

# RUSTY ECK FORD PLANNED UNIT DEVELOPMENT WICHITA, KANSAS

**P.U.D. GENERAL PROVISIONS**

- One 20' x 20' arbor sign shall be allowed along Kellogg. The height of this sign shall not exceed 40 feet.
- Additional signage along Kellogg shall be allowed per the sign code for 'GC' zoning, except that the 20' x 20' arbor sign code shall not be included in the calculated allowed signage and except that one sign shall be permitted to be 80' tall along Kellogg. This sign shall be allowed to be placed within the street right-of-way if a use of street permit is approved by the City Engineer.
- Signage along Armour, Willowbrook and Whittier shall be permitted per the sign code for 'LC' zoning, except that these signs shall be limited to a maximum height of 25 feet along Willowbrook and Whittier and 30' for Armour.
- One off-site sign shall be allowed on Parcel 2 of the P.U.D. Maximum size 14' x 48', maximum height 40'.
- All ground-mounted signs shall be spaced a minimum of 150 feet apart, except for ground-mounted signs along Armour which shall be spaced 100' apart.
- No portable signs shall be allowed.
- All drainage ways and drainage easements shall be confirmed at the time of platting. A specific lot grading plan will be prepared in conformance with the general drainage concept plan for review prior to the issuance of a building permit.
- Any open space, signs, logos, drainage facilities, drives or parking areas contained within the described parcels shall be privately owned and maintained. If multiple ownership occurs, an agreement providing for the maintenance of reserves, open space, internal drives, parking areas, drainage improvements, etc., shall be filed with the plat.
- Parking shall be provided in accordance with the unified zoning code of the city of Wichita. All parking and drives shall be hard surfaced with concrete or asphalt, and shall share consistent materials and design. Parking areas shall be developed per a site circulation plan approved by the Planning Director prior to the issuance of a building permit. Parking spaces for employees and customers shall be marked and designated for employees and customers only and shall not be used for display of vehicles for sale, unless the vehicle is driven by an employee.
- Fire lanes:
  - 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.
  - During building permit review, the fire chief or his designated representatives shall review and approve the site plan regarding fire lane(s) and fire hydrant location, prior to construction.
- The transfer of title on all or any portion of the land included in the P.U.D. does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon the present owners, their successors and assigns and their lessees unless amended. Any major changes in this development plan shall be submitted to the planning commission for its consideration.
- 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.
- Access
  - Access openings:
    - Along Kellogg - 3
    - Along Armour - 3
    - Along Whittier - 3
    - Along Willowbrook - 4
  - Location of access openings shall be approved by the Traffic Engineer.
- Landscaping
  - Landscaping shall be installed per a landscape plan approved by the Planning Director prior to the issuance of a building permit. Required landscaping may be installed within the street right-of-way if a use of street permit is approved by the City Engineer.
  - Landscaping for this project will be provided as follows - 20 shade trees or their equivalent will be provided in and around the customer service area adjacent to the Armour Frontage Road. Low-growing groundcover type evergreen shrubs will be planted (approx. 6' o.c.) in a planting bed that runs adjacent to the Kellogg Frontage Road and around the corner to the first driveway along the Armour Frontage Road. Irrigation for this project will be provided by a drip irrigation system.
- Building locations as shown are to convey the general intent of development and not necessarily exact final locations.
- All light poles shall be of consistent style and color. All lights shall be shielded to direct light downward, with light source not visible from adjacent residential uses. Light poles shall be limited to a height of 25 feet.
- An 8 foot masonry screen wall shall be constructed within a 5-foot wall easement along the north and west property lines where abutting the residential uses.
- Location of utility easements shall be determined at the time of platting. All utilities shall be installed underground.
- All mechanical equipment and trash receptacles shall be screened per the Screening Standards of the Unified Zoning Code.

- All buildings on the property shall share the same architectural character, materials and colors. Building elevations shall be reviewed for consistency in architectural character by the Planning Director prior to the issuance of a building permit.
- All parking, storage and display areas shall be paved with concrete, asphalt or asphaltic concrete. Parking barriers shall be installed along all perimeter boundaries abutting street, except at driveway entrances or where fences are erected, to ensure that parked vehicles do not encroach onto public right-of-way.
- The lighting standards of Sec. IV-B.4. shall be complied with. No string-type or search lighting shall be permitted.
- The compatibility noise standards of Sec. IV-C.6. shall be complied with. Outdoor speakers and sound amplification systems shall not be permitted, except for a monitored security system and weather notification system.
- No repair work shall be conducted, except in an enclosed building.
- There shall be no use of elevated platforms for the display of vehicles.

