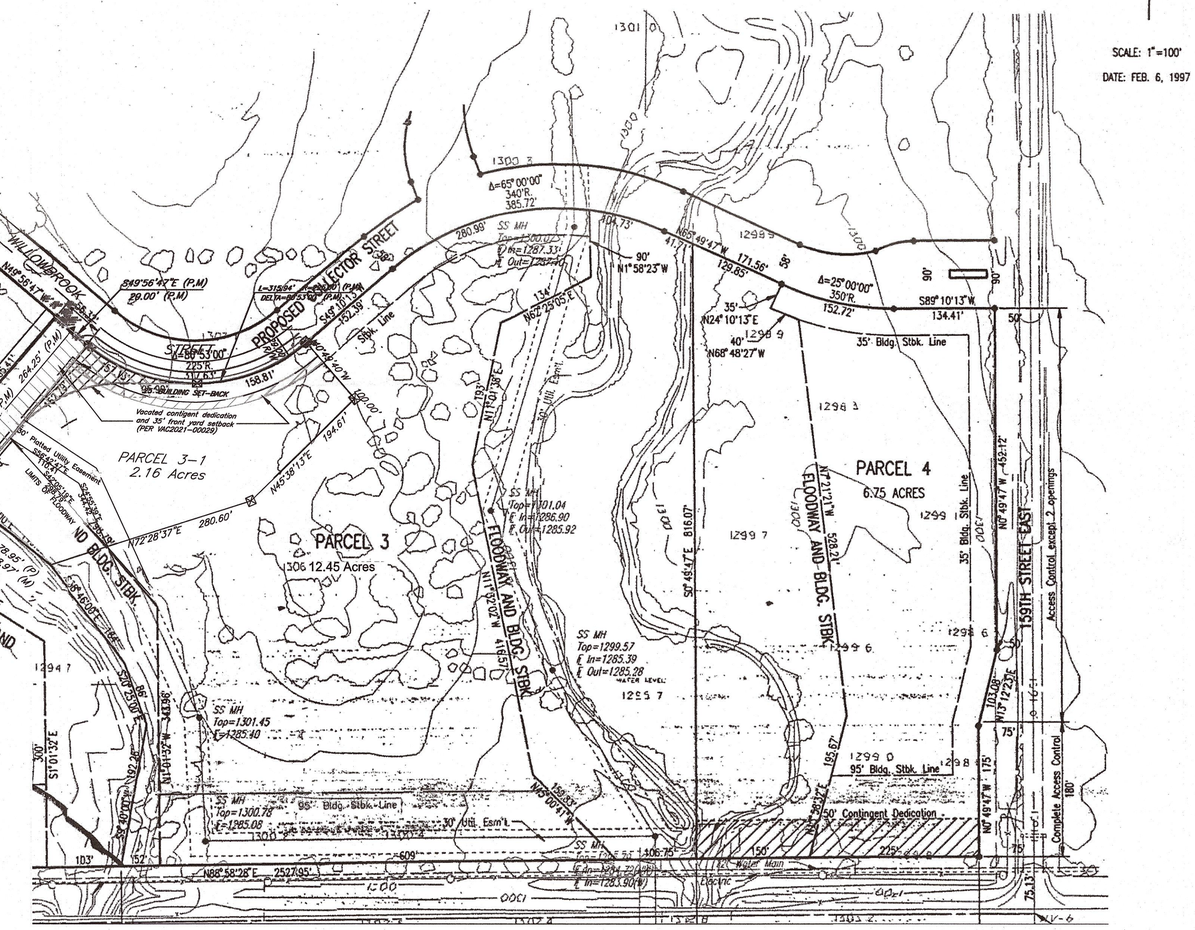
APPROVED CUF
Dated 5/18/22
MAPC Per Admin Adjustment
Copy 1 of 2
CUP2022-00

COMMUNITY UNIT PLAN DP-226

BELLE TERRE SOUTH

OWNER: DOWNING DEVELOPMENT, L.L.C.
3595 N. WEBB ROAD
WICHITA, KANSAS 67226

ENGINEER: PROFESSIONAL ENGINEERING CONSULTANTS, P.A.



