, Pacesetter Addition, S88°50'19"W, 1155.58 feet; thence along the westerly line of said Lot 1, Block A, Pacesetter Addition, N01°12'19"W, 455.01 feet; thence along the extended southerly line of said Lot 1, Block A, Pacesetter Addition, S88°51'27"W, 716.46 feet; thence N27°07'05"W, 160.56 feet; thence S62°52'55"W, 148.50 feet to the southeast corner of said Lot 3, Thompsons Acres; thence along the south line of said Lot 3, Thompsons Acres, S88°54'57"W, 266.90 feet to the southwest corner of said Lot 3, Thompsons Acres, also being a point on the east right-of-way line of Seneca Street; thence along said east right-of-way line for the next three courses, and along the west line of said Lot 3, Thompsons Acres, N01°59'09"W, 98.56 feet to the northwest corner of said Lot 3, Thompsons Acres; thence along the north line of said Lot 3, Thompsons Acres, N88°50'19"E, 10.00 feet to the southwest corner of said Lot 1, Jerry Elliott Addition; thence along the extended west line of said Lot 1, Jerry Elliott Addition and said Lot 1, Willie Mae Addition, N01°59'09"W, 688.00 feet; thence N88°00'51"E, 50.00 feet to a point on the west line of said Lot 1, Burnworth-Sampson Addition, being coincident with said east right-of-way line of Seneca Street; thence along said west line and east right-of-way line, N01°59'09"W, 347.64 feet to a point on a south right-of-way line of Interstate 235 established by Condemnation Case No. 96C3482; thence along said south right-of-way line for the next four courses, N80°14'56"E, 217.24 feet; thence N84°25'40"E, 165.06 feet; thence N84°25'39"E, 389.38 feet; thence S88°19'08"E, 626.31 feet to a point on the north line of said Lot 1, Burnworth-Sampson Addition, being common to said south right-of-way line of Interstate 235 established by Condemnation Case A-76777; thence along said north line and south right-of-way line for the next two courses, S76°04'09"E, 450.10 feet to a point on a non-tangent curve to the right, said curve having a radius of 2329.40 feet, a central angle of 16°48'33", a chord bearing of S68°40'36"E, and a chord distance of 680.94 feet; thence along said non-tangent curve to the right, 683.39 feet to the northeast corner of said Lot 1, Burnworth-Sampson Addition, being coincident with a point on the west right-of-way line of Gold Street; thence along said west right-of-way line for the next four courses, and along the east line of said Lot 1, Burnworth-Sampson Addition, S01°31'39"E, 76.00 feet to the northeast corner of said Lot 2, Burnworth-Sampson Addition; thence along the east line of said Lot 2, Burnworth-Sampson Addition, S01°39'48"E, 359.85 feet to the southeast corner of said Lot 2, Burnworth-Sampson Addition, being coincident with the northeast corner of said Lot 1, Block A, Pacesetter Addition; thence along the east line of said Lot 1, Block A, Pacesetter Addition, S01°09'44"E, 644.05 feet to the southeast corner of said Lot 1, Block A, Pacesetter Addition, being coincident with the northeast corner of said Lot 1, Beevers Addition; hence along the east line of said Lot 1, Beevers Addition, S01°07'08"E, 246.29 feet to the POINT OF BEGINNING.



VICINITY MAP

COMMUNITY UNIT PLAN DP-345

STEEPLE BAY

Orig. Case No. CUP2017-00043
Orig. Case No. ZON2017-00046

OWNERS / DEVELOPERS:

TCRS, LLC	4911 S. Meridian Ave.,	Wichita, KS 67217-3709	(316) 529-3100
Tase Property, LLC	20 Sunnyside Ave., Ste. A151,	Mill Valley, CA 94941-1933	"
Fruition, LLC	4340 S. West St.	Wichita, KS 67217	"

MKEC
Wichita, KS • 316.684.9600

Steeple Bay DP-345 (CUP 2017-00043)
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