

LAKESIDE AT THE MOORINGS

COMMERCIAL COMMUNITY UNIT PLAN

DP-323

GENERAL PROVISIONS:

- Total Land Area: 2,394,728 ± sq. ft., or 54.88 ± acres
Net Land Area: 1,662,267 ± sq. ft., or 38.62 ± acres
- Maximum Floor Area: 500,263 sq. ft.
Total Floor Area Ratio: 24.6 percent
- 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 City Engineering for approval. Required guarantees for drainage shall be provided at the time of platting.
- Guarantee for specific street improvements for Meridian shall be further reviewed and determined at the time of platting.
- Signs shall be in accordance with the Sign Code of the City of Wichita with the following conditions:
 - Each parcel is permitted the following number of signs along the arterial frontage with the following area restrictions:
 - Parcel 1: One sign with a maximum of 125 sq. ft. of signage on Meridian.
 - Parcel 2: One sign with a maximum of 125 sq. ft. of signage on Meridian.
 - Parcel 3: One sign with a maximum of 125 sq. ft. of signage on Meridian.
 - Parcel 4: Two signs with a maximum total of 150 sq. ft. of signage along the proposed internal street.
 - Parcel 5: One sign with a maximum of 75 sq. ft. of signage along the proposed internal street.
 - Parcel 6: Two signs with a maximum of 100 sq. ft. of signage along the proposed internal street.
 - Parcel 7: One sign with a maximum of 75 sq. ft. of signage along the proposed internal street.
 - Parcel 8: One sign with a maximum total of 75 sq. ft. of signage along the proposed internal street.
 - Parcel 9: One sign with a maximum of 75 sq. ft. of signage along the proposed internal street.
 - Parcel 10: One sign with a maximum of 75 sq. ft. of signage along the proposed internal street.
 - Parcel 11: One sign with a maximum of 75 sq. ft. of signage along the proposed internal street.
 - Parcel 12: Two signs with a maximum total of 100 sq. ft. of signage along the proposed internal street.
 - Parcel 13: Two signs with a maximum total of 100 sq. ft. of signage along the proposed internal street.
 - Parcel 14: One sign with a maximum of 75 sq. ft. of signage along the proposed internal street.
 - Parcel 15: One sign with a maximum of 75 sq. ft. of signage along the proposed internal street.
 - Parcel 16: One sign with a maximum of 75 sq. ft. of signage along the proposed internal street.
 - Parcel 17: One sign with a maximum of 75 sq. ft. of signage along the proposed internal street.
 - Parcel 18: Two signs with a maximum total of 100 sq. ft. of signage along the proposed internal street.
 - Parcel 19: One sign with a maximum of 75 sq. ft. of signage along the proposed internal street.
 - Parcel 20: One sign with a maximum total of 75 sq. ft. of signage along the proposed internal street.
 - Parcel 21: One sign with a maximum of 125 sq. ft. of signage on Meridian.
 - One development sign with a maximum of 200 sq. ft. of signage with a sheltered reserve at the major opening to Meridian.
 - 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 and off-site signs are not permitted.
 - Wide display signs are limited to 25% of the window area.
 - No building signs shall be allowed on any elevation of any buildings facing residential uses, unless separated by a public street.
 - All freestanding signs must be monument type and shall have a maximum height of 16 feet for Parcel 4 through 20, and 20 feet for Parcel 1 through 3 and Parcel 21. The base for the signs for Parcel 1 through 3 and Parcel 21 shall be constructed with a uniform style and color.
 - At the frontage develops along the arterial roadways, signs shall be spaced a minimum of 150' apart, irrespective of how land is leased or sold.
 - Access Controls shall be determined at the time of platting.
 - All exterior lighting shall be shielded to direct light downward in a downward direction.
 - Each parcel shall show similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.). The height of all light poles, including pole base and fixtures, is limited to 15 feet in height within Parcels 13 through 16, and 24 feet in height for the balance of the property and all other parcels. Excessive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
 - Utilities shall be installed underground on all parcels.
 - Landscape for this site shall be required as follows:
 - Development of all parcels within the C.U.P. shall comply with the Landscape Ordinance of the City of Wichita, with developments within each parcel sharing a similar landscape palette.
 - 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. using developer shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
 - Parcels 13 through 16 may provide alternative landscaping based on the office/institutional buffer requirements of the code.
 - Landscape buffers may be waived along the north and west lines of Parcels 9 through 13 where adjacent to the Arkansas River and/or area.
- Screening:
 - A six (6) to eight (8) foot high concrete/masonry wall may be constructed along the northern property lines of Parcels 13 through 16 where adjacent to residential uses. Alternatively, screening along the northern property lines of Parcels 13 through 16 where adjacent to residential uses may be provided through a combination of landscaping, berms and erogenous slope fencing which meet the solid-screening requirements of the U.Z.C. All screening for Parcels 12 and 13 may be constructed 10 feet from the existing line. Due to the existing non-residential uses adjacent to portions of the site, the required six (6) to eight (8) foot high concrete/masonry wall along the west property lines of Parcels 16 and 17 and the north property lines of Parcels 1 and 2, where adjacent to residential zoning, is optional. Screening along the east property line of Parcel 6, the south property line of Parcel 4 and the west property line of Parcel 1 may be waived due to the existing non-residential use located on Lot 1, Fire Station 13 Addition. Screening shall be waived along the north and west lines of Parcels 9 through 13 where adjacent to the Arkansas River and/or area. Screening along the south property lines of Parcels 5 and 10 may be waived through a combination of landscaping, berms and wood fencing which meet the solid-screening requirements of the U.Z.C.
 - Any solid wall shall be constructed of a pattern and color that is consistent with the building walls.
 - Screening shall also be provided along the north property line, as well as screening provided along the north property line of Parcels 13 through 16 in conjunction with the screening provided above. This buffer shall provide the equivalent of a minimum one tree per 20 feet. The existing trees may be used to meet the condition of one tree per 20 feet if the existing trees are located on the subject property. Where there are no existing trees, the condition of one tree per 20 feet shall be met with one tree per 20 feet with the planting size of the trees meeting the requirements of the landscape ordinance.
 - Soil screening shall be provided for all outdoor work and storage areas, parking lots and loading docks within 200 feet of residential uses in the Districts of the City of Wichita, with developments within each parcel sharing a similar landscape palette.
 - Trash receptacles and ground-level mechanical equipment shall be screened from ground-level view with screening with constructed of materials consistent with the wall materials of the building which the trash receptacles and mechanical equipment are located.
 - All buildings within each Parcel in the C.U.P. shall show uniform architectural character, color, texture, and the same predominant exterior materials consistent with the wall materials of the building which the trash receptacles and mechanical equipment are located.
 - Parcels 13 through 16 may provide alternative landscaping based on the office/institutional buffer requirements of the code.
 - Landscape buffers may be waived along the north and west lines of Parcels 9 through 13 where adjacent to the Arkansas River and/or area.
- Parcels 13 through 16 shall be limited to those uses permitted by-right in the "C-2" General Office district. Parcel 9 shall be limited to those uses permitted by-right in the "C-2" Office Warehouse district. The balance of the Parcels shall be limited to those uses permitted by-right in the "C-2" Limited Commercial district.

