

February 16, 1981

METROPOLITAN AREA PLANNING DEPARTMENT

TO Robert B. Feldner, Superintendent of Central Inspection
Paul Graves, Chief Engineer
✓ Mike Lindebak, Program Development Engineer

FROM Arthur D. Chambers, Senior Planner

SUBJECT DP-96 - Tallgrass (formerly Village of Bluestem) Residential
C.U.P. Generally located between Rock Road and Webb Road and
between 21st Street North and 29th Street North.

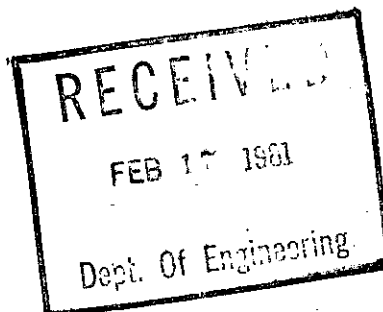
We have received a proposed amendment to the above referenced C.U.P. A copy is attached for your review and comment. The changes include the addition of property in Parcels 4 and 6, changes to the formatting of the general provisions and parcel descriptions, revised permitted uses list and other changes relating to streets, access, density, open space, etc. We would appreciate any comments you might have regarding the proposed changes by February 20, 1981.

If you have any questions, please call.

Arthur D. Chambers
Arthur D. Chambers
Senior Planner

ADC:el

Attachment



THE CITY OF WICHITA

OFFICE OF Department, of Engineering

DATE. February 19, 1981

TO Arthur D. Chambers, Senior Planner

FROM Mike Lindebak, Program Development Engineer

SUBJECT CUP Comments

✓ Tallgrass CUP:

The limits of the floodways should be identified. It appears portions of parcel 6 will be in the floodway. It was my understanding that the golf course area would be maintaining the floodways. This can be resolved at the time of platting.

The major entrance proposed to serve parcels 8, 9, and 10 would require an accel-decel lane and 10 feet of additional right-of-way. The location of KG&E structures and easement restrictions may prevent an opening in the north 50 feet at this location.

Parcels 18 & 18A CUP:

No comments.

ABKC 14 CUP:

Drainage will be a major consideration at the time of platting.

Mike Lindebak
Program Development Engineer

ML:ck

WICHITA-SEDGWICK COUNTY

February 18, 1982

METROPOLITAN AREA PLANNING DEPARTMENT

Robert B. Feldner, Superintendent of Central Inspection

Paul Graves, Chief Engineer

✓ Mike Lindebak, Program Development Engineer

TO Arthur D. Chambers, Senior Planner

FROM

SUBJECT DP-92 - Tallgrass Commercial C.U.P. Generally located at the northeast corner of 21st Street North and Rock Road.

We have received a request to amend the above captioned C.U.P. The amendment would add Parcels 5, 6, and 7. Permitted uses in Parcels 5, 6 and 7 would be restricted to offices and residential. We would appreciate receiving any comments you might have regarding this project by Tuesday, February 23, 1982. If you have any questions, please call.

ADC

Arthur D. Chambers
Senior Planner

ADC:el

COPY

RECEIVED
FEB 18 1982
Dept. Of Engineering

R/S

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

July 1, 1982

TO Bob Feldner, Superintendent of Central Inspection
Paul Graves, Chief Engineer
Mike Lindebak, Program Development Engineer

FROM Arthur D. Chambers, Senior Planner, Current Plans Division

SUBJECT Amendment to DP-92 Tallgrass Commercial CUP. Located
at the northeast corner of 21st Street North and Rock Road

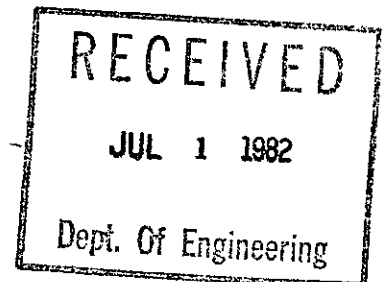
I have attached a revised copy of the above referenced CUP that shows the proposed amendments. The only changes involve the area north of 22nd Street. The changes include the addition of approximately three acres of the golf course to this CUP, relocation of setbacks, incorporation of three parcels into Parcel 5, and showing a public street (Penstemon Circle) in Parcel 5.

We have scheduled the case for the MAPC meeting of July 29, 1982, and would appreciate receiving any comments you might have regarding the proposed changes, especially the design of the public street, by Thursday, July 8, 1982. If you have any questions please call.


Arthur D. Chambers, AICP, Senior Planner

ADC:vn
Attachment

No Comments
7-6-82



GENERAL PROVISIONS
TALLGRASS C.U.P.

This project is proposed to contain 518.3 gross acres. The area is to be used as follows:

Golf Course, clubhouse and related recreational facilities	189.8
Building Area	<u>290.6</u>
Net Area	480.4
Public Streets	<u>37.9</u>
Total Area	518.3

The proposed development, as illustrated, is to contain the following types of housing. The illustrated housing type for each parcel is enclosed in a box (example 4-Plex) in the parcel description.

- 391 Single Family Units
- 28 Zero Lot Line Units
- 253 2-Plex Units
- 140 4-Plex Units
- 480 Townhouse Units
- 344 Garden Apartment Units
- 1636 Total Dwelling Units (Illustrated)

NOTE: Optional building types as described under specific parcel information below will increase this count but will not exceed the maximum overall net density requested under paragraph 3 below. The maximum number of dwelling units permitted is 2334.

Net Density Calculation: If the parcels are developed with the number and type of units illustrated, the overall density of the site, including the golf course, less public streets, would be 3.41 DU/Net acre. If the site is developed with the maximum number of dwelling units permitted, the overall density would be 4.86 DU/Net acre.

Setbacks are to be determined at time of platting depending on land use or generally the minimum setbacks shall be as follows:

LAND USE	FRONT YARD					Private ⁵ Cul-de-sac		Corner ⁴	REAR	SIDE	
	Dimension from ROW Line					Street @ Bulb		Lot	YARD	YARD	
	50'ROW 21'BB	32'ROW ² 29'BB	54'ROW 29'BB	58'ROW 29'BB	64-70'ROW 35-41'BB	From CL	50'(ROW)58'				
Single Family	20'	20'	20'	20'	25'	32'	10'	20'	15'	10'	6'
Cluster Single Family ¹	20'	20'	20'	20'	25'	32'	10'	20'	15'	10'	5'
Zero Lot Line	20'	20'	20'	20'	25'	32'	10'	20'	15'	10' 0' & 12' ³	
2-Plex	20'	20'	20'	20'	25'	32'	10'	20'	15'	10'	6'
4-Plex	20'	20'	20'	20'	25'	32'	10'	20'	15'	10'	6'
Townhouse	20'	20'	20'	20'	25'	32'	10'	20'	15'	10'	6'
Garden Apt.	--	--	--	--	--	42'	--	--	20'	10'	10'
Mid-Rise	--	--	--	--	--	42'	--	--	25'	20'	20'

Front, rear and side yard setbacks from arterial streets shall not be less than 25' except for parcel #8 (See G.P. #21 below).

[Handwritten Signature]

- 1 Cluster Single Family front yard setbacks are measured from the face of the garage opening to curb.
- 2 On streets having a 32' ROW with 29' BB pavement, there shall also be platted a 15' street, drainage and utility easement on either side of ROW line, where parking shall be permitted but landscaping limited to turf and street trees approved by city forester.
- 3 Side yard setbacks may be reduced to 10' for garages only. There shall be 12' separating the habitable portion of the dwelling units.
- 4 On all corner lots, regardless of street paving width, the front yard setback refers to garage frontage. Where the garage side loads, the front yard setback shall be applied to the side that the garage doors face.
- 5 On corner lots on private streets, the side yard setback can be reduced from 32' to 27'.
5. All utilities shall be installed underground.
5. Signs designating the name of the development shall be permitted at the entrances to the proposed parcels if they follow in accordance with the provisions of Section 28.04.139 of the City of Wichita provided that those parcels with Mid-Rise, Garden Apartments and Townhouses may have signs as permitted in the R6 zoning district.
7. A homeowners association shall be filed with the plat of each parcel to provide for the maintenance of non-public open space, parking areas, private streets or drives, buffer areas, drainage channels, swales, etc. Two or more of the homeowner associations may join together to form a master homeowners association.
Failure of the homeowners association(s) to properly maintain the non-public open space, parking areas, private streets or drives, buffer areas, drainage channels, swales, etc., and after a joint determination by the Director of Planning and the Superintendent of Central Inspection, shall constitute a violation of the building permit authorizing construction of the proposed development, and shall give the city the right to properly maintain the areas previously listed and to assess the cost of maintenance to the property owners.
3. Parcel 14 represents the general open space/golf course development and shall be operated and maintained by the golf course ownership. This stipulation does not prohibit a master association of all homeowners from all parcels, participating in the maintenance costs of any part or all of parcel 14. The general open space/golf course development including the clubhouse related recreational facilities represents 176.9 acres or 34% of the total site.
9. The street access on parcels 8, 9 & 10, shall be a major opening. The construction of a major opening and decel lane shall be guaranteed at the time of platting. The street illustrated through parcel 8 can, however, be constructed as either public or private street.
0. Minimum lot sizes for single family detached units shall be 6,000 sq. ft. except for zero lot line and cluster single family which shall be 4,500 sq. ft. Minimum lot sizes for duplexes (single family attached) shall be 8,000 sq. ft.
1. The proposed drainage facilities, lakes, detention facilities, drainage ways, swales, etc. in parcel 14, shall be owned and maintained by the golf course and or related maintenance association and shall be designated in conformance with the hydrology study as prepared independently from this document. Results of this study and proposed drainage facilities shall be submitted for approval at the time of platting.
2. Final determination of street right-of-way and pavement width will be resolved at the time of platting.

13. Should an alternate land use, permitted under parcel descriptions below, be developed instead of the parcel plan as illustrated, a conceptual site plan shall be submitted for approval to the Director of Planning. The approval of this conceptual plan shall be subject to the conditions of platting.
14. Building setback lines from all existing pipeline easements shall be established at the time of platting and all paving over the easement shall be with the approval of the effected pipeline company. Any change in elevation or relocation of the pipeline shall be without cost to the City of Wichita.
15. Any crossing of the 50' KG&E easement shall require the approval of the utility company.
16. At the time of platting the applicant shall guarantee ramps or roll back curbs where golf patrons are required to cross public or private streets.
17. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of building permits. Turn arounds shall be provided on all dead end fire lanes which are longer than 100 ft.
18. Firelane easements shall be constructed in areas to connect parcels and shall be surfaced with turf stone, asphalt, compacted gravel or other all weather surfaces.
19. Parking Ratio: In accordance with Zoning Ordinance Section 28.04.140, the off-street parking ratios shall be as follows:

Mid-Rise Apartments	1.2/DU
4-Plex, Garden Apartments	1.5/DU
Townhouses	2.0/DU
Zero Lot Line (includes 2 spaces inside garage)	4.0/DU
Single Family Detached/Duplex 32' to 58' ROW (includes 2 spaces inside garage)	4.0/DU
Single Family Detached/Duplex 64' ROW or greater.	2.0/DU
Cluster Single Family on 32' to 58' ROW and private streets (including 2 spaces inside garage)	4.0/DU

NOTE: Half of required parking may occur in front of setback line.

20. Within each parcel there are several land use options as indicated below under specific parcel information. Additionally, there is an option to mix the types of land use within each parcel. To determine the maximum number of dwelling units per land use, utilize the procedure described as follows:
 - A. Convert gross acreage of parcel to square feet.
 - B. Determine percent of each land use within the mix.
 - C. Convert those percentage figures into square feet of the total parcel.
 - D. Divide by site allotment/DU from chart below to determine maximum number of units for each land use.

