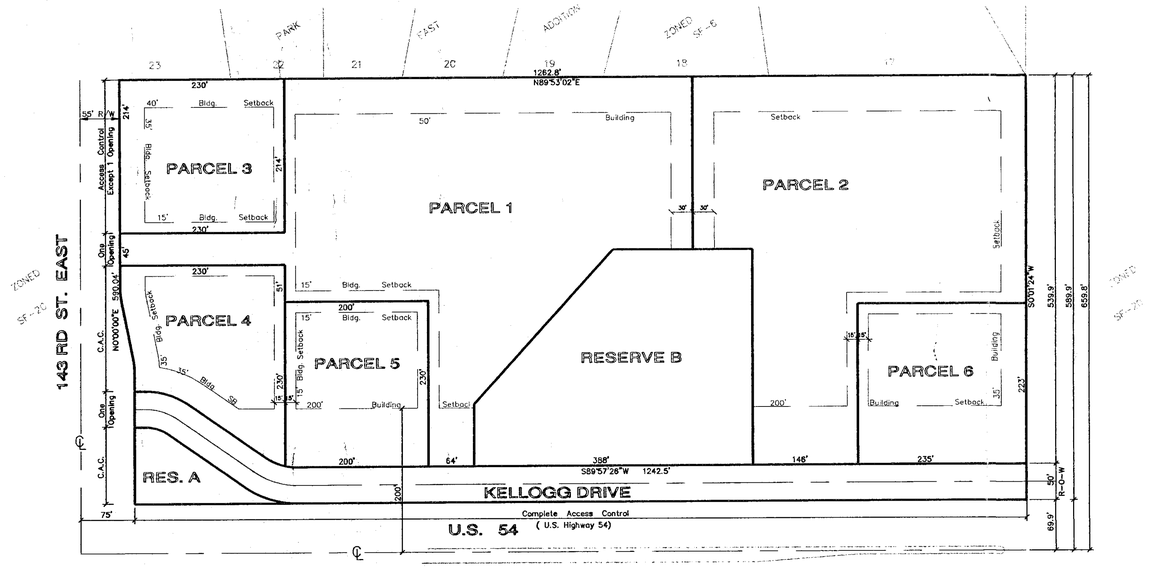
COMMUNITY UNIT PLAN
PRAIRIE POND PLAZA
DP - 227



PARCEL 1

A.	Net Area:	200,733 sq.ft. or 4.61 acres
B.	Maximum Building Coverage:	60,220 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	80,293 sq.ft.
D.	Floor Area Ratio:	40 percent
E.	Maximum Number of Buildings:	three (3)
F.	Maximum building height:	35 Feet
G.	Setbacks: Kellogg Centerline	200 Feet
	143rd St. East	240 Feet
	Rear	50 Feet
H.	Access Points:	1 Opening to 143rd St. East

PARCEL 2

A.	Net Area:	173,314 sq.ft. or 3.99 acres
B.	Maximum Building Coverage:	51,994 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	69,325 sq.ft.
D.	Floor Area Ratio:	40 percent
E.	Maximum Number of Buildings:	two (2)
F.	Maximum building height:	35 Feet
G.	Setbacks: Kellogg Centerline	200 Feet
	Rear	50 Feet

PARCEL 3

A.	Net Area:	49,126 sq.ft. or 1.13 acres
B.	Maximum Building Coverage:	14,738 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	19,650 sq.ft.
D.	Floor Area Ratio:	40 percent
E.	Maximum Number of Buildings:	One (1)
F.	Maximum building height:	35 Feet
G.	Setbacks: 143rd St. East	35 Feet
	Rear	40 Feet
H.	Access Points:	1 Opening to 143rd St. East

PARCEL 4

A.	Net Area:	47,687 sq.ft. or 1.09 acres
B.	Maximum Building Coverage:	14,306 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	19,075 sq.ft.
D.	Floor Area Ratio:	40 percent
E.	Maximum Number of Buildings:	One (1)
F.	Maximum building height:	35 Feet
G.	Setbacks: Kellogg Centerline	200 Feet
	143rd St. East	35 Feet

PARCEL 5

A.	Net Area:	45,992 sq.ft. or 1.06 acres
B.	Maximum Building Coverage:	13,798 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	18,397 sq.ft.
D.	Floor Area Ratio:	40 percent
E.	Maximum Number of Buildings:	One (1)
F.	Maximum building height:	35 Feet
G.	Setbacks: Kellogg Centerline	200 Feet

PARCEL 6

A.	Net Area:	52,455 sq.ft. or 1.20 acres
B.	Maximum Building Coverage:	15,736 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	20,982 sq.ft.
D.	Floor Area Ratio:	40 percent
E.	Maximum Number of Buildings:	One (1)
F.	Maximum building height:	35 Feet
G.	Setbacks: Kellogg Centerline	200 Feet

LEGAL DESCRIPTION:

A tract in the West Half of the Southwest Quarter (W/2 SW/4) of Section 24, Township 27 South, Range 2 East of the 6th P.M., in Sedgwick County, Kansas, described as follows: BEGINNING at the Southwest corner of the Southwest Quarter (SW/4) of said Section 24; thence North, along the West line, 658.3 feet; thence East 1317.8 feet, more or less, to a point on the East line of the West Half of the Southwest Quarter (W/2 SW/4), which is 659.8 feet North of the Southeast corner of said West Half of the Southwest Quarter (W/2 SW/4); thence South 659.8 feet; thence West, along the South line of said Southwest Quarter, to the POINT OF BEGINNING except that portion taken for street right-of-way.

