

DP-144
FAIRFIELD COMMERCIAL C.U.P.

APPROVED CUP

~~MAY 8-22-85 Rln~~
~~WCC 12-8-85 Rln~~

~~MAY 10-2-85 Rln~~
~~WCC 12-8-85 Rln~~
MAY 10-2-85 Rln
WCC 12-8-85 Rln
MAY 10-2-85 Rln
WCC 12-8-85 Rln

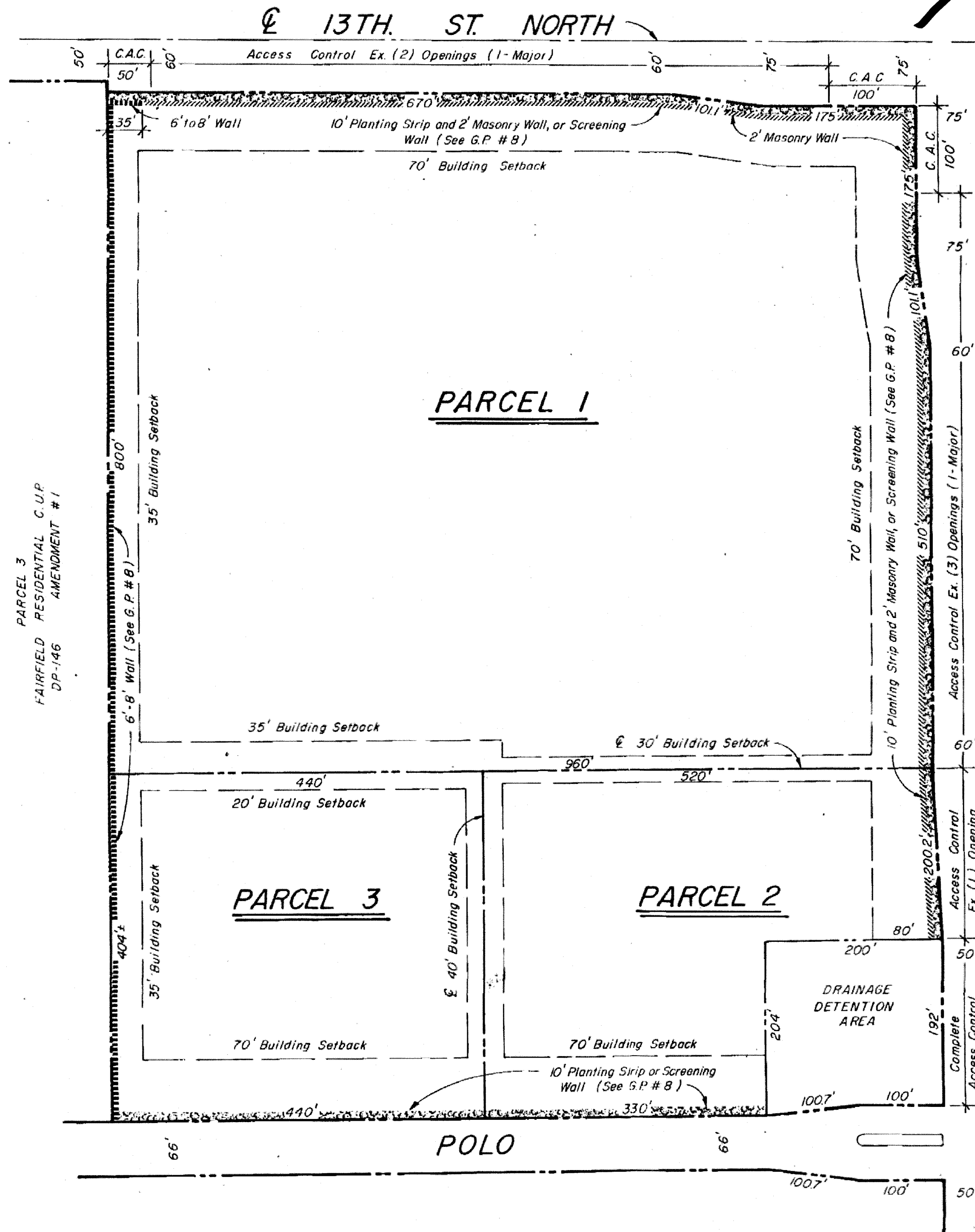
As per AA CUP2017-49 Rln
11-13-2017

APPROVED CUP

~~MAY 8-22-85 Rln~~

~~WCC 12-8-85 Rln~~

MAY 10-2-85 Rln
WCC 12-8-85 Rln



SCALE 1"=100'
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

FAIRFIELD COMMERCIAL COMMUNITY UNIT PLAN

GENERAL

TOTAL NET AREA = 26.4 ACRES (EXCLUSIVE OF PUBLIC STREET RIGHT-OF-WAY.) THIS DEVELOPMENT IS PROPOSED TO CONTAIN LIGHT COMMERCIAL USES, OFFICES, AND GARDEN APARTMENTS OR TOWNHOUSES.

