COMMUNITY UNIT PLAN DP-266

WOODLANDS

OWNER: SLAWSON COMMERCIAL PROPERTIES, L.L.C.
727 NORTH WACO SUITE 400
WICHITA, KANSAS 67203

SCALE: 1"=200'
DATE: October 31, 2003

DSNR: RMH OPER: IDK SCALE: 1=200.00
Q:\2003\03396\DP-266 03-04-2004 09:26:53 am

GENERAL PROVISIONS

1. THIS PROJECT IS PROPOSED TO CONTAIN 121.402 GROSS ACRES OR 115.834 NET ACRES. NET ACRES ARE DETERMINED BY SUBTRACTING ARTERIAL STREET RIGHT-OF-WAY FROM THE GROSS ACRES.

2. PARCEL DESCRIPTIONS:
   NOTE: UNLESS OTHERWISE SPECIFIED, MAXIMUM GROSS FLOOR AND MAXIMUM BUILDING COVERAGE ARE THE SAME.

   RESERVE "A"
   GROSS AREA= 11.54 ACRES (502,714 SQ.FT.)
   PERMITTED USES: DRAINAGE DETENTION, SIDEWALKS, UTILITIES AND RECREATION

   PARCEL 1
   PROPOSED USES: SEE G.P. #3
   GROSS AREA= 1.07 ACRES (46,560 SQ.FT.)
   MAXIMUM BUILDING COVERAGE= 10,000 SQ.FT. (21.5%)
   MAXIMUM BUILDING HEIGHT= 35 FEET

   PARCEL 2
   PROPOSED USES: SEE G.P. #3
   GROSS AREA= 14.43 ACRES (628,629 SQ.FT.)
   MAXIMUM BUILDING COVERAGE= 160,000 SQ.FT. (25.5%)
   MAXIMUM BUILDING HEIGHT= 45 FEET
   MAXIMUM GROSS FLOOR AREA= 200,000 SQ.FT. (31.8%)

   PARCEL 3
   PROPOSED USES: SEE G.P. #3
   GROSS AREA= 1.22 ACRES (53,303 SQ.FT.)
   MAXIMUM BUILDING COVERAGE= 12,000 SQ.FT. (22.5%)
   MAXIMUM BUILDING HEIGHT= 35 FEET

   PARCEL 4
   PROPOSED USES: SEE G.P. #3
   GROSS AREA= 1.06 ACRES (46,466 SQ.FT.)
   MAXIMUM BUILDING COVERAGE= 10,000 SQ.FT. (21.5%)
   MAXIMUM BUILDING HEIGHT= 35 FEET

   PARCEL 5
   PROPOSED USES: SEE G.P. #3
   GROSS AREA= 17.17 ACRES (747,773 SQ.FT.)
   MAXIMUM BUILDING COVERAGE= 225,000 SQ.FT. (30.0%)
   MAXIMUM BUILDING HEIGHT= 45 FEET
   MAXIMUM GROSS FLOOR AREA= 250,000 SQ.FT. (33.4%)

   PARCEL 6
   PROPOSED USES: ALL USES PERMITTED IN GENERAL OFFICE ZONING DISTRICT
   GROSS AREA= 6.53 ACRES (284,619 SQ.FT.)
   MAXIMUM BUILDING COVERAGE= 85,000 SQ.FT. (29.9%)
   MAXIMUM BUILDING HEIGHT= 35 FEET

   PARCEL 7
   PROPOSED USES: SINGLE FAMILY, PATIO HOMES, ZERO LOT LINE, DUPLEX, MULTI-FAMILY, AND CHURCH
   GROSS AREA= 17.74 ACRES (772,931 SQ.FT.)
   DENSITY - S.F., P.H., Z.L.L., & D.P. - 106
   MULTI-FAMILY - 318
   MAXIMUM BUILDING HEIGHT - 35'
   SETBACKS - PER CODE

   PARCEL 8
   PROPOSED USES: ALL USES PERMITTED IN GENERAL OFFICE ZONING DISTRICT
   GROSS AREA= 7.16 ACRES (312,073 SQ.FT.)
   MAXIMUM BUILDING COVERAGE= 93,000 SQ.FT. (29.8%)
   MAXIMUM BUILDING HEIGHT= 35 FEET

   PARCEL 9
   PROPOSED USES: ALL USES PERMITTED IN GENERAL OFFICE ZONING DISTRICT
   GROSS AREA= 6.81 ACRES (296,694 SQ.FT.)
   MAXIMUM BUILDING COVERAGE= 88,000 SQ.FT. (29.7%)
   MAXIMUM BUILDING HEIGHT= 45 FEET

   PARCEL 10
   PROPOSED USES: ALL USES PERMITTED IN GENERAL OFFICE ZONING DISTRICT
   GROSS AREA= 5.12 ACRES (222,886 SQ.FT.)
   MAXIMUM BUILDING COVERAGE= 66,000 SQ.FT. (29.6%)
   MAXIMUM BUILDING HEIGHT= 45 FEET

   PARCEL 11
   PROPOSED USES: ALL USES PERMITTED IN GENERAL OFFICE ZONING DISTRICT
   GROSS AREA= 6.87 ACRES (299,318 SQ.FT.)
   MAXIMUM BUILDING COVERAGE= 90,000 SQ.FT. (30.1%)
   MAXIMUM BUILDING HEIGHT= 45 FEET

