

KIA PLANNED UNIT DEVELOPMENT, PUD #39

WICHITA, SEDGWICK COUNTY, KANSAS

GENERAL:

TOTAL GROSS AREA = 6.7 ACRES±
TOTAL NET AREA = 6.7 ACRES±

THIS DEVELOPMENT IS PROPOSED TO CONTAIN 6.7 NET ACRES ±

GENERAL PROVISIONS

1. ACCESS CONTROL: PER THE RECORDED PLAT, COMPLETE ACCESS CONTROL TO KELLOGG DRIVE AND ACCESS TO TYLER ROAD SHALL BE LIMITED TO TWO OPENINGS.
2. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
3. DRAINAGE: DRAINAGE SHALL BE IN ACCORDANCE WITH DRAINAGE PLANS APPROVED BY THE ENGINEERING DIVISION OF THE CITY OF WICHITA.
4. BUILDING SETBACKS: 20-FOOT SETBACKS ARE REQUIRED FROM ALL PROPERTY LINES EXCEPT FOR THE EAST PROPERTY LINE, WHICH WILL CONFORM TO LI SETBACK STANDARDS.
5. PARKING RATIO SHALL BE IN ACCORDANCE WITH THE APPROPRIATE CODE OF THE CITY OF WICHITA.
6. EXCEPT AS OTHERWISE LISTED SIGNAGE SHALL BE ALLOWED PER THE SIGN CODE FOR THE CITY OF WICHITA FOR SIGNAGE ALLOWED IN LIMITED INDUSTRIAL ZONING.
7. TOTAL SIGN RIGHTS ALONG KELLOGG DRIVE ALLOWED: 750 SQ. FT. NO SIGN SHALL BE GREATER THAN 400 SQ. FT. UNLESS OTHERWISE PROVIDED BELOW. SIGN SPACING SHALL FOLLOW SIGN CODE. TWO OF THE ALLOWED POLE SIGNS ALONG KELLOGG DRIVE SHALL BE ALLOWED UP TO A MAXIMUM HEIGHT OF 65 FEET.
8. TOTAL SIGN RIGHTS ALONG TYLER ALLOWED: 350 SQ. FT. NO SIGN SHALL BE GREATER THAN 300 SQ. FT. SIGN SPACING SHALL FOLLOW SIGN CODE. POLE SIGNS SHALL BE ALLOWED UP TO A MAXIMUM HEIGHT OF 35 FEET.
9. ONE OFF-SITE SIGN SHALL BE ALLOWED IF IT IS 330 FEET FROM ANY OTHER OFF-SITE SIGNS ON KELLOGG. THE OFF-SITE SIGN SHALL NOT EXCEED 672 SQ. FT. THE HEIGHT OF THE OFF-SITE SIGN SHALL NOT EXCEED THE MAXIMUM ALLOWED EXCEPT IF THE SIGN IS LOCATED ADJACENT TO AN ELEVATED PORTION OF A HIGHWAY STRUCTURE MAY BE ERECTED TO A MAXIMUM HEIGHT OF 20 FEET ABOVE THE TOP OF THE RAILING OR BARRIER ALONG THE TRAFFIC DECK. OFF-SITE SIGN SHALL NOT BE REQUIRED TO BE SETBACK FROM THE PROPERTY LINE. SIGN MAY CARRY THE NAME, OCCUPATION OR NATURE OF THE ACTIVITIES CONDUCTED ON THE PREMISES AND/OR THE PRODUCTS SOLD AND/OR MANUFACTURED ON OR WITHIN THE PUD. ANY PROPOSED SIGN LOCATED WITHIN AN UTILITY EASEMENT SHALL OBTAIN APPROVAL IN WRITING FROM ANY UTILITY IMPACTED BY PLACEMENT OF THE SIGN PRIOR TO RECEIVING A SIGN PERMIT.
10. COMMERCIAL BALLOON SIGNS SHALL BE ALLOWED PER SECTION 24.04.235 OF THE SIGN CODE OF THE CITY OF WICHITA WITH THE EXCEPTION THAT BALLOONS THAT MEET ALL OTHER PARTS OF 24.04.235 SHALL NOT BE LIMITED IN DURATION THAT THEY ARE ALLOWED.
11. ILLUMINATED BUILDING SIGNS ARE ALLOWED, PROVIDED THAT SIGNS SHALL BE LIMITED IN TOTAL AREA TO FORTY PERCENT OF EACH BUILDING ELEVATION, AND NO INDIVIDUAL SIGN SHALL EXCEED 400 SQ. FT.
12. ADVERTISING DECORATION SIGNS AND BANNER SIGNS SHALL NOT EXCEED A TOTAL OF 64 SQ. FT. EACH. BANNER SIGNS SHALL BE LIMITED TO FOUR BANNERS. ADVERTISING DECORATION AND BANNER SIGNS SHALL ONLY BE TEMPORARY AND SHALL NOT EXCEED A TOTAL TIME LIMITATION OF 60 DAYS AND MAY BE USED FOR ANY EVENT OR ADVERTISING.
13. PRIOR TO FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE PLAN AS TO THE LOCATION AND DESIGN OF ANY REQUIRED FIRE LANE(S).
14. TRASH RECEPTABLES, LOADING DOCKS, AND GROUND LEVEL MECHANICAL EQUIPMENT SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW. ROOF-TOP MECHANICAL SYSTEMS SHALL BE SCREENED FROM GROUND VIEW.
15. THIS SITE SHALL BE DEVELOPED IN ACCORDANCE WITH THE LIMITED INDUSTRIAL ZONING DISTRICT, UNLESS NOTED OTHERWISE.
16. ALL BUILDINGS WITHIN THE PUDH SHALL SHARE PREDOMINANTLY CONSISTENT EXTERIOR MATERIALS AND COLORS.
17. A LANDSCAPE PLAN PER THE LANDSCAPE CODE SHALL BE SUBMITTED AND APPROVED; LANDSCAPING MAY BE PLACED IN EASEMENTS OR RIGHT-OF-WAY IF A MINOR STREET PRIVILEGE IS APPROVED. VEHICLE STORAGE AND DISPLAY SHALL NOT REQUIRE PARKING LOT SCREENING.