GENERAL PROVISIONS:

1. THIS DEVELOPMENT CONTAINS 43.52± GROSS ACRES OR 40.80 NET ACRES.
2. THE PROPOSED DEVELOPMENT CONTAINS PARCELS WITH COMMERCIAL OFFICE AND RETIREMENT CENTER USES. SEE PARCEL DESCRIPTIONS FOR SPECIFIC USES ON EACH PARCEL.
3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
4. A DRAINAGE PLAN AND GUARANTEES FOR THE DRAINAGE IMPROVEMENTS SHALL BE PROVIDED AT THE TIME OF PLATTING.
5. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS SHALL BE RESOLVED AT THE TIME OF PLATTING.
6. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARDS OF THE UNIFIED ZONING CODE.
7. THE TRANSFER OF THE TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE DEVELOPMENT DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR DEVELOPMENT AND BE BINDING UPON THE PRESENT LAND OWNERES, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
8. ALL LIGHTING SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD AND AWAY FROM RESIDENTIAL AREAS.
9. FIRE LANES SHALL BE IN ACCORDANCE WITH THE SEDGWICK COUNTY FIRE CODE. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING, DURING THE BUILDING PERMIT REVEIW.
10. TRASH RECEPTACLES SHALL BE APPROPRIATLY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
11. ALL ROOF-TOP EQUIPMENT SHALL BE SCREENED FROM GROUND LEVEL VIEW FROM ADJACENT RESIDENTIAL AREAS.
12. ARCHITECTURAL CONTROL - ALL BUILDING EXTERIORS WITHIN PARCEL 3 SHALL SHARE A CONSISTENT ARCHITECTURAL DESIGN, COLOR AND TEXTURE.

    ALL BUILDING EXTERIORS WITHIN PARCEL 4 SHALL SHARE A CONSISTENT ARCHITECTURAL DESIGN, COLOR AND TEXTURE.

    EXTERIOR UTILITY BOXES, MECHANICAL EQUIPMENT, AND ETC. SHALL BE SCREENED AND/OR PAINTED ACCORDING TO THE ACCEPTABLE COLOR RANGE.

    ALL LIGHTING WITHIN PARCEL 3 SHALL SHARE CONSISTENT DESIGN (I.E., FIXTURES, POLES, LAMPS, ETC.) VARIATIONS MUST BE APPROVED BY THE PLANNING DEPARTMENT.

    ALL LIGHTING WITHIN PARCEL 4 SHALL SHARE CONSISTENT DESIGN (I.E., FIXTURES, POLES, LAMPS, ETC.) VARIATIONS MUST BE APPROVED BY THE PLANNING DEPARTMENT.

    AT A MINIMUM, ALL BUILDING FACADES IN PARCEL 3 SHALL BE COMPOSED OF 40 PERCENT OF STONE, MASONRY, STUCCO, OR SIMILAR MATERIAL. ALL BUILDINGS SHALL BE COMPOSED OF EARTH TONE COLORS WITH THE USE OF PRIMARY COLORS BEING LIMITED TO INCIDENTAL TRIM OR ACCENT USE (MAXIMUM 5 PERCENT OF ANY FACADE).
13. SIGNS - NO SIGNS WITH ROTATING OR FLASHING LIGHTS SHALL BE PERMITTED. NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED. SPACING BETWEEN SIGNS SHALL BE 150 FEET. MAXIMUM AREA FOR SIGNS SHALL NOT EXCEED 0.8 TIMES THE PARCEL FRONTAGE.

    2 SIGNS EACH SHALL BE PERMITTED ON PARCELS 3 & 4. MAXIMUM HEIGHT FOR ANY SIGN IS 20'.

    LANDSCAPE BUFFERS AND SCREENING FOR PARCELS 3 & 4 - ALL LANDSCAPING AND SCREENING SHALL BE IN ACCORDANCE WITH THE CITY OF WICHITA LANDSCAPE ORDINANCE
16. ACCESS CONTROL

    ACCESS TO 159TH STREET EAST SHALL BE LIMITED TO 2 OPENINGS. THERE SHALL BE COMPLETE ACCESS CONTROL ON THE SOUTH 180' OF PARCEL 4.