**PARCEL #1**

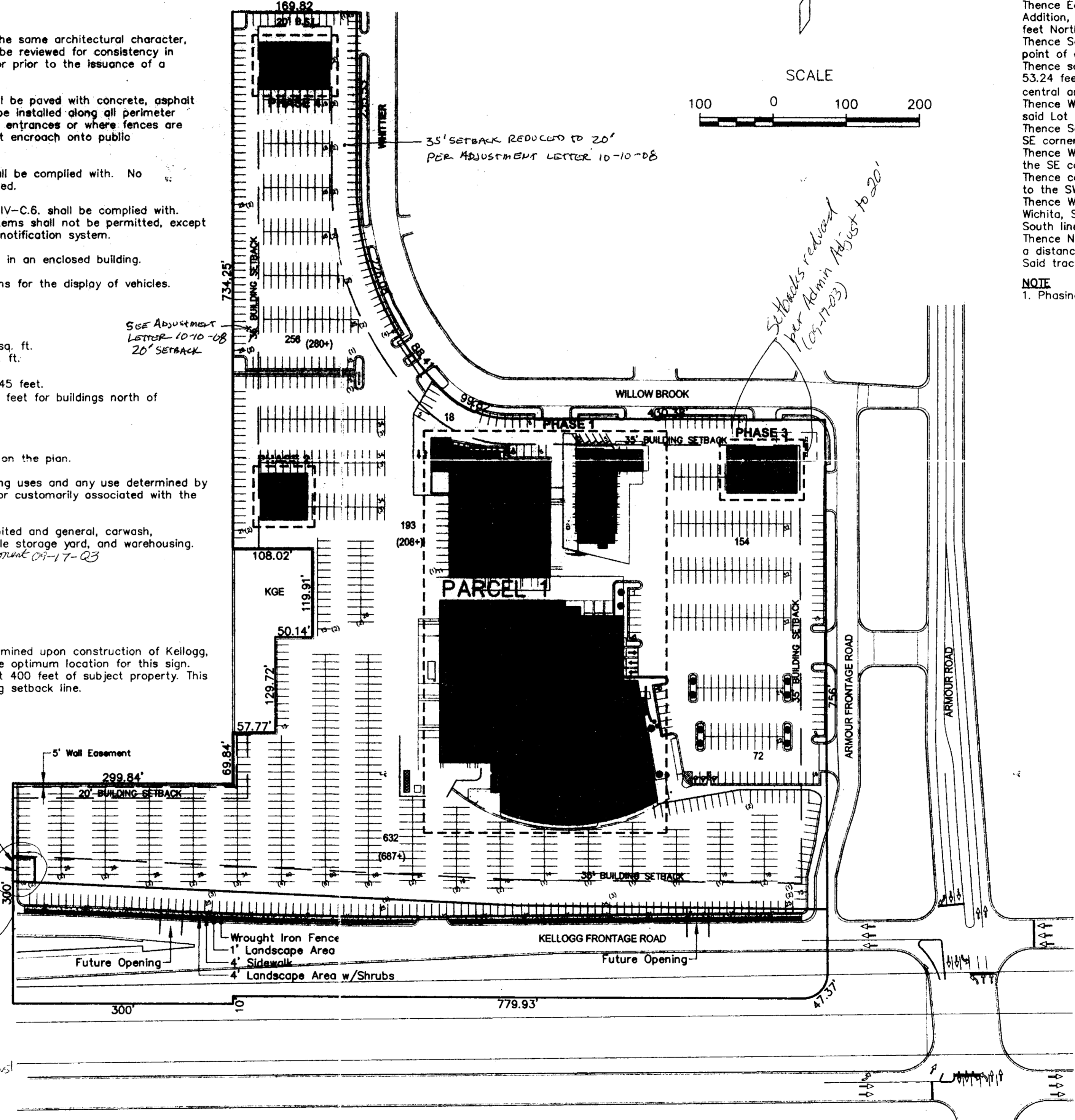
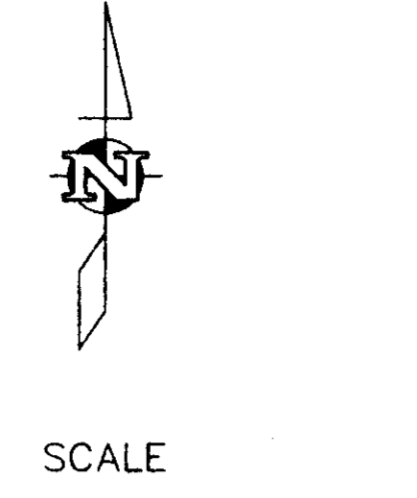
- Gross area: 15.3 acres or 667,798 sq. ft.
- Maximum bldg. coverage: 30% or 200,873 sq. ft. Maximum floor area ratio: 32% or 213,695 sq. ft.
- Maximum bldg. height: four (4) stories or 45 feet. Height shall be limited to one (1) story or 30 feet for buildings north of Willowbrook.
- Setback lines:
  - Parcel 1 setback lines: shall be as illustrated on the plan.
- Uses allowed shall be limited to the following uses and any use determined by the Zoning Administrator to be accessory to or customarily associated with the following uses:
  - Vehicle and equipment sales, vehicle repair limited and general, carwash, commercial parking area, vehicle display, vehicle storage yard, and warehouse, and service station per Admin Adjustment 01-17-03
- Maximum number of buildings - 7

