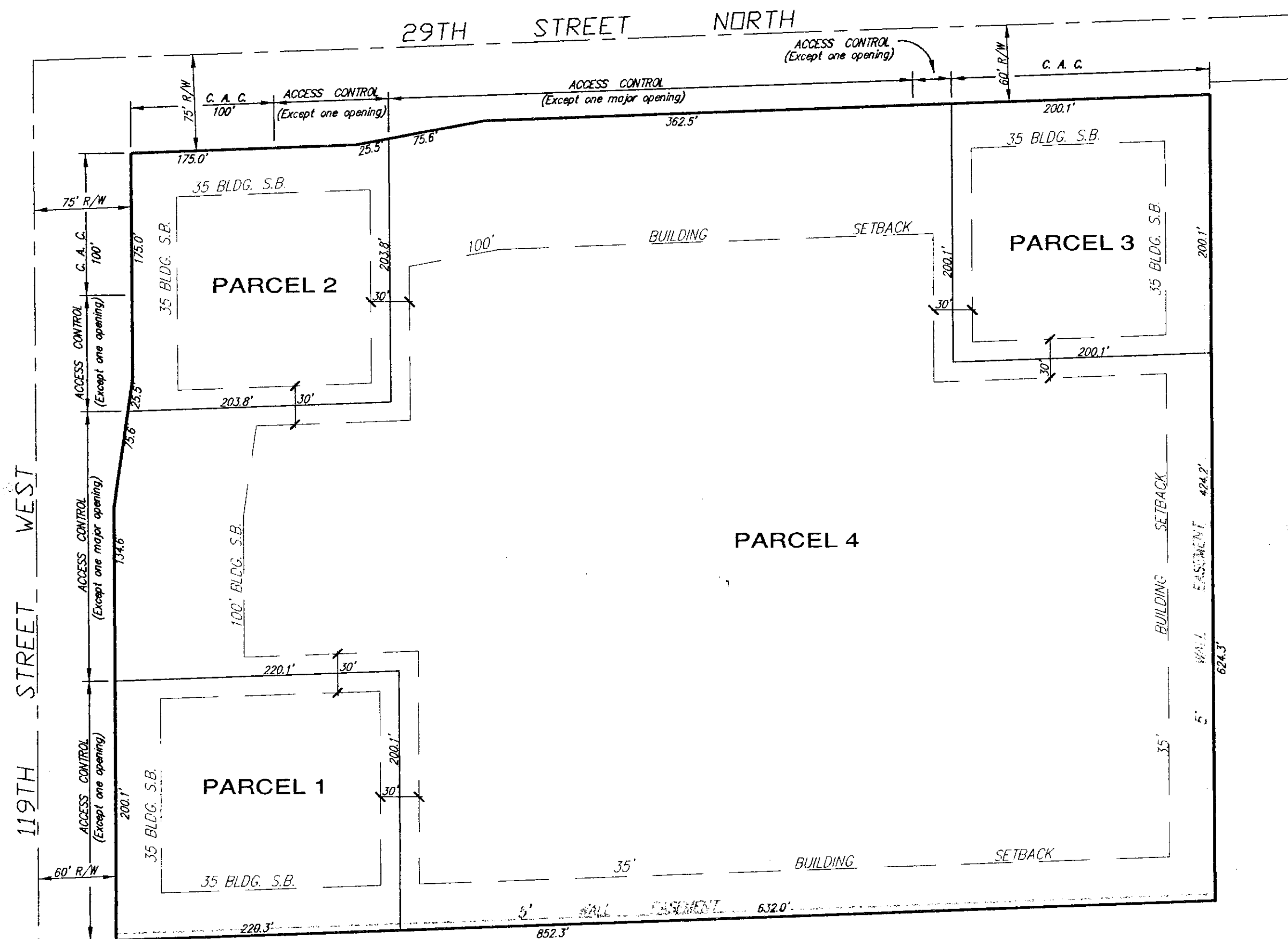


WESTRIDGE COMMUNITY UNIT PLAN DP - 235



SCALE: 1" = 80'

GENERAL PROVISIONS:

- Total Land Area: 524,797 sq.ft. or 12.05 acres
- Total Gross Floor Area: 183,679 sq.ft.
Total Floor Area Ratio: 35 percent
- Parking shall be provided in accordance with Section 28.04.140 et seq. of the Code of the City of Wichita, 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 City Engineering for approval. Required guarantees for drainage shall be provided at the time of platting improvements.
- Guarantees for street improvements for 119th St. West and 29th Street shall be determined at the time of platting.
- Signs shall be in accordance with the Sign Code of The City of Wichita with the following conditions:
 - As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150' apart, irrespective of how land is leased or sold.
 - 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 illusions of movement are not permitted.
 - Portable and off-site signs are not permitted.
 - Window display signs are limited to 25% of the window area.
 - No signs shall be allowed on the rear of any buildings.
 - All freestanding signs must be monument type and shall have a maximum height of 20 feet. The maximum square footage of sign face allowed in Parcels 1-4 shall not exceed 80% of lot frontage, and all signs shall be spaced 150 feet apart.
- Access Controls shall be as shown on the final plat.
- All exterior lighting shall be shielded to direct light disbursement in a downward direction.
- All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
 - Limited height of light poles to 24 feet.
 - Extensive use of backlit canopies and neon or fluorescent tube lighting on buildings is not permitted.
- Utilities shall be installed underground on all parcels.
- Landscaping for this site 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.
 - 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.
- Screening Walls:
 - A six (6) foot high concrete/masonry wall shall be constructed along property lines of the C.U.P. where adjacent to residential zoning (See Drawing).
 - This solid wall shall be constructed of a pattern and color that is consistent with the building walls.
- Rooftop mechanical equipment shall be screened from ground level view per Unified Zoning Code.
- Trash receptacles shall be appropriately screened to reasonably hide them from ground view.
- All buildings in the C.U.P. shall share uniform architectural character, color, texture, and the same predominate exterior building material. Building walls and roofs must have predominantly earth-tone colors, with vivid colors limited to incidental accent, and must employ materials similar to surrounding residential areas.
- Fire lanes shall be in accordance with the Fire Code of the City of Wichita. 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.
- All parcels shall be zoned Limited Commercial. No parcel within this C.U.P. shall allow the use of adult entertainment establishments, group homes, group residential, halfway houses, correctional placement residences, private clubs, taverns, and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. The following uses are prohibited within 200 feet of residentially-zoned property: service stations, convenience stores with gas islands, restaurants with drive-in or drive-thru facilities, and vehicle service or repair uses that have overhead doors facing those districts.
- 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.
- Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with Article V, Section E, 13-15 of the Unified Zoning Code.
- An overall site traffic circulation plan shall be submitted to the Director of Planning for approval prior to the issuance of building permits. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between parcels within the C.U.P.
- 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.
- Prior to issuing building permits, a plan for a pedestrian walk system shall be submitted and approved by the Director of Planning. This walk system shall link sidewalks along 29th Street North and 119th Street West with proposed buildings within the subject property as determined necessary by the Director of Planning.
- Parcel 1 and 3 shall be limited to "NR" Neighborhood Retail as long as the property to the south and east is zoned and developed with residential uses.
- The development of this property shall only be permitted if public water and sewer services are provided.
- At the time of platting the applicant shall guarantee off-site street improvements. These improvements are anticipated to include the construction of two lanes of roadway along 29th Street North and 119th Street West with a left turn lane at the intersection of both of these roadways. The applicant shall also guarantee the construction of an accel/decel lane along the entire 29th Street North and 119th Street West frontage.
- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

BENCHMARK:

County Benchmark: 60d Nail in H.L.P. NW of Section Corner.
Elevation: 1361.05 M.S.L.

LEGAL DESCRIPTION:

A tract of land in Government Lot 4 in the NW 1/4 of Sec. 6, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas; described as follows: Commencing at the NW corner of said NW 1/4; thence south along the west line of said NW 1/4, 75.03 feet to a point 75 feet normally distant south of the north line of said NW 1/4; thence east parallel with the north line of said NW 1/4, 75.03 feet to a point 75 feet normally distant east of the west line of said NW 1/4 and for a point of beginning; thence continuing east parallel with the north line of said NW 1/4, 175 feet; thence northeasterly, 101.12 feet to a point 60 feet normally distant south of the north line of said NW 1/4 and 349.99 feet normally distant east of the west line of said NW 1/4; thence east parallel with the north line of said NW 1/4, 562.78 feet to a point 911.98 feet normally distant east of the west line of said NW 1/4; thence south parallel with the west line of said NW 1/4, 624.27 feet to a point 684 feet normally distant south of the north line of said NW 1/4; thence west parallel with the north line of said NW 1/4, 852.34 feet to a point 60 feet normally distant east of the west line of said NW 1/4; thence north parallel with the west line of said NW 1/4, 334.71 feet to a point 349.44 feet normally distant south of the north line of said NW 1/4; thence northeasterly 101.12 feet to a point 75 feet normally distant east of the west line of said NW 1/4 and 249.92 feet normally distant of the north line of said NW 1/4; thence north parallel with the west line of said NW 1/4, 175 feet to the point of beginning. Excluding street rights-of-way.