    THE IMPROVEMENT OF 159TH STREET EAST TO RURAL COUNTY STANDARDS, FROM US HIGHWAY 54, TO THE PROPOSED COLLECTOR STREET ENTRANCE SHALL BE RESOLVED AT THE TIME OF PLATTING.

PARCEL 3-1

USES: USES PERMITTED IN THE SF-5 RESIDENTIAL ZONING DISTRICT

GROSS AREA: 94,222 SQFT
MAXIMUM BUILDING COVERAGE: 23.3% / 21,954 SQFT
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM FLOOR AREA: 21,954 SQFT
FLOOR AREA RATIO: 23.3%
MAXIMUM NUMBER OF BUILDINGS - 4
PARKING - PER CODE
SETBACKS - PER CODE and VAC2021-00029

GROSS AREA - 12.45 ACRES (542,240 S.F.)
85,000 S.F.
126,000 S.F.

ADJUSTMENT: 01/12/2022 (Lot split Parcel 3)

Wichita-Sedgwick County Metropolitan Area Planning Department

May 18, 2022

RR Business Properties, LLC
3737 N. Hydraulic Street
Wichita, KS 67219

K.E. Miller Engineering, P.A.
Attn: Kirk Miller
117 E. Lewis
Wichita, KS 67202

RE: CUP2022-00002 – City Administrative Adjustment to DP-226 Belle Terre South Community Unit Plan to add a parcel to match Lot Split and allow SF-5 Single-Family Residential uses.

LEGAL DESCRIPTION: A Portion of Lot 2, Block 2, Belle Terre South Addition, Wichita, Sedgwick County, Kansas

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-226 to alter the parcel boundary and area calculation of Parcel 3 and create Parcel 3-1. This Administrative Adjustment is also amending the text to remove references to Parcels 1 and 2 which have previously been removed from the CUP. The following are the proposed modifications identified in bold, red, italic text:

General Provision:

1. THIS DEVELOPMENT CONTAINS ***43.52*** ~~***43.34***~~+ GROSS ACRES OR ***40.80*** ~~***40.6***~~ NET ACRES.

2. THE PROPOSED DEVELOPMENT CONTAINS ~~***FOUR (4)***~~ PARCELS WITH COMMERCIAL OFFICE AND RETIREMENT CENTER USES. SEE PARCEL DESCRIPTIONS FOR SPECIFIC USES ON EACH PARCEL.

12. ARCHITECTURAL CONTROL - ALL BUILDING EXTERIORS WITHIN ~~***EACH***~~ PARCEL ***3*** SHALL SHARE A CONSISTENT ARCHITECTURAL DESIGN, COLOR AND TEXTURE.

    ALL BUILDING EXTERIORS WITHIN PARCEL 4 SHALL SHARE A CONSISTENT ARCHITECTURAL DESIGN, COLOR AND TEXTURE.

    EXTERIOR UTILITY BOXES, MECHANICAL EQUIPMENT, AND ETC. SHALL BE SCREENED AND/OR PAINTED ACCORDING TO THE ACCEPTABLE COLOR RANGE.

    ALL LIGHTING WITHIN PARCEL ~~***EACH***~~ PARCEL ***3*** SHALL SHARE CONSISTENT DESIGN (I.E., FIXTURES, POLES, LAMPS, ETC.) VARIATIONS MUST BE APPROVED BY THE ~~DIRECTOR OF PLANNING~~ ***PLANNING DEPARTMENT***.

ALL LIGHTING WITHIN PARCEL 4 SHALL SHARE CONSISTENT DESIGN (I.E., FIXTURES, POLES, LAMPS, ETC.) VARIATIONS MUST BE APPROVED BY THE ~~DIRECTOR OF PLANNING~~. PLANNING DEPARTMENT

AT A MINIMUM, ALL BUILDING FACADES IN PARCEL 3 SHALL BE COMPOSED OF 40 PERCENT OF STONE, MASONRY, STUCCO, OR SIMILAR MATERIAL. ALL BUILDINGS SHALL BE COMPOSED OF EARTH TONE COLORS WITH THE USE OF PRIMARY COLORS BEING LIMITED TO INCIDENTAL TRIM OR ACCENT USE (MAXIMUM 5 PERCENT OF ANY FACADE).