**PARCEL #2**

- Gross area: 1,550 sq. ft.
  - Proposed use: off-site sign
- The final location of this parcel shall be determined upon construction of Kellogg, following a line-of-sight study determining the optimum location for this sign. However, Parcel 2 shall be located in the west 400 feet of subject property. This sign may be placed within the 35 foot building setback line.

Admin. Adjust. 02-25-04

SEE ADJUSTMENT LETTER 10-10-08 20' SETBACK



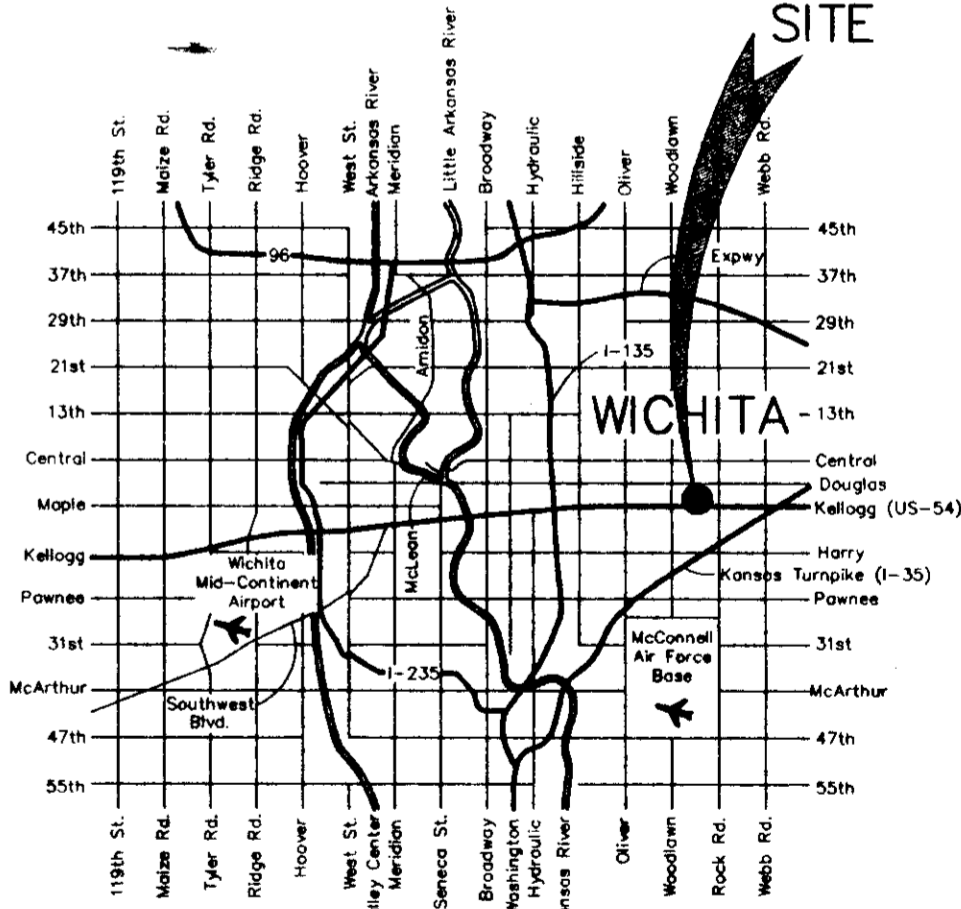
Exact location of Parcel 2 to be determined  
Parcel size incorrect 10-20-05  
should be 1,550 SF per Admin Adjust 10-20-03