<u>LAND USE</u>	<u>SITE ALLOTMENT</u>	<u>DUs/ACRE</u>
Single Family	10,890 s.f.	4
Zero Lot Line	8,712 s.f.	5
2-Plex	7,260 s.f.	6
Cluster Single Family	5,808 s.f.	7.5
4-Plex	5,445 s.f.	8
Townhouse	3,111 s.f.	14
Garden Apartment	2,178/1,555 s.f.	20/28
Mid-Rise Apartment	1,502 s.f.	29

4. No window or door openings shall be allowed to face onto Rock Road, Greenbriar Street or the major entry road to parcel 8.
5. Garage roof surfaces shall be constructed of wood shingles only and the roof pitch shall not exceed a 7 to 12 pitch on the main span for a maximum height of 15' from ground line.
6. Architectural detailing shall be provided in the form of gable end sections, rafter detail and roof overhang, however, roof overhang may not extend more than 12" beyond setback lines established.
7. Masonry wall shall be either brick or brick textured concrete, painted to eliminate natural concrete appearance. Wrought iron panels can be used to provide views into project area if they do not exceed 10% of total wall length.
8. A more extensive landscape treatment shall be provided in front of the wall and garages and in spaces where wall modulation occurs. This treatment shall provide for trees (8-10' in height or taller), shrubs and grass areas. All landscaped areas outside of wall shall be maintained by the homeowners association and shall be constructed with an automatic irrigation system.
9. All surfaces of proposed wall and garages shall be maintained by the homeowners association.
10. Prior to the issuance of building permits for walls and garages, plans shall be submitted to the Director of Planning for review and approval to insure that all conditions herein contained are met.

SPECIFIC PARCEL INFORMATION

*Proposed Uses & Maximum Dwelling Units/Parcel

Parcel Acreage

Parcel Densities and Height Restrictions

Parcel	SF	CSF	ZLL	2-P	4-P	TH	GA	MR	Gross	Net	SF	CSF	ZLL	2-P	4-P	TH	GA	MR	Max. Ht.				
1				25					7.0	6.2				4.03					35'				
1a				42					8.4	7.5				5.60					35'				
2	115							70.8	59.5	1.93									35'				
3	25							15.6	12.8	1.95									35'				
4	70	131	87	104	140	245		17.5	17.5	4.00	7.5	5.0	6.0	8.0	14.0				35'				
5	41			60				20.4	20.4	2.00			2.94						35'				
6	130		200	214				72.2	61.0	2.13		3.28	3.5						35'				
7	121		151	182				38.5	30.3	4.07		5.0	6.0						35'				
7a	19	36	28	28	36	67		5.5	4.8	4.0	7.5	5.8	5.8	8.0	14.0				35'				
8	76	142	95	114	152	266		19.0	19.0	4.0	7.5	5.0	6.0	8.0	14.0				35'				
9			86	102	136	241	344	17.2	17.2			5.0	6.0	8.0	14.0	20.0			40'				
10			76	92	120	214	306	15.3	15.3			5.0	6.0	8.0	14.0	20.0			60'				
11			53	64	84	78	214	6.3	5.6			5.0	6.0	8.0	14.0	20.0			40'				
12				44				11.3	10.0				4.4						35'				
12a	8	16	10	12	16	30		2.2	2.2	4.0	7.27	5.0	6.0	8.0	14.0				35'				
12b	5	10	6	6	8	18		1.3	1.3	4.0	7.69	5.0	6.0	8.0	14.0				35'				
13	Clubhouse and related recreational facilities																						
14	Golf Course																						
Illus.																							
Totals	391	0	28	253	140	480	344	0	518.3	480.4										0	518.3	480.4	

Maximum Number of Dwelling Units Permitted - 2334

Maximum Density (Net) - 4.86

Net Density is calculated by dividing total number of units by net area (480.4 acres).

SF = Single Family CSF = Cluster Single Family ZLL = Zero Lot Line 2-P = Single Family Attached
 TH = Town House GA = Garden Apartment MR = Mid-Rise Apartment 4-P = 4 Family

* See G.P. #20.



MID-KANSAS ENGINEERING CONSULTANTS
 260 NORTH ROCK ROAD SUITE 245
 WICHITA, KANSAS 67206

PROJECT Tallgrass Ofc. Park

TRANSMITTAL

DATE 7-26-82

PROJECT NO. _____

TO Bill McKinley

City Hall

455 North Main

Wichita, Ks. 67202

We are sending you the following items:

- PRINTS SPECIFICATIONS LEGAL DESCRIPTIONS TRACINGS
 PETITIONS CORRESPONDENCE OTHER

- FOR YOUR APPROVAL APPROVED AS TO GENERAL CORRECTNESS APPROVED AS CORRECTED
 REVISE & RESUBMIT FOR YOUR FILES FOR YOUR USE
 OTHER

REMARKS: Per my meeting with you on July 15, 1982, we have revised the alignment of the proposed public streets within the Tallgrass office park. I am submitting a print of what we talked about, for your records.

COPIES TO:
 Mike Lindebak
 Paul Graves

Signed Kenneth H. Bengtson
 Kenneth H. Bengtson
 President

WICHITA-SEDGWICK COUNTY

DATE
February 3, 1983

METROPOLITAN AREA PLANNING DEPARTMENT

Paul Graves, Chief Engineer
Mike Lindebak, Program Development Engineer
TO Robert B. Feldner, Superintendent of Central Inspection

FROM Arthur D. Chambers, Senior Planner

SUBJECT DP-96 - Tallgrass Residential C.U.P. Generally located
between 21st and 29th Streets North, and between
Rock and Webb Roads.

Attached is a proposed amendment to the above referenced C.U.P. The changes for the most part are fairly minor in nature generally reflecting new parcel boundaries, existing development, deletion of parcels that were included in DP-92 Tallgrass Commercial C.U.P., changes in illustrated use for some parcels, etc. The overall density has decreased slightly.

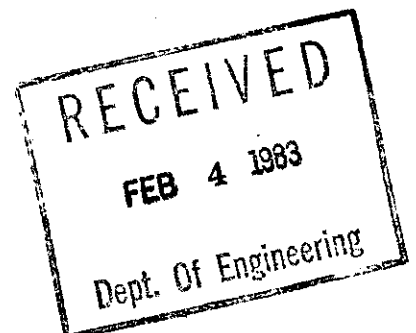
We would appreciate receiving any comments you might have regarding the proposed amendments by Thursday, February 10, 1983. If you have any questions please call.

Arthur D. Chambers
Arthur D. Chambers, AICP
Senior Planner

ADC:el

attachment

No Comments
MJF
2-8-83



METROPOLITAN AREA PLANNING DEPARTMENT

June 13, 1983

TO Paul Graves, Acting City Engineer
√ Mike Lindebak, Program Development Engineer
Robert B. Feldner, Superintendent of Central Inspection

FROM Arthur D. Chambers, Senior Planner

SUBJECT DP-92 Tallgrass Commercial C.U.P. Generally located at the northeast corner of 21st Street North and Rock Road.

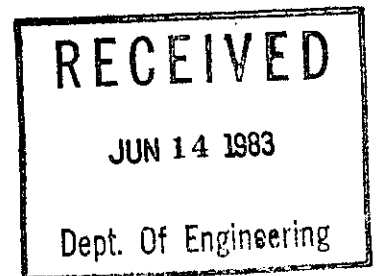
Attached is a copy of a proposed amendment to the above referenced C.U.P. The changes involve only the addition of Parcel 6. Parcel 6 was originally Parcel 11a in DP-96 Tallgrass Residential C.U.P. "BB" zoning is being requested by Parcel 6 to allow the leasing of the apartments by the day, week or month. Office uses are prohibited. Access to Parcel 6 would primarily be from the private drive serving the golf course club house.

We would appreciate receiving your comments regarding the proposed amendments by Tuesday, June 21, 1983.

Arthur D. Chambers
Senior Planner

ADC:el

*McG
No comments*



*Revised Subdivision Comm.
6-03-83 CUP*

1. THIS DEVELOPMENT IS PROPOSED TO CONTAIN 36.55 GROSS ACRES AND 35.15 NET ACRES. MORE OR LESS. (NET ACRES ARE DETERMINED BY SUBTRACTING INTERNAL PUBLIC STREET AREAS FROM THE GROSS ACREAGE.)
2. THE PROPOSED DEVELOPMENT CONTAINS PARCELS WITH USES RANGING FROM LIGHT COMMERCIAL AND OFFICES TO RESIDENTIAL. SEE SPECIFIC USES BY PARCEL DESCRIPTIONS.
3. SETBACKS ARE AS INDICATED ON PLAN VIEW OR AS DESCRIBED IN PARCEL DESCRIPTIONS OR IN GENERAL AS FOLLOWS:

- 65' TO 90' SETBACK ON 21ST STREET NORTH AS SHOWN ON PLAN.
- 75' SETBACK ON ROCK RD. SOUTH OF 22ND ST. NO. & 40' SETBACK NORTH OF 22ND ST. NO.
- 35' ON SOUTH SIDE AND 20' TO 30' ON THE NORTH SIDE OF 22ND ST. (SEE PLAN VIEW).
- 35' SETBACK ON TARA STREET
- 35' SETBACK ON PEPPERTREE AND EXECUTIVE STREETS.

REAR YARD SETBACK ON PARCEL #3 SHALL BE 30' NORTH OF SOUTH PARCEL LINE HOWEVER IT SHALL ALLOW A CANOPY OVERHANG AS SHOWN ON PLAN VIEW. ALL OTHER REAR YARD SETBACK LINES ARE AS SHOWN ON PLAN VIEW OR AS DEFINED UNDER PARCEL DESCRIPTIONS BELOW.

4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. SIGNS AS PERMITTED BY ZONING DISTRICT DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA. SIGNS SHALL NOT EXCEED 35' IN HEIGHT, NO ROTATING OR FLASHING LIGHTS.

ALL SIGNS RELATING TO THE SPECIFIC USES CONTAINED WITHIN EACH PARCEL SHALL BE PERMITTED PROVIDING THEY FOLLOW APPROPRIATE CITY CODES.

6. AN OWNERS ASSOCIATION(S) AGREEMENT FOR ALL PARCELS PROVIDING FOR THE MAINTENANCE OF NON-PUBLIC OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, SIGNS, LOGOS, DRAINAGE IMPROVEMENTS, ETC. SHALL BE FILED WITH THE PLAT OF THE AREA.
7. OPEN SPACE AS REFERRED TO IN THE COMMUNITY UNIT PLAN REFERS TO ALL LAND COMMONLY HELD UNDER CONDOMINIUM DOCUMENTS AND RELATED FACILITIES LOCATED THEREON AND SHALL BE MAINTAINED AS DESCRIBED ABOVE BY AN OWNERS ASSOCIATION(S).
8. ALL DRIVES AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION(S).
9. ALL DRAINAGE WAYS AND DRAINAGE EASEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING. A LOT GRADING PLAN WILL BE PREPARED IN CONFORMANCE WITH THE GENERAL DRAINAGE CONCEPT PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
10. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS ON PUBLIC STREETS SHALL BE RESOLVED AT THE TIME OF PLATTING.
11. A. A FIVE (5) TO EIGHT (8) FOOT SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED ON STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE) AROUND ALL STORAGE OR SERVICE AREAS WHEN ACROSS FROM RESIDENTIALLY ZONED AREAS, PROVIDING THE PROPOSED STRUCTURE IS DESIGNED WITH ALL FOUR EXTERIOR SURFACES HAVING EQUAL DESIGN CONSIDERATION AND THAT THERE IS NO APPARENT BACK OF BUILDING.

B. A TEN (10) FOOT PLANTING STRIP CONSISTING OF A COMBINATION OF GRASS, LOW SHRUBS AND TREES, SHALL BE REQUIRED ALONG THOSE PROPERTY LINES WHERE ACROSS FROM RESIDENTIALLY ZONED AREAS WHERE THE WALL IS NOT CONSTRUCTED AS PER 11A ABOVE.

C. IF THE PROPOSED STRUCTURES ARE DESIGNED WITH A REAR SIDE THEN THE 5 TO 8 FOOT WALL MENTIONED ABOVE SHALL BE CONSTRUCTED ACCORDINGLY AND THE 10 FOOT PLANTING STRIP SHALL BE WAIVED.

D. A 5' MASONRY AND OR WROUGHT IRON WALL SHALL BE CONSTRUCTED IN THE 10' LANDSCAPE BUFFER PROVIDED NORTH OF 22ND STREET NORTH AND ALONG THE WEST PROPERTY LINE OF PARCEL 5. LIMITED LANDSCAPING SHALL ALSO BE PROVIDED.

