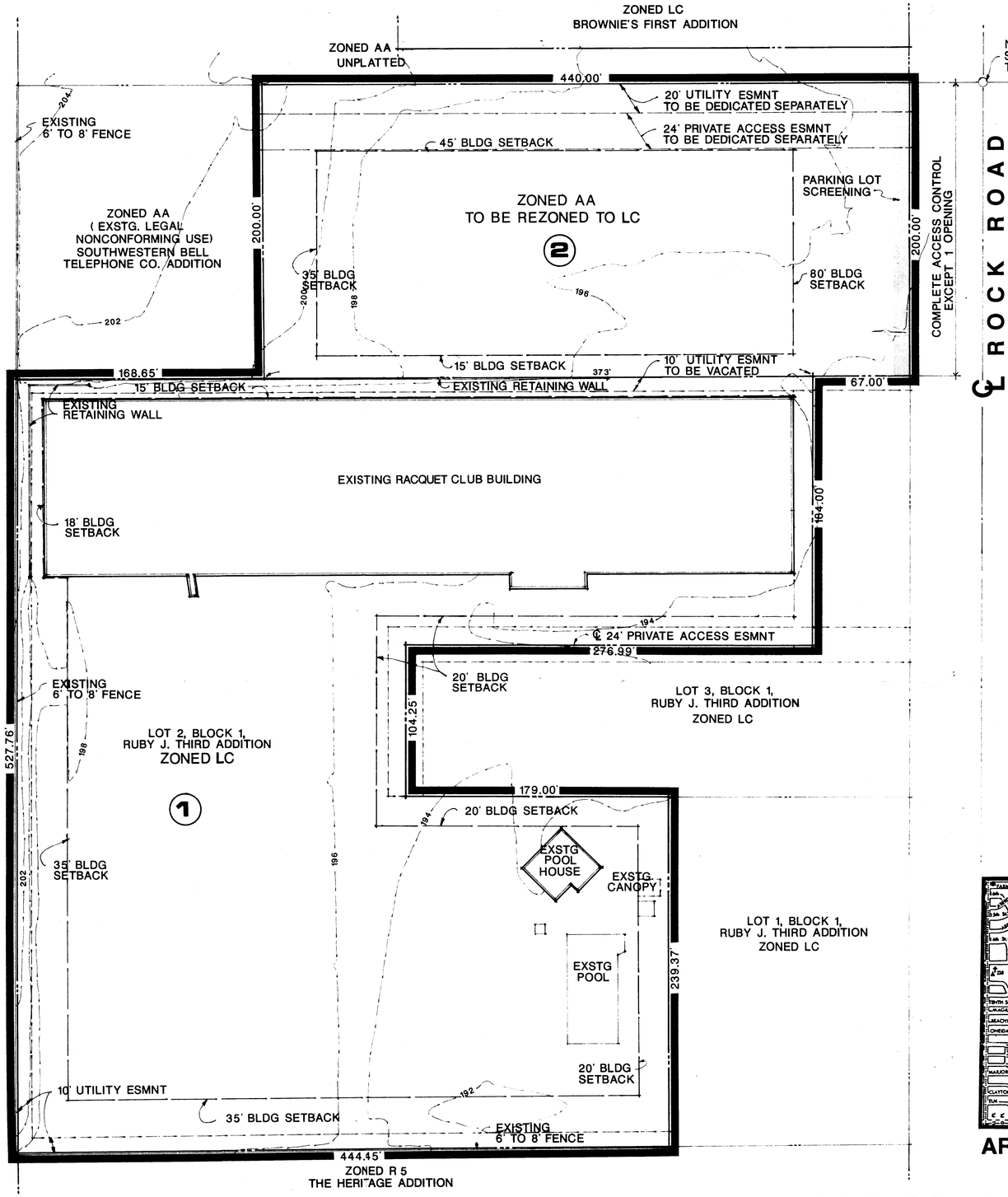


GENERAL PROVISIONS

1. **THIS DEVELOPMENT CONTAINS APPROXIMATELY 7.39 ACRES.**
2. THE PROPOSED DEVELOPMENT CONTAINS TWO (2) PARCELS WITH LIGHT COMMERCIAL USES. FOR SPECIFIC USES SEE PARCEL DESCRIPTIONS.
3. SETBACKS ARE AS INDICATED ON THE PLAN. IF BOTH PARCELS ARE DEVELOPED UNDER THE SAME OWNERSHIP, SETBACK BETWEEN THE PARCELS WILL NOT BE REQUIRED.
4. ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. REDEVELOPMENT ON EITHER PARCEL SHALL BE SUBJECT TO REVIEW OF SITE DRAINAGE PLANS FOR THAT PARCEL BY CITY ENGINEERING PRIOR TO ISSUANCE OF BUILDING PERMITS.
6. SIGNS AS PERMITTED UNDER CHAPTER 24.04 OF THE CODE OF THE CITY OF WICHITA. ADDITIONALLY, THE FOLLOWING CONDITIONS APPLY:
   CUP 2016-98 - ONE 30' TALL SIGN W/ CONDITIONS
   A. NO PORTABLE OR OFF-SITE SIGNS ARE PERMITTED.
   ~~B. NO FLASHING OR MOVING SIGNS ARE PERMITTED.~~ REMOVED PER CUP 2015-39
7. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET. SEQ. OF THE CODE OF THE CITY OF WICHITA UNLESS SPECIFIED IN THE PARCEL DESCRIPTIONS. See Admin Adjustment dated 05/21/02
8. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF. SAID PLAN SHALL RUN WITH THE LAND FOR DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
9. ALL LIGHTS SHALL BE DIRECTED DOWNWARD AND AWAY FROM RESIDENTIAL AREAS.
10. FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN 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 PRIOR TO FINAL APPROVAL OF THE PARKING PLAN.
11. ACCESS CONTROL:
    A. ACCESS TO ROCK ROAD FROM PARCEL NO. 2 SHALL BE LIMITED TO ONE (1) OPENING. ONE ACCESS POINT FOR PARCEL NO. 1 IS PROVIDED BY AN EXISTING PRIVATE ACCESS EASEMENT WITH AN ADJOINING PROPERTY (SEE PLAN)
12. REQUIRED SCREENING
    A. DUE TO THE EXISTENCE OF A 6 TO 8 FOOT-HIGH SCREENING FENCE OWNED BY OTHERS, ALONG THE SOUTH AND WEST PROPERTY LINE OF PARCEL NO. 1, THE REQUIREMENT FOR THE CONSTRUCTION OF A MASONRY WALL SHALL BE WAIVED, PROVIDED, HOWEVER, IF AT ANY TIME THE EXISTING FENCE IS REMOVED OR OTHERWISE FAILS TO ACHIEVE SCREENING AS SPECIFIED IN SECTION 28.04.160(k) OF THE CITY ZONING CODE, THE OWNERS OF PARCEL NO. 1 OF THE C.U.P. SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF THE SCREENING FENCE.