**LEGAL DESCRIPTION**

A tract of land located in the SW 1/4 and the SE 1/4 of Section 19, Township 27 South, Range 2 East, of the 6th Principal Meridian, Sedgewick County, Kansas being more particularly described as follows: Lots 1, 2, 3, 4, and 5, Rockwood South Fifth Addition, Wichita, Sedgewick County, Kansas, Lot 1 Rockwood South Third Addition, Wichita, Sedgewick County, Kansas, Lots 1 and 2, Rockwood South First Addition to Wichita, Kansas, Lot 1 Abound Addition, Wichita, Kansas, And Lot 1, EXCEPT the West 30 feet and Lot 2, Block A, Clayton Addition to Wichita, Sedgewick County, Kansas. EXCEPT for a tract of land being more particularly described as follows: Beginning on the South line at 137.74 feet North and 30.0 feet East of the SW corner of Lot 1, Block A, Clayton Addition to Wichita, Sedgewick County, Kansas; Thence East parallel with the South line of said Clayton Addition a distance of 270.0 feet to the East line of said Clayton addition, said point being 137.74 feet North of the SE corner of Lot 2 in said Clayton Addition; Thence East 150.0 feet to the East line of Lot 1, in said Rockwood South First Addition, said point being 138.57 feet North of SE corner of said Lot 1; Thence East 300.07 feet to the East line of Lot 2, Rockwood South First Addition, said point being 126.70 feet North of the SE corner of said Lot 2; Thence East 362.65 feet to the East line of Lot 1, Rockwood South Third Addition, Wichita, Sedgewick County, Kansas, said point of intersection being 83.0 feet North of the point of curvature at the SE corner of said Lot 1; Thence South along the East line of said Lot 1 for a distance of 83.0 feet to a point of curvature; Thence southwesterly on a curve to the right having an arc length distance of 53.24 feet to a point of tangent, said curve having a radius of 33.72 feet, a central angle of 90°28', and a tangent of 34 feet; Thence West on the South line for a distance of 330 feet to the SW corner of said Lot 1; Thence South on the West line of said Lot 1 for a distance of 10.0 feet to the SE corner of Lot 2 in said Rockwood South First Addition; Thence West along the South line of said Lot 2 for a distance of 300.0 feet to the SE corner of Lot 1 in said Rockwood South First Addition; Thence continuing West along said South line of Lot 1 for a distance of 150 feet to the SW corner of said Lot 1; Thence West along the South line of Lots 1 and 2, Block A, Clayton Addition to Wichita, Sedgewick County, Kansas for a distance of 270.0 feet to a point on the South line at 30 feet East of the SW corner of said Lot 1; Thence North parallel with and 30.0 feet East of the West line of said Lot 1 for a distance of 137.74 feet to the Point of Beginning. Said tract contains 667,798 square feet more or less.