E. THE WALL REQUIREMENT IS WAIVED ALONG THE NORTH AND EAST SIDE OF PARCEL 5 AND THE NORTH SIDE OF PARCEL 6 DUE TO THE RELATED GOLF COURSE AND CLUBHOUSE USES THAT THEY ABUT. THE WALL REQUIREMENT IS ALSO WAIVED ALONG THE SOUTH AND EAST PROPERTY LINES OF PARCEL 6 DUE TO THE RESIDENTIAL CHARACTER OF THE PROPOSED USES.

F. A FIVE (5) TO EIGHT (8) FOOT SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE) ALONG THE EAST AND NORTHEAST PROPERTY LINE OF PARCEL #4 AS SHOWN ON PLAN.

12. THE SHELTER BELT ON THE SOUTH SHALL REMAIN INTACT EXCEPT FOR APPROVED POINTS OF INGRESSES AND EGRESSES AND SHALL BE MAINTAINED IN GOOD CONDITION AS DETERMINED BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION.

13. A. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT FOR THE PLANTING STRIP(S) INDICATING THE LOCATION, TYPE AND SPECIFICATIONS OF PLANT MATERIALS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S) ON THE PARCELS INVOLVED. THE LANDSCAPE PLAN SHALL ALSO DEPICT PROPOSED METHODS OF PROVIDING WATER TO THE REQUIRED PLANT MATERIALS.

B. FAILURE TO PROPERLY MAINTAIN THE TEN (10) FOOT PLANTING STRIP SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION THAT THE PLANTS ARE NOT PROPERLY MAINTAINED. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS AND WATERING SYSTEM APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.

14. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR 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 AND THEIR LESSEES UNLESS AMENDED.

15. PARKING SHALL BE PROVIDED AS FOLLOWS FOR PARCELS 1 THROUGH 4. FOR PARCELS 5 AND 6 SEE PARCEL DESCRIPTION:

FOR COMMERCIAL USES - 5.5 SPACES/1000 SQ. FT. OF FLOOR AREA
FOR OFFICE USES AND BANK USES - 4.0 SPACES/1000 SQ. FT. OF FLOOR AREA OR AS
REQUIRED BY ZONING ORDINANCE.

ALL PARKING AND DRIVES SHALL BE HARD SURFACED WITH CONCRETE OR ASPHALT.

16. THE APPLICANT SHALL GUARANTEE AT TIME OF PLATTING, THE CONSTRUCTION OF DECELERATION LANES ADJACENT TO 21ST STREET NORTH AND ROCK ROAD.

17. THE C.U.P. DOCUMENT IS GENERAL IN CHARACTER AND WILL REQUIRE SUBMISSION OF A DETAILED SITE PLAN AND A LANDSCAPE BUFFER PLAN FOR EACH PARCEL OR PORTION THEREOF. THIS SITE PLAN WILL REQUIRE ADMINISTRATIVE APPROVAL AT THE PLAN REVIEW STAGE PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE PLAN SHALL SHOW LAND USE RELATIONSHIPS, ACCESS POINTS AND OR CONTROL, SETBACK INTERIOR CIRCULATION, PARKING, SCREENING AND OTHER SIMILAR DESIGN CONSIDERATIONS WHICH MAY AFFECT ADJACENT PROPERTY OR THE GENERAL HEALTH AND WELFARE OF THE PUBLIC. THE PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR REVIEW AND APPROVAL AND IF PREPARED WITHIN THE GUIDELINES HEREIN CONTAINED SHALL NOT BE CONSIDERED AN AMENDMENT TO THE C.U.P. NOR SHALL IT REQUIRE ANOTHER PUBLIC HEARING.

THE FINAL CONFIGURATION OF BUILDING SHAPE AND PLACEMENT AND THE EXACT LAYOUT OF PRIVATE DRIVES AND PARKING AREAS MAY VARY FROM THAT INDICATED ON THE PLAN VIEW PROVIDING THE STRUCTURES STAY WITHIN ESTABLISHED SETBACK LINES.

NOTE: BUILDING ENVELOPES REPRESENT THE CURRENT SITE PLAN HOWEVER THE SETBACK LINES INDICATED REPRESENT THE REQUESTED SETBACKS ALLOWING FOR POSSIBLE FUTURE SITE PLAN VARIATIONS.

PARCEL DESCRIPTIONS

PARCEL 1:

PROPOSED USES: GENERAL OFFICE AND RETAIL SALES INCLUDING THE FOLLOWING: RESTAURANTS, BANKS, BARBER SHOPS, BUSINESS OR COMMERCIAL SCHOOLS, STUDIOS, CLOTHING SALES, PRIVATE CLUBS, HEALTH STUDIOS, BOUTIQUE SHOPS, HARDWARE, GIFT SHOPS, ANTIQUE SHOPS, BEAUTY PARLORS, SMALL PRINTING SHOPS, BAKERY SHOPS, FILLING STATION, CATERING ESTABLISHMENTS, LAUNDRY, DRY CLEANING, SHOE SHOPS, TAILORS, THEATERS, DRUG STORES, GROCERY STORES OR FLOWER SHOPS.

GROSS AREA - 3.1 ACRES
MAXIMUM BUILDING COVERAGE - 37,000 S.F.
MAXIMUM GROSS FLOOR AREA - 46,000 S.F.
FLOOR AREA RATIO - 0.365
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 4
PARKING - AS SET FORTH UNDER GENERAL PROVISION #15.
SETBACKS - AS SHOWN ON PLAN VIEW OR AS SET FORTH IN GENERAL PROVISION #3.

PARCEL 2:

PROPOSED USES: SAME AS PARCEL #1.

GROSS AREA - 1.5 ACRES
MAXIMUM BUILDING COVERAGE - 19,000 S.F.
MAXIMUM GROSS FLOOR AREA - 25,000 S.F.
FLOOR AREA RATIO - 0.387
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 3
PARKING - AS SET FORTH UNDER GENERAL PROVISION #15.
SETBACKS - AS SHOWN ON PLAN VIEW OR AS SET FORTH IN GENERAL PROVISION #3.

PARCEL 3:

PROPOSED USES: GENERAL OFFICE AND RETAIL SALES INCLUDING THE FOLLOWING: BANKS, BARBER SHOPS, STUDIOS, CLOTHING SALES, PRIVATE CLUBS, HEALTH STUDIOS, BOUTIQUE SHOPS, HARDWARE, GIFT SHOPS, ANTIQUE SHOPS, BEAUTY PARLOTS, BAKERY SHOPS, FILLING STATIONS, LAUNDRY, DRY CLEANING, SHOE SHOPS, TAILORS, DRUG STORES, GROCERY STORES OR FLOWER SHOPS.

GROSS AREA - 0.55 ACRE
MAXIMUM BUILDING COVERAGE - 5,000 S.F.
MAXIMUM GROSS FLOOR AREA - 8,000 S.F.
FLOOR AREA RATIO - 0.39
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION #15.
SETBACKS - AS SHOWN ON PLAN VIEW OR AS SET FORTH IN GENERAL PROVISION #3.

PARCEL 4:

PROPOSED USES: SAME AS PARCEL #1.

GROSS AREA - 6.4 ACRES
MAXIMUM BUILDING COVERAGE - 80,000 S.F.
MAXIMUM GROSS FLOOR AREA - 105,000 S.F.
FLOOR AREA RATIO - 0.39
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 6
PARKING - AS SET FORTH UNDER GENERAL PROVISION #15.
SETBACKS - AS SHOWN ON PLAN VIEW AND OR AS SET FORTH IN GENERAL PROVISION #3.

PARCEL 5:

PROPOSED USES: GENERAL OFFICE USES INCLUDING: PROFESSIONAL OFFICES (MEDICAL, ATTORNEY, ENGINEER, ARCHITECT, ETC.). NO COMMERCIAL ACTIVITY EXCEPT FOR SALES OF SOFT DRINKS, NEWS MEDIA, TOBACCO, CANDIES, AND TOILETRIES (AS AN INCIDENTAL USE ASSOCIATED WITH THE OFFICE USE), RESIDENTIAL USES PERMITTED BUT LIMITED TO SINGLE FAMILY, DUPLEX, ZERO-LOT-LINE, 4-PLEX, AND TOWNHOUSE. (A SITE PLAN SHOWING NUMBER OF UNITS, DENSITY, ACCESS, BUILDING LOCATIONS, ETC. SHALL BE SUBMITTED TO PLANNING FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF ANY RESIDENTIAL BUILDING PERMITS.) THE RESIDENTIAL USES SHALL ONLY BE PERMITTED IF THE OFFICE USES DO NOT MATERIALIZE AND SHALL NOT BE ALLOWED TO MIX WITH OFFICE USES WITHIN THIS PARCEL.

GROSS AREA - 14.4 ACRES
MAXIMUM BUILDING COVERAGE - 140,000 S.F.
MAXIMUM GROSS FLOOR AREA - 155,000 S.F.
FLOOR AREA RATIO - 0.247
MAXIMUM BUILDING HEIGHT - 40'
PARKING - FOUR SPACES PER 1,000 S.F. FOR EVERYTHING EXCEPT UP TO 900 S.F. PER BUILDING FOR EXERCISE, SPA AND RELATED LOCKER FACILITIES LOCATED IN BASEMENTS.
SETBACKS - AS SHOWN ON PLAN VIEW AND OR AS SET FORTH IN GENERAL PROVISION #3.

PARCEL 6:

PROPOSED USES: APARTMENTS FOR RENT BY DAY, WEEK OR MONTH. RESIDENTIAL USES PERMITTED BUT LIMITED TO ZERO-LOT-LINE, FOUR-PLEX, TOWNHOUSE AND GARDEN APARTMENTS AND RELATED COMMUNITY FACILITIES. ALL OTHER B.B. USES ARE PROHIBITED. NO COMMERCIAL ACTIVITY SHALL BE ALLOWED EXCEPT FOR SALE OF SOFT DRINKS, NEWS MEDIA, TOBACCO, CANDIES AND TOILETRIES. ALL SUCH SALES TO BE WITHIN THE RENTAL OFFICE AREA FOR SUCH USE EXCEPT WHEN SOLD FROM A VENDING MACHIN

MAXIMUM NUMBER OF DWELLING UNITS - 260
GROSS PARCEL AREA - 9.2 ACRES
NET BUILDING AREA - 9.2 ACRES
DENSITY - 28.3 DU/ACRE
MINIMUM NET FLOOR AREA PER UNIT - 250 SQ. FT.
MAXIMUM BUILDING HEIGHT - 40'
MAXIMUM BUILDING COVERAGE - 30%
PARKING - ONE SPACE PER HOUSEKEEPING UNIT ON APARTMENTS FOR RENT BY DAY, WEEK OR MONTH. PARKING ON ALL OTHER USES TO BE IN ACCORDANCE WITH WICHITA ZONING ORDINANCE SECTION 28.04.140 OR AS FOLLOWS:

TOWNHOUSE ON 32' TO 58' R.O.W. (INCLUDES 2 SPACES
INSIDE GARAGE) 4.0/DU
TOWNHOUSE ON PRIVATE STREETS 2.0/DU
ZERO-LOT-LINE (INCLUDES 2 SPACES INSIDE GARAGE) 4.0/DU

SETBACKS - AS SHOWN ON PLAN VIEW AND OR AS SET FORTH IN GENERAL PROVISION #3 OR AS FOLLOWS:
FRONT YARD: 20' ON PUBLIC STREETS
35' FROM CENTERLINE ON PRIVATE STREETS
REAR YARD: 20'
SIDE YARD: 6'

WICHITA-SEDGWICK COUNTY

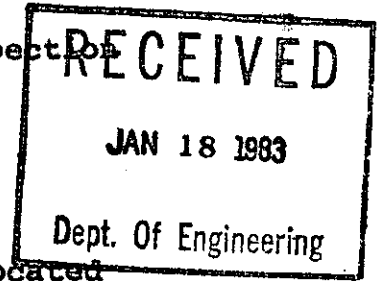
DATE
January 18, 1983

METROPOLITAN AREA PLANNING DEPARTMENT

TO Robert B. Feldner, Superintendent of Central Inspection
Paul Graves, Chief Engineer
✓ Mike Lindebak, Program Development Engineer

FROM Arthur D. Chambers, Senior Planner

SUBJECT DP-92 - Tallgrass Commercial C.U.P. Generally located
at the northeast corner of 21st Street North
and Rock Road.



