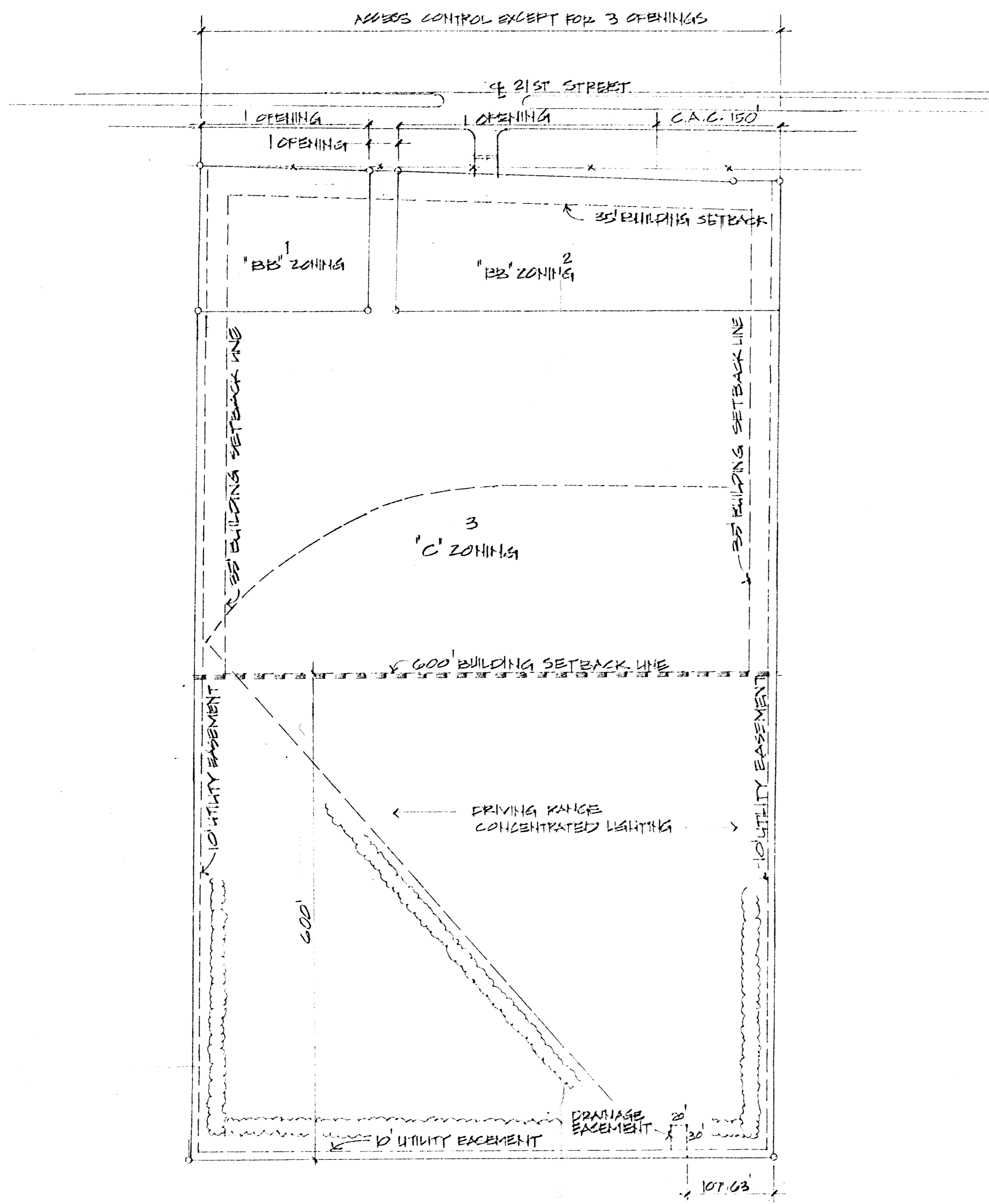
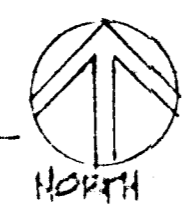


649 Hand 1000



COMMUNITY UNIT PLAN FOR
GOLF PARK WEST



○ = IRON PIN
 = HOG WIRE FENCE
 C.A.C. = COMPLETE ACCESS CONTROL
 BENCH MARK: 70' EAST OF N/W CORNER
 OF LOT ONE, RAILROAD TIE IN TELEPHONE POLE
 SOUTH SIDE EL. 1358.83' M.S.L.

Lot 1

Proposed uses: Parking; other uses as allowed in BB zoning.
 Gross Area: 37,135.02 I
 Net Area: 37,135.02 I
 Maximum number of Buildings: As permitted in BB zoning.

Lot 2

Proposed uses: Parking; other uses as allowed in BB zoning.
 Gross Area: 78,554.56 I
 Net Area: 78,554.56 I
 Maximum number of Buildings: As permitted in BB zoning.

Lot 3

Proposed uses: Parking, nursery, offices, bowling alley, skating rink, golf driving range, baseball batting cages, indoor recreation center, restaurant and/or club, water slide and related activities, NOT including amusement ride activities, (such as roller coaster, ferris wheels), go carts, motorcycles tracks or other similar activities.
 Gross Area: 883,977.87 sq. ft.
 Net Area: 883,977.87 sq. ft.
 Maximum building Coverage: 20%
 Maximum Gross Floor Area: 164,000 sq. ft.
 Maximum Building Height: 35'
 Maximum Number of Buildings: 8

General Provisions

1. No building shall be constructed closer to the south property line than 600 feet nor closer to the east and west property lines than 35 feet. Safety screens may be constructed within the 600 foot building set-back area as delineated on the site development plan.
2. A planting screen consisting mainly of large, upright evergreen trees shall be provided along the south property line and the south 500 feet of the east and west property lines. This planting screen shall be at least 30 feet wide along the south property and at least 20 feet wide along the east and west property lines. A landscape plan for the planting screens, indicating the location, type, and specifications of plant materials and method of watering, shall be submitted to the Planning Department for review and approval. Said approved landscaping shall be planted prior to opening the driving range and failure to plant or properly maintain the planting screens shall be considered a violation of the conditional use permit.
3. A security fence not to exceed 8' shall be constructed around the perimeter of the property prior opening the driving range.
4. Overhead lights may be installed in the miniature golf course area if they are directed downward so as not to shine on properties outside this conditional use permit area. Overhead lights may be installed on the golf driving range if located behind the driving tee area and directed to a common focal point near the center of the range. A lighting plan designating location, height, direction and power of the lights shall be submitted to the Sedgwick County Zoning Administrator for review and approval prior to installation. All such overhead lights shall be turned off no later than 12 Midnight in the driving range.
5. Safety screens for the golf driving range made of open mesh shall be installed as indicated on the site development plan. These safety screens shall not exceed 50 feet in height.
6. No more than one sign advertising this recreation facility shall be permitted along 21st Street North and it shall be within the "C" zoning district. The sign shall be no more than 150 square feet in size and 30 feet in height. No flash lights shall be permitted.
7. No outside loud speakers shall be permitted which allow their sounds to be heard beyond the property lines of this conditional use application.
8. The transfer of the title of all or any portion of the land included within the CUP does not constitute a termination of the plan of any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended after Planning Commission and City Commission review at a public hearing.
9. Three access points shall be allowed subject to approval of the City Engineer.
10. No walls shall be constructed in any utility easement, and a building permit shall be obtained prior to construction of any wall.
11. Trash receptacles shall be appropriately screened to reasonably hide them from ground view.