**NOTE**

1. Phasing may be subject to change.



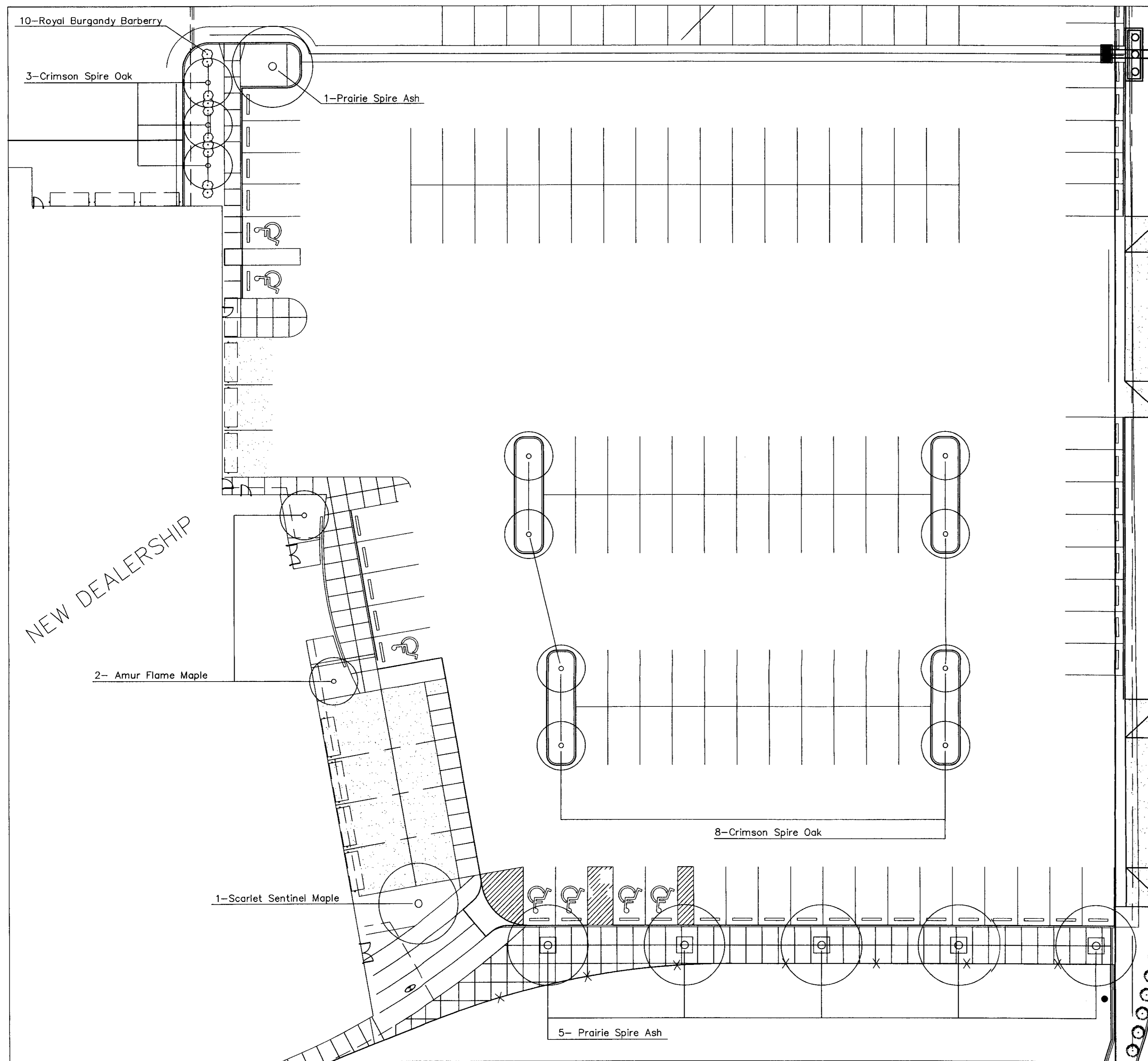
**VICINITY MAP**

PER AA 04-17-03; 10-20-03, 02-25-04, 10-10-08  