PARCEL 1

- Net Area: 44,018 sq.ft. or 1.01 acres
- Maximum Building Coverage: 13,205 sq.ft. or 30 percent
- Maximum Gross Floor Area: 15,406 sq.ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: One (1)
- Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- Setbacks: See Drawing
- Access Points: See Drawing

PARCEL 2

- Net Area: 40,012 sq.ft. or .92 acres
- Maximum Building Coverage: 12,034 sq.ft. or 30 percent
- Maximum Gross Floor Area: 14,039 sq.ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: One (1)
- Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- Setbacks: See Drawing
- Access Points: See Drawing

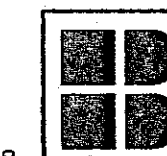
PARCEL 3

- Net Area: 40,017 sq.ft. or .92 acres
- Maximum Building Coverage: 12,005 sq.ft. or 30 percent
- Maximum Gross Floor Area: 14,006 sq.ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: One (1)
- Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- Setbacks: See Drawing for Setbacks
- Access Points: See Drawing

PARCEL 4

- Gross Area: 400,750 sq.ft. or 9.2 acres
- Maximum Building Coverage: 120,225 sq.ft. or 30 percent
- Maximum Gross Floor Area: 140,263 sq.ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: Four (4)
- Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- Setbacks: See Drawing
- Access Points: See Drawing

WESTRIDGE COMMUNITY UNIT PLAN
DP- 235



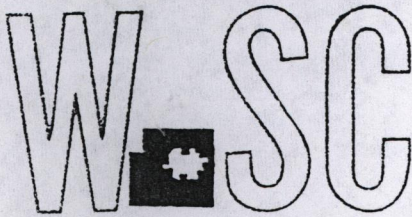
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING

316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

December 4, 1998

F:\SURVEY\CUP\WESTRIDGE.DWG

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

John E. Dugan
2416 Morning Dew
Wichita KS 67205

December 30, 1998

RE: DP-235 West Ridge Commercial Community Unit Plan; AND
SCZ-0775 Zone change from "SF-20" to "LC", located at the southeast corner of
29th Street North and 119th Street West.

Dear Mr. Dugan:

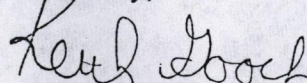
On December 30, 1998, the Board of County Commissioners considered the above-captioned request. The action of the Commission was the following:

- A. APPROVE the zone change (SCZ-0775), subject to platting within 1-year.
- B. APPROVE the Community Unit Plan (DP-235), subject to the conditions outlined in the letter sent to you, dated December 4, 1998.

Please submit 4 folded copies of the revised CUP to the Metropolitan Area Planning Department within 30 days after approval of this CUP by the Governing Body, or the request shall be considered denied and closed.

Please note that the resolution establishing the request will not be published until the plat has been recorded with the Register of Deeds. This will be our only letter advising you of your platting deadline. If you have not recorded the plat by, December 4, 1999, the case file will be marked denied and closed. If you have any questions, please call the Planning Department at 268-4421.

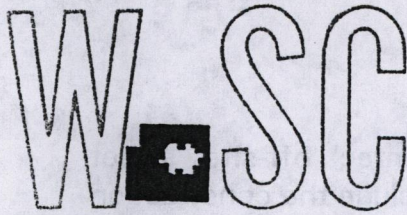
Sincerely,


Keith Gooch
Senior Planner

File

KG/rs

cc: Baughman Company, P.A., % Terry Smythe, 315 Ellis, Wichita, KS 67211
Glen Wiltse, Sedgwick County Code Enforcement



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

December 4, 1998

John E. Dugan
2416 Morning Dew
Wichita KS 67205

RE: DP-235 AND SCZ-0775 - Creation of the West Ridge Community Unit Plan and request to rezone a piece of property from "SF-20" Single-Family Residential to "LC" Limited Commercial on property located at the southeast corner of 29th Street North and 119th Street West.