   PARCEL 12
   PROPOSED USES: SEE G.P. #3
   GROSS AREA= 4.67 ACRES (202,775 SQ.FT.)
   MAXIMUM BUILDING COVERAGE= 55,000 SQ.FT. (27.1%)
   MAXIMUM BUILDING HEIGHT= 35 FEET

   PARCEL 13
   PROPOSED USES: GENERAL OFFICE
   GROSS AREA= 2.72 ACRES (118,415 SQ.FT.)
   MAXIMUM BUILDING COVERAGE= 35,000 SQ.FT. (29.6%)
   MAXIMUM BUILDING HEIGHT= 45 FEET

   PARCEL 14
   PROPOSED USES: SEE G.P. #3
   GROSS AREA= 4.34 ACRES (188,854 SQ.FT.)
   MAXIMUM BUILDING COVERAGE= 50,000 SQ.FT. (26.5%)
   MAXIMUM BUILDING HEIGHT= 45 FEET
   MAXIMUM GROSS FLOOR AREA= 60,000 SQ.FT. (31.8%)

   COLLECTOR STREET R.O.W. = 7.39 ACRES (321,736 SQ.FT.)

3. PERMITTED USES: THE FOLLOWING USES ARE PERMITTED FOR PARCELS 1, 2, 3, 4, 5, 12 AND 14: ALL USES PERMITTED IN THE L.C. ZONING DISTRICT EXCEPT FOR GROUP HOMES, CORRECTIONAL PLACEMENT RESIDENCES, VEHICLE STORAGE YARDS, GENERAL VEHICLE REPAIR, OUTDOOR STORAGE, PAWN SHOPS, TAVERNS, NIGHTCLUBS, ASPHALT OR CONCRETE PLANTS, SEXUALLY ORIENTED BUSINESSES, AND ADULT ENTERTAINMENT AS DEFINED BY CITY CODE. PARCELS 2, 5, 12 AND 14 SHALL PROHIBIT SERVICE STATIONS, CONVENIENCE STORES WITH GAS ISLANDS, AND VEHICLE SERVICE OR REPAIR. NO SERVICE STATIONS, CONVENIENCE STORES WITH GAS ISLANDS, OR RESTAURANTS WITH DRIVE-IN OR DRIVE-THROUGH FACILITIES SHALL BE PERMITTED WITHIN 200 FEET OF RESIDENTIALLY ZONED PROPERTY. DRINKING ESTABLISHMENTS SHALL BE PROHIBITED ON ALL PARCELS EXCEPT FOR PARCELS 2, 5 AND 14. NO PARCEL SHALL CONTAIN MORE THAN ONE DRINKING ESTABLISHMENT. ANY USE FOR WHICH A CONDITIONAL USE PERMIT WOULD BE REQUIRED UNDER L.C. ZONING SHALL REQUIRE A C.U.P. AMENDMENT OR A C.U.P. ADJUSTMENT AS DETERMINED BY THE DIRECTOR OF PLANNING.

4. 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 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. HOWEVER, THE PLANNING DIRECTOR, WITH THE CONCURRENCE OF THE OCI SUPERINTENDENT, MAY APPROVE MINOR ADJUSTMENTS TO THE CONDITIONS IN THIS C.U.P., CONSISTENT WITH THE APPROVED DEVELOPMENT PLAN, WITHOUT FILING A FORMAL C.U.P. AMENDMENT.

5. ACCESS CONTROL:
   A. ACCESS TO 21ST STREET NORTH SHALL BE LIMITED TO THREE (3) OPENINGS. PARCEL TWELVE SHALL HAVE COMPLETE ACCESS CONTROL. PARCEL TWO SHALL HAVE ONE MAJOR OPENING AND ONE RIGHT IN/ RIGHT OUT ONLY OPENING. PARCEL ONE SHALL HAVE COMPLETE ACCESS CONTROL. (SEE PLAN)
   B. ACCESS TO GREENWICH ROAD SHALL BE LIMITED TO SIX (6) OPENINGS. PARCEL ONE SHALL HAVE COMPLETE ACCESS CONTROL. PARCEL TWO SHALL HAVE UP TO TWO MAJOR OPENINGS AND TWO RIGHT IN/ RIGHT OUT ONLY OPENINGS. PARCELS THREE AND FOUR SHALL HAVE COMPLETE ACCESS CONTROL. PARCEL FIVE SHALL HAVE ONE OPENING. (SEE PLAN)

6. LANDSCAPE AND PARKING LOT SCREENING: SHALL BE IN ACCORDANCE WITH THE CITY OF WICHITA CODE. A LANDSCAPE PLAN INDICATING THE LOCATION, TYPE AND SPECIFICATION OF PLANT MATERIAL SHALL BE SUBMITTED BY A LANDSCAPE ARCHITECT TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR THE THE ISSUANCE OF ANY BUILDING PERMIT(S). A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED ON THE LANDSCAPE PLAN FOR THAT PORTION OF THE C.U.P. BEING DEVELOPED SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.

