

GENERAL PROVISIONS

1. Total Net Land Area 2,066,375 Sq. Ft. or 47.44 Acres
2. Total Gross Floor Area 535,303 Sq. Ft.
Total Floor Area Ratio 26 per cent
3. Signs as permitted by Chapter 28.04.139 and 28.04.19D except that no Billboards or Portable Signs shall be permitted.
4. A planting strip no less than 20 feet in width is required along the north line of Parcel 1, Parcel 3, and Parcel 4. A landscape plan prepared by a landscape architect for the planting strip, indicating the type, location and specification of plant material and method of providing water to the plant material, shall be submitted to the planning department for their review and approval prior to the issuance of building permit(s) for Parcels 1, 3 and 4. A financial guarantee for the plant materials approved in the landscape plan shall be required prior to the issuance of any occupancy permit if the required landscaping has not been planted.
5. A 5 to 8 foot high solid or semi-solid wall of brick, stone, masonry, architectural tile or similar materials shall be constructed along the westerly line of Parcel 1 and the East 157 feet of the West 162 feet of the North line of Parcel 2. Said wall shall be completed prior to a final certificate of occupancy for any new building constructed in the west one-half of Parcel 1. The wall on Parcel 2 should be tied to the construction of any buildings on the west half of Parcel 2.
6. If the service area or rear of the buildings face directly towards a residential zoning district, a 5 foot to 8 foot high solid or semi-solid wall of brick, stone, masonry, architectural tile or similar materials shall be constructed in lieu of the 20 foot planting strip as set forth in general provision 4. Such wall shall be reduced to 3 feet in height within 35 feet of Dugan. The rear of the buildings is the side designed for service rather than public access and may encompass such items as loading docks, lack of display windows, and trash receptacle areas, and the architectural facade may be dissimilar to the sides and front of the building. Appropriate street trees (as approved by the

City Forrester) shall be planted no further apart than 50 feet on centers in the public "parking" area between the curb and the wall and shall be maintained by the owners of the adjacent parcels. A financial guarantee for the required wall and trees shall be made prior to the issuance of any occupancy permit if they have not been installed.

7. All lights shall be directed so as not to shine directly towards the "residentially" zoned properties to the north and west.
8. Utilities shall be installed underground on all parcels.
9. A Drainage Plan and guarantees for drainage improvements shall be provided at the time of platting. Provisions for maintenance of the Floodway Reserve shall also be made at the time of platting.
10. Access Controls shall be as shown on the plan with the total number of access points being as follows:

Taft	8 points of Access
Ridge Circle	2 points of Access
Kellogg Drive to Kellogg (US 54)	Complete Access Control
Dugan	4 points of Access
11. 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.
12. The intent of the 30-foot north/south and/east-west access easements labeled on the plans is to provide cross parcel access for the mutual use and benefit of Parcels 1,2,3 and 5. No structures or parking lots shall be situated so as to interfere with this access.

Parcel 4

- A. Net Area 94,470 Sq. Ft. or 2.17 Acres
- B. Maximum Building Coverage 23,618 Sq. Ft. or 25 per cent
- C. Maximum Gross Floor Area 23,618 Sq. Ft.
- D. Floor Area Ratio 25 per cent
- E. Maximum Number of Buildings 4
- F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet.
- G. Setbacks:
- | | |
|-----------|---------|
| Teft | 35 feet |
| Dugan | 35 feet |
| West Line | 30 feet |
- H. Parking Ratio as per Zoning Ordinance
- I. Access Points:
- | |
|------------|
| 2 to Teft |
| 1 to Dugan |
- J. Proposed Uses:
- Offices
 - Office Warehousing
 - Financial Institutions

Parcel 1

- A. Net Area 678,950 Sq. Ft. or 15.59 Acres
- B. Maximum Building Coverage 156,150 Sq. Ft. or 23 per cent
- C. Maximum Gross Floor Area 156,150 Sq. Ft.
- D. Floor Area Ratio 23 per cent
- E. Maximum Number of Buildings 6
- F. Maximum Building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet within the north and west 300 feet and no greater than 60 feet in the balance of the Parcel.

