

ALBERT FARM COMMUNITY UNIT PLAN (D.P. – 257)

GENERAL PROVISIONS

1. THIS DEVELOPMENT CONTAINS 17.1 ACRES, MORE OR LESS. 12.7 ACRES ZONED "LC", 1.74 ACRES ZONED SF-S, 0.68 ACRES ZONED "NR", AND 2.02 ACRES ZONED "NO".
2. THE DEVELOPMENT CONTAINS SEVEN (7) PARCELS PERMITTING LIGHT COMMERCIAL USES, ONE (1) PARCEL FOR THE PURPOSE OF STORMWATER DETENTION, ONE (1) PARCEL PERMITTING NEIGHBORHOOD RETAIL USES, AND THREE (3) PARCELS PERMITTING NEIGHBORHOOD OFFICE USES. SEE PARCEL DESCRIPTION (GENERAL PROVISION NO. 35) FOR SPECIFIC USES.
3. SETBACKS ARE AS SHOWN ON THE CUP (SEE GENERAL PROVISION 25)
4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. SIGNAGE AS DESCRIBED BELOW SHALL BE PERMITTED ADDITIONALLY THE FOLLOWING CONDITIONS APPLY:
 - A. NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED.
 - B. FLASHING SIGNS, (EXCEPT FOR SIGNS SHOWING DATE, TIME, TEMPERATURE, AND OTHER PUBLIC SERVICE MESSAGES) ROTATING OR MOVING SIGNS, SIGNS WITH MOVING LIGHTS, OR SIGNS WHICH CREATE THE ILLUSION OF MOVEMENT ARE NOT PERMITTED.
 - C. EACH PARCEL SHALL BE PERMITTED SIGNAGE AS FOLLOWS:

PARCEL NO. 1- 96 SQUARE FEET ON CENTRAL AND 96 SQUARE FEET ON 151ST, MAXIMUM HEIGHT 20 FEET, WHICH SHALL BE ALLOWED TO BE PLACED ON PARCEL 2, 3, 4, 5, 6 OR 7. PROVIDED THAT A MINIMUM SEPARATION OF 150' SHALL BE MAINTAINED IN THE CUP. PARCEL 1 SHALL BE LIMITED TO A TOTAL OF 2 SIGNS.

PARCEL NO. 2- 48 SQUARE FEET, MAXIMUM HEIGHT 12 FEET.

PARCEL NO. 3- 96 SQUARE FEET, MAXIMUM HEIGHT 15 FEET.

PARCEL NO. 4- 96 SQUARE FEET, MAXIMUM HEIGHT 15 FEET.

PARCEL NO. 5- 96 SQUARE FEET, MAXIMUM HEIGHT 15 FEET.

PARCEL NO. 6- 96 SQUARE FEET, MAXIMUM HEIGHT 15 FEET.

PARCEL NO. 7- 96 SQUARE FEET, MAXIMUM HEIGHT 15 FEET.

PARCEL NO. 8- 96 SQUARE FEET, MAXIMUM HEIGHT 15 FEET.

PARCEL NO. 9- 48 SQUARE FEET, MAXIMUM HEIGHT 12 FEET.

PARCEL NO. 10- 48 SQUARE FEET, MAXIMUM HEIGHT 12 FEET.

PARCEL NO. 11- 48 SQUARE FEET, MAXIMUM HEIGHT 12 FEET.

