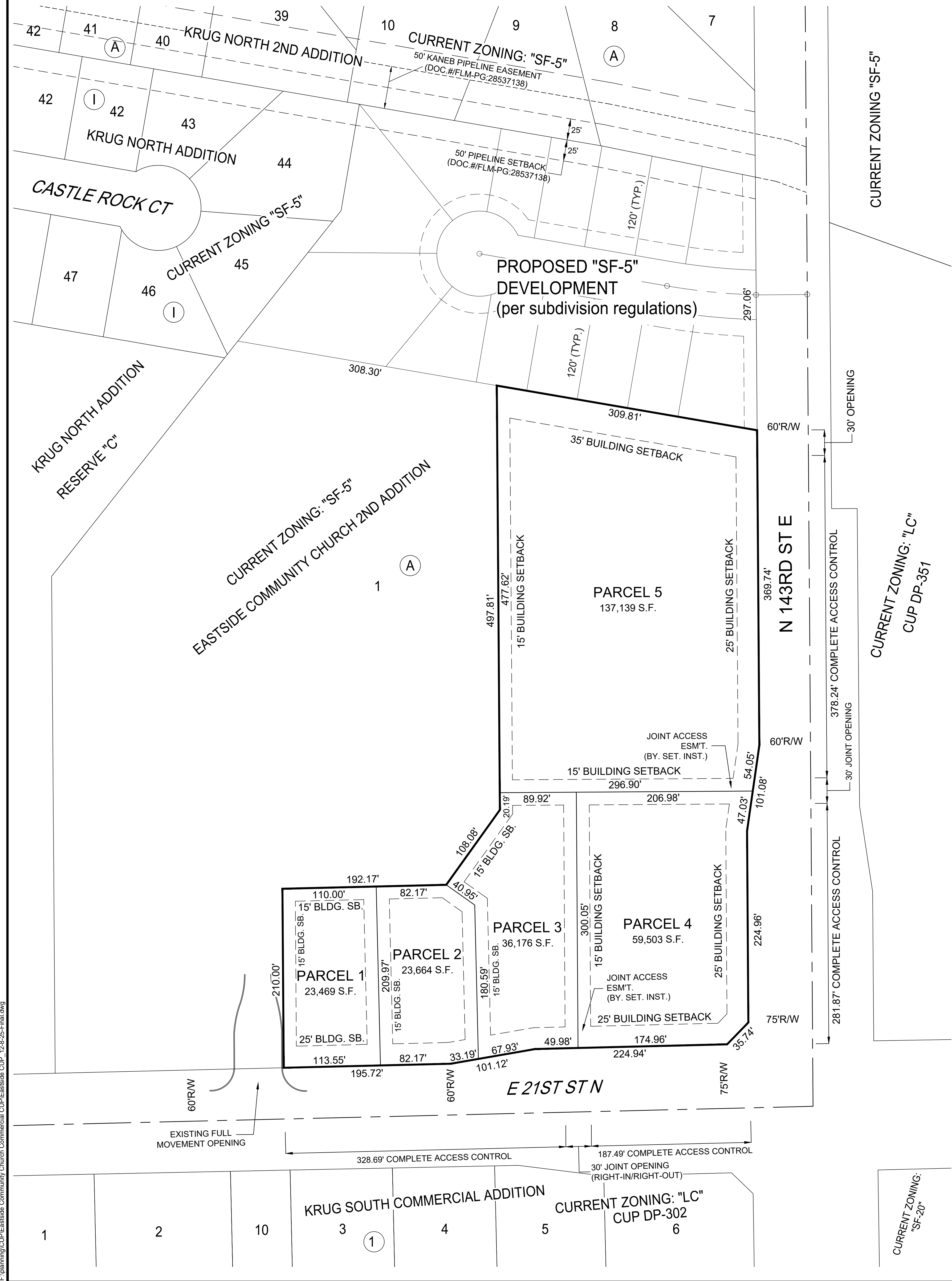


EASTSIDE COMMUNITY CHURCH COMMERCIAL
COMMUNITY UNIT PLAN
DP-365



PARCEL 1

A. Net Area:	23,469 sq.ft. or 0.54± acres
B. Maximum Building Coverage:	7,041 sq.ft. or 30 percent
A. Maximum Gross Floor Area:	8,214 sq.ft.
B. Floor Area Ratio:	35 percent
C. Maximum Number of Buildings:	One (1)
D. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
E. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Limited Commercial
J. 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. #15.

PARCEL 2

A. Net Area:	23,664 sq.ft. or 0.54± acres
B. Maximum Building Coverage:	7,099 sq.ft. or 30 percent
A. Maximum Gross Floor Area:	8,282 sq.ft.
B. Floor Area Ratio:	35 percent
C. Maximum Number of Buildings:	One (1)
D. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
E. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Limited Commercial
J. 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. #15.