G. Setbacks:

Taft	100 feet
Westerly Line	35 feet
East Line	60 feet
South Line	60 feet

H. Parking Ratio as per Zoning Ordinance.

I. Access Points:

4 to Taft

J. Proposed Uses:

Retail Business
 Offices
 Financial Institutions
 Motel/Hotel
 Office Warehousing
 Recreational Center
 Automotive Agencies

Private Clubs (but not within the north or west 300 feet)
 Restaurants

(Except that no restaurants with drive up windows or drive in
*car service shall be permitted within the north
 or west 300 feet.*

Parcel 2

- A. Net Area 250,855 Sq. Ft. or 5.76 Acres
- B. Maximum Building Coverage 37,630 Sq. Ft. or 15 per cent
- C. Maximum Gross Floor Area 107,400 Sq. Ft.
- D. Floor Area Ratio 43 per cent
- E. Maximum Number of Buildings 3
- F. Maximum Building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet within the west 162 feet and no greater than 60 feet in the balance of the Parcel.
- G. Setbacks:
- | | |
|--------------|---------|
| Ridge Circle | 50 feet |
| North Line | 30 feet |
- H. Parking Ratio as per Zoning Ordinance
- I. Access Points:
- 2 openings to Ridge Circle
- J. Proposed Uses:
- Offices
 - Hotel
 - Motel

Parcel 3

- A. Net Area 644,950 Sq. Ft. or 14.81 Acres
- B. Maximum Building Coverage 128,990 Sq. Ft. or 20 per cent
- C. Maximum Gross Floor Area 128,990 Sq. Ft.
- D. Floor Area Ratio 20 per cent
- E. Maximum Number of Buildings 4
- F. Maximum Building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet within the north 300 feet and no greater than 60 feet in the balance of the Parcel.
- G. Setbacks:
- | | |
|------------|----------|
| Taft | 100 feet |
| West Line | 60 feet |
| South Line | 60 feet |
- H. Parking Ratio as per Zoning Ordinance
- I. Access Points:
- 2 to Taft
- J. Proposed Uses:
- | | |
|---|---------------------------|
| Recreational Center | Retail/Wholesale Business |
| Financial Institution | Miniature Golf Facility |
| Motel/Hotel | Automotive Agencies |
| Offices | |
| Office Warehousing | |
| Private Clubs (but not within the north 300 feet) | |
| Restaurants | |
| (Except that no restaurants with drive-up windows or drive in car service shall be permitted within the north 300 feet) | |

Parcel 5

- A. Net Area 338,000 Sq. Ft. or 7.76 Acres
- B. Maximum Building Coverage 80,000 Sq. Ft. or 24 per cent
- C. Maximum Gross Floor Area 101,400 Sq. Ft.
- D. Floor Area Ratio 30 per cent
- E. Maximum Number of Buildings 1
- F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 50 feet.
- G. Setbacks:
- | | |
|------------|---------|
| Dugan | 35 feet |
| North Line | 30 feet |
| West Line | 30 feet |
| South Line | 60 feet |
- H. Parking Ratio as per Zoning Ordinance
- I. Access Points:
- 3 to Dugan
- J. Proposed Uses:
- Retail/Wholesale Business
 - Garden Center
 - Office Warehousing

Parcel 6

- A. Net Area 59,150 Sq. Ft. or 1.36 Acres
- B. Maximum Building Coverage 17,745 Sq. Ft. or 30 per cent
- C. Maximum Gross Floor Area 17,745 Sq.Ft.
- D. Floor Area Ratio 30 per cent
- E. Maximum number of Buildings 1
- F. Maximum Building Height to conform to Chapter 28.80 Code of the City of Wichita, but shall be no greater than 50 feet.
- G. Setbacks:
- Kellogg Drive 35 feet
- H. Parking Ratio as per Zoning Ordinance
- I. Complete Access Control to Kellogg (US-54) from Kellogg Drive
- J. Proposed Uses:
- Retail/Wholesale Business
 - Financial Institutions
 - Offices
 - Restaurants
 - Recreational Center
 - Private Clubs
 - Automotive Agencies