LEGAL DESCRIPTION:

LOT 1, BLOCK A, KIA ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.

PARCEL DESCRIPTIONS

PARCEL ONE

PROPOSED USES - ALL PERMITTED USES BY RIGHT IN THE "LI" ZONING DISTRICT

NET AREA - 6.7± ACRES, OR 291,852 ± SQUARE FEET

MAXIMUM BUILDING COVERAGE - 50% OR 145,926 ± SQUARE FEET

FLOOR AREA RATIO - 0.80

MAXIMUM GROSS FLOOR AREA - 233,481 ± SQUARE FEET

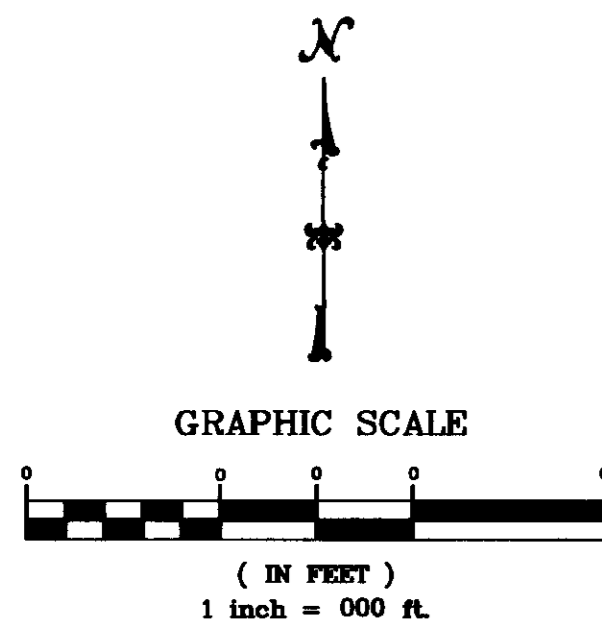
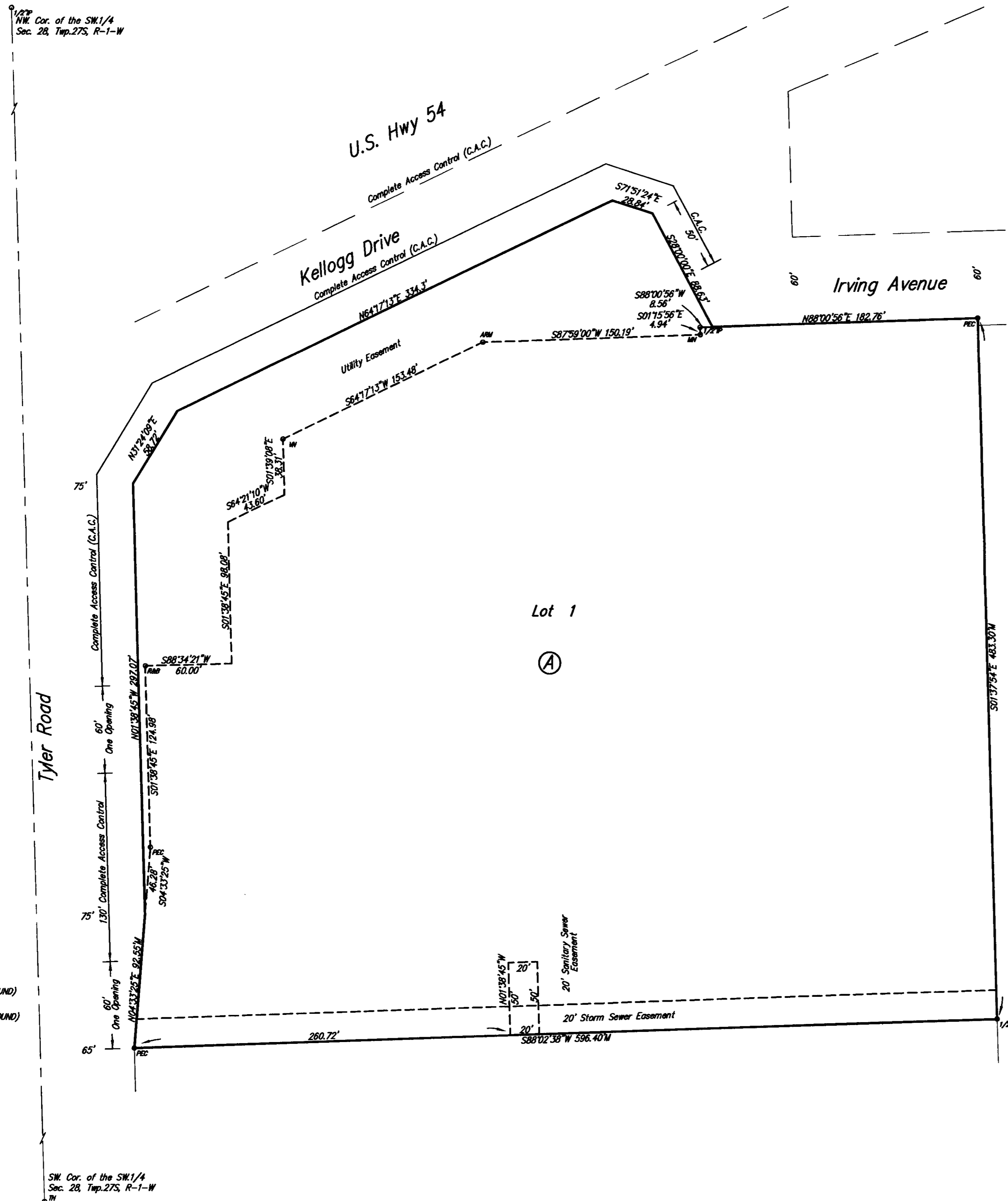
MAXIMUM BUILDING HEIGHT - 55 FEET

APPROVED PUD

MAPC 1-24-13 DM

2-26-13 DM

MAPD 202



LEGEND:

P = Plotted
M = Measured
C = Calculated
D = Described

- 1/2" IP 1/2" IRON PIPE (FOUND)
- 1/2" R 1/2" REBAR (FOUND)
- ARM 1/2" REBAR W/HANSTRONG CAP (FOUND)
- PEC 1/2" REBAR W/PEC CAP (FOUND)
- TIS 1/2" REBAR W/TERRA-TECH CAP (FOUND)
- RRB 1/2" REBAR W/RRB CAP (FOUND)
- SAMP7 1/2" REBAR W/SAVOY CAP (FOUND)
- MW MAG NAIL (FOUND)
- W CHISELED V-NOTCH (FOUND)
- TH CITY OF WICHITA CONTROL (FOUND)

SW Cor. of the SW1/4
Sec. 28, Twp.27S, R-1-W



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P: \102020\KIA - PUD.dwg
Date of Preparation: 1/30/2013

OCA#: 150004

ORDINANCE NO. 49-453

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. PUD2012-00004

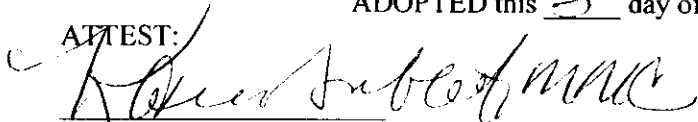
Zone change request from LI Limited Industrial ("LI") to PUD #39, the Kia Planned Unit Development on properties described as:

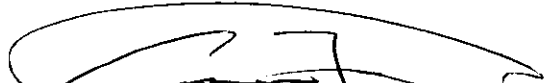
N 138' of Lot 25 & Lot 26 Fairlawn Acres Addition exc begin 221' S & 290.11' E of the NW cor; th. W 264.82' to the W line of Tyler Road; th. N 99.51' to the S line of Hwy 54; th. NE along Hwy to a point of the N line of Lot 26, 301.5' E of the NW cor; th. E 138.61'; th. S 135'; th. W 140'; th. S 106'; th. W 5.86'; th. NW 20.41' to beg & exc part for hwy AND Begin 301.5' E of the NW cor of Lot 26; th. E 138.61'; th. S 135'; th. W 140'; th. S 106'; th. W 5.86'; th. SW 20.41'; th. N to the S line of Hwy 54; th. NE to begin exc N 5' for street AND W 149.82' of the N 221' of Lot 26 exc W 25' for Tyler & exc part for Hwy CC A-38302 on NW AND N 221' of the E 140' of the W 290.11' of Lot 26 exc party for Hwy CC A-38302, Wichita, KS.

SECTION 2. That upon the taking effect of this Ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita-Sedgwick County Unified Zoning Code as amended.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ADOPTED this 5th day of March, 2013

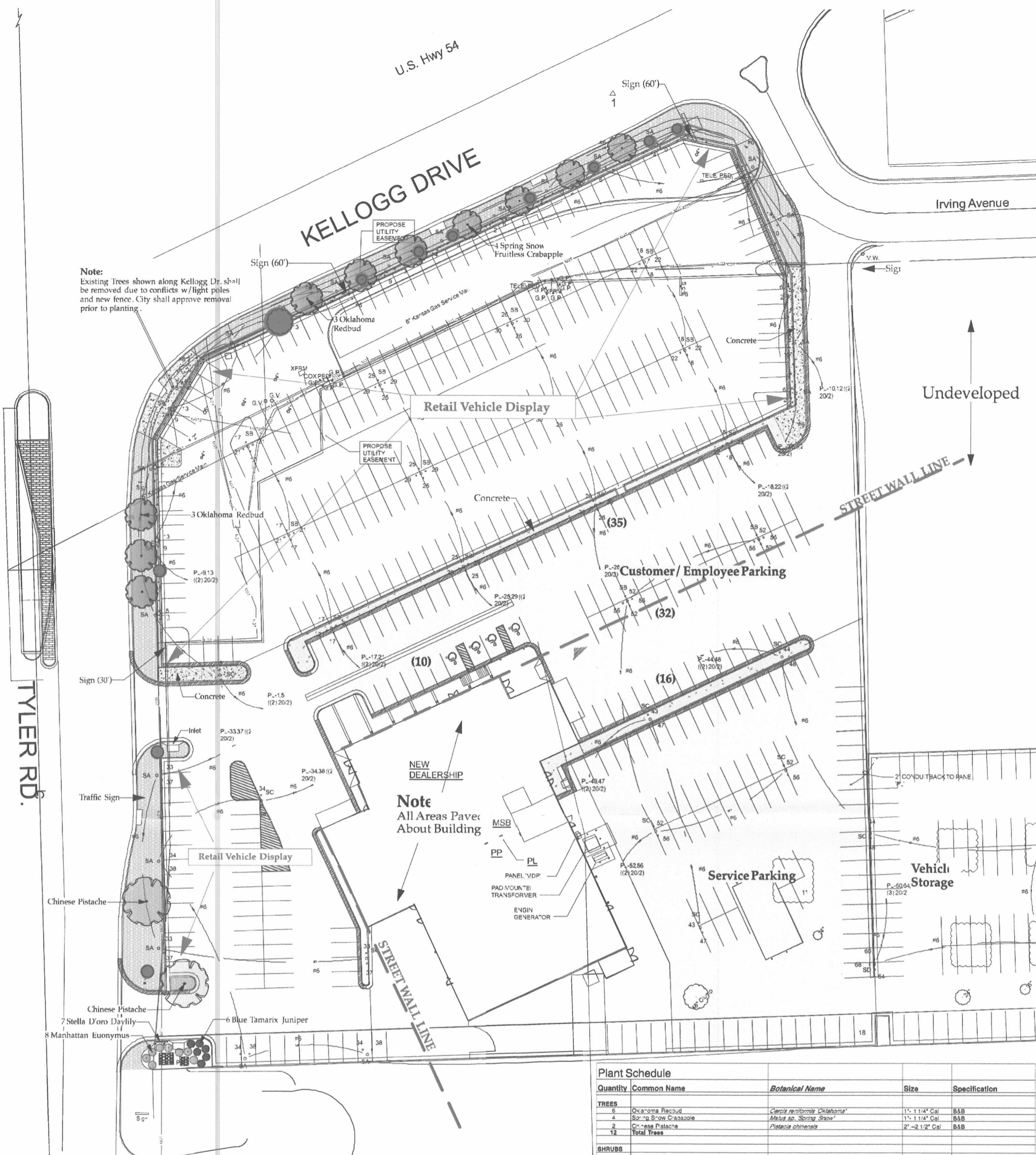
ATTEST:

Karen Sublett, City Clerk


Carl Brewer, Mayor



Approved as to form:


Gary E. Rebenstorf, Director of Law



Quantity	Common Name	Botanical Name	Size	Specification
TREES				
6	Oklahoma Redbud	<i>Cercis reniformis 'Oklahoma'</i>	1" - 1 1/4" Cal	B&B
4	Spring Snow Crabapple	<i>Malus sp. 'Spring Snow'</i>	1" - 1 1/4" Cal	B&B
2	Chinese Pistache	<i>Pistacia chinensis</i>	2" - 2 1/2" Cal	B&B
12	Total Trees			
SHRUBS				
8	Manhattan Euonymus	<i>Euonymus alatus 'Manhattan'</i>	2 gallon	Container
6	Blue Tamarix Juniper	<i>Juniperus sabina 'Tamariscifolia 'New Blue'</i>	2 gallon	Container
14	Total Shrubs			
GROUNDCOVERS, VINES & PERENNIALS				
7	Stella de Oro Day Lily	<i>Hemerocallis sp. 'Stella de Oro'</i>	1 gallon	Container
7	Total Groundcovers, Vines & Perennials			

Note: In case of a discrepancy between the Plant Schedule and the Plans, the Plans shall govern.

Landscape Ordinance Notes

- Legal Description:** Lot 1 Block A, Kia Addition, Wichita, Sedgwick County, Kansas.
 - Required Landscaped Street Yard:** Requirements as per City of Wichita Landscape Requirements (Method 2 Calculation: 448.34' (92.55' + 297.07' + 58.72') Tyler LF Frontage + 363.14' (334' + 28.84') Kellogg Dr LF Frontage = 811.48'-256' (Greatest Perpendicular Distance) = 555.48' x 20 (SF Factor): **11,110 SF**
 - Provided Landscaped Street Yard:** As determined by Owner, Landscaped Street Yard provided is **2,289 SF**.
 - Required Street Yard Trees:** 11,110 SF / 500 = 23 shade trees required in Landscaped Street Yard.
 - Provided Street Yard Trees:** As directed by Owner, shade trees provided in the Landscaped Street Yard are: 1 shade tree.
- Note:** Other trees shown on plan are located within City Street Right-of-Way, not within the Landscaped Street Yard. These trees replace existing trees removed for construction activities which were originally planted in the City street Right-of-Way as part of Kellogg & Tyler Rd. improvements
- Required Parking Lot Screening:** a) Parking stalls facing Tyler Rd & Kellogg Drive are for Retail Vehicle Display, and not subject to Landscape screening. b) Customer/Employee Parking @ east side of site does not require screening. (City Traffic Engineer classifies Irving Ave. as a local street and property due east is under same ownership. Customer/Employee Parking @ west side of site is less than 150 Ft. from Tyler Rd. requiring screening. (No screening is provided due to Site Plan having no available areas for screening.) c) Service & Vehicle storage parking does not require screening.
 - Required Parking Lot Trees:** 93 Total customer & employee parking spaces. 93/20 = 5 shade trees required.
 - Provided Parking Lot Trees:** The Site Plan provided has no areas for required parking lot trees, or any interior planting islands.
 - Watering:** Watering for installation purposes shall be provided by hose bibs at the buildings. New Lawn and Landscape areas are to be routinely watered by an underground irrigation system equipped with a rain sensing device.

LANDSCAPE PLAN

APPROVED 3/4/13 BY NCS

Denotes Trees to be Removed or Have Been Removed due to Construction

PD 2012-04 MAPD copy 1 of 2

Midwest Kia
Landscape Plan 8725 W. Kellogg Drive

LANDSCAPE ARCHITECTS PLANNERS	rice-foster associates	Project #12077	north
		Date 2/27/13	
David W. Foster, AIA David J. Foster, AIA Associate		Drawn by DWF	Sheet 1 c 1
www.ricefoster.com		Revisions	

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