Attached is a copy of a proposed amendment to the above referenced C.U.P. There is an associated zone case that is requesting "LC" zoning on Parcel 4. Parcels 1, 2 and 3 have previously been approved for "LC" zoning and Parcel 5 has been approved for "BB" zoning. We would appreciate receiving any comments you might have by Tuesday, January 25, 1983. If you have any questions, please call.

COPY

Arthur D. Chambers
Arthur D. Chambers
Senior Planner

ADC:el

Attachment

WCS

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

June 13, 1983

No Comments
[Signature]

✓ TO Paul Graves, Acting City Engineer
Mike Lindebak, Program Development Engineer
Robert B. Feldner, Superintendent of Central Inspection

FROM Arthur D. Chambers, Senior Planner

SUBJECT DP-92 Tallgrass Commercial C.U.P. Generally located at the northeast corner of 21st Street North and Rock Road.

Attached is a copy of a proposed amendment to the above referenced C.U.P. The changes involve only the addition of Parcel 6. Parcel 6 was originally Parcel 11a in DP-96 Tallgrass Residential C.U.P. "BB" zoning is being requested by Parcel 6 to allow the leasing of the apartments by the day, week or month. Office uses are prohibited. Access to Parcel 6 would primarily be from the private drive serving the golf course club house.

We would appreciate receiving your comments regarding the proposed amendments by Tuesday, June 21, 1983.

Arthur D. Chambers
Arthur D. Chambers
Senior Planner

ADC:el

RECEIVED
JUN 14 1983
Dept. Of Engineering

Revised Subdivision Plat
6-03-85 *CW*

1. THIS DEVELOPMENT IS PROPOSED TO CONTAIN 36.55 GROSS ACRES AND 35.15 NET ACRES. MORE OR LESS. (NET ACRES ARE DETERMINED BY SUBTRACTING INTERNAL PUBLIC STREET AREAS FROM THE GROSS ACREAGE.)
2. THE PROPOSED DEVELOPMENT CONTAINS PARCELS WITH USES RANGING FROM LIGHT COMMERCIAL AND OFFICES TO RESIDENTIAL. SEE SPECIFIC USES BY PARCEL DESCRIPTIONS.
3. SETBACKS ARE AS INDICATED ON PLAN VIEW OR AS DESCRIBED IN PARCEL DESCRIPTIONS OR IN GENERAL AS FOLLOWS:

65' TO 90' SETBACK ON 21ST STREET NORTH AS SHOWN ON PLAN.
75' SETBACK ON ROCK RD. SOUTH OF 22ND ST. NO. & 40' SETBACK NORTH OF 22ND ST. NO.
35' ON SOUTH SIDE AND 20' TO 30' ON THE NORTH SIDE OF 22ND ST. (SEE PLAN VIEW).
35' SETBACK ON TARA STREET
35' SETBACK ON PEPPERTREE AND EXECUTIVE STREETS.

REAR YARD SETBACK ON PARCEL #3 SHALL BE 30' NORTH OF SOUTH PARCEL LINE HOWEVER IT SHALL ALLOW A CANOPY OVERHANG AS SHOWN ON PLAN VIEW. ALL OTHER REAR YARD SETBACK LINES ARE AS SHOWN ON PLAN VIEW OR AS DEFINED UNDER PARCEL DESCRIPTIONS BELOW.

4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. SIGNS AS PERMITTED BY ZONING DISTRICT DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA. SIGNS SHALL NOT EXCEED 35' IN HEIGHT, NO ROTATING OR FLASHING LIGHTS.

ALL SIGNS RELATING TO THE SPECIFIC USES CONTAINED WITHIN EACH PARCEL SHALL BE PERMITTED PROVIDING THEY FOLLOW APPROPRIATE CITY CODES.
6. AN OWNERS ASSOCIATION(S) AGREEMENT FOR ALL PARCELS PROVIDING FOR THE MAINTENANCE OF NON-PUBLIC OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, SIGNS, LOGOS, DRAINAGE IMPROVEMENTS, ETC. SHALL BE FILED WITH THE PLAT OF THE AREA.
7. OPEN SPACE AS REFERRED TO IN THE COMMUNITY UNIT PLAN REFERS TO ALL LAND COMMONLY HELD UNDER CONDOMINIUM DOCUMENTS AND RELATED FACILITIES LOCATED THEREON AND SHALL BE MAINTAINED AS DESCRIBED ABOVE BY AN OWNERS ASSOCIATION(S).
8. ALL DRIVES AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION(S).
9. ALL DRAINAGE WAYS AND DRAINAGE EASEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING. A LOT GRADING PLAN WILL BE PREPARED IN CONFORMANCE WITH THE GENERAL DRAINAGE CONCEPT PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
10. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS ON PUBLIC STREETS SHALL BE RESOLVED AT THE TIME OF PLATTING.
11. A. A FIVE (5) TO EIGHT (8) FOOT SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED ON STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE) AROUND ALL STORAGE OR SERVICE AREAS WHEN ACROSS FROM RESIDENTIALLY ZONED AREAS, PROVIDING THE PROPOSED STRUCTURE IS DESIGNED WITH ALL FOUR EXTERIOR SURFACES HAVING EQUAL DESIGN CONSIDERATION AND THAT THERE IS NO APPARENT BACK OF BUILDING.

B. A TEN (10) FOOT PLANTING STRIP CONSISTING OF A COMBINATION OF GRASS, LOW SHRUBS AND TREES, SHALL BE REQUIRED ALONG THOSE PROPERTY LINES WHERE ACROSS FROM RESIDENTIALLY ZONED AREAS WHERE THE WALL IS NOT CONSTRUCTED AS PER 11A ABOVE.

C. IF THE PROPOSED STRUCTURES ARE DESIGNED WITH A REAR SIDE THEN THE 5 TO 8 FOOT WALL MENTIONED ABOVE SHALL BE CONSTRUCTED ACCORDINGLY AND THE 10 FOOT PLANTING STRIP SHALL BE WAIVED.

D. A 5' MASONRY AND OR WROUGHT IRON WALL SHALL BE CONSTRUCTED IN THE 10' LANDSCAPE BUFFER PROVIDED NORTH OF 22ND STREET NORTH AND ALONG THE WEST PROPERTY LINE OF PARCEL 5. LIMITED LANDSCAPING SHALL ALSO BE PROVIDED.

E. THE WALL REQUIREMENT IS WAIVED ALONG THE NORTH AND EAST SIDE OF PARCEL 5 AND THE NORTH SIDE OF PARCEL 6 DUE TO THE RELATED GOLF COURSE AND CLUBHOUSE USES THAT THEY ABUT. THE WALL REQUIREMENT IS ALSO WAIVED ALONG THE SOUTH AND EAST PROPERTY LINES OF PARCEL 6 DUE TO THE RESIDENTIAL CHARACTER OF THE PROPOSED USES.

F. A FIVE (5) TO EIGHT (8) FOOT SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE) ALONG THE EAST AND NORTHEAST PROPERTY LINE OF PARCEL #4 AS SHOWN ON PLAN.

12. THE SHELTER BELT ON THE SOUTH SHALL REMAIN INTACT EXCEPT FOR APPROVED POINTS OF INGRESS AND EGRESSES AND SHALL BE MAINTAINED IN GOOD CONDITION AS DETERMINED BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION.

13. A. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT FOR THE PLANTING STRIP(S) INDICATING THE LOCATION, TYPE AND SPECIFICATIONS OF PLANT MATERIALS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S) ON THE PARCELS INVOLVED. THE LANDSCAPE PLAN SHALL ALSO DEPICT PROPOSED METHODS OF PROVIDING WATER TO THE REQUIRED PLANT MATERIALS.

B. FAILURE TO PROPERLY MAINTAIN THE TEN (10) FOOT PLANTING STRIP SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION THAT THE PLANTS ARE NOT PROPERLY MAINTAINED. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS AND WATERING SYSTEM APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.

14. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR 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 AND THEIR LESSEES UNLESS AMENDED.

15. PARKING SHALL BE PROVIDED AS FOLLOWS FOR PARCELS 1 THROUGH 4. FOR PARCELS 5 AND 6 SEE PARCEL DESCRIPTION:

FOR COMMERCIAL USES - 5.5 SPACES/1000 SQ. FT. OF FLOOR AREA
FOR OFFICE USES AND BANK USES - 4.0 SPACES/1000 SQ. FT. OF FLOOR AREA OR AS
REQUIRED BY ZONING ORDINANCE.

ALL PARKING AND DRIVES SHALL BE HARD SURFACED WITH CONCRETE OR ASPHALT.

16. THE APPLICANT SHALL GUARANTEE AT TIME OF PLATTING, THE CONSTRUCTION OF DECELERATION LANES ADJACENT TO 21ST STREET NORTH AND ROCK ROAD.

17. THE C.U.P. DOCUMENT IS GENERAL IN CHARACTER AND WILL REQUIRE SUBMISSION OF A DETAILED SITE PLAN AND A LANDSCAPE BUFFER PLAN FOR EACH PARCEL OR PORTION THEREOF. THIS SITE PLAN WILL REQUIRE ADMINISTRATIVE APPROVAL AT THE PLAN REVIEW STAGE PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE PLAN SHALL SHOW LAND USE RELATIONSHIPS, ACCESS POINTS AND OR CONTROL, SETBACK INTERIOR CIRCULATION, PARKING, SCREENING AND OTHER SIMILAR DESIGN CONSIDERATIONS WHICH MAY AFFECT ADJACENT PROPERTY OR THE GENERAL HEALTH AND WELFARE OF THE PUBLIC. THE PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR REVIEW AND APPROVAL AND IF PREPARED WITHIN THE GUIDELINES HEREIN CONTAINED SHALL NOT BE CONSIDERED AN AMENDMENT TO THE C.U.P. NOR SHALL IT REQUIRE ANOTHER PUBLIC HEARING.

THE FINAL CONFIGURATION OF BUILDING SHAPE AND PLACEMENT AND THE EXACT LAYOUT OF PRIVATE DRIVES AND PARKING AREAS MAY VARY FROM THAT INDICATED ON THE PLAN VIEW PROVIDING THE STRUCTURES STAY WITHIN ESTABLISHED SETBACK LINES.

NOTE: BUILDING ENVELOPES REPRESENT THE CURRENT SITE PLAN HOWEVER THE SETBACK LINES INDICATED REPRESENT THE REQUESTED SETBACKS ALLOWING FOR POSSIBLE FUTURE SITE PLAN VARIATIONS.

PARCEL DESCRIPTIONS

PARCEL 1:

PROPOSED USES: GENERAL OFFICE AND RETAIL SALES INCLUDING THE FOLLOWING: RESTAURANTS, BANKS, BARBER SHOPS, BUSINESS OR COMMERCIAL SCHOOLS, STUDIOS, CLOTHING SALES, PRIVATE CLUBS, HEALTH STUDIOS, BOUTIQUE SHOPS, HARDWARE, GIFT SHOPS, ANTIQUE SHOPS, BEAUTY PARLORS, SMALL PRINTING SHOPS, BAKERY SHOPS, FILLING STATION, CATERING ESTABLISHMENTS, LAUNDRY, DRY CLEANING, SHOE SHOPS, TAILORS, THEATERS, DRUG STORES, GROCERY STORES OR FLOWER SHOPS.

GROSS AREA - 3.1 ACRES
MAXIMUM BUILDING COVERAGE - 37,000 S.F.
MAXIMUM GROSS FLOOR AREA - 46,000 S.F.
FLOOR AREA RATIO - 0.365
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 4
PARKING - AS SET FORTH UNDER GENERAL PROVISION #15.
SETBACKS - AS SHOWN ON PLAN VIEW OR AS SET FORTH IN GENERAL PROVISION #3.

PARCEL 2:

PROPOSED USES: SAME AS PARCEL #1.

