

OAK CLIFF C.U.P.

GENERAL

TOTAL GROSS AREA = 23.32 AC. ±
TOTAL NET AREA = 26.29 AC. ± (EXCLUSIVE OF PUBLIC STREET R/W)
THIS DEVELOPMENT IS PROPOSED TO CONTAIN 13.78 NET ACRES ± OF LIGHT COMMERCIAL ZONING & 12.51 NET ACRES ± OF "R-6" ZONING.

PARCELS ONE (1) TWO (2) AND THREE (3) ARE PROPOSED TO BE LIGHT COMMERCIAL. PARCEL FOUR (4) IS PROPOSED TO BE RESIDENTIAL AND TO CONTAIN GARDEN APARTMENTS AND/OR TOWNHOUSE UNITS AND ASSOCIATED COMMUNITY FACILITIES.

GENERAL PROVISIONS

1. ACCESS CONTROL: ACCESS TO MAPLE SHALL BE LIMITED TO SIX (6) OPENINGS, TWO (2) FROM PARCEL ONE (1) IF DEVELOPED AS A SERVICE STATION, ONE (1) FOR ANY OTHER USE, FOUR (4) FROM PARCELS TWO (2) AND THREE (3) OF WHICH ONE (1) OPENING TO PARCELS TWO (2) AND THREE (3) TO MAPLE SHALL BE CONSTRUCTED TO MAJOR ENTRANCE STANDARDS. ACCESS TO MAPLE ROAD SHALL BE LIMITED TO FIVE (5) OPENINGS, TWO (2) FROM PARCEL ONE (1) IF DEVELOPED AS A SERVICE STATION, ONE (1) FOR ANY OTHER USE, TWO (2) FROM PARCEL TWO (2), AND ONE (1) FROM PARCEL FOUR (4). ONE OPENING TO PARCELS TWO (2) AND FOUR (4) TO MAPLE ROAD SHALL BE CONSTRUCTED TO MAJOR ENTRANCE STANDARDS.

CONSTRUCTION OF THE MAJOR ENTRANCES, FOUR (4) TOTAL, AND A CONTINUOUS DECEL LANE ALONG THE EAST BOUNDARIES OF PARCELS 1 AND 2 AND THE SOUTHERN BOUNDARIES OF PARCELS 1, 2, AND 3 SHALL BE GUARANTEED AT THE TIME OF PLATTING.

2. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
3. DRAINAGE: AT THE TIME OF PLATTING, THE APPLICANT SHALL SUBMIT A DRAINAGE PLAN FOR THE ENTIRE DEVELOPMENT AND GUARANTEE DRAINAGE IMPROVEMENTS AS MAY BE REQUIRED.
4. MINIMUM BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN. IN THE EVENT THAT PARCELS TWO (2) AND THREE (3) ARE DEVELOPED UNDER THE SAME OWNERSHIP, THE SETBACK BETWEEN PARCELS WILL NOT BE REQUIRED.
5. PARKING RATIO SHALL BE IN ACCORDANCE WITH SECTION 28.04.141 OF THE CODE OF THE CITY OF WICHITA OR AS INDICATED IN THE PARCEL DESCRIPTIONS.
6. ADVERTISING SIGNS SHALL BE IN ACCORDANCE WITH SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA. NO BILLBOARD ADVERTISEMENT SHALL BE ALLOWED.
7. APPROPRIATE FIRE LANE EASEMENTS FOR PARCELS TWO (2), THREE (3), AND FOUR (4), 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 3/4" INCH ASPHALT BASE WITH 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. SCREENING AND LANDSCAPING: A PLANTING STRIP, AS INDICATED IN PARCEL THREE (3) SHALL BE PROVIDED WITH TREES, GRASS AND LOW-SHRUBBERY NOT LESS THAN TEN (10) FEET IN WIDTH AND SHALL BE OF SUCH A TYPE, AND MAINTAINED IN SUCH A MANNER, AS TO NOT CONSTITUTE A TRAFFIC HAZARD. FAILURE TO PROPERLY MAINTAIN THE PLANTING STRIP SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF GENERAL INSPECTION.
A SOLID OR SEMI-SOLID WALL AT LEAST FIVE (5) FEET, BUT NOT MORE THAN EIGHT (8) FEET HIGH, CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL, SHALL BE INSTALLED WHERE PARCELS TWO (2) AND THREE (3) ABUT PARCEL FOUR (4) AND THE RESIDENTIAL ADJACENT ON THE WEST AS INDICATED ON THE PLAN.
THE LANDSCAPE STRIP IN PARCEL THREE (3), SHALL BE REPLACED WITH A WALL AS DESCRIBED ABOVE, IF THE STORAGE AREA, SERVICE AREA OR REAR OF THE BUILDING(S) FACE DIRECTLY INTO THE RESIDENTIAL DISTRICT TO THE SOUTH.
9. A LANDSCAPE PLAN PREPARED BY A LANDSCAPED 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 PARCEL THREE (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.
10. A HOMEOWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF NONPUBLIC COMMON AREAS, PARKING AREAS, PRIVATE DRIVES, COMMUNITY FACILITIES, ETC., SHALL BE SUBMITTED WITH THE PLAT(S) FOR PARCEL FOUR (4) IF IT IS PROPOSED THAT EACH DWELLING UNIT WILL BE INDIVIDUALLY OWNED.

