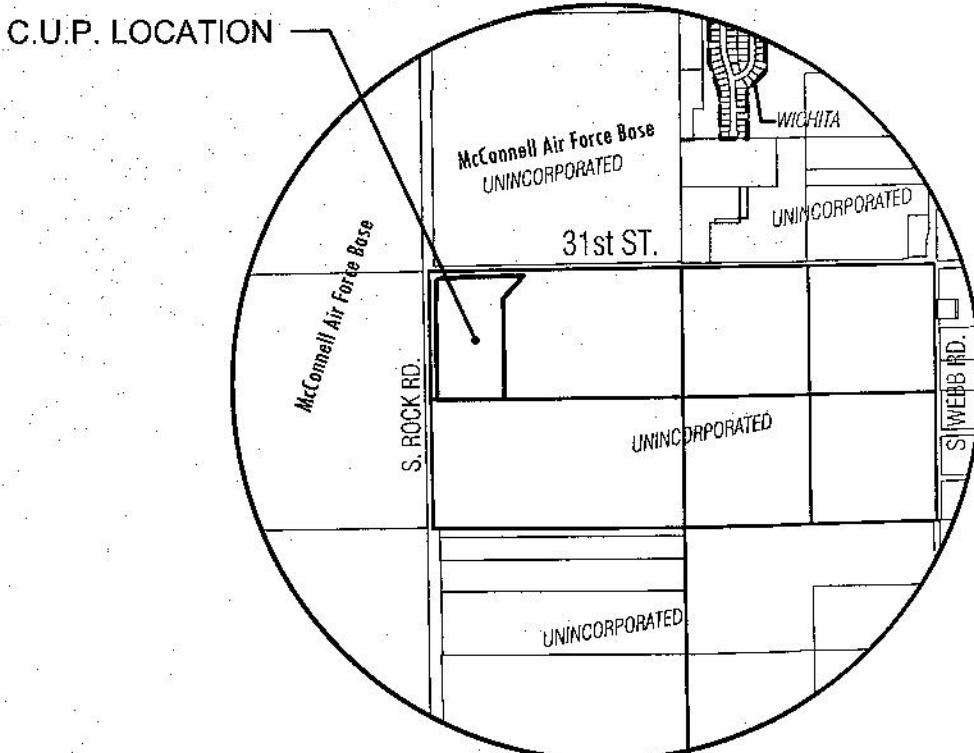


DEVELOPMENT GUIDELINES
General Provisions

1. Area:
The total development contains 24.38 gross or 20.99 net acres of land more or less.
2. Parcel Descriptions:
Summary:
Total allowable floor ratio = .30
Minimum Building Setbacks: (applies to all parcels as shown)
Arterial Street setback = 35'
Interior side setback = 15' (see G.P. #9)
Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall not be greater than 25 feet (applies to all parcels)
- Parcel 1:
Gross Area= 1.27 Ac. or 55,361 s.f.
Maximum Height= 25 feet (see above summary)
Maximum Building(s) = 2
Max. Building Coverage=30%
Max. Gross Floor Area=35% or 19,376 s.f.
Floor Area Ratio=0.35
- Parcel 2:
Gross Area= 10.02 Ac. or 436,852 s.f.
Maximum Height=25 feet (see above summary)
Maximum Building(s) = 5
Max. Building Coverage=30%
Max. Gross Floor Area=35% or 152,898 s.f.
Floor Area Ratio=0.35
- Parcel 3:
Gross Area= 1.50 Ac. or 65,355 s.f.
Maximum Height=25 feet (see above summary)
Maximum Building(s) = 2
Max. Building Coverage=30%
Max. Gross Floor Area=35% or 22,750 s.f.
Floor Area Ratio=0.35
- Parcel 4:
Gross Area= 6.93 Ac. or 301,758 s.f.
Maximum Height=25 feet (see above summary)
Maximum Building(s) = 5
Max. Building Coverage=30%
Max. Gross Floor Area=35% or 105,615 s.f.
Floor Area Ratio=0.35
- Parcel 5:
Gross Area= Gross Area=1.27 Ac. or 55,000 s.f.
Maximum Height=25 feet (see above summary)
Maximum Building(s) = 2
Max. Building Coverage=30%
Max. Gross Floor Area=35% or 19,374 s.f.
Floor Area Ratio=0.35
3. All uses permitted in LC, Limited Commercial District are permitted for all of the Parcels, EXCEPT the following uses:
A. All residential uses; church or place of worship; college or university; convalescent care facility, limited and general; group home, limited, general and commercial; hospital; library; school, elementary, middle, and high; night club in the county; tavern and drinking establishment; adult entertainment establishments, sexually oriented businesses, correctional placement residences, safety services, bed and breakfast inn, hotel and motel, vocational school, night club in the city, pawn shop, agricultural sales and service, and asphalt/concrete plants, recreation and entertainment, indoor. Restaurants shall not have drive-through windows or in-car service located within 200 feet of residential zoning and order boards shall not be audible from the residential property lines. No overhead doors shall be permitted within 200 feet of residential zoning and shall not be facing any residential zoning district.
B. In any parcel, queuing for drive-through lanes (restaurants, ATMs, etc.) shall not direct vehicle headlights into any abutting residential zoning district, unless however, a building or structure intercepts or stops the light from shining onto the residential property.