GROSS AREA - 1.5 ACRES
MAXIMUM BUILDING COVERAGE - 19,000 S.F.
MAXIMUM GROSS FLOOR AREA - 25,000 S.F.
FLOOR AREA RATIO - 0.387
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 3
PARKING - AS SET FORTH UNDER GENERAL PROVISION #15.
SETBACKS - AS SHOWN ON PLAN VIEW OR AS SET FORTH IN GENERAL PROVISION #3.

PARCEL 3:

PROPOSED USES: GENERAL OFFICE AND RETAIL SALES INCLUDING THE FOLLOWING: BANKS, BARBER SHOPS, STUDIOS, CLOTHING SALES, PRIVATE CLUBS, HEALTH STUDIOS, BOUTIQUE SHOPS, HARDWARE, GIFT SHOPS, ANTIQUE SHOPS, BEAUTY PARLORS, BAKERY SHOPS, FILLING STATIONS, LAUNDRY, DRY CLEANING, SHOE SHOPS, TAILORS, DRUG STORES, GROCERY STORES OR FLOWER SHOPS.

GROSS AREA - 0.55 ACRE
MAXIMUM BUILDING COVERAGE - 5,000 S.F.
MAXIMUM GROSS FLOOR AREA - 8,000 S.F.
FLOOR AREA RATIO - 0.39
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION #15.
SETBACKS - AS SHOWN ON PLAN VIEW OR AS SET FORTH IN GENERAL PROVISION #3.

PARCEL 4:

PROPOSED USES: SAME AS PARCEL #1.

GROSS AREA - 6.4 ACRES
MAXIMUM BUILDING COVERAGE - 80,000 S.F.
MAXIMUM GROSS FLOOR AREA - 105,000 S.F.
FLOOR AREA RATIO - 0.39
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 6
PARKING - AS SET FORTH UNDER GENERAL PROVISION #15.
SETBACKS - AS SHOWN ON PLAN VIEW AND OR AS SET FORTH IN GENERAL PROVISION #3.

PARCEL 5:

PROPOSED USES: GENERAL OFFICE USES INCLUDING: PROFESSIONAL OFFICES (MEDICAL, ATTORNEY, ENGINEER, ARCHITECT, ETC.). NO COMMERCIAL ACTIVITY EXCEPT FOR SALES OF SOFT DRINKS, NEWS MEDIA, TOBACCO, CANDIES, AND TOILETRIES (AS AN INCIDENTAL USE ASSOCIATED WITH THE OFFICE USE), RESIDENTIAL USES PERMITTED BUT LIMITED TO SINGLE FAMILY, DUPLEX, ZERO-LOT-LINE, 4-PLEX, AND TOWNHOUSE. (A SITE PLAN SHOWING NUMBER OF UNITS, DENSITY, ACCESS, BUILDING LOCATIONS, ETC. SHALL BE SUBMITTED TO PLANNING FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF ANY RESIDENTIAL BUILDING PERMITS.) THE RESIDENTIAL USES SHALL ONLY BE PERMITTED IF THE OFFICE USES DO NOT MATERIALIZE AND SHALL NOT BE ALLOWED TO MIX WITH OFFICE USES WITHIN THIS PARCEL.

GROSS AREA - 14.4 ACRES
MAXIMUM BUILDING COVERAGE - 140,000 S.F.
MAXIMUM GROSS FLOOR AREA - 155,000 S.F.
FLOOR AREA RATIO - 0.247
MAXIMUM BUILDING HEIGHT - 40'
PARKING - FOUR SPACES PER 1,000 S.F. FOR EVERYTHING EXCEPT UP TO 900 S.F. PER BUILDING FOR EXERCISE, SPA AND RELATED LOCKER FACILITIES LOCATED IN BASEMENTS.
SETBACKS - AS SHOWN ON PLAN VIEW AND OR AS SET FORTH IN GENERAL PROVISION #3.

PARCEL 6:

PROPOSED USES: APARTMENTS FOR RENT BY DAY, WEEK OR MONTH. RESIDENTIAL USES PERMITTED BUT LIMITED TO ZERO-LOT-LINE, FOUR-PLEX, TOWNHOUSE AND GARDEN APARTMENTS AND RELATED COMMUNITY FACILITIES. ALL OTHER B.B. USES ARE PROHIBITED. NO COMMERCIAL ACTIVITY SHALL BE ALLOWED EXCEPT FOR SALE OF SOFT DRINKS, NEWS MEDIA, TOBACCO, CANDIES AND TOILETRIES. ALL SUCH SALES TO BE WITHIN THE RENTAL OFFICE AREA FOR SUCH USE EXCEPT WHEN SOLD FROM A VENDING MACHIN

MAXIMUM NUMBER OF DWELLING UNITS - 260
GROSS PARCEL AREA - 9.2 ACRES
NET BUILDING AREA - 9.2 ACRES
DENSITY - 28.3 DU/ACRE
MINIMUM NET FLOOR AREA PER UNIT - 250 SQ. FT.
MAXIMUM BUILDING HEIGHT - 40'
MAXIMUM BUILDING COVERAGE - 30%
PARKING - ONE SPACE PER HOUSEKEEPING UNIT ON APARTMENTS FOR RENT BY DAY, WEEK OR MONTH. PARKING ON ALL OTHER USES TO BE IN ACCORDANCE WITH WICHITA ZONING ORDINANCE SECTION 28.04.140 OR AS FOLLOWS:

TOWNHOUSE ON 32' TO 58' R.O.W. (INCLUDES 2 SPACES INSIDE GARAGE) 4.0/DU
TOWNHOUSE ON PRIVATE STREETS 2.0/DU
ZERO-LOT-LINE (INCLUDES 2 SPACES INSIDE GARAGE) 4.0/DU

SETBACKS - AS SHOWN ON PLAN VIEW AND OR AS SET FORTH IN GENERAL PROVISION #3 OR AS FOLLOWS:

FRONT YARD: 20' ON PUBLIC STREETS
35' FROM CENTERLINE ON PRIVATE STREETS
REAR YARD: 20'
SIDE YARD: 6'

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT February 24, 1984

Robert B. Feldner, Superintendent of Central Inspection

TO Art D. Chambers, Senior Planner

FROM

SUBJECT

RE: DP-96 - TALLGRASS Residential C.U.P. Generally located between 21st and 29th Streets North and between Rock Road and Webb Road.

A copy of a proposed amendment to Parcel 8 in the above referenced C.U.P. is attached for your review. The amendment would allow garages to utilize a masonry wall located on or near the property line as a wall of the garage. The wall and garages would be located along Rock Road and along Greenbriar. Special condition for the wall and garages are listed on pages 4 and 5 of the general provisions.

The amendment is also suggesting that the street serving Parcels 9 and 10 might be a private street. Walls and garages would be permitted along this street.

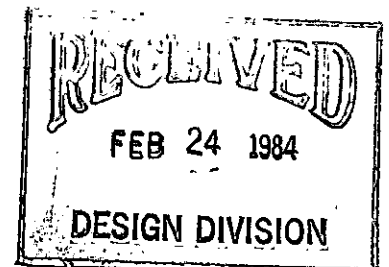
We would appreciate receiving any comments you might have regarding the proposed amendment by Friday, March 2, 1984. If you have any questions, please call.

Art D. Chambers
Art D. Chambers
Senior Planner

ADC:blw

cc: Mike Lindebak, City Engineer
Bill McKinley, Traffic Engineer

COPY



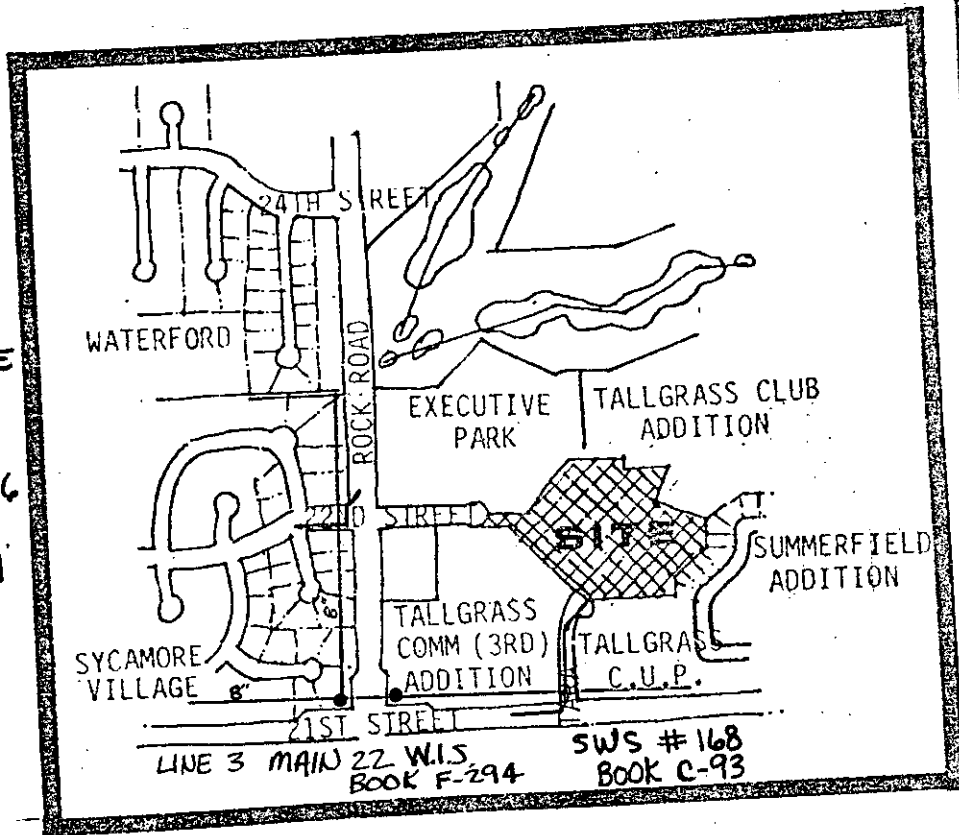
SUMMERFIELD

ADDITION

A.A. ZONING UNDER C.U.P.

⑥

JULY 7, 1983



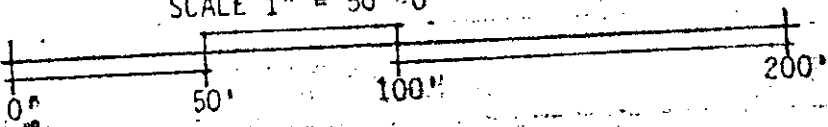
ID. SYCAMORE VILLAGE BOOK C-61

LAT. 7, MAIN 6 SS # 23 BOOK B-281

AREA MAP

NO SCALE

1' CONTOUR INTERVAL
SCALE 1" = 50'-0"



sheet title

project

GENERAL PROVISIONS
REVISED TALLGRASS COMMERCIAL C.U.P.

1. This development is proposed to contain 24.6 gross acres and 22.5 net acres. More or less. (Net acres are determined by subtracting internal public street areas from the gross acreage.)
2. The proposed development contains 7 parcels with uses ranging from light commercial to offices. See specific uses by parcel descriptions.
3. Setbacks are as indicated on plan view or as described in parcel descriptions or in general as follows:
 - 90' Setback on 21st Street North
 - 75' and 90' Setback on Rock Road (See plan view)
 - 35' and 85' Setback on 22nd Street North (See plan view)
 - 35' Setback on Tara Street
 - 20' Setback on Peppertree and Penstemon
4. All utilities shall be installed underground.
5. Signs as permitted by zoning district designating the name of the development shall be permitted in accordance with the provisions of Section 28.04.139 of the Code of the City of Wichita. Signs shall not exceed 35' in height, no rotating signs or flashing lights.