PARCEL 3

A. Net Area:	36,176 sq.ft. or 0.83± acres
B. Maximum Building Coverage:	10,853 sq.ft. or 30 percent
A. Maximum Gross Floor Area:	12,662 sq.ft.
B. Floor Area Ratio:	35 percent
C. Maximum Number of Buildings:	One (1)
D. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
E. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Limited Commercial
J. 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. #15.

PARCEL 4

A. Net Area:	59,503 sq.ft. or 1.37± acres
B. Maximum Building Coverage:	17,851 sq.ft. or 30 percent
A. Maximum Gross Floor Area:	20,826 sq.ft.
B. Floor Area Ratio:	35 percent
C. Maximum Number of Buildings:	Two (2)
D. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
E. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Limited Commercial
J. 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. #15.

PARCEL 5

A. Net Area:	137,139 sq.ft. or 3.15 ± acres
B. Maximum Building Coverage:	41,142 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	47,999 sq.ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Six (6)
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. Zoning:	Limited Commercial
J. 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. #15, and except for Multi-Family Residential, Single-Family Residential and Two-Family Residential zoning shall be allowed as single story units.

- GENERAL PROVSIONS:
- Total Land Area: 279,951 ± sq.ft. or 6.43 ± acres
 - Total Gross Floor Area: 97,983 sq.ft.
Total Floor Area Ratio: 35 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 the appropriate Engineer for approval during the platting process. Required guarantees for drainage shall be provided at the time of platting improvements.
 - Signs will be as allowed by the Sign Code, City Code Title 24.04 of the City of Wichita, with the following additional conditions/limitations:
 - Each parcel shall each be permitted at least one freestanding sign per arterial frontage with the following area restrictions:
 - Parcels 1-3: 125 sq.ft. of signage along E 21st St N each.
 - Parcel 4: A maximum of two signs with a combined area of 240 sq.ft. of signage, with one sign allowed along E 21st St N and one sign allowed along N 143rd St E. The sign along E 21st St N is permitted to be larger than 180 sq.ft. in area.
 - Parcel 5: A maximum of three signs with a combined area of 360 sq.ft. of signage along N 143rd St E. No one sign is permitted to be larger than 120 sq.ft. in area.
 - As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 80' apart, irrespective of how land is leased or sold and share similar elements in design.
 - 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 of any buildings facing residential uses.
 - The freestanding sign for Parcel 4 along E 21st St N can be monument or pole type and shall have a maximum height of 28 feet. All other freestanding signs for Parcels 1-5 must be monument type and shall have a maximum height of 20 feet.
 - 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 illusion of movement are not permitted, except for Parcel 4. The permitted monument or pole signs may include variable electronic message board sign with the following restrictions:
 - Copy or graphics shall be limited to static images only and shall not change more than once every five seconds.
 - Access Controls shall be as shown on the final plat.
 - All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
 - Light poles, including fixtures, lamps, and base are limited to 24 feet, except within 200 feet of residential zoning where the maximum height shall be 15 feet. Any lighting greater than 15 feet tall within 200 feet of residential zoning shall require a photometric plan to be approved by MAPD.
 - All exterior lighting on all parcels shall be shielded to direct light disbursement in a downward direction.
 - 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 all parcels 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 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.

LEGAL DESCRIPTION:
A portion of Lot 1, Block A, EASTSIDE COMMUNITY CHURCH 2ND ADDITION, Wichita, Sedgwick County, Kansas, as prepared by Baughman Company, P.A., CLS 58, State of Kansas, County of Sedgwick, more particularly described as commencing at the northeast corner of said Lot 1; thence S00°24'35"E, coincident with the east line of said Lot 1, 297.06 feet to the point of beginning; thence continuing S00°24'35"E, coincident with the east line of said Lot 1, 369.74 feet to a deflection point in the east line of said Lot 1; thence S08°07'16"W, coincident with the east line of said Lot 1, 101.12 feet to a deflection point in the east line of said Lot 1; thence S00°24'35"E, coincident with the east line of said Lot 1, 225.00 feet to a deflection point in the east line of said Lot 1; thence S44°06'28"W, coincident with the east line of said Lot 1, 35.85 feet to a deflection point in the south line of said Lot 1; thence S88°37'32"W, coincident with the south line of said Lot 1, 225.00 feet to a deflection point in the south line of said Lot 1; thence S80°05'41"W, coincident with the south line of said Lot 1, 101.12 feet to a deflection point in the south line of said Lot 1; thence S88°37'32"W, coincident with the south line of said Lot 1, 195.70 feet to a point 268.23 feet east of the southwest corner of said Lot 1; thence N00°24'35"E, 210.00 feet; thence N88°37'32"E, 192.17 feet; thence N35°28'40"E, 107.93 feet; thence N00°24'35"W, 497.81 feet; thence S80°15'10"E, 309.81 feet to the Point of Beginning.

REVISIONS

Submitted:	August 27, 2025
Revised:	October 14, 2025
Approved per MAPC:	October 23, 2025
Approved per City Council:	December 3, 2025

DP-365
EASTSIDE COMMUNITY
CHURCH COMMERCIAL
COMMUNITY UNIT PLAN

December 8, 2025



SCALE: 1" = 60'



BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com