GENERAL PROVISIONS

- 1.) ACCESS CONTROL: (EXCLUDING PUBLIC STREET INTERSECTIONS) ACCESS TO 13TH STREET SHALL BE LIMITED TO TWO (2) OPENINGS. ACCESS TO ROCK ROAD SHALL BE LIMITED TO FOUR (4) OPENINGS: THREE (3) TO PARCEL ONE AND ONE (1) TO PARCEL TWO.

ONE ENTRANCE TO PARCEL ONE FROM 13TH STREET AND ONE FROM ROCK ROAD SHALL BE CONSTRUCTED TO MAJOR SHOPPING CENTER ENTRANCE STANDARDS. THAT PORTION OF THE MAJOR ENTRANCE ON PUBLIC RIGHT-OF-WAY WILL BE GUARANTEED AT THE TIME OF PLATTING. THAT PORTION OF THE MAJOR ENTRANCES ON PRIVATE PROPERTY WILL BE REQUIREMENT AT THE TIME OF BUILDING PERMIT(S) FOR PARCEL ONE.

- 2.) ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 3.) DRAINAGE: DRAINAGE SHALL BE IN ACCORDANCE WITH THE APPROVED DRAINAGE CONCEPT ON FILE WITH THE ENGINEERING DIVISION OF THE CITY OF WICHITA.

- 4.) BUILDING SETBACKS: MINIMUM BUILDING SETBACKS SHALL BE AS SHOWN ON THE PLAN.

IN THE EVENT THAT PARCELS ONE AND TWO ARE DEVELOPED UNDER THE SAME OWNERSHIP, THE SETBACK BETWEEN THESE PARCELS WILL NOT BE REQUIRED.

IN THE EVENT THAT PARCEL 3 IS DEVELOPED IN CONJUNCTION WITH PARCEL 2 OF DP-146, THE SETBACK BETWEEN THESE PARCELS WILL NOT BE REQUIRED.

- 5.) PARKING: PARKING RATIO SHALL BE IN ACCORDANCE WITH APPROPRIATE CODE OF THE CITY OF WICHITA, OR AS INDICATED IN THE PARCEL DESCRIPTIONS.

- 6.) SIGN REGULATIONS: FREESTANDING (GROUND OR POLE) IDENTIFICATION SIGNS FOR PARCEL ONE (1) SHALL BE LIMITED TO THREE (3), ONE (1) ON 13TH STREET AND TWO (2) ON ROCK ROAD. ADVERTISING SIGNS FOR PARCEL ONE (1) SHALL BE OF A PERMANENT TYPE AND ATTACHED TO THE BUILDINGS. IDENTIFICATION SIGNS FOR PARCEL TWO (2), THREE (3), AND THOSE PERMITTED IN PARCEL ONE (1) SHALL BE IN ACCORDANCE WITH SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA, WITH THE FOLLOWING EXCEPTION: NO BILLBOARD ADVERTISEMENT OR PORTABLE SIGNS SHALL BE ALLOWED. THE DISTANCE BETWEEN ON-SITE SIGNS ALONG NORTH ROCK ROAD (PARCEL 1) SHALL BE A MINIMUM OF 80 FEET.

- 7.) FIRE LANES: APPROPRIATE FIRE LANES FOR PARCELS ONE, TWO, AND THREE WILL BE DEFINED PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S). SAID FIRE LANES SHALL BE HARD SURFACED, AND TWENTY-FOUR (24) FEET MINIMUM IN WIDTH, AND CONSTRUCTED WITH A 3-1/2 INCH ASPHALT BASE WITH A 1-1/2 INCH ASPHALT SURFACE, OR THE EQUIVALENT THEREOF. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING.

- 8.) SCREENING AND LANDSCAPING: A SOLID OR SEMI-SOLID WALL AT LEAST SIX (6) FEET, BUT NOT MORE THAN EIGHT (8) FEET HIGH, CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL SHALL BE INSTALLED ALONG THE WEST LINE OF PARCELS ONE AND THREE, AS INDICATED ON THE PLAN. SAID WALL MAY BE REDUCED TO THREE (3) FEET IN HEIGHT AT THE SETBACK ALONG THE SOUTH LINE OF PARCEL THREE.