All signs relating to the specific uses contained within each parcel shall be permitted providing they follow appropriate city codes.
6. An owners association(s) agreement for all parcels providing for the maintenance of non-public open space, internal drives, parking areas, signs, logos; drainage improvements, etc. shall be filed with the plat of the area.
7. Open space as referred to in the Community Unit Plan refers to all land commonly held under condominium documents and related facilities located thereon and shall be maintained as described above by an owners association(s).
8. All drives and parking areas shall be privately owned and maintained by the owners association(s).
9. All drainage ways and drainage easements shall be determined at the time of platting. A lot grading plan will be prepared in conformance with the general drainage concept plan for review prior to the issuance of a building permit.
10. Final determination of street right-of-way and pavement widths on public streets shall be resolved at the time of platting.
11. The final configuration of building shape and placement and the exact layout of private drives and parking areas may vary from that indicated on the plan view providing the structures stay within established setback lines.
12. A. A five (5) to eight (8) foot solid or semi-solid wall shall be constructed of stone, masonry, architectural tile or other similar material (not including wood or woven wire) around all storage or service areas when across from residentially zoned areas.

B. A ten (10) foot planting strip consisting of a combination of grass, low shrubs and trees, shall be required along those property lines where across from residentially zoned areas where the wall is not constructed.

C. If the proposed structures are designed with a rear side then the 5 to 8 foot wall mentioned above shall be constructed accordingly and the 10 foot planting strip shall be waived.

D. A 5' masonry wall shall be constructed in the esm't. provided north of 22nd Street North and along the west property line of parcels 5 and 6. Limited landscaping shall also be allowed in the same esm't.

13. The shelter belt on the south shall remain intact except for approved points of ingress and egress and shall be maintained in good condition as determined by the Director of Planning and Superintendent of Central Inspection.

14. A. A landscape plan, prepared by a landscape architect, for the planting strip(s) indicating the location, type, and specifications of plant materials shall be submitted to the Planning Department for their review and approval prior to the issuance of any building permit(s) on the parcels involved. The landscape plan shall also depict proposed methods of providing water to the required plant materials.

B. Failure to properly maintain the ten (10) foot planting strip shall be considered a violation of the C.U.P. after a joint determination by the Director of Planning and Superintendent of Central Inspection that the plants aren't properly maintained. A financial guarantee for the plant materials and watering system approved for the landscape plan shall be required prior to the issuance of any occupancy permit if the required landscaping has not been planted.

15. The transfer of title on all or any portion of the land included in the C.U.P. does not constitute a termination of the plan or 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 and their lessees unless amended.

16. Parking shall be provided as follows:

- For commercial uses - 5.5 spaces/1000 sq. ft. of floor area
- For office uses - 4.0 spaces/1000 sq. ft. of floor area or as required by zoning ordinance

All parking and drives shall be hard surfaced with concrete or asphalt.

17. The applicant shall guarantee at time of platting, the construction of deceleration lanes adjacent to 21st Street North and Rock Road.

18. The C.U.P. document is general in character and will require submission of a detailed site plan and a landscape buffer plan for each parcel or portion thereof. This site plan will require administrative approval at the plan review stage prior to issuance of a building permit. The plan shall show land use relationships, access points and or control, setbacks, interior circulation, parking, screening and other similar design considerations which may affect adjacent property or the general health and welfare of the public. The plan shall be submitted to the Directors of Planning and Engineering for review and approval and if prepared within the guidelines herein contained shall not be considered an amendment to the C.U.P. nor shall it require another public hearing.

PARCEL DESCRIPTIONS

Parcel 1:

Proposed Uses: General office and retail sales including the following: restaurants, banks, barber shops, business or commercial schools, studios, clothing sales, private clubs, health studios, boutique shops, hardware, gift shops, antique shops, beauty parlors, small printing shops (5 employee maximum), bakery shop (5 employees maximum), catering establishments, laundry, dry cleaning, shoe shops, tailors, theaters, drug stores, grocery stores or flower shops.

Gross Area - 3.35 acres

Maximum Building Coverage - 40,000 s.f.

Maximum Gross Floor Area - 50,000 s.f.

Floor Area Ratio - 0.34

Maximum Building Height - 65'

Setbacks - As shown on plan view and or as set forth in general provision #3

Parking - As set forth under general provision #16

Parcel

Parcel 2:

Proposed Uses : General office and retail sales including the following: restaurants, banks, barber shops, business or commercial schools, studios, clothing sales, private clubs, health studios, boutique shops, hardware, gift shops, antique shops, beauty parlors, small printing shops (5 employees maximum), filling stations, catering establishments, laundry, dry cleaning, shoe shops, tailors, theaters, drug stores, grocery stores or flower shops.

Gross Area - 2.24 acres

Maximum Building Coverage - 30,000 s.f.

Maximum Gross Floor Area - 35,000 s.f.

Floor Area Ratio - 0.36

Maximum Building Height - 65'

Setbacks - As shown on plan view and or as set forth in general provision #3

Parking - As set forth under general provisions #16

Parcel 3:

Proposed Uses: All general office uses including office supplies, professional offices (medical, attorney, engineer, architect, etc.). No commercial activity except for sales of soft drinks, news media, tobacco, candies and toiletries.

Gross Area - 5.83 acres

Maximum Building Coverage - 69,000 s.f.

Maximum Gross Floor Area - 91,000 s.f.

Floor Area Ratio - 0.36

Maximum Building Height - 65'

Setbacks - As shown on plan view and or as set forth in general provision #3

Parking - As set forth under general provision #16

Parcel 4:

Proposed Uses: Sames as in parcel #2.

Gross Area - 0.76 acre

Maximum Building Coverage - 6,000 s.f.

Maximum Gross Floor Area - 9,000 s.f.

Floor Area Ratio - 0.27

Maximum Building Height - 65'

Setbacks - As shown on plan view and or as set forth in general provision #3

Parking - As set forth under general provision #16

Parcel 5:

Proposed Uses: General office uses including office supplies, professional offices (medical, attorney, engineer, architect, etc.). No commercial activity except for sales of soft drinks, news media, tobacco, candies and toiletries. Residential uses permitted but limited to single family, duplex, zero-lot line, 4-plex and townhouse. The residential uses shall only be permitted if the office uses do not materialize and shall not be allowed to mix with office uses within this parcel.

Gross Area - 2.66 acres

Maximum Building Coverage - 20,250 s.f.

Maximum Gross Floor Area - 28,950 s.f.

Floor Area Ratio - 0.25

Maximum Building Height - 35'

Setbacks - As shown on plan view and or as set forth in general provision #3

Parking - As set forth under general provision #16

Parcel 6:

Proposed Uses: Sames as in parcel #5.

Gross Area - 3.77 acres

Maximum Building Coverage - 38,000 s.f.

Maximum Gross Floor Area - 41,055 s.f.

Floor Area Ratio - 0.25

Maximum Building Height - 35'

Setbacks - As shown on plan view and or as set forth in general provision #3

Parking - As set forth under general provision #16

Parcel 7:

Proposed Uses: Same as in parcel #5.

Gross Area - 4.59 acres

Maximum Building Coverage - 62,750 s.f.

Maximum Gross Floor Area - 70,000 s.f.

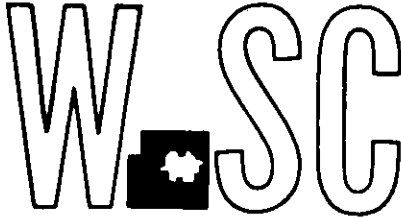
Floor Area Ratio - 0.35

Maximum Building Height - 35'

Setbacks - As shown on plan view and or as set forth in general provision #3

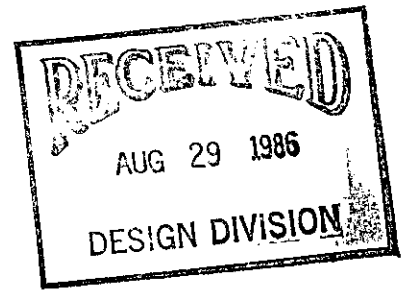
Parking - As set forth under general provision #16

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561



August 27, 1986

Bill G. Yung
Bill G. Yung Design
4912 East 29th Street North
Suite One
Wichita, Kansas 67220

RE: Tallgrass II Community Unit Plan located east of Webb Road in an area north of 21st Street North.

Dear Bill:

We have received and reviewed the development plan for the above-referenced C.U.P. and our comments are as follows:

- (1) What are you proposing for the future development of the land between the proposed Northeast Expressway right-of-way and this C.U.P.? We are concerned that this irregular-shaped property will not have adequate access to major streets and will not be wide enough in certain places for good circulation. If possible, we would like to see your site plan proposals for development in this area and discuss this matter further with you and your client.
- (2) General Provision #9 speaks of the hydrology study and proposed drainage facilities for this property that will be submitted, if necessary, at the time of platting. Provisions should also be included in this comment that the ownership and maintenance of the drainage facilities will be determined at the time of platting.
- (3) The General Provision for off-street parking should include "1.5 spaces per dwelling unit for apartments; 2 spaces per dwelling unit for all other uses". Also, the correct section number is 28.04.140 and the "Note" should be omitted as it is not necessary.
- (4) In General Provision #16A, the clause "and accessory structures" should be added after "dwelling unit".
- (5) Reference to Section 28.04.182 should be made in General Provision #19 in regards to limitations for the proposed swim club.

This C.U.P. could be scheduled for public hearing by the MAPC on October 2, 1986, after we have discussed these comments/questions with

C
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Bill G. Yung
August 27, 1986
Page 2

you and your client and after 14 copies of the C.U.P. are submitted by September 3, 1986. We look forward to conferring with you, and if you have any questions, please call.

Sincerely,



Jack H. Galbraith
Chief Planner

JHG/BRB:blw

cc: Michael E. Lindebak, City Engineer and Interim Planning Director
Terrence T. Smythe, Slawson Investment Corp., 8100 E. 22nd Street
North, Bldg. #1900, Wichita, KS. 67226

for 2/27
9 AM mtg

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

February 24, 1987

TO: Marvin Krout, Director of Planning
Bill McKinley, Traffic Engineer
X Mike Lindebak, City Engineer
Monty Robson, Superintendent of Central Inspection

FROM: Barbara R. Harris, Senior Planner, Current Plans Division

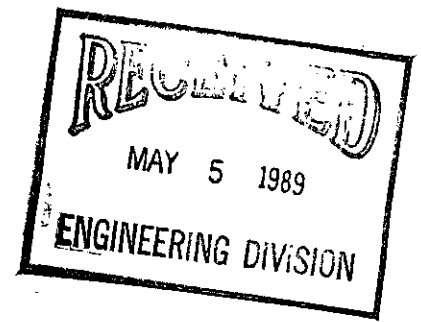
SUBJECT: DP-92, Amendment #6 - Tallgrass Commercial and Office Park
Community Unit Plan Proposal. Generally located on the north-
east corner of Rock Road and 21st Street North.

Attached, for your review and comments, is a copy of the proposed development plan amendment for the above-referenced property. The applicant, submitted this amendment in order to request the following changes: (1) Change the complete access controls from Rock Road and 21st Street North to Parcels 1 and 2; (2) Decrease the building setbacks in Parcels 1, 2 & 4D; and (3) Include an additional land use in Parcel 1 - Car Wash with BZA approval. The requested changes are "marked" in red on copies of the enclosed C.U.P.

We will discuss this amendment at the Development Review Meeting on Thursday, February 27, 1987. I would appreciate any comments you might have, and if you have any questions, please call me at 268-4421. Thank you.

BRH:blw
Attachment





WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

TO: Marvin Krout, Director of Planning
Walt Campbell, Deputy Chief of Operations
Bill McKinley, Traffic Engineer
Mike Lindebak, City Engineer ✓

FROM: Robert L. Young, Principal Planner *R.L.Y.*

RE: DP-92 (Amendment No. 7) - proposed amendment to the Tallgrass commercial and Office Park C.U.P. located on the northeast corner of 21st and Rock Road.

Attached for your review and comments is a copy of the proposed development plan amendment for the above-referenced property. The applicant proposes to amend the existing CUP by adding 7.76 acres of property from the adjoining residential CUP (Tallgrass Residential - DP-96) to Parcel No. 6 of the Tallgrass Commercial C.U.P., changing the zoning of the additional area from "AA" to "BB" to match the "BB" zoning now existing on Parcel NO. 6 of the commercial C.U.P. and reconfiguring the boundaries of Parcel No. 6 to create a Parcel No. 7 that contains the existing Tallgrass Residence Inn development. The uses proposed to be permitted in the reconfigured Parcel No. 6 are limited to those permitted in the "BB" Office zoning district. Parcel No. 6 had previously been limited to apartments for rent by day, week or month and other residential uses. The reconfigured Parcel 6 is proposed to be limited to a maximum of 12 buildings with not more than 220,000 square feet of gross floor area.

