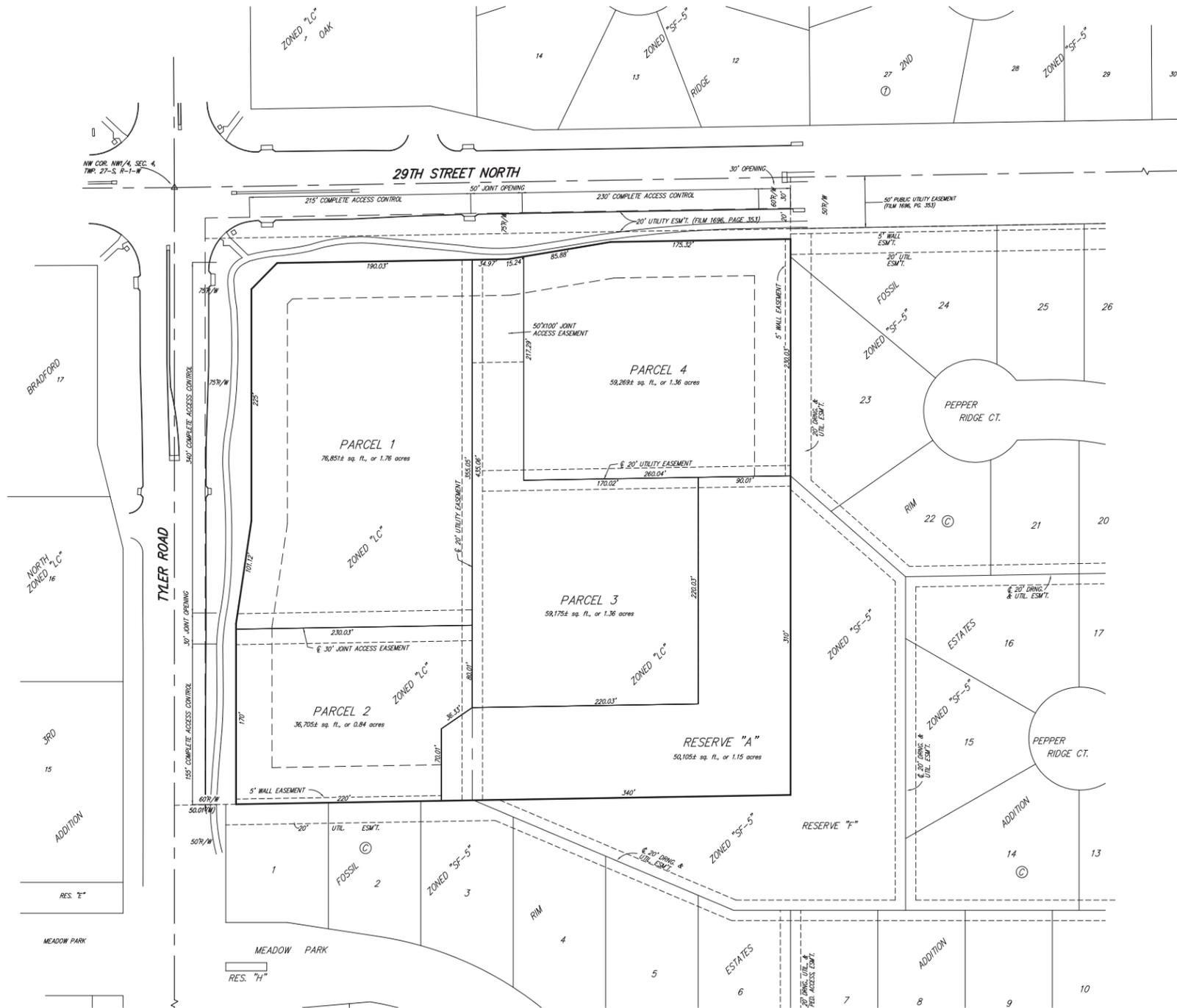


FOSSIL RIM COMMERCIAL COMMUNITY UNIT PLAN DP-340



GENERAL PROVISIONS:

- Total Land Area: 282,107 ± sq.ft. or 6.48 ± acres
Net Land Area: 232,000 ± sq.ft. or 5.32 ± acres
- Total Gross Floor Area: 81,200 sq.ft. or 28.7 percent
Total Floor Area Ratio: z
- Parking shall be provided in accordance with Section IV of the Unified Zoning Code, unless otherwise specified in the parcel description.
- Setbacks are as indicated on the C.U.P. drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.
- A Drainage Plan shall be submitted to the appropriate Engineer for approval during the platting process. Required guarantees or drainage shall be provided at the time of platting improvements.
- Guarantees for left turn center lanes and right turn decel lanes to all full movement approaches, and other specific street improvements for Tyler Road and 29th Street N., shall be further reviewed and determined at the time of platting.
- Signs will be as allowed by the Sign Code of the appropriate jurisdiction, with the following additional conditions/limitations:
 - Each parcel is permitted at least one freestanding sign per arterial frontage with the following area restrictions:
Parcel 1: 150 sq. ft. of signage along Tyler Road, and 150 sq. ft. of signage along 29th Street N.
Parcel 2: 150 sq. ft. of signage along Tyler Road.
Parcel 3: A maximum of two signs with a combined area of 200 sq. ft. of signage, with one sign allowed along Tyler Road and one sign allowed along 29th Street. No one sign is permitted to be larger than 150 sq.ft in area.
Parcel 4: 150 sq. ft. of signage along 29th Street N.
 - As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150' apart, irrespective of how and is leased or sold and share similar elements in design.
 - Flashing signs (except for signs showing only time, temperature and other public service messages), rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted.
 - Portable, billboards and off-site signs are not permitted.
 - Window display signs are limited to 25% of the window area.
 - No signs shall be allowed on any elevation any buildings facing residential uses.
 - All freestanding signs must be monument type and shall have a maximum height of 15 feet.
- Access Controls shall be as shown on the final plat.
- All exterior lighting shall be shielded to direct light disbursement in a downward direction.
- All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, etc.).
 - Limited height of light poles, including fixtures, lamps and base, to 24 feet, except within 100 feet of residential zoning said lighting shall be a maximum height of 15 feet.
 - Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
- Utilities shall be installed underground on all parcels.
- Landscaping for this site shall be required as follows:
 - Development of all parcels within the C.U.P. shall comply with the landscaping requirements of the City of Wichita, with a shared palette of landscape materials among parcels.
 - 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 Planning Department for their review and approval prior to issuance of a building permit.
 - 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.
- Screening Walls:
 - A six (6) to eight (8) foot high concrete/masonry wall shall be constructed along the east and south property lines where adjacent to residential uses. Said wall shall be constructed at the time any portion(s) of the C.U.P. is developed.
 - This solid wall shall be constructed of a pattern and color that is consistent or compatible with the building walls.
 - Screening along the property lines of Parcels 2, 3, and 4, where adjacent to Reserve A, may be provided by a combination of a minimum 6-foot tall decorative, wrought-iron (or similar) fence, berms, and landscaping equivalent to a landscape buffer. Existing vegetation may be used in meeting this requirement. This buffer may be included in the required landscape plan and approved by the Planning Department.
- Roof-top mechanical equipment shall be screened from ground level view with similar materials to the main building per Unified Zoning Code.
- Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened, with similar materials to the main building, to reasonably hide them from ground view.
- All buildings in the C.U.P. shall share uniform architectural character, color, texture, and the same predominant exterior building material, as determined by the Director of Planning. Building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accent, and must employ materials similar to surrounding residential areas. Metal as an exterior material shall be limited to incidental accent.
- Fire lanes shall be in accordance with the appropriate Fire Code. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of building permits.
- No parcel within this C.U.P. shall allow the use of adult entertainment establishments; sexually oriented business; correctional placement residences; night club in the city; and tavern and drinking establishment. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment.
Restaurants with drive-through windows, convenience stores (with or without an associated car wash), service stations, and vehicle repair (limited) will not be permitted within 170 feet of residential uses. Restaurants with drive-through windows shall be designed to ensure queuing lanes for drive-through windows will not align vehicle headlights in such a manner as to face residential zoning. Car wash may be permitted within Parcel 1 as an accessory use to a convenience store, subject to the provisions of Section III-D.6(f). No overhead doors shall be allowed within 170 feet of residential uses and shall not be facing any residential zoning district. Exterior audio systems that project sound beyond the boundaries of the C.U.P. are prohibited.
- Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between parcels within the C.U.P.
- Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.
- The Transfer of title of all or any portion of land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
- 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.
- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
- A plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits. Said walk system shall link sidewalks along Tyler Road and 29th St N. with the proposed buildings within the subject property.
- Approval of a site circulation plan by the Planning Director is required for each phase of construction prior to the issuance of a building permit. An overall site plan shall be required for review and approval by the Planning Director prior to the issuance of any building permits; the site plan shall ensure internal circulation within the parcels and joint use of ingress/egress openings and that private drive openings are not impacted/blocked by the layout of parking stalls or landscaping.