7. MINIMUM SETBACK REQUIREMENTS: PER PLAN

8. SIGNS SHALL BE IN ACCORDANCE WITH APPROPRIATE CODES WITH THE FOLLOWING ADDITIONAL CONDITIONS:
   A. 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.
   B. 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.
   C. PORTABLE AND OFF-SITE SIGNS ARE NOT PERMITTED.
   D. WINDOW DISPLAY SIGNS ARE LIMITED TO 25 PERCENT OF THE WINDOW AREA.
   E. NO SIGNS SHALL BE ALLOWED ON THE REAR OF ANY BUILDINGS WHICH BACK UP TO RESIDENTIALLY ZONED PROPERTY.
   F. ALL FREESTANDING SIGNS ON GREENWICH ROAD OR 21ST STREET MUST BE MONUMENT TYPE AND SHALL HAVE A MAXIMUM HEIGHT OF 15 FEET, EXCEPT THAT TWO SIGNS ON GREENWICH ROAD AND ONE SIGN ON 21ST STREET NORTH MAY HAVE A MAXIMUM HEIGHT OF 30'. THE MAXIMUM SQUARE FOOTAGE OF SIGN FACE FOR SIGNS ALONG GREENWICH ROAD OR 21ST STREET SHALL NOT EXCEED 300 SQ.FT. FOR 30' SIGNS AND 150 SQ.FT. FOR 15' SIGNS. THE MAXIMUM SQUARE FOOTAGE OF SIGNAGE ON THE ARTERIAL STREETS SHALL NOT EXCEED 80 PERCENT OF THE LINEAL FRONTAGE.
   G. PARCELS 14 AND 5 SHALL EACH BE PERMITTED TWO SIGNS ALONG THE INTERNAL STREET. SIGNS SHALL BE SPACED A MINIMUM OF 150' APART, SHALL BE NO TALLER THAN FIFTEEN FEET AND HAVE A MAXIMUM AREA OF 100 SQ.FT. ALL OTHER SIGNS ALONG INTERIOR STREETS SHALL BE LIMITED TO 8' IN HEIGHT AND SPACED A MINIMUM OF 150' APART. NO INDIVIDUAL SIGN SHALL EXCEED 50 SQ.FT. EACH PARCEL IS LIMITED TO 2 SIGNS PER INTERNAL STREET FRONTAGE. THE MAXIMUM SQUARE FOOTAGE OF SIGNAGE ON THE COLLECTOR STREETS SHALL NOT EXCEED 50 PERCENT OF THE LINEAL FRONTAGE.
   H. IF A HOTEL IS DEVELOPED, REQUESTS FOR TALLER AND LARGER BUILDING SIGNAGE MAY BE LOOKED UPON WITH FAVOR, BUT WILL BE REQUIRED TO BE APPROVED AS EITHER AN ADJUSTMENT OR AMENDMENT TO THE C.U.P. DEPENDING ON THE SIGNIFICANCE OF THE REQUESTED INCREASE.

9. PARKING - SHALL BE IN ACCORDANCE WITH THE WICHITA-SEDGEWICK COUNTY UNIFIED ZONING CODE.

10. ARCHITECTURAL CONTROL - BUILDINGS ON PARCELS 1, 2, AND 12 SHALL HAVE SIMILAR PREDOMINANT EXTERIOR BUILDING MATERIALS, UNIFYING ARCHITECTURAL CHARACTERISTICS, AND SHARE A SIMILAR COLOR PALETTE. NO FACADES THAT ARE PREDOMINATELY METAL PANELS SHALL BE ALLOWED. BUILDINGS ON PARCELS 3, 4, 5 AND 14 SHALL HAVE SIMILAR PREDOMINANT EXTERIOR BUILDING MATERIALS, UNIFYING ARCHITECTURAL CHARACTERISTICS, AND SHARE A SIMILAR COLOR PALETTE. NO FACADES THAT ARE PREDOMINATELY METAL PANELS SHALL BE ALLOWED.

11. AN AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DEVICES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE FILED BY THE TIME THE PLAT IS FILED OF RECORD.

12. NO OCCUPANCY PERMITS SHALL BE ISSUED FOR ANY DEVELOPMENT WITHOUT SERVICES BY THE MUNICIPAL WATER AND SEWER SERVICES.

13. CROSS-LOT CIRCULATION IS TO BE PROVIDED FOR ALL ADJACENT LOTS PLATTED FOR LIMITED COMMERCIAL (L.C.) USES.

14. ALL DRAINAGE WAYS AND EASEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING.

15. 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. LOADING AREAS, TRASH RECEPTACLES, OUTSIDE STORAGE, AND DOCKS IN THE C.U.P. SHALL BE SCREENED FROM GROUND LEVEL VIEW ALONG GREENWICH ROAD AND 21ST STREET NORTH AND FROM ALL RESIDENTIAL AREAS. SCREENING OF ALL TRASH DUMPSTERS, OUTSIDE STORAGE AND MECHANICAL EQUIPMENT WILL BE CONSTRUCTED OF A MATERIAL TO MATCH AND PREFERABLY BE CONNECTED TO THE BUILDINGS THEY SUPPORT.