I would appreciate your comments regarding this amendment proposal as soon as possible so it can be scheduled for MAPC review. Thank you.

BRH:blw:ksk
Attachments

TALLGRASS COMMERCIAL & OFFICE PARK C.U.P. AMENDMENT NO. 2 DP-92
GENERAL PROVISIONS
10-28-87 11-23-87 7-15-88 5-2-89 5-3-89

1. THIS DEVELOPMENT IS PROPOSED TO CONTAIN 42.73 NET ACRES MORE OR LESS.
2. THE PROPOSED DEVELOPMENT CONTAINS 7 PARCELS WITH LIGHT COMMERCIAL AND OFFICE USES. SEE SPECIFIC USES BY PARCEL DESCRIPTIONS.
3. SETBACKS:
 - A. SOUTH YARD SETBACK ON PARCEL NO. 3 SHALL BE 30' NORTH OF SOUTH PARCEL LINE, HOWEVER, IT SHALL ALLOW ROOF OVERHANG AS SHOWN ON PLAN VIEW. ALL OTHER YARD SETBACK LINES ARE AS SHOWN ON PLAN VIEW OR AS DEFINED UNDER PARCEL DESCRIPTIONS BELOW. IN THE EVENT THAT CONTIGUOUS PARCELS ARE DEVELOPED UNDER THE SAME OWNERSHIP, SETBACKS BETWEEN THOSE PARCELS WILL NOT BE REQUIRED.
 - B. SETBACK LINES IN PARCELS 6 AND 7 ARE AS SHOWN ON PLAN. SETBACKS IN THESE TWO PARCELS SHALL ALLOW BOTH ROOF AND FIREPLACE OVERHANG AS APPLICABLE.
4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. SIGNS AS PERMITTED BY ZONING DISTRICT DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA. SIGNS SHALL NOT EXCEED 35' IN HEIGHT NOR SHALL THERE BE ANY ROTATING OR FLASHING LIGHTS PERMITTED. SIGNS FOR PARCELS 1A, 1B, 1C AND 2 SHALL BE NO TALLER THAN 18' AND SHALL BE MONUMENT TYPE SIGNS. ALL SIGNS RELATING TO THE SPECIFIC USES CONTAINED WITHIN EACH PARCEL SHALL BE PERMITTED PROVIDING THEY FOLLOW APPROPRIATE CITY CODES. NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED (EXCEPTION: SEE G.P.#22, PARCEL 7).
6. AN OWNERS ASSOCIATION(S) AGREEMENT FOR ALL PARCELS PROVIDING FOR THE MAINTENANCE OF NON-PUBLIC OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC. SHALL BE FILED WITH THE PLAT OF THE AREA.
7. OPEN SPACE AS REFERRED TO IN THE COMMUNITY UNIT PLAN REFERS TO ALL LAND COMMONLY HELD UNDER OFFICE SPACE/COMMERCIAL UNIT DOCUMENTS AND RELATED FACILITIES LOCATED THEREON AND SHALL BE MAINTAINED AS DESCRIBED ABOVE BY AN OWNERS ASSOCIATION(S).
8. ALL DRIVES AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION(S).

9. ALL DRAINAGE WAYS AND DRAINAGE EASEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING. A LOT GRADING PLAN WILL BE PREPARED IN CONFORMANCE WITH THE GENERAL DRAINAGE CONCEPT PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
10. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS ON PUBLIC STREETS SHALL BE RESOLVED AT THE TIME OF PLATTING.
11. A. A FIVE (5) TO EIGHT (8) FOOT SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE) AROUND ALL STORAGE OR SERVICE AREAS WHEN ACROSS FROM RESIDENTIALLY ZONED AREAS, PROVIDING THE PROPOSED STRUCTURE IS DESIGNED WITH ALL FOUR EXTERIOR SURFACES HAVING EQUAL DESIGN CONSIDERATION AND THAT THERE IS NO APPARENT BACK OF BUILDING.
- B. A TEN (10) FOOT PLANTING STRIP CONSISTING OF A COMBINATION OF GRASS, LOW SHRUBS AND TREES, SHALL BE REQUIRED ALONG THOSE PROPERTY LINES WHERE ACROSS FROM RESIDENTIALLY ZONED AREAS WHERE THE WALL IS NOT CONSTRUCTED AS PER 11A ABOVE, UNLESS OTHERWISE NOTED IN 11E BELOW.
- C. IF THE PROPOSED STRUCTURES ARE DESIGNED WITH A REAR SIDE, THEN THE FIVE (5) TO EIGHT (8) FOOT WALL MENTIONED ABOVE SHALL BE CONSTRUCTED ACCORDINGLY AND THE TEN (10) FOOT PLANTING STRIP SHALL BE WAIVED.
- D. A FIVE (5) FOOT MASONRY AND OR WROUGHT IRON WALL SHALL BE CONSTRUCTED IN THE TEN (10) FOOT LANDSCAPE BUFFER PROVIDED NORTH OF 22ND STREET NORTH AND ALONG THE WEST PROPERTY LINE OF PARCEL NO. 5. LIMITED LANDSCAPING SHALL ALSO BE PROVIDED.
- E. THE WALL REQUIREMENT IS WAIVED ALONG THE NORTH SIDES OF PARCELS 5, 6, AND 7 DUE TO RELATED GOLF COURSE AND CLUBHOUSE USES THEY ABUT. THE WALL REQUIREMENT IS WAIVED ALONG THE EAST PROPERTY LINES OF PARCELS 6 AND 7 DUE TO THE RESIDENTIAL CHARACTER OF THE PROPOSED USES. A 10' LANDSCAPE BUFFER AS PER G.P. NO.13 BELOW SHALL BE REQUIRED IN LIEU OF A MASONRY WALL ALONG THE EAST PROPERTY LINE OF PARCEL 6.
- F. A 10' LANDSCAPE BUFFER AS DESCRIBED IN G.P. NO. 13 BELOW SHALL BE CONSTRUCTED ALONG THE EAST BOUNDARY LINE OF PARCEL 5 WHERE ADJACENT TO PARCEL 6.
- G. A FIVE (5) TO EIGHT (8) FOOT SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE) ALONG THE NORTH LINE OF PARCEL 4-A, THE NORTH, NORTHEAST AND THE EAST LINES OF PARCEL 4-B, AND THE EAST LINE OF PARCEL 4-C.
- H. NO MASONRY WALL MAY BE CONSTRUCTED WITHOUT A BUILDING PERMIT. ADDITIONALLY:

1. COLUMN FOOTINGS IN LIEU OF SPREAD FOOTINGS, (AS APPROVED BY AN ARCHITECT OR ENGINEER) MAY BE USED TO CROSS A UTILITY ESM'T.
2. ANY WALL CROSSING A UTILITY ESM'T. SHALL BE APPROVED BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION.
12. THE SHELTER BELT ALONG 21ST STREET NORTH IN PARCEL 4-D SHALL REMAIN INTACT EXCEPT FOR APPROVED POINTS OF INGRESS AND EGRESS AND SHALL BE MAINTAINED IN GOOD CONDITION AS DETERMINED BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION.
13. A. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT FOR PLANTING BUFFERS INDICATING THE LOCATION, TYPE AND SPECIFICATIONS OF PLANT MATERIALS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S) ON THE PARCEL INVOLVED. THE LANDSCAPE PLAN SHALL ALSO DEPICT PROPOSED METHODS OF PROVIDING WATER TO THE REQUIRED PLANT MATERIALS.
B. FAILURE TO PROPERLY MAINTAIN ANY PLANTING BUFFER SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION THAT THE PLANTS ARE NOT PROPERLY MAINTAINED. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS AND WATERING SYSTEM(S) APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
14. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR THIS DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
15. A. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET SEQ OF THE CITY CODE FOR PARCELS 1-A THROUGH 4-D. FOR PARCEL 5,6, AND 7 SEE PARCEL DESCRIPTIONS.
B. PARKING REQUIREMENTS FOR PARCELS 4-A, 4-B AND 4-C MAY BE SATISFIED BY EITHER ON-SITE PARKING OR BY PARKING ON ADJACENT PARCELS. IF PARKING IS TO BE PROVIDED ON ADJACENT PARCELS, A SITE PLAN AND PARKING LAYOUT OF ALL PARCELS INVOLVED AND THE SHARED PARKING SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS. THE AMOUNT OF FLOOR AREA PERMITTED IN PARCELS 4-A, 4-B AND 4-C IS DEPENDENT UPON ADEQUATE PARKING BEING PROVIDED.

16. THE C.U.P. DOCUMENT IS GENERAL IN CHARACTER AND WILL REQUIRE SUBMISSION OF A DETAILED SITE PLAN AND A LANDSCAPE BUFFER PLAN FOR EACH PARCEL OR PORTION THEREOF. THIS SITE PLAN WILL REQUIRE ADMINISTRATIVE APPROVAL AT THE PLAN REVIEW STAGE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT(S). THE PLAN SHALL SHOW LAND USE RELATIONSHIPS, ACCESS POINTS AND OR CONTROL, SETBACKS, INTERIOR CIRCULATION, PARKING, SCREENING AND OTHER SIMILAR DESIGN CONSIDERATIONS WHICH MAY AFFECT ADJACENT PROPERTY OR THE GENERAL HEALTH AND WELFARE OF THE PUBLIC. THE PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR REVIEW AND APPROVAL AND IF PREPARED WITHIN THE GUIDELINES, HEREIN CONTAINED, SHALL NOT BE CONSIDERED AN AMENDMENT TO THE C.U.P. NOR SHALL IT REQUIRE ANOTHER PUBLIC HEARING.

NOTE: THE PROPOSED BUILDING LOCATIONS REPRESENT THE CURRENT SITE PLAN. HOWEVER, THE FINAL CONFIGURATION OF BUILDING PLACEMENT AND THE LAYOUT OF PRIVATE DRIVES AND PARKING AREAS MAY VARY FROM THAT INDICATED ON THE PLAN VIEW PROVIDING THE STRUCTURES STAY WITHIN ESTABLISHED SETBACKS AND HEIGHT LIMITATION BOUNDARIES.

17. ACCESS CONTROL: SEE PLAN
18. RIGHT TURN ONLY ACCESS POINTS INTO PARCELS 1A,1B, AND 1C ARE ILLUSTRATED ON THE PLAN AND SHALL BE CONSTRUCTED WITHIN THE PERMITTED OPENINGS IN THE LABELED ACCESS CONTROL. THERE SHALL BE NO MODIFICATIONS TO EXISTING MEDIANS PERMITTING LEFT TURN MOVEMENTS INTO THESE APPROVED OPENINGS.
19. AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE THE CONSTRUCTION OF DECELERATION LANES ALONG 21ST STREET NORTH, AND LEFT TURN LANES SERVING 21ST ST. COURT AND TARA AS APPROVED BY TRAFFIC ENGINEERING.
20. ROOF OVERHANG AREA IS NOT TO BE USED IN CALCULATING BUILDING COVERAGE.
21. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO HIDE THEM FROM GROUND VIEW.
22. PARCEL DESCRIPTIONS:

PARCEL 1-A:

PROPOSED USES: GENERAL OFFICE AND RETAIL SALES INCLUDING THE FOLLOWING: RESTAURANTS, BANKS, BARBER SHOPS, BUSINESS OR COMMERCIAL SCHOOLS, STUDIOS, CLOTHING SALES, PRIVATE CLUBS, HEALTH STUDIOS, BOUTIQUE SHOPS, HARDWARE, GIFT SHOPS, CATERING ESTABLISHMENTS, LAUNDRY, DRY CLEANING, SHOE SHOPS, TAILORS, THEATERS, DRUG STORES, GROCERY STORES, FLOWER SHOPS, OR SERVICE STATIONS WITH ACCESSORY ENCLOSED, SINGLE BAY, AUTOMATIC CAR WASH WITH REQUIRED BZA APPROVAL.