VICINITY MAP

COMMUNITY UNIT PLAN DP-281
ROCK ROAD PLAZA

OWNER / DEVELOPERS: Il Sik Hong 3 Stagecoach Ct., Wichita, KS 67230-6615 (316) 733-4288

4. Architectural Controls:
All buildings within the C.U.P. shall share a uniform architectural character, color, and same predominate exterior building material, as approved by the Director of Planning. The building(s) walls shall not utilize metal as a predominant exterior facade material. Noise attenuation methods shall be incorporated in construction of the buildings.
5. Title:
The transfer of the title on all or any portion of the land included in the Community Unit Plan does not constitute a termination of the plan or any portion thereof; but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns and amended. However, the Director of the MAPD, with the concurrence of the Zoning Administrator, may approve minor adjustments to the conditions in this overlay, consistent with the approved development plan, without filing a formal amendment. Notice shall be provided in a real estate disclosure process to inform prospective owners of conditions relating locating near a military base.
6. Landscaping for this site shall be required as follows:
A. Landscaped street yards, buffers, and parking lot landscaping and screening shall utilize a shared palette of landscape materials in accordance with the City of Wichita Landscape Ordinance.
B. 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 Metropolitan Area Planning Department (MAPD) for its review and approval prior to issuance of any building permit(s).
C. 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.
7. Lighting:
A. Lighting shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV.
B. All Parcels shall share similar or consistent parking lot lighting elements (i.e. fixtures, poles and lamps and etc.), as approved by the Director of the MAPD.
C. All lighting shall be shielded to direct light disbursement in a downward direction and directed away from residential areas.
D. Light poles including above ground base shall be limited to 24 feet tall, except 15 feet tall when within 100 feet of residential zoning or residential use.
E. Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
8. Screening for this site shall be required as follows:
A. Rooftop mechanical equipment shall be screened from ground level view with screening materials matching the building roof or wall materials per Wichita-Sedgwick County Unified Zoning Code.
B. Trash receptacles shall be individually screened; loading docks, outdoor storage, and loading areas shall be appropriately screened to hide them from ground view with materials matching or similar to the building facade materials.
C. Unless otherwise noted Screening shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV and Section III-C.2.b.
D. Outdoor display and storage shall be subject to all conditions of Section III-B.14.e for all Parcels.
E. A screening wall in conformance with Section III-C.2.b shall be constructed along the east lines of Parcels 2 & 4, except however: If the existing trees are preserved along the creek or drainage way on the easterly lines of Parcel 2, no wall shall be required. In the event that the described trees are removed or obliterated a wall shall be constructed as determined by the Zoning Administrator.
F. A masonry wall located along the east property lines of the C.U.P. (see wall easement) shall be constructed at least six feet but not more than eight feet high. It shall consist of a solid wall constructed of any of the following materials: brick, stone, masonry, architectural tile, or other similar material; not including wood or woven wire. Construction of the wall will require a building permit. No wall shall be constructed in a utility easement, however utilities may cross the wall at various locations. Wall openings may be permitted allowing pedestrian access. The wall opening(s) shall be determined and approved by the director of planning prior to the issuance of the building permit.
9. Setbacks:
Setbacks are as indicated on the C.U.P. drawing or as specified in Wichita-Sedgwick County Unified Zoning Code. If contiguous Parcels are to be developed under the same ownership, setbacks between those Parcels will not be required. The 35 foot building setback along the south line may be reduced to 15 foot if the adjoining property to the south is commercially developed prior to the development of parcels 4 and or 5.
10. Signs: As permitted under the Sign Code of the City of Wichita; additionally, the following conditions apply:
A. All Parcels are subject to the requirements of the Sign Code for the City of Wichita for LC Zoning District except as noted herewith.
B. No flashing, rotating, moving, portable, billboard, offsite, banner, or pennant signs shall be permitted (except for signs showing time and temperature).
C. Ground signs shall consist of all monument style signs sharing similar elements in design and shall have a maximum height of 20 feet and a maximum sign face area of 120 square feet.
D. Signs shall be spaced a minimum distance of 150 feet apart except that this spacing may be reduced to 100 feet between the development identification sign and the adjacent monument sign. However, calculations of the maximum number of sign locations per street frontage shall be based on a distance separation of 150 feet between sign locations. As the frontage develops along the arterial roadways monument type signs shall be spaced 150 feet apart regardless of how the land is leased or sold.
E. The total amount of sign face area of freestanding signage along each arterial street shall not exceed 0.8 times the linear frontage and 0.5 times the linear frontage on 31st Street South.
F. Building signage shall be permitted within the C.U.P. Building signage shall be the total amount of sign face area of free standing signage of each arterial street shall not exceed 0.8 times the linear frontage.
G. No LED (light emitting diode) signs are permitted on 31st Street South.
H. Window signage shall be limited to 25% of window area.
11. Parking:
A. All Parcels, shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV-A, unless otherwise specified.
12. Reserves:
No reserves are shown, however, if necessary the location, uses, and size of reserves shall be determined at the time of final platting and revised upon the C.U.P.
13. No occupancy permits shall be issued for any development without services by municipal water and sewer services.
14. The following transportation improvements and Parcel access shall be provided:
A. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between Parcels within the C.U.P.
B. Guarantees for specific street and or signalization improvements shall be determined at the time of final platting.
C. Access controls shall be as shown on the Final Plat and revised upon the C.U.P.
D. The traffic circulation plan shall assure smooth internal vehicular movements, joint use of ingress/egress openings as required by the Access Management Policy, and ensure that the main drives are not blocked by parking spaces directly backing onto the main drive aisles. The pedestrian circulation system shall connect all buildings within the development to each other and to any arterial sidewalks on 31st Street South and Rock Road; and may connect to adjoining properties to the south or east.
E. A site traffic and pedestrian circulation plan for each parcel, upon request for a building permit, shall be reviewed for compliance with the overall site traffic and pedestrian circulation plan.
F. Continuous accel/decel lanes (including extension of box culvert if necessary) shall be provided for the three access points on Rock Road and shall be platted to be in conformance with the Access Management Standards for distance separation.
G. Left-turn lanes for the two full-movement entrances on Rock Road shall be provided for at platting.
15. Grading Plan:
A lot grading plan will be prepared in conformance with the Drainage Concept Plan for review prior to the issuance of a Building Permit.
16. No development shall be permitted until public water and sewer are available. All proposed new utilities shall be installed underground.
17. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
18. 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.
19. Any major changes within this Community Development Plan shall be submitted to the Planning Commission and the Governing Body for their consideration. Amendments, adjustments, or interpretations to the C.U.P. shall be done in accordance with the Unified Zoning Code.