17. MASONRY WALLS:
   A. A SIX (6) FOOT HIGH MASONRY WALL SHALL BE CONSTRUCTED ALONG PROPERTY LINES OF THE C.U.P. IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE III, SECTION III.C.2.B(2)(d) OF THE UNIFIED ZONING CODE. THE WALL REQUIREMENT SHALL BE WAIVED IF A PARCEL IS DEVELOPED AS A ONE OR TWO FAMILY RESIDENTIAL USE.
   B. THIS SOLID MASONRY WALL SHALL BE CONSTRUCTED OF A PATTERN AND COLOR THAT IS CONSISTENT WITH THE BUILDING WALLS.
   C. SCREENING OF NONRESIDENTIAL USES SHALL BE PROVIDED ALONG ALL SIDE OR REAR LOT LINES ADJOINING OR ACROSS AN ALLEY FROM A RESIDENTIAL ZONING DISTRICT, AND SCREENING OF MULTI-FAMILY SHALL BE PROVIDED ALONG ALL SIDE OR REAR LOT LINES ADJOINING OR ACROSS AN ALLEY FROM PROPERTY ZONED TF-3 OR MORE RESTRICTIVE. SOLID SCREENING WITH FENCING OR EVERGREEN VEGETATION MAY BE OMITTED FOR MULTI-FAMILY AND OFFICE USES ALONG ANY SIDE OR REAR LOT LINE, OR PORTION THEREOF WHENEVER SUCH DEVELOPMENT PROVIDES AT LEAST A 15-FOOT WIDE LANDSCAPE BUFFER ADJACENT TO SUCH LOT LINE OR PORTION THEREOF. THE BUFFER SHALL PROVIDE A MINIMUM OF ONE TREE AND FIVE SHRUBS FOR EVERY 30 LINEAL FEET OF ADJACENT PROPERTY LINE OR EQUIVALENT, WITH AT LEAST ONE-THIRD OF THE TREES BEING EVERGREENS, OR APPLICABLE STANDARDS OF THE CITY OF WICHITA LANDSCAPE CODE IF THESE ARE MORE STRINGENT.

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. PRIOR TO ISSUING BUILDING PERMITS ON ANY PARCEL, A PLAN FOR A PEDESTRIAN WALK SYSTEM ON THAT PARCEL SHALL BE SUBMITTED AND APPROVED BY THE DIRECTOR OF PLANNING.

20. ALL EXTERIOR LIGHTING SHALL BE SHIELDED TO DIRECT LIGHT DISBURSEMENT DOWNWARD AND AWAY FROM RESIDENTIAL ZONING.

21. ALL PARCELS WITH COMMERCIAL USES SHALL SHARE SIMILAR OR CONSISTENT PARKING LOT LIGHTING ELEMENTS (I.E. FIXTURES, POLES, AND LAMPS, ETC.). ALL PARCELS WITH OFFICE USES SHALL SHARE SIMILAR OR CONSISTENT PARKING LOT LIGHTING ELEMENTS (I.E. FIXTURES, POLES, AND LAMPS, ETC.). LIGHT POLES SHALL BE LIMITED IN HEIGHT TO 24 FEET, EXCEPT WITHIN 200 FEET OF RESIDENTIALLY ZONED PROPERTY WHERE LIGHT POLES SHALL NOT EXCEED 14 FEET IN HEIGHT.

22. TRAFFIC IMPROVEMENTS TO GREENWICH ROAD AND 21ST STREET NORTH SHALL BE DETERMINED AT THE TIME OF PLATTING.

23. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT, A SITE CIRCULATION PLAN SHALL BE APPROVED THAT PROVIDES FOR SMOOTH FLOW OF TRAFFIC BETWEEN THE PARCEL BEING DEVELOPED AND ALL ADJACENT PARCELS FRONTING ARTERIAL STREETS.

Professional Engineering Consultants, P.A.
303 S. TOPEKA • WICHITA, KANSAS 67202
316-262-2691 • FAX 316-262-3003

COMMUNITY UNIT PLAN DP-274

OAK CREEK

OWNER: SLAWSON COMMERCIAL PROPERTIES, L.L.C.
727 NORTH WACO SUITE 400
WICHITA, KANSAS 67203

DATE:	APR. 22, 2004	
ADJUSTMENT:	NOV. 22, 2004	(Combined DP-266 & DP-274)
ADJUSTMENT:	MAY. 10, 2006	
ADJUSTMENT:	OCT. 05, 2006	
ADJUSTMENT:	JUN. 15, 2007	

DP-274 & DP-266 (Formally) Per Admin Adjust 11-04-04, Rev11-22-04, 05-10-06, 06-15-07, Rev07-10-07

APPROVED CUP

MMAPC 09-18-03 (DP-266), 11-22-04 (DP-274)

BCC 10-29-03 (DP-266), 05-24-04 (DP-274)

MAP D Cwpp 1 of 2

GENERAL PROVISIONS

1. THIS PROJECT IS PROPOSED TO CONTAIN 161.862 GROSS ACRES OR 154.474 NET ACRES. NET ACRES ARE DETERMINED BY SUBTRACTING ARTERIAL STREET RIGHT-OF-WAY FROM THE GROSS ACRES.

2. PARCEL DESCRIPTIONS:
   NOTE: UNLESS OTHERWISE SPECIFIED, MAXIMUM GROSS FLOOR AREA AND MAXIMUM BUILDING COVERAGE ARE THE SAME.

   RESERVE "A"
   PERMITTED USES: DRAINAGE DETENTION, SIDEWALKS, UTILITIES, LANDSCAPING AND RECREATION
   GROSS AREA= 7.74 ACRES (337,318 SQ.FT.)

   RESERVES "B", "C", "D", "E", "F", AND "G"
   PERMITTED USES: SIGNAGE, LANDSCAPING, ENTRY MONUMENTS AND UTILITIES CONFINED TO EASEMENTS.
   GROSS AREA= 0.19 ACRES (8,400 SQ.FT.)

