



GENERAL PROVISIONS

- TOTAL NET LAND AREA
 - PARCEL 1 627,920 SQ. FT. OR 14.42 ACRES
 - PARCEL 2 647,417 SQ. FT. OR 14.86 ACRES
 - PARCEL 3 47,417 SQ. FT. OR 1.09 ACRES
 - PARCEL 4 109,170 SQ. FT. OR 2.48 ACRES
 - TOTAL 1,430,924 SQ. FT. OR 32.85 ACRES
- TOTAL GROSS FLOOR AREA
 - PARCEL 1 FLOOR AREA RATIO 188,376 SQ. FT. 30 PER CENT
 - PARCEL 2 FLOOR AREA RATIO 194,225 SQ. FT. 30 PER CENT
 - PARCEL 3 FLOOR AREA RATIO 52,809 SQ. FT. 111.3 PER CENT
 - PARCEL 4 FLOOR AREA RATIO 48,676 SQ. FT. 45 PER CENT
- SIGNS AS PERMITTED BY SECTIONS 20.04.139 AND 20.04.190 OF CITY CODE, EXCEPT THAT NO BILLBOARDS OR PORTABLE SIGNS SHALL BE PERMITTED IN ANY PARCEL.
- A PLANTING STRIP NO LESS THAN 20 FEET IN WIDTH IS REQUIRED ALONG THE NORTH LINE OF PARCEL 1 AND 2, AND A PLANTING STRIP NO LESS THAN 10 FEET IN WIDTH IS REQUIRED ALONG THE EAST LINE OF PARCEL 1 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 PARCEL 1 OR 2. 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.
- 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 LEVY OF THE 20 FOOT PLANTING STRIP AS SET FORTH IN GENERAL PROVISION 4. SUCH WALL SHALL BE REDUCED TO 3 FEET IN HEIGHT WITHIN 30 FEET OF DUGAN ROAD 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.
- WALLS WILL NOT BE PERMITTED TO BE CONSTRUCTED IN ANY UTILITY EASEMENTS.
- ALL LIGHTS SHALL BE DIRECTED SO AS NOT TO SHINE DIRECTLY TOWARDS THE RESIDENTIALLY ZONED PROPERTIES TO THE NORTH AND EAST.
- TRASH RECEPTACLES SHALL BE SCREENED UP TO A REASONABLE HEIGHT IN ORDER TO PREVENT VISIBILITY FROM GROUND VIEW.
- A FIRE LANE, HARD SURFACED, CONSTRUCTED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES, TWENTY (20) FEET MINIMUM IN WIDTH SHALL BE PROVIDED TO WITHIN ONE HUNDRED FIFTY (150) FEET OF ALL BUILDINGS HEREAFTER CONSTRUCTED. SAID FIRE LANE WHEN CONSTRUCTED OF ASPHALT MATERIALS SHALL BE A MINIMUM THREE AND ONE HALF (3 1/2) INCH ASPHALT BASE WITH ONE AND ONE HALF (1 1/2) INCH ASPHALT SURFACE CAP. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANE, ALTHOUGH IT MAY BE USED FOR PASSENGER LOADING AND UNLOADING. PRIOR TO FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE SHALL APPROVE THE PLAN AS TO LOCATION AND DESIGN OF THE FIRE LANE.
- UTILITIES SHALL BE INSTALLED UNDERGROUND ON ALL PARCELS.
- A DRAINAGE PLAN AND GUARANTEES FOR DRAINAGE IMPROVEMENTS SHALL BE PROVIDED AT THE TIME OF REPLATING IF NECESSARY.
- A SITE TRAFFIC CIRCULATION PLAN SHALL BE SUBMITTED TO THE M.A.P.D. DIRECTOR FOR APPROVAL PRIOR TO ANY BUILDING PLANS BEING APPROVED.
- THE TRANSFER OF TITLE OF ALL OR ANY PORTION OF LAND INCLUDED WITHIN THE COMMUNITY UNIT PLAN (OR ANY AMENDMENTS THEREOF) 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.
- STREET RIGHT-OF-WAY AND GUARANTEES FOR ROAD IMPROVEMENTS SHALL BE DETERMINED AT THE TIME OF REPLATING IF NECESSARY.