PARCEL DESCRIPTIONS

PARCEL ONE

PROPOSED USE - SERVICE STATION, FINANCIAL (INCLUDING A DETACHED BRANCH BANK BUT EXCLUDING A MAIN BANK) OFFICE, AND CONVENIENCE AND SERVICE ORIENTED RETAIL THAT DOES NOT INCLUDE CARRYOUT FOOD SERVICES AS THE PRINCIPAL BUSINESS.

GROSS AREA - 1.74 AC ±
NET AREA - 0.92 AC ±
MAXIMUM BUILDING COVERAGE - 30% OR 12,000 SQUARE FEET
FLOOR AREA RATIO - .40
MAXIMUM GROSS FLOOR AREA - 16,000 SQUARE FEET
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - ONE (1)

PARCEL TWO

PROPOSED USE - SHOPPING CENTER, AND ASSOCIATES TIRE, BATTERY AND ACCESSORY ESTABLISHMENT, FINANCIAL, OFFICE, PERSONAL SERVICES, CONVENIENCE AND SERVICE ORIENTED RETAIL.

GROSS AREA - 6.38 AC ±
NET AREA - 5.93 AC ±
MAXIMUM BUILDING COVERAGE - 30% OR 77,493 SQUARE FEET
FLOOR AREA RATIO - .40
MAXIMUM GROSS FLOOR AREA - 103,325 SQUARE FEET
MAXIMUM BUILDING HEIGHT - 40 FEET
MAXIMUM NUMBER OF BUILDINGS - FOUR (4)