PARCEL 1
PROPOSED USES: SEE G.P. #3
GROSS AREA= 8.47 ACRES (368,799 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 90,000 SQ.FT. (24.4%)
MAXIMUM BUILDING HEIGHT= 35 FEET

PARCEL 1-A
PROPOSED USES: SEE G.P. #3
GROSS AREA= 1.08 ACRES (47,061 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 10,000 SQ.FT. (21.9%)
MAXIMUM BUILDING HEIGHT= 35 FEET

PARCEL 1-B
PROPOSED USES: SEE G.P. #3
GROSS AREA= 1.02 ACRES (44,282 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 9,000 SQ.FT. (20.3%)
MAXIMUM BUILDING HEIGHT= 35 FEET

PARCEL 1-C
PROPOSED USES: SEE G.P. #3
GROSS AREA= 0.96 ACRES (41,989 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 9,000 SQ.FT. (21.4%)
MAXIMUM BUILDING HEIGHT= 35 FEET

PARCEL 2
PROPOSED USES: SINGLE FAMILY, PATIO HOMES
GROSS AREA= 15.50 ACRES (675,361 SQ.FT.)
MAX. DWELLING UNITS= 90
MAXIMUM BUILDING HEIGHT= 35 FEET
SETBACKS - PER CODE

PARCEL 3
PROPOSED USES: ALL USES PERMITTED IN THE NEIGHBORHOOD OFFICE ZONING DISTRICT, EXCEPT GROUP HOMES, RECYCLING STATIONS, AND ASPHALT OR CONCRETE PLANTS. INDIVIDUAL TENANTS SHALL BE PERMITTED UP TO 18,000 SQ.FT. GROSS FLOOR AREA.
GROSS AREA= 3.31 ACRES (144,078 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 36,600 SQ.FT. (25.4%)
MAXIMUM BUILDING HEIGHT= 35 FEET

PARCEL 4
PROPOSED USES: SINGLE FAMILY, PATIO HOMES, ZERO LOT LINE, TOWN HOMES
GROSS AREA= 11.90 ACRES (518,331 SQ.FT.)
MAX. DWELLING UNITS= 104 (RESIDENTIAL USES)
MAXIMUM BUILDING HEIGHT - 35 FEET
SETBACKS - PER CODE

PARCEL 5
PROPOSED USES: SINGLE FAMILY
GROSS AREA= 25.18 ACRES (1,096,716 SQ.FT.)
MAX. DWELLING UNITS= 25
MAXIMUM BUILDING HEIGHT - 35 FEET
SETBACKS - PER CODE

PARCEL 6 - DELETED

PARCEL 7 - DELETED

PARCEL 8
PROPOSED USES: SEE G.P. #3
GROSS AREA= 1.52 ACRES (66,028 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 12,000 SQ.FT. (18.2%)
MAXIMUM BUILDING HEIGHT - 35 FEET

PARCEL 9
PROPOSED USES: SEE G.P. #3
GROSS AREA= 1.62 ACRES (70,371 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 14,500 SQ.FT. (20.6%)
MAXIMUM BUILDING HEIGHT - 35 FEET

PARCEL 10
PROPOSED USES: SINGLE FAMILY
GROSS AREA= 11.57 ACRES (503,786 SQ.FT.)
MAXIMUM DWELLING UNITS= 8
MAXIMUM BUILDING HEIGHT - 35 FEET
SETBACKS - PER CODE

PARCEL 11 - DELETED

PARCEL 12 - DELETED

PARCEL 13 - DELETED

PARCEL 14
PROPOSED USES: SEE G.P. #3
GROSS AREA= 0.88 ACRES (38,545 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 9,634 SQ.FT. (25.0%)
MAXIMUM BUILDING HEIGHT - 35 FEET

PARCEL 15
PROPOSED USES: SEE G.P. #3
GROSS AREA= 13.37 ACRES (582,568 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 150,000 SQ.FT. (25.7%)
MAXIMUM BUILDING HEIGHT - 45 FEET
MAXIMUM GROSS FLOOR AREA= 187,000 SQ.FT. (32.1%)

PARCEL 16
PROPOSED USES: SEE G.P. #3
GROSS AREA= 1.06 ACRES (46,061 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 12,000 SQ.FT. (26.1%)
MAXIMUM BUILDING HEIGHT= 35 FEET

PARCEL 17
PROPOSED USES: SEE G.P. #3
GROSS AREA= 1.00 ACRES (43,688 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 10,000 SQ.FT. (22.9%)
MAXIMUM BUILDING HEIGHT - 35 FEET

PARCEL 18
PROPOSED USES: SEE G.P. #3
GROSS AREA= 1.76 ACRES (76,880 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 23,000 SQ.FT. (29.9%)
MAXIMUM BUILDING HEIGHT - 35 FEET

PARCEL 18-A
PROPOSED USES: SEE G.P. #3
GROSS AREA= 5.46 ACRES (237,777 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 72,000 SQ.FT. (30.2%)
MAXIMUM BUILDING HEIGHT - 45 FEET
MAXIMUM GROSS FLOOR AREA= 80,000 SQ.FT. (33.6%)

PARCEL 18-B
PROPOSED USES: ALL USES PERMITTED IN GENERAL OFFICE ZONING DISTRICT
GROSS AREA= 6.37 ACRES (277,278 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 77,000 SQ.FT. (27.8%)
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM GROSS FLOOR AREA= 88,000 SQ.FT. (31.7%)

PARCEL 19
PROPOSED USES: ALL USES PERMITTED IN GENERAL OFFICE ZONING DISTRICT
GROSS AREA= 3.13 ACRES (136,307 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 36,939 SQ.FT. (27.1%)
MAXIMUM BUILDING HEIGHT - 35 FEET
SETBACKS - PER CODE

PARCEL 19-A
PROPOSED USES: ALL USES PERMITTED IN GENERAL OFFICE ZONING DISTRICT
GROSS AREA= 2.68 ACRES (116,946 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 31,692 SQ.FT. (27.1%)
MAXIMUM BUILDING HEIGHT - 35 FEET
SETBACKS - PER CODE

PARCEL 20
PROPOSED USES: SINGLE FAMILY, PATIO HOMES, ZERO LOT LINE, DUPLEX, MULTI-FAMILY
GROSS AREA= 15.96 ACRES (695,085 SQ.FT.)
MAXIMUM DWELLING UNITS= 96
MAXIMUM BUILDING HEIGHT - 35 FEET
SETBACKS - PER CODE

COLLECTOR STREET R.O.W. = 12.25 ACRES (533,176 SQ.FT.)