13. SIGNS - NO SIGNS WITH ROTATING OR FLASHING LIGHTS SHALL BE PERMITTED. NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED. SPACING BETWEEN SIGNS SHALL BE 150 FEET. MAXIMUM AREA FOR SIGNS SHALL NOT EXCEED 0.8 TIMES THE PARCEL FRONTAGE. ~~*THERE SHALL BE TEN SIGNS PERMITTED ON U.S. 54 HIGHWAY. FIVE SIGNS EACH FOR ARCEL 1 ONE SIGN FOR PARCEL 2 AND*~~ 2 SIGNS EACH SHALL BE PERMITTED ON PARCELS 3 & 4. MAXIMUM HEIGHT FOR ANY SIGN IS 20'.

14. LANDSCAPE BUFFERS AND SCREENING FOR PARCELS 3 & 4 - ALL LANDSCAPING AND SCREENING SHALL BE IN ACCORDANCE WITH THE CITY OF WICHITA LANDSCAPE ORDINANCE

16. ACCESS CONTROL

ACCESS TO 159TH STREET EAST SHALL BE LIMITED TO 2 OPENINGS. THERE SHALL BE COMPLETE ACCESS CONTROL ON THE SOUTH 180' OF PARCEL 4.

THE IMPROVEMENT OF 159TH STREET EAST TO RURAL COUNTY STANDARDS, FROM US HIGHWAY 54. TO THE PROPOSED COLLECTOR STREET ENTRANCE SHALL BE RESOLVED AT THE TIME OF PLATTING.

Parcel 3:

Gross Area:	***12.45 acres (542,240 sq. ft.)***
Maximum Building Coverage:	***85,000 S.F.***
Maximum Gross Floor Area:	***125,000 S.F.***

Parcel 3-1:

Uses: Uses permitted in the SF-5 residential zoning district

Gross Area:	***2.16 acres (94,222 sq. ft.)***
Maximum Building Coverage:	***23.3% (21, 954 sq. ft.)***
Maximum Building Height:	***35 feet at front elevation***
Floor Area Ratio:	***23.3 %***
Maximum number of Buildings:	***4 Primary Structures***
Parking:	***Per Code***
Setbacks:	***See Code and VAC2021-00029***

On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or 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" sign should now be removed from the property. Please submit one (1) electronic copy and four (4) full-sized paper copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.

Scott A. Wadle, Director
Metropolitan Area Planning Department

J.R. COX, JR.

John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Becky Tuttle, CM District II
Cory Buchta, CSR District II

L60-A

~~APPROVED CUP~~
MAPC 2-13-97 DM
BCC 3-26-97 DM
~~APPROVED CUP~~ MAPD COPY 2 OF 2
MAPC DM 1-14-99
MAPC 1 of 2
Per PUD #49

