



COMMUNITY UNIT PLAN FOR THE DUGAN CENTRE (FORMERLY AIR PARK DP-2)

GENERAL PROVISIONS

1. Gross Land Area 2,636,485 Sq. Ft. Or 60.53 Acres
 Drainage Dedication 156,280 Sq. Ft.
 Floodway Reserve 257,175 Sq. Ft.
 Streets 116,455 Sq. Ft.
 Net Area For Development 2,106,575 Sq. Ft. or 48.36 Acres.
2. Signs as permitted by zoning ordinance.
3. A 6 foot cedar screening fence shall be constructed along the north line of Taft from the west line of Summitlawn to the east line of the NW1/4 of Sec. 27, Twp. 27-S, R-1-W. The property owners shall be responsible for maintaining the fence in good repair.
4. A 5 to 8 foot high solid or semi-solid wall of brick, stone, masonry, architectural stone or similar materials, shall be constructed along the westerly line of Parcel 1, and the west 157 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.
5. Summitlawn, Schouller, Ralstin, Howe, Fairhaven, and Winterset streets are to be terminated at the north line of Taft with the construction of hammerhead turn-arounds. No access to Taft will be permitted for these streets.

 Access controls shall be as follows:

 7 points of access to Taft

 Complete access control across the north line of Taft

 Complete access control between Kellogg Drive and Kellogg (U.S. 54)

- DIAMOND 2ND ADD
ZONED "C"
- DIAMOND 3RD ADD
ZONED "C"
- DIAMOND ADD
ZONED "C"
- RESERVE C
ZONED "E"

6. Minimum setbacks shall be as indicated on the plan.
7. Appropriate fire lane easements for Parcels 1, 2, 3, 4, and 5 will be considered at the time of platting and more specifically defined prior to the issuance of building permit(s). Said fire lanes shall be hard surfaced, and twenty-four (24) feet minimum in width, and constructed with a 3 1/2 inch asphalt base with 1 - 1 1/2 inch asphalt surface, or the equivalent thereof. No parking shall be allowed in said fire lane, although it may be used for passenger loading and unloading.
8. Utilities shall be installed underground on all Parcels.
9. Drainage shall be handled at the time of replatting.
10. The transfer of title of all or any portion of the 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.

PARCEL 1	
A. Net Area	688,340 Sq. Ft. or 15.80 Acres
B. Maximum Building Coverage shall not exceed 25 per cent of the net land area or 172,085 Sq. Ft.	
C. Maximum Gross Floor Area	275,335 Sq. Ft.
D. Floor Area	404
E. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita	
F. Setbacks:	
Taft	100 Feet
Westerly Line	30 Feet
East Line	60 Feet
South Line	60 Feet
G. Parking Ratio as per Zoning Ordinance	
H. Access Points:	1 to Taft
I. Proposed General Uses:	Shopping Center, Retail Business, Professional Offices, Financial Institutions, Service Stations, Motor Hotels, Restaurants, Private Clubs, Warehousing, Recreational Center, Miniature Golf Facility, Automotive Agencies.

PARCEL 2	
A. Net Area	250,855 S.F. or 5.76 Acres
B. Maximum Building Coverage shall not exceed 15 per cent of the net land area or 37,630 Sq. Ft.	
C. Maximum Gross Floor Area	107,870 Sq. Ft.
D. Floor Area	434
E. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita	
F. Setbacks:	
Ridge Road	50 Feet
North Line	30 Feet
G. Parking Ratio as per Zoning Ordinance	
H. Proposed General Uses:	Professional Offices

PARCEL 3	
A. Net Area	659,950 Sq. Ft. or 15.15 Acres
B. Maximum Building Coverage shall not exceed 20 per cent of the net land area or 131,990 Sq. Ft.	
C. Maximum Gross Floor Area	197,985 Sq. Ft.
D. Floor Area Ratio	304
E. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita	
F. Setbacks:	
Taft	100 Feet
West Line	60 Feet
South Line	60 Feet
G. Parking Ratio as per Zoning Ordinance	
H. Access Points:	2 to Taft
I. Proposed General Uses:	Shopping Center, Retail Business, Professional Offices, Financial Institutions, Service Stations, Motor Hotels, Restaurants, Private Clubs, Warehousing, Recreational Center, Miniature Golf Facility, Automotive Agencies.

PARCEL 4	
A. Net Area	99,175 Sq. Ft. or 2.28 Acres
B. Maximum Building Coverage shall not exceed 30 per cent of the net land area or 29,750 Sq. Ft.	
C. Maximum Gross Floor Area	39,670 Sq. Ft.
D. Floor Area Ratio	404
E. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita	
F. Setbacks:	
Taft	35 Feet
Dugan	35 Feet
G. Parking Ratio as per Zoning Ordinance	
H. Access Points:	3-to Taft
I. Proposed General Uses:	Professional Offices, Financial Institutions, Restaurants, excluding drive-in's, Private clubs, Warehousing, Recreational Center, Offices.

PARCEL 5	
A. Net Area	338,000 Sq. Ft. or 7.76 Acres
B. Maximum Building Coverage shall not exceed 25 per cent of the net land area or 84,500 Sq. Ft.	
C. Maximum Gross Floor Area	135,200 Sq. Ft.
D. Floor Area Ratio	404
E. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita	
F. Setbacks:	
Dugan	35 Feet
North Line	30 Feet
West Line	30 Feet
South Line	60 Feet
G. Parking Ratio as per Zoning Ordinance	
H. Access Points:	3 to Dugan
I. Proposed General Uses:	Shopping Center, Retail Business, Professional Offices, Financial Institutions, Service Stations, Motor Hotels, Restaurants, Private Clubs, Warehousing, Recreational Center, Miniature Golf Facility, Automotive Agencies.

PARCEL 6	
A. Net Area	59,150 Sq. Ft. or 1.36 Acres
B. Maximum Building Coverage shall not exceed 30 per cent of the net land area or 17,745 Sq. Ft.	
C. Maximum Gross Floor Area	23,360 Sq. Ft.
D. Floor Area Ratio	404
E. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita	
F. Setbacks:	
Kellogg Dr.	35 Feet
G. Parking Ratio as per Zoning Ordinance	
H. Complete Access Control to Kellogg (U.S. 54)	
I. Proposed General Uses:	Retail Business, Professional Offices, Financial Institutions, Restaurants, Private Clubs, Recreational Center.