GENERAL PROVISIONS

1. Total Net Land Area

Parcels 1-2-3	944,370 Sq. Ft. or 21.68 Acres
Parcels 4-5	452,865 Sq. Ft. or 10.40 Acres
Total	1,397,235 Sq. Ft. or 32.08 Acres

2. Total Gross Floor Area

Parcels 1-2-3	260,464 Sq. Ft.
Floor Area Ratio	27.58 per cent
Parcels 4-5	504,000 Sq. Ft.
Floor Area Ratio	111.3 per cent

3. Signs as permitted by Sections 28.04.139 and 28.04.190 of City Code except that no Billboards shall be permitted in any Parcel and no Portable Signs shall be permitted in Parcels 1 2 and 3.

4. A planting strip no less than 20 feet in width is required along the north line of Parcels 2 and 3 and a planting strip no less than 10 feet in width is required along the east line of Parcels 1 and 2 from the north line of Hendryx to the south line of Taft. A landscape plan prepared by a landscape architect for the planting strips, indicating the type, location and specification of plant material and method of providing water to the plant material, shall be submitted to the planning department for their review and approval prior to the issuance of building permit(s) for Parcels 1, 2, and 3. A financial guarantee for the plant materials approved in the landscape plan shall be required prior to the issuance of any occupancy permit if the required landscaping has not been planted.

5. If the service area or rear of the buildings face directly towards a residential zoning district, a 5 foot to 8 foot high solid or semi-solid wall of brick, stone, masonry, architectural tile or similar materials shall be constructed in lieu of the 20 foot planting strip as set forth in general provision 4. Such wall shall be reduced to 3 feet in height within 35 feet of Dugan and 35 feet each way from the southwest corner of Taft and Julia. The rear of the buildings is the side designed for service rather than public access and may encompass such items as loading docks, lack of display windows, and trash receptacle areas, and the architectural facade may be dissimilar to the sides and front of the building. Appropriate street trees (as approved by the City Forester) shall be planted no further apart than 50 feet on center in the public "parking" area between the curb and the wall and shall be maintained by the owners of the adjacent parcels. A financial guarantee for the required wall and trees shall be made prior to the issuance of any occupancy permit if they have not been installed.
6. All lights shall be directed so as not to shine directly towards the "residentially" zoned properties to the north and east.
7. Utilities shall be installed underground on all parcels.
8. Drainage shall be handled at the time of replatting.
9. 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.
10. Within one year of approval of this development plan by the Wichita Board of City Commissioners, or prior to issuance of any additional building permits in Parcels 1 2 and 3, whichever occurs first, Parcels 1 2 and 3 shall be replatted. Prior to issuance of any additional building permits in Parcels 4 or 5, those parcels shall be replatted.
11. Street Right-of-Way and guarantees for road improvements shall be determined at the time of platting.

Parcel 1

- A. Net Area 456,925 Sq. Ft. or 10.49 Acres
- B. Maximum Building Coverage 114,231 Sq. Ft. or 25 per cent
- C. Maximum Gross Floor Area 114,231 Sq.Ft.
- D. Floor Area Ratio 25 per cent
- E. Existing Building Coverage 16,455 Sq. Ft.
- F. Maximum Number of Buildings 6
- G. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 50 feet.
- H. Setbacks:
- | | |
|---------------|----------------|
| Kellogg Drive | 35 feet |
| Julia | 35 feet |
| North Line | 30 feet |
| West Line | 30 and 50 feet |
- I. Parking Ratio as per Zoning Ordinance
- J. No Access permitted to Kellogg (US 54) from Kellogg Drive. Access to Julia shall be limited to 3 points.
- K. Proposed Uses:
- Motels/Hotels
 - Private Clubs
 - Recreational Center
 - Office Warehousing
 - Retail Sales
 - Financial Institutions
 - Offices
 - Automotive Agencies
 - Restaurants (Excluding drive-up window service)
(or drive-in restaurant)