GROSS AREA - .62 ACRES (26,901.88 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 8,070.56 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 9,250 SQ. FT.
FLOOR AREA RATIO - .343
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 1 (PLUS ACCESSORY AUTOMATIC CAR
WASH BUILDING)
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 15
SETBACKS - AS SHOWN ON PLAN VIEW

PARCEL 1-B:

PROPOSED USES: SAME AS 1-A.

GROSS AREA - .58 ACRES (25,203.13 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 7,561 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 8,670 SQ. FT.
FLOOR AREA RATIO - .344
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 1 (PLUS ACCESSORY AUTOMATIC CAR
WASH BUILDING)
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 15
SETBACKS - AS SHOWN ON PLAN VIEW

PARCEL 1-C:

PROPOSED USES: SAME AS PARCEL 1-A.

GROSS AREA - 1.12 ACRES (48,713.81 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 14,614 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 16,700 SQ. FT.
FLOOR AREA RATIO - .343
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 15
SETBACKS - AS SHOWN ON PLAN VIEW

PARCEL 2:

PROPOSED USES: SAME AS PARCEL NUMBER 1-A.

GROSS AREA - 0.48 ACRE
MAXIMUM BUILDING COVERAGE - 4,200 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 7,750 SQ. FT.
FLOOR AREA RATIO - 0.370
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 15
SETBACKS - AS SHOWN ON PLAN VIEW

PARCEL 3:

PROPOSED USES: GENERAL OFFICE AND RETAIL SALES INCLUDING THE FOLLOWING: BANKS, BARBER SHOPS, STUDIOS, CLOTHING SALES, PRIVATE CLUBS, HEALTH STUDIOS, BOUTIQUE SHOPS, HARDWARE, GIFT SHOPS, ANTIQUE SHOPS, BEAUTY PARLORS, BAKER SHOPS, FILLING STATIONS, LAUNDRY, DRY CLEANING, SHOE SHOPS, TAILORS, DRUG STORES, GROCERY STORES OR FLOWER SHOPS.

GROSS AREA - 0.55 ACRE
MAXIMUM BUILDING COVERAGE - 2,570 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 2,570 SQ. FT.
FLOOR AREA RATIO - 0.107
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 15
SETBACKS - AS SHOWN ON PLAN VIEW

PARCEL 4-A:

PROPOSED USES: SAME AS PARCEL NO. 1-A EXCEPT THAT SERVICE STATIONS, THEATERS, AND GROCERY STORES ARE NOT PERMITTED.

GROSS AREA - 1.26 ACRES
MAXIMUM BUILDING COVERAGE - 21,000 SQ. FT. (IF ADEQUATE PARKING CAN BE PROVIDED), SEE GENERAL PROVISION NUMBER 15
MAXIMUM GROSS FLOOR AREA - 21,000 SQ. FT. (IF ADEQUATE PARKING CAN BE PROVIDED), SEE GENERAL PROVISION NUMBER 15
FLOOR AREA RATIO - 0.383
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 2
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 15
SETBACKS - AS SHOWN ON PLAN VIEW

PARCEL 4-B:

PROPOSED USES: SAME AS PARCEL NO. 1-A, EXCEPT SERVICE STATIONS ARE NOT PERMITTED.

GROSS AREA - 5.62 ACRES
MAXIMUM BUILDING COVERAGE - 59,600 SQ. FT. (IF ADEQUATE PARKING CAN BE PROVIDED), SEE GENERAL PROVISION NUMBER 15
MAXIMUM GROSS FLOOR AREA - 59,600 SQ. FT. (IF ADEQUATE PARKING CAN BE PROVIDED), SEE GENERAL PROVISION NUMBER 15
FLOOR AREA RATIO - 0.235
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 15
SETBACK - AS SHOWN ON PLAN VIEW

PARCEL 4-C:

PROPOSED USES: SAME AS PARCEL 4-A.

GROSS AREA - 0.59 ACRES
MAXIMUM BUILDING COVERAGE - 13,000 SQ. FT. (IF ADEQUATE PARKING
CAN BE PROVIDED), SEE GENERAL PROVISION NUMBER 15
MAXIMUM GROSS FLOOR AREA - 13,000 SQ. FT. (IF ADEQUATE PARKING
CAN BE PROVIDED), SEE GENERAL PROVISION NUMBER 15
FLOOR AREA RATIO - 0.510
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 15
SETBACKS - AS SHOWN ON PLAN VIEW

PARCEL 4-D:

PROPOSED USES: SAME AS PARCELS 4-A.

GROSS AREA - 1.45 ACRES
MAXIMUM BUILDING COVERAGE - 7,875 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 15,750 SQ. FT.
FLOOR AREA RATIO - 0.249
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 2
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 15
SETBACKS - AS SHOWN ON PLAN VIEW

PARCEL 5:

PROPOSED USES: GENERAL OFFICE USES INCLUDING: PROFESSIONAL
OFFICES (MEDICAL, ATTORNEY, ENGINEER, ARCHITECT, ETC.). NO
COMMERCIAL ACTIVITY EXCEPT FOR SALES OF SOFT DRINKS, NEWS MEDIA,
TOBACCO, CANDIES AND TOILETRIES (AS AN INCIDENTAL USE ASSOCIATED
WITH THE OFFICE USE). RESIDENTIAL USES PERMITTED BUT LIMITED TO
SINGLE FAMILY, DUPLEX, ZERO LOT LINE, 4-PLEX AND TOWN-HOUSE. (A
SITE PLAN SHOWING NUMBER OF UNITS, DENSITY, ACCESS, BUILDING
LOCATIONS, ETC. SHALL BE SUBMITTED TO PLANNING FOR REVIEW AND
APPROVAL PRIOR TO ISSUANCE OF ANY RESIDENTIAL BUILDING PERMITS.)
RESIDENTIAL USES SHALL ONLY BE PERMITTED IF THE OFFICE USES DO
NOT MATERIALIZE AND SHALL NOT BE ALLOWED TO MIX WITH OFFICE USES
WITHIN THIS PARCEL.

GROSS AREA - 14.4 ACRES
MAXIMUM BUILDING COVERAGE - 140,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 155,000 SQ. FT.
FLOOR AREA RATIO - 0.247
MAXIMUM BUILDING HEIGHT - 40'
PARKING - FOUR SPACES PER 1,000 SQ. FT. OF BUILDING SPACE EXCLUDING
A MAXIMUM OF 900 SQ. FT. PER BUILDING FOR EXERCISE, SPA AND RELATED
FACILITIES LOCATED IN BASEMENTS.
SETBACKS - AS SHOWN ON PLAN VIEW

PARCEL 6:

PROPOSED USES: ALL USES IN B.B. OFFICE ZONING INCLUDING: PROFESSIONAL OFFICES (MEDICAL, ATTORNEY, ENGINEER, ARCHITECT, ETC.), NO COMMERCIAL ACTIVITY EXCEPT FOR SALES OF SOFT DRINKS, NEWS MEDIA, TOBACCO, CANDIES, TOILETRIES (AS AN INCIDENTAL USE ASSOCIATED WITH THE OFFICE USE). ADDITIONAL USES PERMITTED: MEDICAL AND DENTAL LABS SHALL BE PERMITTED AND LIMITED FOOD SERVICE FACILITIES IN BUILDINGS 30,000 SQ. FT. OR LARGER PROVIDING IT IS FOR THE CONVENIENCE OF BUILDING EMPLOYEES ONLY.

GROSS AREA - 12.85 ACRES (559,703.21 SQ. FT.)

MAXIMUM BUILDING COVERAGE - 167,911 SQ. FT. (30% MAXIMUM)

MAXIMUM GROSS FLOOR AREA - 220,000 SQ. FT.*

FLOOR AREA RATIO - 0.393

MAXIMUM BUILDING HEIGHT -NO STRUCTURE WITHIN 120' OF THE EAST C.U.P. BOUNDARY LINE, WHERE ADJACENT TO SUMMERFIELD ADDITION, MAY EXCEED ONE (1) STORY IN HEIGHT. THREE (3) STORY STRUCTURES (MAXIMUM OF 50' IN HEIGHT) ARE ALLOWED ONLY IN THE AREA AS SHOWN ON THE PLAN (SEE PLAN, PARCEL 6). ALL OTHER STRUCTURES SHALL NOT EXCEED 35' IN HEIGHT.

MAXIMUM NUMBER OF BUILDINGS - 12

PARKING - 4 SPACES PER 1,000 SQ. FT.*

SETBACKS - SEE PLAN

*NOTE: INDOOR PARKING IS PERMITTED TO OCCUR BENEATH EACH BUILDING AS EITHER A BASEMENT OR FIRST FLOOR PARKING LOT. THE PARKING AREA WITHIN ANY BUILDING IN PARCEL 6 SHALL NOT BE USED IN AREA CALCULATIONS FOR THE MAXIMUM GROSS FLOOR AREA NOR THE FLOOR AREA RATIO.

PARCEL 7:

PROPOSED USES: FOR RENT BY DAY, WEEK OR MONTH, ALL OTHER BB USES ARE PROHIBITED. NO COMMERCIAL ACTIVITY SHALL BE ALLOWED EXCEPT FOR THE SALE OF GOODS AND SERVICES WHICH DIRECTLY SUPPORT AND ARE LIMITED TO THE SERVICE OF HOTEL GUESTS INCLUDING THE VENDING OF FOOD AND BEVERAGES, NEWS MEDIA, TOBACCO, CANDIES AND TOILETRIES. ALL SUCH SALES ARE TO BE WITHIN THE RENTAL OFFICE AREA FOR SUCH USE EXCEPT THAT THE SALE OF SIMILAR ITEMS MAY BE SOLD THROUGH THE USE OF VENDING MACHINES AT DEFINED LOCATIONS WITHIN EACH BUILDING. ADDITIONALLY, CLUBHOUSE AND RECREATIONAL FACILITIES MAY BE CONSTRUCTED IN THIS PARCEL AFTER BEING SUBMITTED TO THE M.A.P.D. FOR REVIEW AND APPROVAL.

GROSS AREA - 2.70 ACRES (117,828.38 SQ. FT.)
MAXIMUM NUMBER OF DWELLING UNITS - 100
DENSITY - 37 D.U./ACRE
MINIMUM NET FLOOR AREA PER UNIT - 580 SQ. FT.
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM BUILDING COVERAGE - 35,349 SQ. FT. (30% MAXIMUM)
PARKING - 1 SPACE PER HOUSEKEEPING UNIT ON APARTMENTS FOR RENT
BY DAY, WEEK OR MONTH.
SETBACKS -SEE PLAN

SIGNAGE EXCEPTION: (SEE GENERAL PROVISION NO. 5) TWO (2) MONUMENT
TYPE SIGNS 20' IN HEIGHT SHALL BE ALLOWED FOR ADVERTISING.
ONE SIGN SHALL BE LOCATED IN THE RAISED MEDIAN KNOWN AS
TALLGRASS COMMERCIAL FIRST ADDITION RESERVE "A" IN 22ND
STREET EAST OF ROCK ROAD. ONE SIGN SHALL BE LOCATED IN THE
LANDSCAPE AREA DIRECTLY EAST OF TARA AND DIRECTLY NORTH
OF 21ST STREET NORTH. BOTH SIGNS SHALL CONFORM TO
APPROPRIATE CITY CODES AS MENTIONED IN GENERAL PROVISION
NO. 5.

Ritchie Associates Inc.



August 9, 1989

Mr. Michael E. Lindebak, P.E.,
City Engineer
CITY OF WICHITA
7th Floor -- City Hall
455 N. Main
Wichita, KS 67202

Re: Tallgrass East 3rd Addition
Design Engineering Services

Dear Mr. Lindebak,

The preliminary plat of Tallgrass East Third was approved by the Sub-Division Committee of the Planning Commission on June 15, 1989. It is very important that we expedite the development schedule for the public improvements. Please prepare a three-party agreement utilizing Professional Engineering Consultants, P.A., for the necessary design engineering services. PEC is providing the engineering services in connection with the plat.

If additional information is desired, please contact me.

Yours very truly,

Ritchie Associates, Inc.

By:



Jack Ritchie, C.E.O.

JR/dw

cc: R.D. Pletcher, P.E., PEC