A WALL, AS DESCRIBED ABOVE, SHALL BE INSTALLED ALONG THE NORTH AND EAST PROPERTY LINES OF PARCEL ONE, THE SOUTH AND EAST PROPERTY LINES OF PARCEL TWO, AND THE SOUTH LINE OF PARCEL THREE, AS INDICATED ON THE PLAN, WHEN THE SERVICE AREA, STORAGE AREA, OR REAR OF THE COMMERCIAL OR OFFICE STRUCTURES FACES A RESIDENTIAL DISTRICT. APPROPRIATE STREET TREES (AS APPROVED BY THE CITY FORESTER) SHALL BE PLANTED NO FARTHER APART THAN FIFTY (50) FEET ON CENTERS IN THE PUBLIC PARKING AREA BETWEEN THE CURB AND WALL AND SHALL BE MAINTAINED BY THE OWNER(S) OF THE ADJACENT PARCELS.

A PLANTING STRIP, CONSISTING OF TREES, GRASS, AND LOW SHRUBBERY, NOT LESS THAN TEN (10) FEET IN WIDTH AND A 2' HIGH MASONRY WALL SHALL BE INSTALLED AS INDICATED ON THE PLAN WHEN THE WALL AS SPECIFIED ABOVE, IS NOT REQUIRED. A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT FOR THE PLANTING STRIP, INDICATING THE TYPE, LOCATION, AND SPECIFICATIONS OF PLANT MATERIALS, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) FOR PARCELS ONE, TWO, AND THREE.

A FINANCIAL GUARANTEE FOR THE STREET TREES OR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE TREES OR PLANT MATERIALS HAVE NOT BEEN PLANTED.

FAILURE TO PROPERLY MAINTAIN THE WALL, STREET TREES OR THE PLANTING STRIPS SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION.

- 9.) ACCEL/DECEL LANES: ACCEL AND/OR DECEL LANES ALONG THE NORTH AND EAST LINE OF PARCEL ONE, AS REQUIRED, SHALL BE GUARANTEED AT THE TIME OF PLATTING.

- 10.) THE SITE DEVELOPMENT PLAN FOR PARCEL ONE SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW OF DRIVEWAY LOCATIONS TO MINIMIZE CONFLICTS WITH EXISTING DRIVES TO THE NORTH.

- 11.) LIGHTING - IF LIGHTING IS PROPOSED TO BE USED IN PARCEL ONE, THE INTENSITY OF LIGHT OR ARRANGEMENT OF REFLECTORS SHALL BE SUCH AS NOT TO INTERFERE WITH THE RESIDENTIAL AREAS TO THE NORTH AND WEST. THE HEIGHT OF THE LIGHT POLES SHALL BE 30', MAXIMUM, EXCLUDING THEIR BASE.

- 12.) COMMERCIAL BUILDING: THE THREE (3) COMMERCIAL BUILDINGS, AS PERMITTED IN PARCEL ONE (1), SHALL BE COMPATIBLE WITH ONE ANOTHER AS TO ARCHITECTURAL DESIGN AND EXTERIOR CONSTRUCTION MATERIALS.

PARCEL DESCRIPTIONS

PARCEL ONE

PROPOSED USE: SHOPPING CENTER, FINANCIAL INSTITUTIONS, OFFICES, RESTAURANTS (EXCLUDING DRIVE-UP WINDOW SERVICE OR DRIVE-IN RESTAURANTS) AND PERSONAL SERVICES. SUPERMARKETS OR SERVICE STATIONS SHALL NOT BE PERMITTED.

NET AREA: 17.5 ACRES ± OR 760,990 SQUARE FEET ±
MAXIMUM BUILDING COVERAGE: 30% OR 228,300 SQUARE FEET
MAXIMUM GROSS FLOOR AREA: 30% OR 228,300 SQUARE FEET
MAXIMUM BUILDING HEIGHT: 35 FEET
MAXIMUM NUMBER OF BUILDINGS: THREE (3)

PARCEL TWO

PROPOSED USE: OFFICES AS PERMITTED BY THE ZONING DISTRICT

NET AREA: 4.8 ACRES ± OR 211,308 SQUARE FEET ±
MAXIMUM BUILDING COVERAGE: 30% OR 63,400 SQUARE FEET
MAXIMUM GROSS FLOOR AREA: 47% OR 100,000 SQUARE FEET
MAXIMUM BUILDING HEIGHT: 55 FEET
MAXIMUM NUMBER OF BUILDINGS: TEN (10) PER ADMINISTRATIVE ADJUSTMENT DATED 10/5/90

PARCEL THREE

PROPOSED USE: OFFICES AS PERMITTED BY THE ZONING DISTRICT

NET AREA: 4.1 ACRES ± OR 177,755 SQ. FT.
MAXIMUM BUILDING COVERAGE: 20% OR 35,550 SQ. FT.
MAXIMUM GROSS FLOOR AREA: 20% OR 35,550 SQ. FT.
MAXIMUM BUILDING HEIGHT: 35 FEET
MAXIMUM NUMBER OF BUILDINGS: ONE (1)

FAIRFIELD COMMERCIAL C.U.P.