Dear Mr. Dugan:

At its regular meeting on Thursday, December 3, 1998, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the Planning Commission was to recommend that the request be APPROVED, subject to platting within one year and staff and the following conditions:

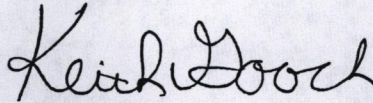
1. Prior to issuing building permits, a plan for a pedestrian walk system shall be submitted and approved by the Director of Planning. This walk system shall link sidewalks along 29th Street North and 119th Street North with proposed buildings within the subject property as determined necessary by the Director of Planning.
2. Parcel 1 and 3 shall be limited to "NR" Neighborhood Retail uses as long as the property to the south and east is zoned and developed with residential uses.
3. General provision #18 shall be amended to include the following uses are prohibited within 200 feet of residentially-zoned property: service stations, convenience stores with gas islands, restaurants with drive-in or drive-thru facilities, and vehicle service or repair uses that have overhead doors facing those districts.
4. The development of this property shall only be permitted if public water and sewer services are provided.

5. At the time of platting the applicant shall guarantee off-site street improvements. These improvements are anticipated to include the construction of two lanes of roadway along 29th Street North and 119th Street West with a left turn lane at the intersection of both of these roadways. The applicant shall also guarantee the construction of an accel/decel lane along the entire 29th Street North and 119th Street West frontage.
6. The maximum square footage for signs on Parcel 1-4 shall not exceed 80 percent of that parcels street frontage and all signs shall be spaced 150 feet apart.
7. 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.
8. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
9. Prior to publishing the ordinance establishing the zone change, the applicant(s) shall record a document with the Register of Deeds indicating that this tract (referenced as DP-235) includes special conditions for development on this property.
10. The applicant shall submit 4 revised copies of both C.U.P.'s to the Metropolitan Area Planning Department within 30 days after approval of this amendment by the Governing Body, or the request shall be considered denied and closed.

This matter will be forwarded to the Board of County Commissioners for consideration at their regular meeting on Wednesday, December 30, 1998. This meeting will be held in Room 320, Sedgwick County Courthouse, 525 N. Main, Wichita, Kansas, beginning at 9:00 a.m.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this matter, please contact our office at 268-4421.

Sincerely,

A handwritten signature in black ink, appearing to read "Keith Gooch". The signature is fluid and cursive, with the first name "Keith" and last name "Gooch" clearly distinguishable.

Keith Gooch
Senior Planner

KG/le

cc: Baughman Company, P.A., c/o Terry Smythe, 315 Ellis, Wichita, KS 67211
Glen Wiltse, Sedgwick County Code Enforcement

RESOLUTION NO. _____

A RESOLUTION CHANGING THE ZONING CLASSIFICATION FOR CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C AS ADOPTED BY RESOLUTION NO. 178-1997.

BE IT RESOLVED BY THE GOVERNING BODY OF SEDGWICK COUNTY, KANSAS.

SECTION I. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by Section V-C of the Wichita Sedgwick County unified Zoning Code, the zoning classification or district of the lands legally described hereby are changed as follows:

Case No. SCZ - 0775

and

DP-235 Creation of the Westridge Community Unit Plan

Zone change request from "SF-20" Single-Family to "NR" Neighborhood Retail and "LC" Limited Commercial on property described as:

The West 911.98 feet of the North 684 feet of Government Lot 4 in the Northwest Quarter of Section 6, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas. Generally located at the southeast corner of 29th Street North and 119th Street West.

SECTION II. That upon the taking effect of this Resolution, the notation of such zone change shall be entered in the official zoning atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That this Resolution shall take effect and be in force from and after its adoption and publication in the official county paper.

Commissioners present and voting were:

BETSY GWIN	_____
PAUL W. HANCOCK	_____
THOMAS G. WINTERS	_____
MELODY C. MILLER	_____
MARK F. SCHROEDER	_____

DATED this _____ day of _____, 1998.

BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS

MARK F. SCHROEDER, Chairman

ATTEST:

JAMES ALFORD
County Clerk

APPROVED AS TO FORM ONLY:

RICH EUSON
County Counselor