PARCEL NO. 12- NO SIGNAGE ALLOWED, EXCEPT AS PERMITTED IN THE SF-5 ZONING DISTRICT.
 - D. ALL SIGNS: SHALL BE MONUMENT STYLE. NO POLE SIGNS SHALL BE PERMITTED.
 - E. TEMPORARY ADVERTISING DECORATION OR BANNER-TYPE SIGNS AS ALLOWED BY THE SIGN CODE, EXCLUDING TINSSEL OR PENNANT STREAMERS OR OTHER SIMILAR DECORATION, SHALL BE PERMITTED, BUT SHALL BE LIMITED TO NO MORE THAN 36 SQUARE FEET IN SIZE, TO NO MORE THAN 15 DAY PLACEMENTS, AND TO NO MORE THAN THREE SUCH BANNER OR ADVERTISING DECORATION SIGNS IN THE CUP AT ANY TIME. ANY ADVERTISING DECORATION OR BANNER SIGNS SHALL BE SECURELY ATTACHED TO A BUILDING, WALL OR FENCE.
 - F. NO BUILDING SIGNS SHALL FACE RESIDENTIALLY DEVELOPED PROPERTY.
 - G. BUILDING SIGNS SHALL BE LIMITED TO USE OF INDIVIDUAL LETTERS THAT AVERAGE NO MORE THAN THREE FEET IN HEIGHT ON PARCEL 1, AND NO MORE THAN TWO FEET IN HEIGHT ON ALL OTHER PARCELS.
6. 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.
7. 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.
8. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS ON PUBLIC STREETS SHALL BE RESOLVED AT THE TIME OF PLATTING. GUARANTEES FOR STREET IMPROVEMENTS FOR CENTRAL AVE AND 151ST ST. WEST SHALL BE DETERMINED AT TIME OF PLATTING.
9. AT TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE THE FOLLOWING PERMANENT TRANSPORTATION IMPROVEMENTS:
 - A. A RAISED MEDIAN ON CENTRAL FROM THE INTERSECTION TO THE SECOND ENTRANCE, AND A CENTER LEFT-TURN LANE ON CENTRAL BETWEEN THE SECOND AND FOURTH ENTRANCES;
 - B. A RAISED MEDIAN ON 151ST STREET FROM THE INTERSECTION TO SOUTH OF THE FIRST ENTRANCE, AND A CENTER LEFT-TURN LANE OF 151 STREET WEST BETWEEN THE FIRST AND SECOND ENTRANCES;
 - C. A CONTINUOUS ACCEL/DECEL LANE WITH A BEGINNING TAPER FROM THE SOUTHERN PROPERTY LINE ON 151ST STREET WEST EXTENDING ALONG THE PROPERTY AND TAPERING AFTER THE EASTERMOST DRIVE ON CENTRAL;
 - D. PROPORTIONATE SHARE OF PAVING (AS A PERMANENT IMPROVEMENT) OF CENTRAL AND 151ST STREET WEST TO ARTERIAL STANDARDS;
 - E. PROPORTIONATE SHARE OF COST OF SIGNALIZATION WHEN WARRANTED, AS DETERMINED BY A TRAFFIC ENGINEERING STUDY. THIS PROPORTION SHALL BE NO GREATER THAN 25% OF THE TOTAL COST OF SIGNALIZATION FOR THE INTERSECTION.
10. 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.
11. FIRE LANES:
 - A. FIRE LANES SHALL BE IN ACCORDANCE WITH THE APPROPRIATE 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.
 - B. DURING BUILDING PERMIT REVIEW THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE SHALL REVIEW AND APPROVE THE SITE PLAN REGARDING FIRE LANE(S) AND FIRE HYDRANT LOCATION, PRIOR TO CONSTRUCTION.
12. ACCESS CONTROL:

AS SHOWN ON THE RECORDED PLAT. IF THE ACCESS CONTROLS OF THE RECORDED PLAT ARE ALTERED BY AN APPROVED VACATION ORDER OF THE WICHITA CITY COUNCIL THE C.U.P. SHALL BE CONSIDERED TO HAVE BEEN ADJUSTED ACCORDINGLY.
13. CROSS LOT CIRCULATION AND INTERNAL ACCESS SHALL BE PROVIDED AT THE TIME OF PLATTING. AN INTERNAL CIRCULATION DRIVE SHALL PROVIDE CROSS-LOT ACCESS ALONG THE LINE BETWEEN OUT PARCELS AND THE MAIN PARCEL WITHIN THE CUP.
14. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. 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.
15. NO DEVELOPMENT OF THE CUP SHALL OCCUR UNTIL MUNICIPAL WATER AND SEWER SERVICES HAVE BEEN EXTENDED TO SERVE THE SITE.
16. PRIOR TO DEVELOPMENT CENTRAL MUST BE IMPROVED IN ACCORDANCE WITH THE SUBDIVISION PAVING POLICY FROM ITS TERMINUS (AT 135TH STREET WEST OR AT THE WESTERN EDGE OF DP-233 HIGHLAND SPRINGS CUP ON CENTRAL, WHICHEVER IS NEARER) TO THE PROPERTY LINE, AND AS A THREE-LANE ROADWAY ALONG THE FRONT OF THE PROPERTY, PROVIDING FOR CENTER TURN LANES AS NEEDED.
17. ALL LIGHTS SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD OR DIRECT LIGHT AWAY FROM RESIDENTIAL AREAS. LIGHT POLES ON PARCELS SHALL BE LIMITED TO 20 FEET IN HEIGHT. ALL PARKING LOT LIGHTING WITHIN THE CUP SHALL SHARE CONSISTENT DESIGN (I.E. FIXTURES, POLES, LAMPS).
18. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW. SCREENING SHALL BE CONSTRUCTED OF MATERIALS AND/OR LANDSCAPING COMPATIBLE WITH AND COMPLEMENTARY TO THE EXTERIOR OF THE BUILDINGS TO WHICH THE TRASH RECEPTACLE PROVIDES SERVICE. LOADING DOCKS AND SERVICE AREAS SHALL ALSO BE SCREENED FROM CENTRAL AVE, 151ST ST WEST, AND SURROUNDING RESIDENTIAL AREAS WITH SCREENING WALLS AND/OR LANDSCAPING APPROVED BY THE PLANNING DIRECTOR
19. ON ALL PARCELS ROOF-TOP EQUIPMENT SHALL BE SCREENED FROM GROUND LEVEL VIEW FROM ADJACENT RESIDENTIAL AREAS; NO ROOF-TOP FENCING ALLOWED.
20. DEVELOPMENT OF ALL PARCELS WITHIN THE CUP SHALL COMPLY WITH THE LANDSCAPE ORDINANCE OF THE CITY OF WICHITA. A LANDSCAPE PLAN SHALL BE PREPARED BY A STATE OF KANSAS REGISTERED LANDSCAPE ARCHITECT FOR THE REQUIRED 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.
21. REQUIREMENTS FOR LANDSCAPED STREET YARD AND BUFFER STRIP TREES SHALL BE CALCULATED AT 1.5 TIMES THE MINIMUM ORDINANCE REQUIREMENTS. REQUIREMENTS FOR PARKING LOT LANDSCAPING SHALL COMPLY WITH THE LANDSCAPE ORDINANCE. FOR PARCEL 1, PARKING LOT LANDSCAPING SHALL BE PROVIDED AT A RATE OF 1 TREE FOR EVERY 20 PARKING SPACES.
22. A FINANCIAL GUARANTEE FOR THE PLANT MATERIAL APPROVED ON THE LANDSCAPE PLAN FOR THAT PORTION OF THE CUP BEING DEVELOPED SHALL BE REQUIRED PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT, IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
23. ALL PARCELS IN THE CUP SHALL SHARE A SIMILAR OR COMPATIBLE PLANT PALETTE, AS DETERMINED BY THE REGISTERED LANDSCAPE ARCHITECT PREPARING REQUIRED PLAN.
24. ALL BUILDINGS SHALL HAVE CONSISTENT EXTERIOR BUILDING MATERIALS WITH CONSISTENT ARCHITECTURAL CHARACTER, FORM, COLOR, AND TEXTURE. BUILDING WALLS SHALL BE BROKEN UP BY PROJECTIONS, RECESSES, CHANGES IN ROOF LINE, AND CHANGES IN COLORS, TEXTURES AND/OR MATERIALS, RELATING TO INTERIOR BUILDING FUNCTIONS WHERE FEASIBLE. BUILDINGS SHOULD HAVE A RECOGNIZABLE "BASE" AND "TOP". PREFABRICATED METAL PANELS SHALL NOT BE PERMITTED ON THE SIDE OF BUILDINGS FACING CENTRAL OR 151ST STREET AND SHALL NOT BE THE PREDOMINANT WALL MATERIAL ON ANY OTHER SIDE OF THE BUILDING. NO BUILDING PERMITS SHALL BE ISSUED UNTIL SITE ELEVATIONS ARE APPROVED BY THE PLANNING DIRECTOR.