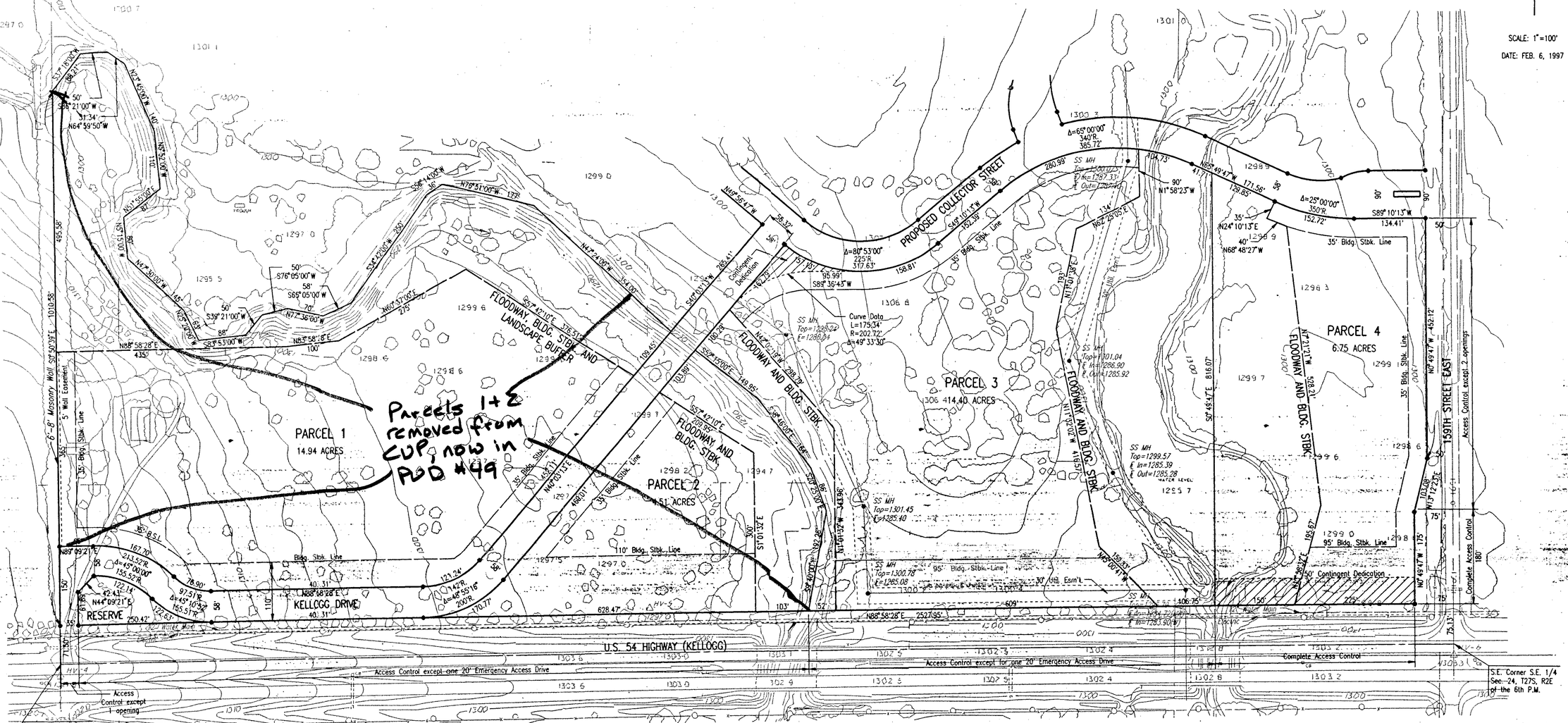
COMMUNITY UNIT PLAN DP-226

BELLE TERRE SOUTH

OWNER: DOWNING DEVELOPMENT, L.L.C.
3595 N. WEBB ROAD
WICHITA, KANSAS 67226

ENGINEER: PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

SCALE: 1"=100'
DATE: FEB. 6, 1997



GENERAL PROVISIONS

1. THIS DEVELOPMENT CONTAINS 43.34± GROSS ACRES OR 40.6 NET ACRES.
2. THE PROPOSED DEVELOPMENT CONTAINS 4 PARCELS WITH COMMERCIAL, OFFICE AND RETIREMENT CENTER USES. SEE PARCEL DESCRIPTIONS FOR SPECIFIC USES ON EACH PARCEL.
3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
4. A DRAINAGE PLAN AND GUARANTEES FOR THE DRAINAGE IMPROVEMENTS SHALL BE PROVIDED AT THE TIME OF PLATTING.
5. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS SHALL BE RESOLVED AT THE TIME OF PLATTING.
6. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARDS OF THE UNIFIED ZONING CODE.
7. THE TRANSFER OF THE TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE DEVELOPMENT DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR DEVELOPMENT AND BE BINDING UPON THE PRESENT LAND OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
8. ALL LIGHTING SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD AND AWAY FROM RESIDENTIAL AREAS.
9. FIRE LANES SHALL BE IN ACCORDANCE WITH THE SEDGWICK COUNTY FIRE CODE. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING. DURING THE BUILDING PERMIT REVIEW, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE SITE PLAN REGARDING THE DESIGN OF THE FIRE LANES PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
10. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
11. ALL ROOF-TOP EQUIPMENT SHALL BE SCREENED FROM GROUND LEVEL VIEW FROM ADJACENT RESIDENTIAL AREAS.
12. ARCHITECTURAL CONTROL - ALL BUILDING EXTERIORS WITHIN EACH PARCEL SHALL SHARE A CONSISTENT ARCHITECTURAL DESIGN, COLOR AND TEXTURE. EXTERIOR UTILITY BOXES, MECHANICAL EQUIPMENT, AND ETC., SHALL BE SCREENED AND/OR PAINTED ACCORDING TO THE ACCEPTABLE COLOR RANGE. ALL LIGHTING WITHIN EACH PARCEL SHALL