All other uses listed as Conditional Uses in these districts shall only be permitted by separate C.U.P. Amendment approval. No parcels shall allow residential uses, including but not limited to: residential uses, adult entertainment establishments, group residential, correctional placement residences, private clubs, taverns and drinking establishments, nightclubs, or sexually oriented businesses. Restaurants that serve liquor can be developed and may serve liquor, so long as food is the primary service of the establishment. No overhead signs shall be allowed within 200 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.

Ground-level 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.

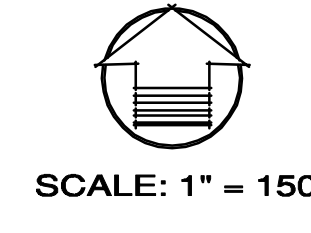
A plan for a pedestrian walk system shall be submitted and approved by the Governing Body prior to the issuance of building permits. Said walk system shall link sidewalks along Meridian with the proposed buildings with the subject property.

No development shall occur until such time as municipal water and sewer service are provided to the site.

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.



Parcel	Net Area	Maximum Building Coverage	Maximum Gross Floor Area	Floor Area Ratio	Maximum Number of Commercial Buildings	Maximum Building Height	Setbacks	Access Points	Permitted Uses
PARCEL 1	79,954 sq. ft. or 1.83 acres	21,986 sq. ft. or 30 percent	27,884 sq. ft.	35 percent	Two (2)	City of Wichita, but shall not be greater than 35 feet.	See Drawing	See Drawing	See General Provision #18.
PARCEL 2	32,546 sq. ft. or 0.75 acres	9,764 sq. ft. or 30 percent	11,391 sq. ft.	35 percent	One (1)	City of Wichita, but shall not be greater than 35 feet.	See Drawing	See Drawing	See General Provision #18.
PARCEL 3	50,259 sq. ft. or 1.15 acres	15,078 sq. ft. or 30 percent	17,591 sq. ft.	35 percent	One (1)	City of Wichita, but shall not be greater than 35 feet.	See Drawing	See Drawing	See General Provision #18.
PARCEL 4	150,268 sq. ft. or 3.45 acres	45,080 sq. ft. or 30 percent	52,594 sq. ft.	35 percent	Four (4)	City of Wichita, but shall not be greater than 45 feet.	See Drawing	See Drawing	See General Provision #18.
PARCEL 5	52,475 sq. ft. or 1.20 acres	15,743 sq. ft. or 30 percent	18,366 sq. ft.	35 percent	One (1)	City of Wichita, but shall not be greater than 45 feet.	See Drawing	See Drawing	See General Provision #18.
PARCEL 6	67,219 sq. ft. or 1.54 acres	20,166 sq. ft. or 30 percent	23,527 sq. ft.	35 percent	Two (2)	City of Wichita, but shall not be greater than 45 feet.	See Drawing	See Drawing	See General Provision #18.
PARCEL 7	88,940 sq. ft. or 2.02 acres	26,682 sq. ft. or 30 percent	34,629 sq. ft.	35 percent	Two (2)	City of Wichita, but shall not be greater than 45 feet.	See Drawing	See Drawing	See General Provision #18.
PARCEL 8	70,291 sq. ft. or 1.61 acres	21,088 sq. ft. or 30 percent	24,603 sq. ft.	35 percent	Four (4)	City of Wichita, but shall not be greater than 45 feet.	See Drawing	See Drawing	See General Provision #18.
PARCEL 9	172,820 sq. ft. or 3.97 acres	51,846 sq. ft. or 30 percent	60,487 sq. ft.	35 percent	Eight (8)	City of Wichita, but shall not be greater than 45 feet.	See Drawing	See Drawing	See General Provision #18.