Parcel 2

- A. Net Area 390,195 Sq. Ft. or 8.96 Acres
- B. Maximum Building Coverage 117,058 Sq. Ft. or 30 per cent
- C. Maximum Gross Floor Area 117,058 Sq. Ft.
- D. Floor Area Ratio 30 per cent
- E. Maximum Number of Buildings 2
- F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet.
- G. Setbacks:
- | | |
|------------|---------|
| West Line | 30 feet |
| Taft | 50 feet |
| South Line | 30 feet |
| Julia | 35 feet |
- H. Parking Ratio as per Zoning Ordinance
- I. Access Points:
- | |
|------------|
| 3 to Taft |
| 2 to Julia |
- J. Proposed General Uses:
- | |
|--------------------|
| Office Warehousing |
| Offices |

Parcel 3

- A. Net Area 97,250 Sq. Ft. or 2.23 Acres
- B. Maximum Building Coverage 29,175 Sq. Ft. or 30 per cent
- C. Maximum Gross Floor Area 29,175 Sq. Ft.
- D. Floor Area Ratio 30 per cent
- E. Maximum Number of Buildings 2
- F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet.
- G. Setbacks:
- | | |
|-------|---------|
| Dugan | 35 feet |
| Taft | 50 feet |
- H. Parking Ratio as per Zoning Ordinance
- I. Access Points
- | |
|------------|
| 1 to Taft |
| 2 to Dugan |
- J. Proposed Uses:
- Office Warehousing
 - Retail Sales
 - Offices
 - Financial Institutions

Parcel 4

Formerly 56.4 per cent of Parcel A.P. No. 3(DP-2)

- A. Net Area 405,390 Sq. Ft. or 9.31 Acres

- B. Maximum Land Coverage 121,617 Sq. Ft. or 30 per cent
- C. Maximum Gross Floor Area 451,200 Sq. Ft.
- D. Floor Area Ratio 111.3 per cent
- E. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 50 feet.
- F. Setbacks:
- | | |
|---------------------|--------|
| South Property Line | 35 Ft. |
| East Property Line | 30 Ft. |
| West Property Line | 35 Ft. |
- G. Parking Ratio as per Zoning Ordinance
- H. Proposed Uses
- Motor Hotel, Restaurant, Private Club
Recreational Center
Warehousing and Retail
Service Station

Parcel 5

Formerly 6.6 per cent of Parcel A.P. No. 3

- A. Total Area 47,475 Sq. Ft. or 1.09 Acres
- B. Maximum Building Coverage 14,242 Sq. Ft. or 30 per cent
- C. Maximum Gross Floor Area 52,800 Sq. Ft.
- D. Floor Area Ratio 111.3 per cent
- E. Maximum Building Height Shall Conform to Chapter 28.08 of the City of Wichita, but shall be no greater than 50 feet.
- F. Setbacks:
- | | |
|---------------------|--------|
| South Property Line | 35 Ft. |
| West Property Line | 20 Ft. |
- G. Parking Ratio as per Zoning Ordinance
- H. Proposed Uses

ATTENDANCE RECORD



DATE: January 29, 1986

TIME: 9:00 a.m.

PLACE: Design Conf. Rm. KDOT 9th Fl State Office Bldg.

MEETING ARRANGED BY: Fred Terry

PURPOSE: Discuss Intersection/Interchange Proposals
on US-54 at Dugan St + Julia St. in Wichita

NAME	ORGANIZATION	ADDRESS
Mike Lindebak PHONE: 268-4266	City of Wichita	455 N Main Wichita
Paul M. Bertrand PHONE: 816-361-0440	Larkin Assoc.	9233 Ward Parkway KC MO
Bill McKinnley PHONE: 316-2684393	City of Wichita	455 N. Main Wichita, Kansas
Fred Terry PHONE: 296-3618	KDOT	Topeka
WAYNE CUALLIN PHONE: 296-3901	KDOT	Topeka
Tom Ruggles PHONE: 316-272-7271	Baughman Co., P.A.	330 Laura Wichita
BRENT HOOPEN PHONE: 262 7271	"	"
Bert Stratmann PHONE: 296-3901	KDOT	Topeka
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PHONE:		
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