SHARE CONSISTENT DESIGN (I.E., FIXTURES, POLES, LAMPS, ETC.). VARIATIONS MUST BE APPROVED BY THE DIRECTOR OF PLANNING. PARCEL 3 - AT MINIMUM, ALL BUILDING FECADES SHALL BE COMPOSED OF 40 PERCENT OF STONE, MASONRY, STUCCO, OR SIMILAR MATERIAL. ALL BUILDINGS SHALL BE COMPOSED OF EARTH TONE COLORS WITH THE USE OF PRIMARY COLORS BEING LIMITED TO INCIDENTAL TRIM OR ACCENT USE (MAXIMUM 5 PERCENT OF ANY FECADE).
13. SIGNS - NO SIGNS WITH ROTATING OR FLASHING LIGHTS SHALL BE PERMITTED. NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED. SPACING BETWEEN SIGNS SHALL BE 150 FEET. MAXIMUM AREA FOR SIGNS SHALL NOT EXCEED 0.8 TIMES THE PARCEL FRONTAGE. THERE SHALL BE TEN SIGNS PERMITTED ON U.S. 54 HIGHWAY. FIVE SIGNS FOR PARCEL 1 ONE SIGN FOR PARCEL 2 AND 2 SIGNS EACH FOR PARCELS 3 AND 4. THERE SHALL BE THREE MONUMENT TYPE SIGNS PERMITTED ON 159TH STREET EAST FOR PARCEL 4. MAXIMUM HEIGHT FOR ANY SIGN IS 20'.
14. IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE FILED WITH THE PLAT OF THE AREA.
15. LANDSCAPE BUFFERS AND SCREENING - ALL LANDSCAPING AND SCREENING SHALL BE IN ACCORDANCE WITH THE CITY OF WICHITA LANDSCAPE ORDINANCE.

    A LANDSCAPE PLAN INDICATING THE LOCATION, TYPE, AND SPECIFICATION OF PLANT MATERIALS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S). THE LANDSCAPE PLAN SHALL ALSO STATE HOW WATER IS TO BE PROVIDED TO THE PLANT MATERIALS.

    A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS AND WATERING SYSTEM(S) APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO HE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN INSTALLED.
16. ACCESS CONTROL

    A. ACCESS TO U.S. 54 HIGHWAY SHALL BE LIMITED TO 1 OPENING ON THE WEST 35' OF PARCEL 1. THIS SHALL BE A SHARED OPENING WITH ADJACENT PROPERTY TO THE WEST. THE OWNER SHALL AGREE TO DEDICATE HALF STREET RIGHT OF WAY FOR THE ACCESS DRIVE. THERE SHALL BE COMPLETE ACCESS CONTROL ON THE REMAINING U.S. 54 HIGHWAY FRONTAGE EXCEPT FOR ONE 20' WIDE EMERGENCY ACCESS DRIVE FOR EACH OF PARCELS 2 AND 3.