NOTES

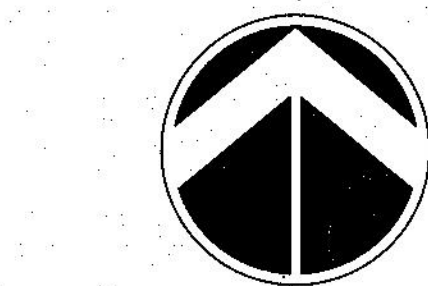
1. ZONING:
Existing - "LC" and "SF-20"
Proposed - "LC" w/ restrictions
2. ANNEXATION:
Subject property is intend to be annexed by the City of Wichita.
3. PUBLIC UTILITIES:
Shall be extended to site
4. A legal description of the subject property is on file at the Planning Department.
5. Two foot contours are shown conceptually from digitized USGS ten foot contours. The contours shall be surveyed at the time of preliminary platting.

APPROVED CUP
MAPD 11-1-07 SK
BOCC 12-5-07 SK
MAPD Copy 10/2

LEGEND

- SL - Sign
GM - Gas Meter
SSMH - Sanitary Sewer Manhole
- Trees
- Edge Of Trees
- Fence
- Gate
PP - Power Pole/guy Anchor
XFMR - Electric Box
POLE - Pole
FH - Fire Hydrant
W - Water Valve
WM - Water Meter
TR - Telephone Riser
- Storm Sewer Pipe
- Water Line
UT - Telephone Line
- Gas Line
- Sanitary Sewer Line
- Overhead Electric
- Section Corner
- Property Corner Found

Leavenworth St.
private rd.



Coffeyville St.
private rd.

Wichita St.
private rd.

UNPLATTED
McConnell Air Force Base