    B. THE RESIDENTIALLY ZONED PROPERTY TO THE WEST OF PARCEL NO. 2 IS DEVELOPED WITH A TELEPHONE SWITCHING STATION. THAT PROPERTY IS SCREENED FROM RESIDENTIAL USES TO THE WEST OF IT BY A 6 TO 8 FOOT-HIGH WOOD FENCE. THE REQUIREMENT FOR CONSTRUCTION OF A MASONRY WALL ON THE WEST LINE OF PARCEL NO. 2 IS WAIVED.
    C. NO SCREEN WALLS ARE REQUIRED ON THE NORTH PROPERTY LINES OF EITHER PARCEL.
13. LANDSCAPE BUFFERS:
    A. A LANDSCAPE BUFFER, SCREEN WALL, OR COMBINATION OF THE TWO IN ACCORDANCE WITH THE ZONING ORDINACE OF THE CITY OF WICHITA SHALL BE REQUIRED ON PARCEL NO. 2 WHERE ADJACENT TO ROCK ROAD.
    B. A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT, FOR THE BUFFER MENTIONED ABOVE SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. PLAN SHALL INDICATE PLANT TYPES AND SIZES AND METHOD OF IRRIGATION.
    C. FAILURE TO PROPERLY MAINTAIN THE WALLS OR LANDSCAPE BUFFERS MENTIONED ABOVE SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. WHEN SO DETERMINED JOINTLY BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION.
14. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
15. PARCEL NO. 1 IS DEVELOPED WITH THE EXISTING WICHITA RACQUET AND SWIM CLUB. THE PROVISIONS OF THIS C.U.P. ARE NOT INTENDED TO REQUIRE ANY CHANGES TO THE EXISTING FACILITY OR SITE.
16. **TEMPORARY TENNIS COURT ENCLOSURES SHALL NOT BE INCLUDED IN GROSS FLOOR AREA OR BUILDING** COVERAGE CALCULATIONS.
17. PARCEL DESCRIPTIONS:

PARCEL NUMBER 1:

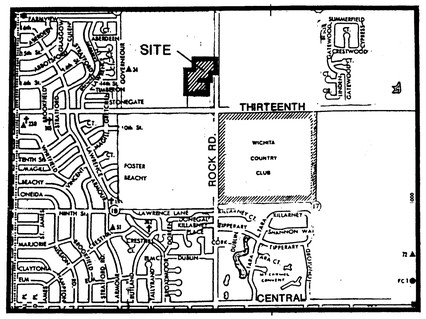
ALL EXISTING USES. RACQUET, SWIM AND FITNESS CLUB WITH ACCESSORY USES SUCH AS FITNESS CENTER, RETAIL SHOPS, EXERCISE FACILITIES, SNACK BARS, RESTAURANTS, OFFICES, INDOOR AND OUTDOOR COURTS, AND INDOOR AND OUTDOOR SWIMMING POOLS.