25. BUILDINGS IN PARCELS ALONG THE ARTERIAL STREETS SHOULD BE SITED WITH A PRIMARY BUILDING FACADE ALONG THE STREET AND NO MORE THAN ONE DRIVING AISLE. MINIMUM SETBACK ALONG ARTERIAL STREETS MAY BE REDUCED TO A MINIMUM OF 20 FEET IF THE FRONT YARD AREA IS LANDSCAPED. A MINIMUM OF 50 PERCENT OF THE BUILDING FRONTAGE FACING THE ARTERIAL STREETS MUST HAVE WINDOWS OR DOOR OPENINGS.
26. GAS ISLANDS, ATMs, BANK DRIVE-THROUGH WINDOWS, OVERHEAD DOORS AND SIMILAR UTILITARIAN ITEMS SHALL BE SCREENED OR SITED BEHIND BUILDINGS TO MINIMIZE THEIR VIEW FROM THE STREET.
27. IF PARCEL 12 IS DEVELOPED AS AN AMENITY FEATURE A PORTION OF THE SCREENING WALL REQUIREMENT ALONG THE SOUTH AND EAST EDGES OF THE CUP MAY BE WAIVED BY THE PLANNING DIRECTOR AS PART OF A PLAN THAT IS MEANT TO ENCOURAGE VEHICULAR AND PEDESTRIAN CIRCULATION TO AND FROM THE ADJACENT PROPERTY AND WHICH APPROPRIATELY SCREENS ALL SERVICE AND LOADING AREAS.
28. INTENTIONALLY BLANK.
29. A SIX (6) FOOT HIGH MASONRY WALL SHALL BE CONSTRUCTED ALONG THE SOUTHERN LINE OF PARCELS 1 AND 2, THE EASTERN AND SOUTHEASTERN LINE OF PARCEL 1 IN THE EVENT THAT PROPERTY TO THE SOUTH OF THE CUP IS DEVELOPED WITH RESIDENTIAL USES. NO UTILITIES SHALL BE PLACED WITHIN THE 5 FOOT WALL EASEMENT.
30. EXTENSIVE USE OF BACKLIT CANOPIES AND NEON OR FLUORESCENT TUBE LIGHTING ON BUILDINGS IS NOT PERMITTED.
31. THIS C.U.P. DOCUMENT IS GENERAL IN CHARACTER AND WILL REQUIRE THE SUBMISSION OF A SITE PLAN AND A LANDSCAPE PLAN FOR EACH PARCEL OR PORTION THEREOF. THIS SITE PLAN WILL REQUIRE ADMINISTRATIVE APPROVAL AT THE PLAN REVIEW STAGE PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE SITE PLAN SHALL SHOW LAND USE RELATIONSHIPS, ACCESS POINTS AND/OR CONTROL SETBACKS, INTERIOR CIRCULATION, PARKING, SCREENING AND OTHER SIMILAR DESIGN CONSIDERATIONS.
32. PRIOR TO ISSUING BUILDING PERMITS FOR EACH PARCEL OR PORTION THEREOF, A PLAN FOR VEHICULAR CIRCULATION AND A PEDESTRIAN WALK SYSTEM SHALL BE SUBMITTED AND APPROVED BY THE DIRECTOR OF PLANNING. THE PLAN SHALL LINK SIDEWALKS ALONG CENTRAL AVE. AND/OR 151ST STREET WEST WITH THE MAJOR ENTRANCES TO THE DEVELOPMENT, AND SHALL LINK WITH THE PROPOSED BUILDINGS WITHIN THE DEVELOPMENT AND FUTURE ADJACENT RESIDENTIAL DEVELOPMENT. THE SITE PEDESTRIAN CIRCULATION SYSTEM, WHICH MAY BE CONSTRUCTED INCREMENTALLY, SHALL BE APPROVED BY THE PLANNING DIRECTOR. WALKWAYS ACROSS PARKING LOTS SHALL BE DESIGNATED BY CHANGES IN MATERIAL, TEXTURE AND COLOR.
33. 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.
34. THE FOLLOWING USES SHALL BE PROHIBITED IN ALL PARCELS: CEMETARY, CORRECTIONAL PLACEMENT RESIDENCES, NIGHT CLUB IN THE CITY, AND NIGHT CLUB IN THE COUNTY. ANY USES ALLOWED ONLY BY CONDITIONAL USE SHALL NOT BE ALLOWED EXCEPT BY CUP AMENDMENT. THE FOLLOWING USES SHALL BE PROHIBITED WITHIN 200 FEET OF RESIDENTIALLY ZONED PROPERTY: SERVICE STATIONS, CONVENIENCE STORES WITH GAS ISLANDS, RESTAURANTS WITH DRIVE-IN OR DRIVE-TROUGH FACILITIES AND VEHICLE REPAIR. THERE SHALL BE NO OVERHEAD DOORS FOR AUTO SERVICES OR REPAIR USES FACING RESIDENTIAL DISTRICTS.