3. PERMITTED USES: THE FOLLOWING USES ARE PERMITTED FOR PARCELS 1, 1-A, 1-B, 1-C, 8, 9, 14, 15, 16, 17, 18 AND 18-A: ALL USES PERMITTED IN THE L.C. ZONING DISTRICT EXCEPT FOR GROUP HOMES, CORRECTIONAL PLACEMENT RESIDENCES, VEHICLE STORAGE YARDS, GENERAL VEHICLE REPAIR, OUTDOOR STORAGE, PAWN SHOPS, TAVERNS, NIGHTCLUBS, ASPHALT OR CONCRETE PLANTS, SEXUALLY ORIENTED BUSINESSES, AND ADULT ENTERTAINMENT AS DEFINED BY CITY CODE. PARCELS 1, 1-A, 1-B, 1-C, 8, 9, 15 AND 18-A SHALL PROHIBIT SERVICE STATIONS, CONVENIENCE STORES WITH GAS ISLANDS, AND VEHICLE SERVICE OR REPAIR. NO SERVICE STATIONS, CONVENIENCE STORES WITH GAS ISLANDS, OR RESTAURANTS WITH DRIVE-IN OR DRIVE THROUGH FACILITIES SHALL BE PERMITTED WITHIN 200 FEET OF RESIDENTIALLY ZONED PROPERTY. DRINKING ESTABLISHMENTS SHALL BE PROHIBITED ON ALL PARCELS EXCEPT FOR PARCELS 15 AND 18-A. NO PARCEL SHALL CONTAIN MORE THAN ONE DRINKING ESTABLISHMENT.

4. 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: 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. HOWEVER, THE PLANNING DIRECTOR, WITH THE CONCURRENCE OF THE OCI SUPERINTENDENT, MAY APPROVE MINOR ADJUSTMENTS TO THE CONDITIONS IN THIS C.U.P., CONSISTENT WITH THE APPROVED DEVELOPMENT PLAN, WITHOUT FILING A FORMAL C.U.P. AMENDMENT.

5. ACCESS CONTROL:
   A. ACCESS TO 21ST STREET NORTH SHALL BE LIMITED TO FIVE (5) OPENINGS AND TWO STREETS. PARCEL THREE SHALL HAVE TWO OPENINGS, ONE OF WHICH SHALL BE RIGHT TURN ONLY. PARCEL 1-A SHALL HAVE C.A.C. PARCEL 1-B AND PARCEL 1-C SHALL HAVE ACCESS CONTROL EXCEPT ONE OPENING (RIGHT TURN ONLY). PARCEL 15 SHALL HAVE 2 OPENINGS, ONE OF WHICH SHALL BE RIGHT TURN ONLY. TWO COLLECTOR STREETS SHALL BE DEVELOPED: (1) AT THE COMMON LINE BETWEEN PARCEL 1-C AND PARCEL 3 DIRECTLY ACROSS FROM REGENCY LAKES STREET, (2) BETWEEN PARCEL 1-A AND PARCEL 8. (SEE PLAN)
   B. ACCESS TO GREENWICH ROAD SHALL BE LIMITED TO SIX (6) OPENINGS AND ONE STREET. PARCEL 16 SHALL HAVE C.A.C. PARCEL 15 SHALL HAVE 5 OPENINGS, TWO OF WHICH SHALL BE RIGHT TURN ONLY. PARCELS 14 AND 17 SHALL HAVE C.A.C. PARCEL 18 SHALL HAVE ONE OPENING. A COLLECTOR STREET SHALL BE DEVELOPED BETWEEN PARCELS 14 AND 17. (SEE PLAN)

6. LANDSCAPE AND PARKING LOT SCREENING:
   SHALL BE IN ACCORDANCE WITH THE CITY OF WICHITA CODE. A LANDSCAPE PLAN INDICATING THE LOCATION, TYPE AND SPECIFICATION OF PLANT MATERIAL SHALL BE SUBMITTED BY A LANDSCAPE ARCHITECT TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S). A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED ON THE LANDSCAPE PLAN FOR THAT PORTION OF THE C.U.P. BEING DEVELOPED SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.