PARCEL THREE

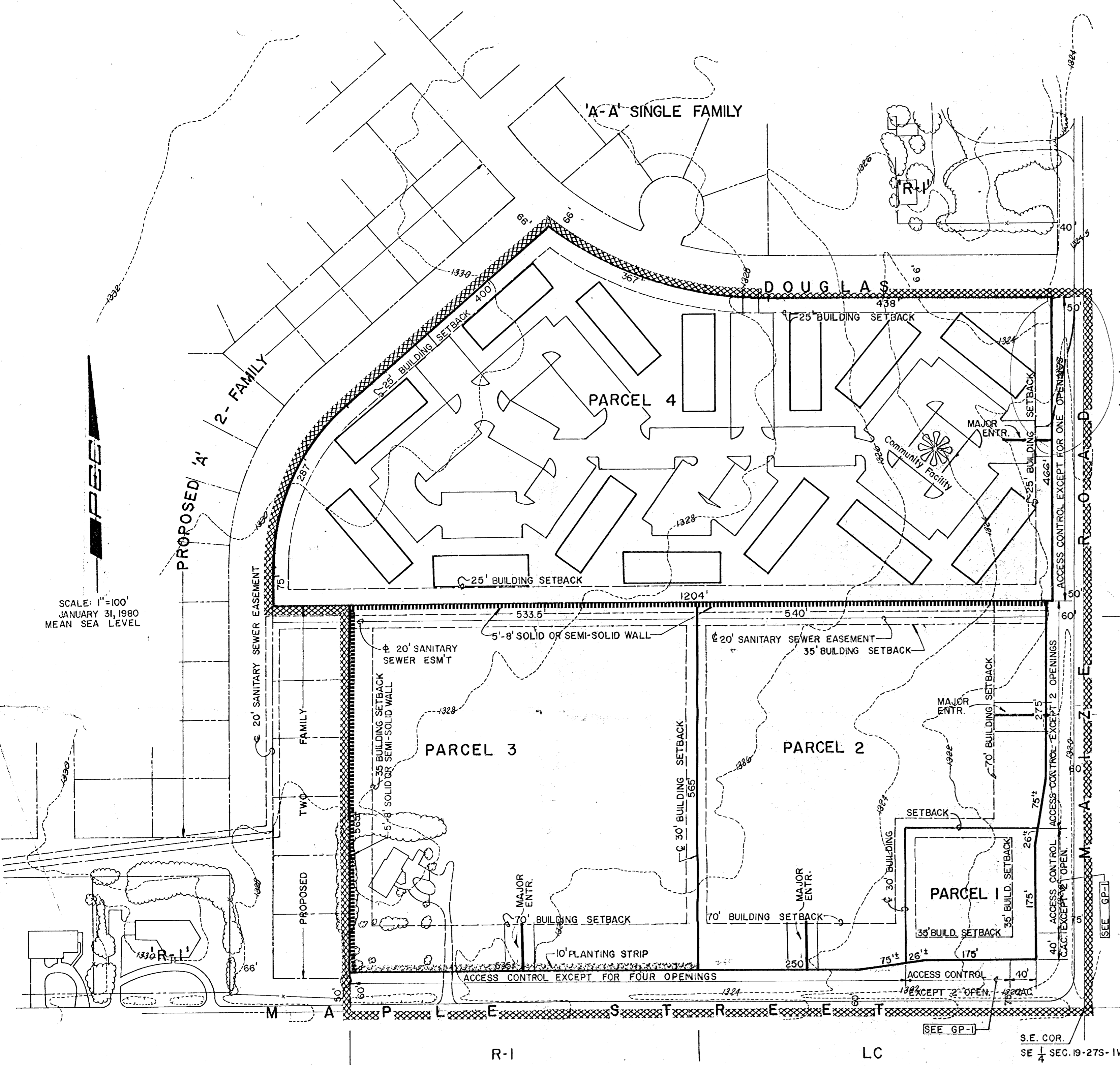
PROPOSED USE - SHOPPING CENTER, AND ASSOCIATES TIRE, BATTERY AND ACCESSORY ESTABLISHMENT, FINANCIAL, OFFICE, PERSONAL SERVICES, CONVENIENCE AND SERVICE ORIENTED RETAIL.

GROSS AREA - 7.66 AC ±
NET AREA - 6.93 AC ±
MAXIMUM BUILDING COVERAGE - 30% OF 90,561 SQUARE FEET
FLOOR AREA RATIO - .40
MAXIMUM GROSS FLOOR AREA - 120,748 SQUARE FEET
MAXIMUM BUILDING HEIGHT - 40 FEET
MAXIMUM NUMBER OF BUILDINGS - THREE (3)

PARCEL FOUR

PROPOSED USE - GARDEN APARTMENTS OR TOWNHOUSES AND ASSOCIATED COMMUNITY FACILITIES.

GROSS AREA - 13.05 AC. ±
NET AREA - 12.51 AC. ±
DENSITY - 26 D.U.'S / NET ACRE OR 325 D.U.'S
(10 D.U.'S / NET ACRE FOR TOWNHOUSES OR 125 D.U.'S)
MAXIMUM BUILDING HEIGHT - 35 FEET
PARKING RATIO - 1.5 / D.U. (2.0 IF OWNER OCCUPIED)



OAK CLIFF ESTATES

COMMUNITY UNIT PLAN