DP-144

REVISED PER ADMINISTRATIVE ADJUSTMENT DATED OCTOBER 8, 1991
REVISED PER ADMINISTRATIVE ADJUSTMENT CUP2017-49, DATED NOVEMBER 13, 2017



Wichita-Sedgwick County Metropolitan Area Planning Department

November 13, 2017

Mark Arts
Attn: Katy Dorrah, Executive Director
1307 N. Rock Road
Wichita, KS 67206

Alloy Architecture
Attn: David Riffel
3500 N. Rock Road
Wichita, KS 67226

RE: CUP2017-49— City CUP Administrative Adjustment to DP-144 to General Provision #6 Signage to increase the number of signs and decrease the distance required between on-site signs for Parcel 1 along N. Rock Road; located at the southwest corner of East 13th Street and North Rock Road (1307 N. Rock Road).

Legal: Lot 1, Block 1, Fairfield Estates Addition, Wichita, Sedgwick County, Kansas

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-144 of the Fairfield Commercial Community Unit Plan ("CUP"). We understand that you wish to adjust General Provision #6 Signage Parcel One (1) to add one additional sign on the North Rock Road frontage and reduce the distance between on-site signs from 150 feet to 80 feet.

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. This approval is subject to the following conditions:

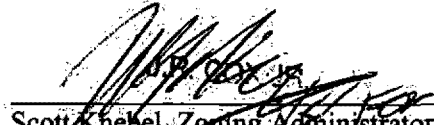
1. The sign shall be permitted and installed within one year.
2. This Administrative Adjustment applies only to General Provision #6 Signage on Parcel One (1) of CUP DP-144.

Please submit four (4) copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.

The "Development Application" sign should now be removed from the property.



Dale Miller, Director
Metropolitan Area Planning Department



Scott Knebel, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Pete Meitzner, Council Member District II
Laura Rainwater, Community Services Representative District II



Wichita-Sedgwick County Metropolitan Area Planning Department

December 4, 2015

Charles G Koch Charitable Foundation
4111 E 37th N
Wichita, KS 67220

Wichita Center for the Arts, Attn: Katy Dorrah
9112 E Central
Wichita KS 67206

PEC, PA, Attn: Isaac Krumme
303 S Topeka St.
Wichita KS 67202

RE: CUP2015-42 - Amendment to Community Unit Plan (CUP) DP-144 Parcel 1 to uses, building restrictions, signs and parking in LC Limited Commercial zoning; generally located south of East 13th Street North and west of North Rock Road.

Dear Applicants:

At its regular meeting on **December 3, 2015**, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to **APPROVE** the request subject to the following conditions:

- (1) Parcel 1 uses shall be amended to state that the Nightclub use shall be for rented and special occasions only, and shall not be regularly open to the general public.
- (2) General Provision #1 shall be amended to state: "Access openings per access management guidelines as approved by the Traffic Engineer."
- (3) A general provision shall be added stating: "A pedestrian circulation plan shall be approved by Planning Staff and the Traffic Engineer demonstrating accessible pedestrian access to all buildings from the arterial street sidewalks."
- (4) The applicant shall submit four revised copies of the CUP to the Metropolitan Area Planning Department within 60 days of approval or the request shall be considered denied and closed.
- (5) If the Zoning Administrator finds that there is a violation of any of the conditions of the CUP amendment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare the CUP amendment null and void.

Property owners may file written protest petitions on land use related items heard by the MAPC. In order

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

T 316.268.4421 F 316.268.4390

www.wichita.gov

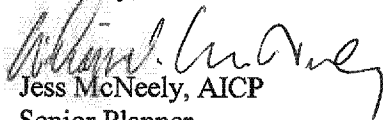
to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk within 14 days of the conclusion of the MAPC hearing, by **December 17, 2015, at 5:00 p.m.**

If protests are received, this application will be forwarded to the City Council for consideration at its regular meeting on **Tuesday, January 5, 2016**. This meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas.

NOTICE: The public hearing on planning items is conducted by the MAPC under provisions of State Law. Adopted policy is that the City Council will not take additional testimony on zoning related applications and other issues for which the MAPC has held a public hearing. However, interested parties may file a written statement with the City Clerk by 5:00 p.m. on the Wednesday preceding this meeting, providing new facts on the issue or alleging an unfair hearing. The Council will determine from such statements whether to return the issue to the MAPC for reconsideration or to reverse their recommendation.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,



Jess McNeely, AICP

Senior Planner

Current Plans Division

Copies to: Pete Meitzner, WCC CM II
 Laura Rainwater, CSR II
 JR Cox, MABCD
 Tom Stolz, MABCD
 Paul Hays, MABCD
 Julianne Kallman, City Engineering