PARCEL 10	100,474 sq. ft. or 2.31 acres	30,142 sq. ft. or 30 percent	35,161 sq. ft.	35 percent	Two (2)	City of Wichita, but shall not be greater than 45 feet.	See Drawing	See Drawing	See General Provision #18.
PARCEL 11	76,095 sq. ft. or 1.75 acres	22,829 sq. ft. or 30 percent	26,633 sq. ft.	35 percent	Two (2)	City of Wichita, but shall not be greater than 45 feet.	See Drawing	See Drawing	See General Provision #18.
PARCEL 12	106,063 sq. ft. or 2.43 acres	31,819 sq. ft. or 30 percent	37,129 sq. ft.	35 percent	Four (4)	City of Wichita, but shall not be greater than 45 feet.	See Drawing	See Drawing	See General Provision #18.
PARCEL 13	98,239 sq. ft. or 2.26 acres	29,472 sq. ft. or 30 percent	34,394 sq. ft.	35 percent	Four (4)	City of Wichita, but shall not be greater than 35 feet and one story.	See Drawing	See Drawing	See General Provision #18.
PARCEL 14	69,521 sq. ft. or 1.60 acres	20,856 sq. ft. or 30 percent	24,332 sq. ft.	35 percent	One (1)	City of Wichita, but shall not be greater than 35 feet and one story.	See Drawing	See Drawing	See General Provision #18.
PARCEL 15	70,252 sq. ft. or 1.61 acres	21,075 sq. ft. or 30 percent	24,588 sq. ft.	35 percent	One (1)	City of Wichita, but shall not be greater than 35 feet and one story.	See Drawing	See Drawing	See General Provision #18.
PARCEL 16	54,911 sq. ft. or 1.26 acres	16,473 sq. ft. or 30 percent	19,279 sq. ft.	35 percent	One (1)	City of Wichita, but shall not be greater than 35 feet and one story.	See Drawing	See Drawing	See General Provision #18.
PARCEL 17	63,028 sq. ft. or 1.43 acres	18,908 sq. ft. or 30 percent	22,050 sq. ft.	35 percent	One (1)	City of Wichita, but shall not be greater than 35 feet.	See Drawing	See Drawing	See General Provision #18.
PARCEL 18	100,630 sq. ft. or 2.31 acres	30,189 sq. ft. or 30 percent	35,200 sq. ft.	35 percent	Four (4)	City of Wichita, but shall not be greater than 45 feet.	See Drawing	See Drawing	See General Provision #18.
PARCEL 19	51,025 sq. ft. or 1.17 acres	15,308 sq. ft. or 30 percent	17,858 sq. ft.	35 percent	One (1)	City of Wichita, but shall not be greater than 45 feet.	See Drawing	See Drawing	See General Provision #18.
PARCEL 20	66,803 sq. ft. or 1.53 acres	20,041 sq. ft. or 30 percent	23,391 sq. ft.	35 percent	One (1)	City of Wichita, but shall not be greater than 35 feet.	See Drawing	See Drawing	See General Provision #18.
PARCEL 21	50,451 sq. ft. or 1.16 acres	15,136 sq. ft. or 30 percent	17,658 sq. ft.	35 percent	One (1)	City of Wichita, but shall not be greater than 35 feet.	See Drawing	See Drawing	See General Provision #18.



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LAKESIDE AT THE MOORINGS
COMMERCIAL
COMMUNITY UNIT PLAN

Baughman Company, P.A.
 315 Ellis St. Wichita, KS 67211 P 316-262-2771 F 316-262-0149

Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

Revisions:
 Drawn: April 30, 2010
 Submitted to MAPD: July 12, 2010
 Revised: August 10, 2010
 Approved by MAPD: August 18, 2010
 Approved by City Council: September 21, 2010
 Revised Plat & Administrative Adjustment: November 17, 2011