PARCEL 1

A. Net Area: 76,851 sq. ft. or 1.76 acres
 B. Maximum Building Coverage: 23,055 sq. ft. or 30 percent
 C. Maximum Gross Floor Area: 26,898 sq. ft.
 D. Floor Area Ratio: 35 percent
 E. Maximum Number of Buildings: Three (3)
 F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
 G. Setbacks: See Drawing
 H. Access Points: See Drawing
 I. Permitted Uses:
 All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #18.

PARCEL 2

A. Net Area: 36,705 sq. ft. or 0.84 acres
 B. Maximum Building Coverage: 11,012 sq. ft. or 30 percent
 C. Maximum Gross Floor Area: 12,847 sq. ft.
 D. Floor Area Ratio: 35 percent
 E. Maximum Number of Buildings: One (1)
 F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
 G. Setbacks: See Drawing
 H. Access Points: See Drawing
 I. Permitted Uses:
 All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #18.

PARCEL 3

A. Net Area: 59,175 sq. ft. or 1.36 acres
 B. Maximum Building Coverage: 17,753 sq. ft. or 30 percent
 C. Maximum Gross Floor Area: 20,711 sq. ft.
 D. Floor Area Ratio: 35 percent
 E. Maximum Number of Buildings: Two (2)
 F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
 G. Setbacks: See Drawing
 H. Access Points: See Drawing
 I. Permitted Uses:
 All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #18.

PARCEL 4

A. Net Area: 59,269 sq. ft. or 1.36 acres
 B. Maximum Building Coverage: 17,781 sq. ft. or 30 percent
 C. Maximum Gross Floor Area: 20,744 sq. ft.
 D. Floor Area Ratio: 35 percent
 E. Maximum Number of Buildings: Two (2)
 F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
 G. Setbacks: See Drawing
 H. Access Points: See Drawing
 I. Permitted Uses:
 All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #18.

RESERVE A

A. Net Area: 50,107 sq. ft. or 1.15 acres
 B. Permitted Uses: Landscaping, lakes, open space, berms, sidewalks, drainage purposes, and utilities as confined to easements.

REVISIONS

Submitted CUP2016-15:	April 11, 2016
Revised per staff comments:	May 11, 2016
Revised per MAPC:	2016
Approved per City Council:	2016

LEGAL DESCRIPTION:
 A tract of land described as the North 600 feet of the West 600 feet of the Northwest 1/4 of Section 4, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; EXCEPT for road rights-of-way.

DP-340 FOSSIL RIM COMMERCIAL COMMUNITY UNIT PLAN

Baughman Company, P.A.
 315 Ellis St., Wichita, KS 67211 P 316-262-7271 F 316-262-0149
 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE



SCALE: 1" = 60'