PUD #16

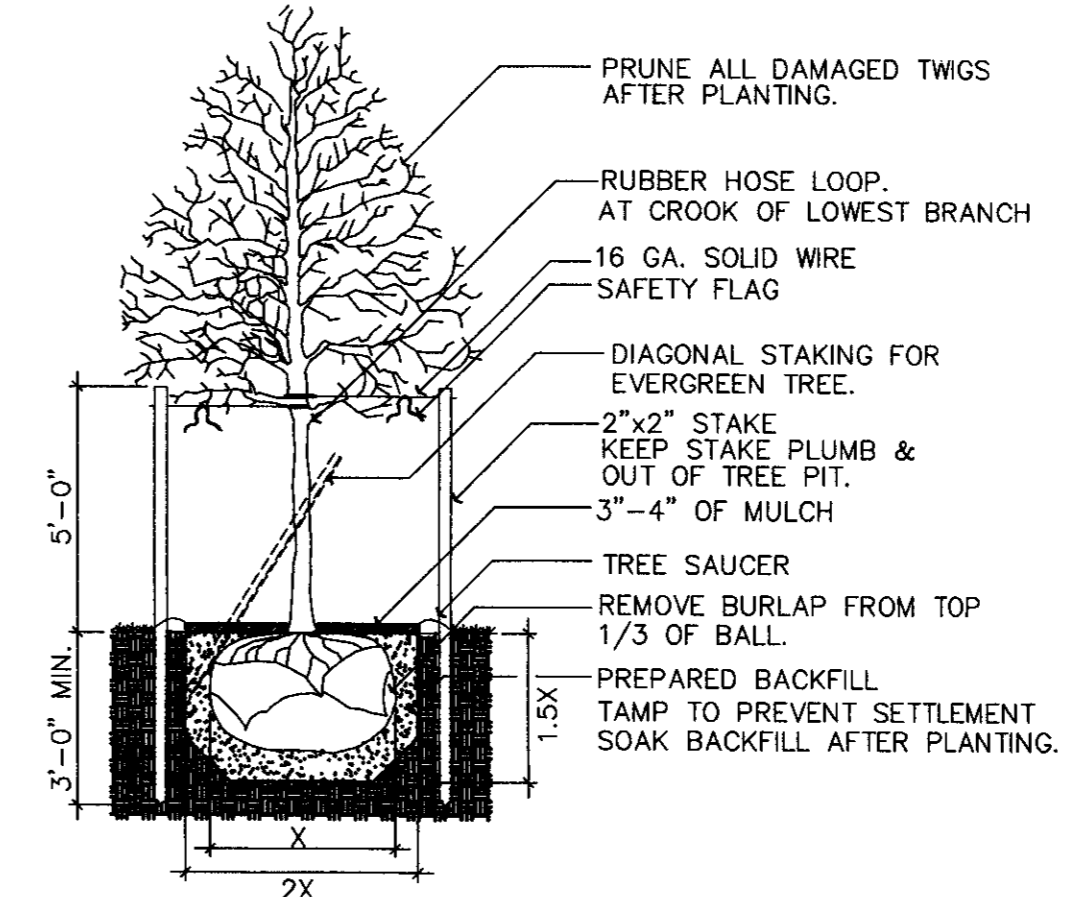
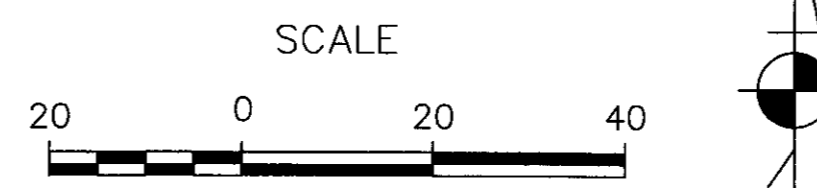
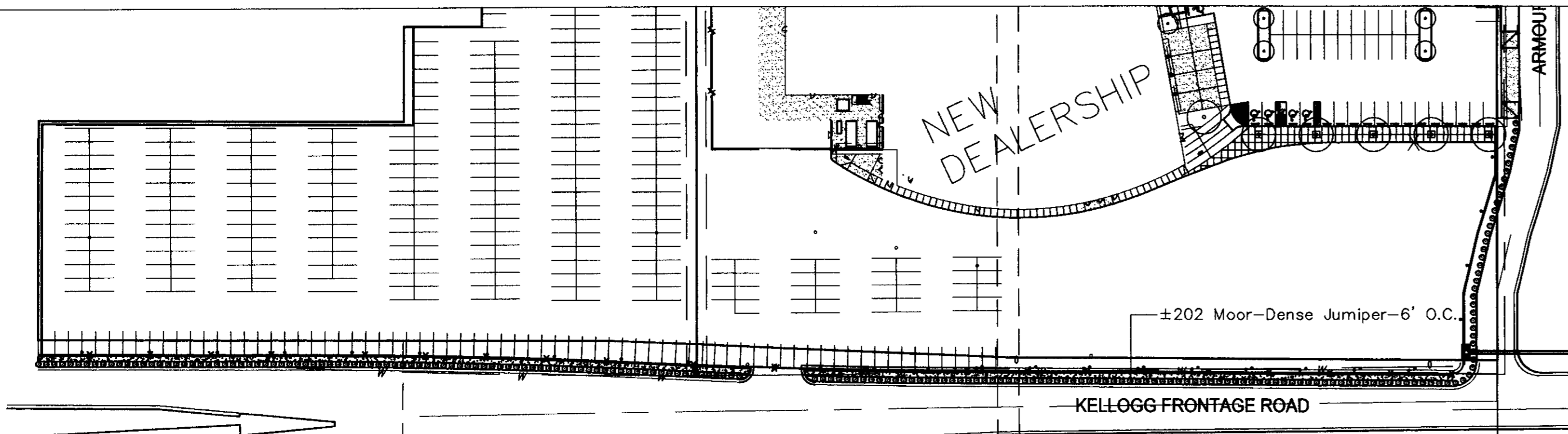
**APPROVED PUD**