7. MINIMUM SETBACK REQUIREMENTS: PER CODE OR AS SHOWN ON PLAN

8. SIGNS SHALL BE IN ACCORDANCE WITH APPROPRIATE CODES WITH THE FOLLOWING CONDITIONS:
   A. AS THE FRONTAGE DEVELOPS ALONG THE ARTERIAL ROADWAYS, MONUMENT TYPE SIGNS SHALL BE SPACED A MINIMUM OF 150' APART, REGARDLESS OF HOW LAND IS LEASED OR SOLD. (THIS DOES NOT APPLY TO THE NEIGHBORHOOD IDENTIFICATION MONUMENTS LOCATED IN RESERVES B THRU G.)
   B. FLASHING SIGNS (EXCEPT FOR SIGNS SHOWING ONLY TIME, TEMPERATURE AND OTHER PUBLIC SERVICE MESSAGES), MESSAGE BOARDS, ROTATING OR MOVING SIGNS, SIGNS WITH MOVING LIGHTS OR SIGNS WHICH CREATE ILLUSIONS OF MOVEMENT ARE NOT PERMITTED.
   C. PORTABLE SIGNS, OFF-SITE SIGNS AND BILLBOARDS ARE NOT PERMITTED.
   D. WINDOW DISPLAY SIGNS ARE LIMITED TO 25 PERCENT OF THE WINDOW AREA.
   E. NO SIGNS SHALL BE ALLOWED ON THE REAR OF ANY BUILDINGS WHICH BACK UP TO RESIDENTIALLY ZONED PROPERTY.
   F. ALL FREESTANDING SIGNS ON GREENWICH ROAD OR 21ST STREET NORTH SHALL BE MONUMENT TYPE SIGNS. TWO SIGNS ON 21ST STREET NORTH AND TWO SIGNS ON GREENWICH ROAD LOCATED AT THE MAJOR ENTRANCES MAY HAVE A MAXIMUM HEIGHT OF 30' AND A MAXIMUM SIGN FACE AREA OF 300 SQ.FT. PER SIGN. PARCELS 1-B AND 1-C MAY HAVE SIGNS WITH A MAXIMUM HEIGHT OF 20' AND A MAXIMUM SIGN FACE AREA OF 200 SQ.FT. PER SIGN. PARCELS 1-A, 8, 14, 15, 16, 17 AND 18 MAY HAVE SIGNS WITH A MAXIMUM HEIGHT OF 15' AND A MAXIMUM SIGN FACE AREA OF 150 SQ.FT. PER SIGN. THE MAXIMUM SQUARE FOOTAGE OF SIGNAGE ON THE ARTERIAL STREETS SHALL NOT EXCEED 0.8 TIMES THE LINEAL STREET FRONTAGE. PARCEL 3 SHALL BE LIMITED TO A TOTAL OF THREE SIGNS ON 21ST STREET NORTH. SIGNS ON 21ST STREET NORTH FOR PARCEL 3 SHALL HAVE A MAXIMUM HEIGHT OF 20' AND A MAXIMUM SIGN FACE AREA OF 96 SQ.FT. PER SIGN. TOTAL SIGNAGE ON 21ST STREET NORTH FOR PARCEL 3 SHALL NOT EXCEED 288 SQ.FT. (0.42 TIMES THE LINEAL STREET FRONTAGE.)
   G. EACH PARCEL IS LIMITED TO 2 SIGNS PER INTERNAL STREET FRONTAGE. PARCELS 18-A AND 18-B SHALL EACH PERMIT ONE OF THE SIGNS ALONG OAK CREEK PARKWAY TO HAVE A MAXIMUM HEIGHT OF 15 FEET AND A MAXIMUM SIGN FACE AREA OF 100 SQ.FT. SIGNS SHALL BE SPACED A MINIMUM OF 150' APART. ALL OTHER SIGNS ALONG THE COLLECTOR STREETS SHALL BE SPACED A MINIMUM OF 150' APART AND SHALL BE LIMITED TO 8' IN HEIGHT AND A SIGN FACE AREA OF 50 SQ.FT.
   H. IN ADDITION TO THE MONUMENT TYPE SIGNS PERMITTED ALONG 21ST STREET NORTH AND GREENWICH ROAD THERE SHALL BE NEIGHBORHOOD I.D. MONUMENTS PERMITTED IN RESERVES B THRU G. THESE MONUMENTS ARE FOR THE IDENTIFICATION OF THE DEVELOPMENT AND SHALL ONLY PERMIT THE NAME AND LOGO OF THE DEVELOPMENT. THE TOTAL NUMBER OF SIGNS AND MINIMUM SPACING BETWEEN SIGNS SHALL NOT APPLY TO THESE I.D. MONUMENTS. THE I.D. MONUMENTS SHALL NOT EXCEED 10' IN HEIGHT, AND SHALL NOT RESULT IN TOTAL SIGNAGE ALONG ARTERIAL STREETS EXCEEDING 0.8 TIMES THE LINEAL STREET FRONTAGE.

9. PARKING:
   SHALL BE IN ACCORDANCE WITH THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE.

10. ARCHITECTURAL CONTROL:
    BUILDINGS ON PARCEL 1 SHALL HAVE SIMILAR PREDOMINANT EXTERIOR BUILDING MATERIALS, AS APPROVED BY THE DIRECTOR OF PLANNING. BUILDINGS ON PARCEL 3 SHALL EACH HAVE SIMILAR PREDOMINANT EXTERIOR BUILDING MATERIALS, AS APPROVED BY THE DIRECTOR OF PLANNING. BUILDINGS ON PARCEL 15 SHALL HAVE SIMILAR PREDOMINANT EXTERIOR BUILDING MATERIALS, UNIFYING ARCHITECTURAL CHARACTERISTICS, AND A SIMILAR COLOR PALETTE. BUILDINGS ON PARCEL 18-A SHALL HAVE SIMILAR PREDOMINANT EXTERIOR BUILDING MATERIALS, UNIFYING ARCHITECTURAL CHARACTERISTICS, AND A SIMILAR COLOR PALETTE. NO FACADES THAT ARE PREDOMINANTLY METAL PANELS SHALL BE ALLOWED ON ANY PARCEL. FACADE AREA CALCULATION SHALL NOT INCLUDE WINDOW AREA.