PARCEL DESCRIPTIONS

PARCEL 1	
A. NET AREA	627,920 SQ. FT. OR 14.41 ACRES
B. MAXIMUM BUILDING COVERAGE	156,980 SQ. FT. OR 25 PER CENT
C. MAXIMUM GROSS FLOOR AREA	198,376 SQ. FT.
D. FLOOR AREA RATIO	30 PER CENT
E. MAXIMUM NUMBER OF BUILDINGS	5
F. MAXIMUM BUILDING HEIGHT TO CONFORM TO CHAPTER 20.08 CODE OF THE CITY OF WICHITA, BUT SHALL BE NO GREATER THAN 50 FEET.	
G. SETBACKS:	KELLOGG DRIVE 70 FEET JULIA 35 FEET TAFT 50 FEET WEST LINE 30 FEET
H. PARKING RATIOS PER ZONING ORDINANCES.	
I. NO ACCESS SHALL BE PERMITTED TO KELLOGG (US 54) FROM KELLOGG DRIVE. ACCESS TO JULIA SHALL BE LIMITED TO FIVE (5) OPENINGS. ACCESS TO TAFT SHALL BE LIMITED TO TWO (2) OPENINGS.	
J. PROPOSED USES:	MOTELS/HOTELS, PRIVATE CLUBS, RECREATIONAL CENTER, OFFICE WAREHOUSING, RETAIL SALES, FINANCIAL INSTITUTIONS, OFFICES, AUTOMOTIVE AGENCIES, AND RESTAURANTS (EXCLUDING DRIVE-UP WINDOW SERVICES OR DRIVE-UP RESTAURANT)
PARCEL 2	
A. NET AREA	647,417 SQ. FT. OR 14.99 ACRES
B. MAXIMUM BUILDING COVERAGE	194,225 SQ. FT. OR 30 PER CENT
C. MAXIMUM GROSS FLOOR AREA	194,225 SQ. FT.
D. FLOOR AREA RATIO	30 PER CENT
E. MAXIMUM BUILDING HEIGHT TO CONFORM TO CHAPTER 20.08 CODE OF THE CITY OF WICHITA, BUT SHALL BE NO GREATER THAN 50 FEET.	
F. SETBACKS:	KELLOGG DRIVE 70 FEET DUGAN ROAD 35 FEET TAFT 50 FEET EAST PROPERTY LINE 10 AND 30 FEET
G. PARKING RATIO AS PER ZONING ORDINANCE.	
H. NO ACCESS SHALL BE PERMITTED TO KELLOGG (US 54) FROM KELLOGG DRIVE. ACCESS TO DUGAN ROAD SHALL BE LIMITED TO THREE (3) OPENINGS. ACCESS TO TAFT SHALL BE LIMITED TO TWO (2) OPENINGS.	
I. PROPOSED USES:	MOTELS/HOTELS, PRIVATE CLUB, RECREATIONAL CENTER, OFFICE WAREHOUSING, RETAIL SALES, FINANCIAL INSTITUTIONS, AUTOMOTIVE AGENCIES, OFFICES, AND RESTAURANTS (EXCLUDING DRIVE-UP WINDOW OR DRIVE-UP RESTAURANT)
PARCEL 3 Formerly 6.6 per cent of Parcel A.P. No. 3 (UP-2)	
A. TOTAL AREA	47,417 SQ. FT. OR 1.09 ACRES
B. MAXIMUM BUILDING COVERAGE	14,242 SQ. FT. OR 30 PER CENT
C. MAXIMUM GROSS FLOOR AREA	52,809 SQ. FT.
D. MAXIMUM BUILDING HEIGHT SHALL CONFORM TO CHAPTER 20.08 OF THE CITY OF WICHITA, BUT SHALL BE NO GREATER THAN 50 FEET.	
E. SETBACKS:	SOUTH PROPERTY LINE 35 FEET WEST PROPERTY LINE 20 FEET
F. PARKING RATIO AS PER ZONING ORDINANCE.	
G. PROPOSED USES:	MOTOR HOTEL, RESTAURANT, PRIVATE CLUB, RECREATIONAL CENTER, WAREHOUSING AND RETAILING, AND SERVICE STATION.
PARCEL 4	
A. TOTAL AREA	109,170 SQ. FT. OR 2.48 ACRES
B. MAXIMUM BUILDING COVERAGE	27,043 SQ. FT. OR 25 PER CENT
C. MAXIMUM GROSS FLOOR AREA	48,676 SQ. FT.
D. FLOOR AREA RATIO	45 PER CENT
E. MAXIMUM NUMBER OF BUILDINGS	2
F. MAXIMUM BUILDING HEIGHT TO CONFORM TO CHAPTER 20.08 CODE OF THE CITY OF WICHITA, BUT SHALL BE NO GREATER THAN 50 FEET.	
G. SETBACKS:	KELLOGG DRIVE 35 FEET WEST PROPERTY LINE 50 AND 40 FEET
H. PARKING RATIOS AS PER ZONING ORDINANCE.	
I. NO ACCESS PERMITTED TO KELLOGG (US 54) FROM KELLOGG DRIVE.	
J. PROPOSED USES:	MOTELS/HOTELS, PRIVATE CLUBS, RECREATIONAL CENTER, OFFICE WAREHOUSING, RETAIL SALES, FINANCIAL INSTITUTIONS, OFFICES, AUTOMOTIVE AGENCIES, AND RESTAURANTS (EXCLUDING DRIVE-UP WINDOW SERVICE OR DRIVE-IN RESTAURANTS)

**AMMENDED
COMMUNITY UNIT PLAN**

for

THE LANDING
(FORMERLY AIR PARK DP-2)

REVISED 5 FEB. 1990
DATE: SEPT. 2, 1987