GROSS AREA - 5.37 ACRES (APPROX. 233,900 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 70,000 SQ. FT. (30% MAXIMUM) 85,000 Admin. Adjust. CUP07-58 (10-10-07)
MAXIMUM GROSS FLOOR AREA - ~~80,000~~ SQ. FT.
FLOOR AREA RATIO - .38 45'
MAXIMUM BUILDING HEIGHT - 45' FOR NEW BUILDINGS
MAXIMUM NUMBER OF BUILDINGS - 4
PARKING - AS PROVIDED FOR EXISTING FACILTIES. ANY FUTURE EXPANSION OF EXISTING FACILITIES ON THIS PARCEL WILL REQUIRE CITY REVIEW OF PARKING REQUIREMENTS. Reduced to 337 stalls per Admin Adjustment dated 05/21/02

PARCEL NUMBER 2:

PROPOSED USES: SAME AS PARCEL NO. 1. ALSO OFFICES, MEDICAL OFFICES AND CLINICS.

GROSS AREA - 2.02 ACRES (APPROX. 88,000 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 26,400 SQ. FT. (30% MAXIMUM) 50%
MAXIMUM GROSS FLOOR AREA - ~~27,000~~ SQ. FT. (Per AA dated 02-16-93)
FLOOR AREA RATIO - .42 45' 42,500 Admin. Adjust CUP07-58 (10-10-07)
MAXIMUM BUILDING HEIGHT - ~~45'~~
MAXIMUM NUMBER OF BUILDINGS - 2
PARKING - SEE GENERAL PROVISION NUMBER 6.



AREA MAP

DP-207
WICHITA RACQUET CLUB C.U.P.

APPROVED CUP
MAPC Appd. 7-2-92
BCC Appd. 7-28-92
M.A.P.C. copy 2 of 2

WICHITA RACQUET CLUB COMMERCIAL C.U.P.

0 10 20 50 100 200

CONTOUR INTERVAL 2'

N

MAY 28, 1992

S P S H
ARCHITECTS/INTERIORS
SPANGENBERG, PHILLIPS, SHERMAN, HARRISON INC.
224 E. DOUGLAS #500 WICHITA, KS 67202 (316)267-4002

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

October 26, 2015

Genesis Health Clubs LLC, attn. Rodney Steven
6100 E. Central Ave.
Wichita, KS 67208

Ferris Consulting attn. Greg Ferris
PO Box 573
Wichita, KS 67201

RE: CUP2015-37 - City Administrative Adjustment to DP-207 to remove a prohibition of moving and flashing signs in LC Limited Commercial zoning, generally located west of North Rock Road and north of East 13th Street North (1551 N. Rock Road).

Dear Applicants:

We received and reviewed your request for an administrative adjustment to the above-referenced community unit plan, DP-207, the Wichita Racquet Club Commercial Community Unit Plan (CUP). We understand that you wish to remove General Provision 6.b. which prohibits moving and flashing signs.

On the basis of our review, we find that adjusting the CUP in the manner stated in the above paragraph is consistent with the approved CUP and will not have an adverse effect on the CUP or on adjacent properties, nor will it be a substantial deviation of the original plan.

Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

The "Development Application" signs may now be removed from the property. Please submit four (4) copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.

Dale Miller
Director of Planning

Thomas J. Stolz
MABCD Director

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichita.gov

cc: JR Cox, MABCD
Pete Meitzner, CM District II
Laura Rainwater, Community Service Representative District II

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

December 14, 2015

Genesis Health Clubs LLC attn. Rodney Steven
6100 E. Central
Wichita, KS 67208

Ferris Consulting attn. Greg Ferris
PO Box 573
Wichita, KS 67201

RE: CUP2015-48 - City Administrative Adjustment to DP-207 to increase the height of a pole sign by 20% from 25 to 30 feet in LC Limited Commercial zoning, generally located west of North Rock and north of 13th Street East (1551 N. Rock Road).

Dear Applicants:

We received and reviewed your request for an administrative adjustment to the above-referenced community unit plan, DP-207, the Wichita Racquet Club Commercial Community Unit Plan (CUP). We understand that you wish to increase the height of a sign on the property from 25 to 30 feet. Therefore General Provision 6 shall be adjusted to add: "Per administrative adjustment dated December 14, 2015, Parcel 2 will be allowed one sign with a permitted height of 30 feet, subject to the approved site plan and elevation drawing."

On the basis of our review, we find that adjusting the CUP in the manner stated in the above paragraph is consistent with the approved CUP and will not have an adverse effect on the CUP or on adjacent properties, nor will it be a substantial deviation of the original plan.

Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

The "Development Application" signs may now be removed from the property. Please submit four (4) copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.

Dale Miller
Director of Planning

Thomas J. Stolz
MABCD Director

cc: JR Cox, MABCD
Pete Meitzner, CM District II
Laura Rainwater, Community Service Representative District II