11. AN AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE FILED BY THE TIME THE PLAT IS FILED OF RECORD.

12. NO OCCUPANCY PERMITS SHALL BE ISSUED FOR ANY DEVELOPMENT WITHOUT SERVICES BY THE MUNICIPAL WATER AND SEWER SERVICES.

13. CROSS-LOT CIRCULATION IS TO BE PROVIDED BETWEEN ADJACENT PARCELS WITH RETAIL/COMMERCIAL USES. CROSS-LOT CIRCULATION IS TO BE PROVIDED BETWEEN ADJACENT PARCELS WITH OFFICE USES FRONTING ON ARTERIAL STREETS.

14. ALL DRAINAGE WAYS AND EASEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING.

15. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY PARCEL, A LOT GRADING PLAN IN CONFORMANCE WITH THE DRAINAGE CONCEPT PLAN, SHALL BE SUBMITTED FOR REVIEW AND APPROVAL.

16. LOADING AREAS, TRASH RECEPTACLES, OUTSIDE STORAGE, AND TRUCK DOCKS IN THE C.U.P. SHALL BE SCREENED FROM GROUND LEVEL VIEW ALONG 21ST STREET NORTH, GREENWICH ROAD, ALL COLLECTOR STREETS AND FROM ALL RESIDENTIAL AREAS. SCREENING OF ALL TRASH DUMPSTERS, OUTSIDE STORAGE AND MECHANICAL EQUIPMENT WILL BE CONSTRUCTED OF MATERIALS TO MATCH THE BUILDINGS THEY SUPPORT.

17. MASONRY WALLS:
    A. A SIX (6) FOOT HIGH MASONRY WALL SHALL BE CONSTRUCTED ALONG PROPERTY LINES OF THE C.U.P. AS REQUIRED BY AND IN CONFORMANCE WITH THE PROVISIONS OF THE UNIFIED ZONING CODE. THE WALL REQUIREMENT SHALL BE WAIVED IF A PARCEL IS DEVELOPED AS A RESIDENTIAL USE.
    B. SCREENING OF NONRESIDENTIAL USES SHALL BE PROVIDED ALONG ALL SIDE OR REAR LOT LINES ADJOINING OR ACROSS AN ALLEY FROM A RESIDENTIAL ZONING DISTRICT, AND SCREENING OF MULTI-FAMILY SHALL BE PROVIDED ALONG ALL SIDE OR REAR LOT LINES ADJOINING OR ACROSS AN ALLEY FROM PROPERTY ZONED TF-3 OR MORE RESTRICTIVE. SOLID SCREENING WITH FENCING OR EVERGREEN VEGETATION MAY BE OMITTED FOR MULTI-FAMILY AND OFFICE USES ALONG ANY SIDE OR REAR LOT LINE, OR PORTION THEREOF WHENEVER SUCH DEVELOPMENT PROVIDES AT LEAST A 15-FOOT WIDE LANDSCAPE BUFFER ADJACENT TO SUCH LOT LINE OR PORTION THEREOF. THE BUFFER SHALL PROVIDE A MINIMUM OF ONE TREE AND FIVE SHRUBS FOR EVERY 30 LINEAL FEET OF ADJACENT PROPERTY LINE OR EQUIVALENT, WITH AT LEAST ONE-THIRD OF THE TREES BEING EVERGREENS, OR COMPLY WITH APPLICABLE STANDARDS OF THE CITY OF WICHITA LANDSCAPE CODE IF THESE ARE MORE STRINGENT.

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. PRIOR TO ISSUING BUILDING PERMITS ON ANY PARCEL, A PLAN FOR A PEDESTRIAN WALK SYSTEM ON THAT PARCEL SHALL BE SUBMITTED AND APPROVED BY THE DIRECTOR OF PLANNING.

20. ALL EXTERIOR LIGHTING ON PARCELS ADJACENT TO RESIDENTIAL USES SHALL BE SHIELDED TO DIRECT LIGHT DISBURSEMENT DOWNWARD AND AWAY FROM RESIDENTIAL ZONING.

21. ALL PARCELS WITH COMMERCIAL USES SHALL SHARE SIMILAR OR CONSISTENT PARKING LOT LIGHTING ELEMENTS (I.E. FIXTURES, POLES, LAMPS, ETC.). ALL PARCELS WITH OFFICE USES SHALL SHARE SIMILAR OR CONSISTENT PARKING LOT LIGHTING ELEMENTS (I.E. FIXTURES, POLES, LAMPS, ETC.).

22. TRAFFIC IMPROVEMENTS TO 21ST STREET NORTH AND GREENWICH ROAD SHALL BE DETERMINED AT THE TIME OF PLATTING.

23. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT, A SITE CIRCULATION PLAN THAT PROVIDES FOR SMOOTH FLOW OF TRAFFIC BETWEEN THE PARCEL BEING DEVELOPED AND ALL ADJACENT PARCELS FRONTING ARTERIAL STREETS, SHALL BE SUBMITTED FOR REVIEW AND APPROVAL.

24. ANY USE FOR WHICH A CONDITIONAL USE PERMIT WOULD BE REQUIRED SHALL REQUIRE A C.U.P. AMENDMENT.

Professional Engineering Consultants, P.A.
303 S. TOPEKA • WICHITA, KANSAS 67202
316-262-2691 • FAX 316-262-3003

Plot Scale 1:200 07-03-2007 8:27:29 AM by JDK
Q:\2007\07290\07290_DP-274