PARCEL NO. 6

PROPOSED USES:
 SAME AS PARCEL 1
 NET AREA - 42,363 SQ. FT. (0.97 ACRES)
 MAXIMUM BUILDING COVERAGE - 12,709 SQ. FT. (30% Max.)
 TOTAL NUMBER OF BUILDINGS - 3
 PARKING - SEE GENERAL PROVISION NUMBER 9
 MAXIMUM BUILDING HEIGHT-35 FEET
 GROSS FLOOR AREA: 30%

PARCEL NO. 7

PROPOSED USES:
 SAME AS PARCEL 1
 NET AREA - 38,950 SQ. FT. (0.89 ACRES)
 MAXIMUM BUILDING COVERAGE - 11,685 SQ. FT. (30% Max.)
 TOTAL NUMBER OF BUILDINGS - 3
 PARKING - SEE GENERAL PROVISION NUMBER 9
 MAXIMUM BUILDING HEIGHT-35 FEET
 GROSS FLOOR AREA: 30%

PARCEL NO. 8

PROPOSED USES:
 SAME AS PARCEL 1
 NET AREA - 34,200 SQ. FT. (0.79 ACRES)
 MAXIMUM BUILDING COVERAGE - 10,260 SQ. FT. (30% Max.)
 TOTAL NUMBER OF BUILDINGS - 3
 PARKING - SEE GENERAL PROVISION NUMBER 9
 MAXIMUM BUILDING HEIGHT-35 FEET
 GROSS FLOOR AREA: 30%

PARCEL NO. 9

PROPOSED USES:
 ALL PERMITTED USES IN THE "NO" NEIGHBORHOOD OFFICE ZONING DISTRICT.
 NET AREA - 34,200 SQ. FT. (0.79 ACRES)
 MAXIMUM BUILDING COVERAGE - 10,260 SQ. FT. (30% Max.)
 TOTAL NUMBER OF BUILDINGS - 3
 PARKING - SEE GENERAL PROVISION NUMBER 9
 MAXIMUM BUILDING HEIGHT - 35 FEET.
 GROSS FLOOR AREA: 30% EXCEPT FOR RESIDENTIAL USES

PARCEL NO. 10

PROPOSED USES:
 SAME AS PARCEL 9
 NET AREA - 34,200 SQ. FT. (0.79 ACRES)
 MAXIMUM BUILDING COVERAGE - 1,0260 SQ. FT. (30% Max.)
 TOTAL NUMBER OF BUILDINGS - 3
 PARKING - SEE GENERAL PROVISION NUMBER 9
 MAXIMUM BUILDING HEIGHT - 35 FEET.
 GROSS FLOOR AREA: 30% EXCEPT FOR RESIDENTIAL USES

PARCEL NO. 11

PROPOSED USES:
 SAME AS PARCEL 9
 NET AREA - 19,000 SQ. FT. (0.44 ACRES)
 MAXIMUM BUILDING COVERAGE - 5,700 SQ. FT. (30% Max.)
 TOTAL NUMBER OF BUILDINGS - 3
 PARKING - SEE GENERAL PROVISION NUMBER 9
 GROSS FLOOR AREA: 30% EXCEPT FOR RESIDENTIAL USES

PARCEL NO. 12


PROPOSED USES:
 STORMWATER DETENTION AND DRAINAGE UNLESS OTHERWISE VACATED AS APPROVED BY GOVERNING BODY.

NET AREA - 75,748 SQ. FT. (1.74 ACRES)
 TOTAL NUMBER OF BUILDINGS - 0

DP-257
 Per Admin Adjustment 12-16-09
APPROVED CUP

MAFC 02-21-02 DM
 BCC 04-17-02 JM
 MAPD Copy 2 of 2

1. CUP Adjustment 11/20/2009

 AUSTIN MILLER P.A. 355 N. Waco, Suite 200 Wichita, KS 67202 316/262-1281 fax: 316/262-8773	PROJECT NUMBER				AM NO. 01103	ALBERT FARM C.U.P. (DP-257) WICHITA, KS	SHEET 2 OF 2	REVISED 04/25/05
	DESIGN MHY	DRAWN MHY	FILE CUP2	DATE 02/15/02	SCALE N.T.S.			