    B. ACCESS TO 159TH ST. EAST SHALL BE LIMITED TO 2 OPENINGS. THERE SHALL BE COMPLETE ACCESS CONTROL ON THE SOUTH 180' OF PARCEL 4.
17. AT THE TIME OF PLATTING THE APPLICANT SHALL GUARANTEE: (UNLESS OTHERWISE DETERMINED NECESSARY BY THE COUNTY ENGINEER)

    A. THE CONSTRUCTION OF A DECELERATION LANE ON U.S. 54 HIGHWAY TO SERVE PARCEL 1.

    B. THE IMPROVEMENT OF 159TH STREET EAST TO RURAL COUNTY STANDARDS, FROM U.S. HIGHWAY 54 TO THE PROPOSED COLLECTOR STREET ENTRANCE SHALL E RESOLVED AT THE TIME OF PLATTING.

    C. THE PAVING OF KELLOG DRIVE (FRONTAGE ROAD) SHALL OCCUR WITH THE DEVELOPIENT OF THE ABUTTING PARCELS. THE CENTERLINE OF THE FRONTAGE ROAD SHALL CONNECT WITH THE ACCESS OPENING TO PARCEL 1 AT A POINT NO CLOSER THAN 200 FEET FROM THE CENTER LINE OF U.S. HIGHWAY 54.

    D. APPLICANT SHALL DEDEATE A 58 FOOT RIGHT OF WAY FOR THE EXTENSION OF THE FRONTAGE ROAD ACROSS THE FLOODWAY SEPARATING PARCELS 2 AND 3 AND CONNECT WITH THE PROPOSED COLLECTOR STREET. CONSTRUCTION O THE BRIDGE ACROSS THE FLOODWAY WILL BE BY OTHERS.
18. BUFFER AND WALL REQUIREMEITS

    A. THE APPLICANT SHALL GUARANTEE THE CONSTRUCTION OF A 6' - 8' MASONRY WALL SOUTH OF THE FLOODWAY RESERVE TO KELLOGG DRIVE AS SHOWN ON THE CUP ALONG HE WEST PROPERTY LINE OF PARCEL 1. SAID WALL WILL BE REQUIRED AT SUCH TIME AS DEVELOPMENT OCCURS WITHIN THE WEST 300' OF PARCEL 1 AND GUARANTEED AT THE TIME OF BUILDING PERMIT(S) FOR PARCEL 1.

    B. THE WALL REQUIREMENTS ALONG THE NORTH AND WEST PROPERTY LINES OF PARCEL 1 THAT ARE WITHIN THE FLOODWAY SHALL BE MODIFIED TO PERMIT A 25' LANDSCAPE BUFFER IN LIEU OF THE MASONRY WALL DUE TO THE EXISTING VEGETATION AND FLOODWAY RESERVE SEPARATING PARCEL 1 FROM THE ADJOINING RESIDENTIAL ZONED PROPERTY. THE EXISTING VEGETATION MAY BE USED TO SATISFY THE 25' LANDSCAPE BUFFER REQUIREMENT.

    C. ALL BUFFERS SHALL MEET THE REQUIREMENTS OF GENERAL PROVISIONS NO. 15.
19. CONTINGENT DEDICATION

    A. AT SUCH TIME AS KELLOGG DRIVE (PROPOSED FRONTAGE ROAD) IS CONSTRUCTED FROM THE EAST LINE OF 143RD STREET EAST TO 159TH STREET EAST, KANSAS DEPARTMENT OF TRANSPORTATION SHALL HAVE THE RIGHT TO CLOSE THE ACCESS TO PARCEL 1 FROM U.S. 54 HIGHWAY.

    B. THE KANSAS DEPARTMENT OF TRANSPORTATION RESERVES THE RIGHT TO CLOSE THE CROSSOVER MEDIAN IN U.S. 54 HIGHWAY AT THE WEST LINE OF PARCEL 1 AT SUCH TIME AS THEY DEEM NECESSARY.

    C. CONTINGENT DEDICATIONS AS SHOWN ON PARCELS 3 AND 4 SHALL BE DEDICATED AT THE TIME THAT U.S. 54 HIGHWAY IS IMPROVED AND THE CONTINUOUS FRONTAGE ROAD IS CONSTRUCTED FROM 143RD STREET EAST TO 159TH STREET EAST.