RESERVE A

A.	Net Area:	11,755 sq.ft. or 0.27 acres
B.	Permitted uses shall include: landscaping, irrigation, entry monument and signage.	

RESERVE B

A.	Net Area:	95,616 sq.ft. or 2.19 acres
B.	Permitted uses shall include: drainage, drainage detention, landscaping and water features, etc.	

GENERAL PROVISIONS:

1. Total Land Area: 745,107 sq.ft. or 17.11 acres
2. Net Area: 569,307 sq.ft. or 13.07 Acres
3. Parking shall be provided in accordance with the Standards of the Unified Zoning Code.
4. 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. The 200 foot setback for Parcels 1,2,4,5 and 6 shall be measured from the centerline of U.S. Highway 54.
5. A Drainage Plan shall be submitted to County Engineering for approval. Required guarantees for drainage shall be provided at the time of platting improvements.
6. Cross-circulation is required between all parcels in this C.U.P.. This shall be assured by submitting a circulation plan to the planning director for each parcel prior to submitting a building permit for that parcel.
7. No portable or off-site signs are allowed. No signs with flashing moving or rotating lights shall be permitted. Maximum area for signs shall not exceed 0.8 times the overall C.U.P. frontage.

   Parcels 1-6 shall be confined to monument style signs with a maximum height limit of 20 feet. Signage for Parcels 1 and 2 can located in Reserve B. Signs shall have a 150' separation. Overall project development pole signs can occur in Reserves A or B with a height restriction of 30 feet.

   Specific Signage Requirements:

Parcel 1:	321 Sq. Ft. (Includes 100 sq. ft. for 143rd Street)
Parcel 2:	221 Sq. Ft.
Parcel 3:	140 Sq. Ft.
Parcel 4:	220 Sq. Ft. (Includes Both Frontages)
Parcel 5:	140 Sq. Ft.
Parcel 6:	140 Sq. Ft.
Reserve A or B:	300 Sq. Ft.

8. Screening

   A Masonry Wall (6' - 8') high shall be provided along the following lines: north and east property lines. The wall will be constructed as each parcel develops.
9. Access Controls shall be as shown on the plan, with the total number of access points being as follows:

   143rd St. East: 3 Points of Access
10. All exterior lighting shall be shielded to prevent light disbursement in a northerly or easterly direction.
11. All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
    A. Limited height of light poles to 14 feet within 100 feet of abutting residential-zoned property, and 20 feet on the remainder of the tract.
12. Utilities shall be installed underground on all parcels.
13. Landscaping for this site shall be required as follows:
    A. Development of all parcels within the C.U.P. shall comply with the Landscape Ordinance of the City of Wichita.
    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 Planning Department for their review and approval prior to issuance of a building permit.
    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.
14. Exterior audio systems that project sound beyond the boundaries of the C.U.P. are prohibited.
15. 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. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of building permits.
16. Permitted Uses:
    Permitted uses in Parcels 2,3 and 6 will be restricted to the uses identified by the Neighborhood Retail Zoning District.

    Permitted uses in Parcels 1,4 and 5 will include some of the uses defined by the limited commercial district, including, but not limited to: banks or financial institutions, assisted living, general retail and drive-thru restaurants. Vehicle sales will require a separate amendment to the C.U.P. Restaurants that serve liquor can be developed as long as food is the primary service.

    The following uses currently permitted or conditionally permitted in Parcels 1,4 and 5 will be eliminated:

    1. Group Residence, Limited
    2. Group Residence, General
    3. Correctional Facility
    4. Correctional Placement Resid., frontended
    5. Correctional Placement Resid., backend
    6. Group Home, Limited
    7. Group Home, General
    8. Group Home, Commercial
    9. Halfway House, Limited
    10. Halfway House, General
    11. Halfway House, Commercial
    12. Recycling Collection Station, Private
    13. Recycling Collection Station, Public
    14. Recycling Processing Center
    15. Animal Care, General
    16. Bed and Breakfast Inn
    17. Funeral Home
    18. Helistop
    19. Kennel, Boarding/Breeding/Training
    20. Kennel, Hobby
    21. Marine Facility, Recreational
    22. Monument Sales
    23. Night Club
    24. Recreational Vehicle Campground
    25. Secondhand Store
    26. Tavern and Drinking Establishment
    27. Warehouse, Self-service Storage
    28. Asphalt or Concrete Plant, Limited
    29. Asphalt or Concrete Plant, General
    30. Mining or Quarrying
    31. Oil or Gas Drilling
    32. Rock Crushing
    33. Solid Waste Incinerator
    34. Agricultural Research
    35. Adult entertainment establishments and erotic modeling studios as defined in the City of Wichita Ordinance.
17. All building exteriors within the entire C.U.P. shall share a consistent architectural design, color, and texture. This provision may be waived provided that all building exteriors within each parcel share a consistent architectural design, color, and texture, and that the landscaping requirements for street yard landscaping and buffer strip trees per General Provision #13(A) be calculated at 1.5 times the minimum ordinance requirements.
18. 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.
19. If multiple ownership is anticipated, an owners association agreement providing for the maintenance of reserves, open space, internal drives, parking areas, drainage improvements and signage etc., shall be filed with the plat.
20. The improvement of 143rd St. East to rural County standards, from U.S. Highway 54 to the proposed major entrance, shall be resolved at the time the property is platted.
21. The Centerline of the proposed Kellogg Drive shall connect with 143rd St. East at a point 200 feet from the centerline of U.S. Highway 54.

May 12, 1997

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