MAPC 3-6-03 DM  
WCC 4-1-03 DM  
MAPD 1 of 2

**AVI CONSULTING** Inc.  
ENGINEERING SERVICES  
142 N. Emporia Wichita, KS 67202  
316/265-2870 fax: 316/265-2839



NEW DEALERSHIP



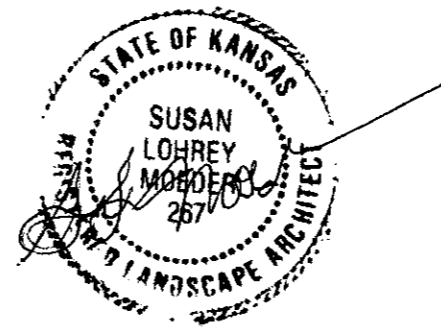
**1 TREE PLANTING & STAKING DETAIL**  
 NO SCALE  
 NOTE: SHRUB PLANTING IS SIMILAR TO TREE PLANTING DETAIL, BUT WITH NO STAKES.  
 NOTE: TREES THAT NATURALLY GROW WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF CENTRAL LEADER IS PRUNED, DAMAGED OR DOES NOT EXIST.

**IRRIGATION NOTE**  
 WATER FOR ESTABLISHMENT AND MAINTENANCE OF PLANT MATERIALS SHALL BE PROVIDED BY AN AUTOMATIC DRIP IRRIGATION SYSTEM WITH A MOISTURE-SENSING DEVICE OR A RAIN SHUT-OFF.  
 STREET ADDRESS: 7350 E. Kellogg

**LEGAL DESCRIPTION:**  
 A tract of land located in the SW ¼ and the SE ¼ of Section 19, Township 27 South, Range 2 East, of the 6th Principal Meridian, Sedgewick County, Kansas being more particularly described as follows: Lot 1, Block 1, Rusty Eck Ford Addition, Wichita, Sedgewick County, Kansas.

**LANDSCAPE REQUIREMENTS**

Per Rusty Eck Ford P.U.D. general provision #14-  
 Landscaping for this project—20 shade trees or equivalent in and around the customer service area adjacent to the Armour Frontage Road. Low-growing groundcover type evergreen shrubs planted 6' O.C. in a planting bed that runs adjacent to the Kellogg Frontage Road to the first driveway along the Armour Frontage Road.  
 Buffer Area: N/A



**PLANT SCHEDULE**

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
1	Scarlet Sentinel Maple	Acer rubrum 'Scarsen'	2"	B & B	
6	Prairie Spire Ash	Fraxinus pennsylvanica 'Prairie Spire'	2"	B & B	
11	Crimson Spire Oak	Quercus alba x Q.robur 'Crimschmidt'	2"	B & B	
2	Amur Flame Maple	Acer ginnala 'Flame'	1"	B & B	single stem
±202	Moor-Dense Juniper	Juniperus sabinia 'Monard'	2 gal.	cont.	
10	Royal Burgandy Barberry	Berberis thunbergii 'Atropurpurea Nana'	2 gal.	cont.	

\* ALL SIZES SHOWN ARE MINIMUM SIZES REQUIRED.

POD #16 PARCEL 1  
**LANDSCAPE PLAN**

APPROVED 07/27/04 BY DS  
 SUPERSEDES PLAN APPROVED 06/03/04  
 HARD COPY 1 of 2