PARCEL DESCRIPTIONS:

PARCEL 1

~~USES - ALL USES PERMITTED IN L.C. ZONING DISTRICT EXCEPT FOR THE FOLLOWING: MANUFACTURER/MOBILE HOMES, HOSPITAL, RECYCLING COLLECTION STATIONS, REVERSE VENDING MACHINE, ELEMENTARY, MIDDLE AND HIGH SCHOOLS, ATM/GATES, BANK OR FINANCIAL INSTITUTION, CAR WASH, CONSTRUCTION SALES, CONVENIENCE STORES, NIGHT CLUBS, PAWN SHOP, GENERAL RETAIL, RESTAURANTS, SERVICE STATIONS, TAVERN AND DRINKING ESTABLISHMENTS AND VEHICLE REPAIR. ADULT ENTERTAINMENT ESTABLISHMENTS AND EROTIC MODELING STUDIOS, AS DEFINED IN THE CITY OF WICHITA ORDINANCES. THERE SHALL BE NO HOTELS OR MOTELS PERMITTED IN THE WEST 300 FEET OF THE PARCEL.~~ See PUD #49

~~GROSS AREA - 14.94 ACRES (650,721 S.F.)~~
~~MAXIMUM BUILDING COVERAGE - 100,000 S.F.~~
~~MAXIMUM GROSS FLOOR AREA - 137,300 S.F.~~
~~FLOOR AREA RATIO - 0.211~~
~~MAXIMUM BUILDING HEIGHT - 45' EXCEPT ALL BUILDINGS IN THE WEST 300 FEET OF THE PARCEL SHALL BE LIMITED TO ONE STORY AND A BUILDING HEIGHT OF 35 FEET~~
~~MAXIMUM NUMBER OF BUILDINGS - 10~~
~~PARKING - PER CODE~~
~~SETBACKS - SEE PLAN VIEW~~

~~PARCEL 2~~

~~USES - SAME AS PARCEL 1~~
~~GROSS AREA - 4.51 ACRES (196,352 S.F.)~~
~~MAXIMUM BUILDING COVERAGE - 45,000 S.F.~~
~~MAXIMUM GROSS FLOOR AREA - 62,700 S.F.~~
~~FLOOR AREA RATIO - 0.211~~
~~MAXIMUM BUILDING HEIGHT - 45 FEET~~
~~MAXIMUM NUMBER OF BUILDINGS - 2~~
~~PARKING - PER CODE~~
~~SETBACK - SET PLAN VIEW~~ See PUD #49

PARCEL 3

USES - ASSISTED LIVING, NURSING HOME, CHURCH, LIBRARY, PARK, BED AN BREAKFAST, HOTEL/MOTEL (110 ROOMS TOTAL), MEDICAL AND DENTAL OFFICES, GENERAL OFFICES, AND INDOOR/OUTDOOR RECREATION INCLUDING TENNIS, FITNESS SKATING, SOCCER COMPLEX, AND SWIMMING POOL.
GROSS AREA - 14.75 ACRES (642,510 S.F.)
MAXIMUM BUILDING COVERAGE - 100,000 S.F.
MAXIMUM GROSS FLOOR AREA - 150,000 S.F.
FLOOR AREA RATIO - 0.233
MAXIMUM BUILDING HEIGHT - 45 FEET
MAXIMUM NUMBER OF BUILDINGS - 8
PARKING - PER CODE
SETBACKS - SEE PLAN VIEW

PARCEL 4

USES - ALL USES PERMITTED IN L.C. ZONING EXCEPT FOR NIGHT CLUBS ADULT ENTERTAINMENT ESTABLISHMENTS AND EROTIC MODELING STUDIOS AS DEFINED IN THE CITY OF WICHITA ORDINANCES.

GROSS AREA - 6.75 ACRES (294,136 S.F.)
MAXIMUM BUILDING COVERAGE - 45,000 S.F.
MAXIMUM GROSS FLOOR AREA - 45,000 S.F.
FLOOR AREA RATIO - 0.153
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - 5
PARKING - PER CODE
SETBACKS - SEE PLAN VIEW

AMENDMENT 12/14/98

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