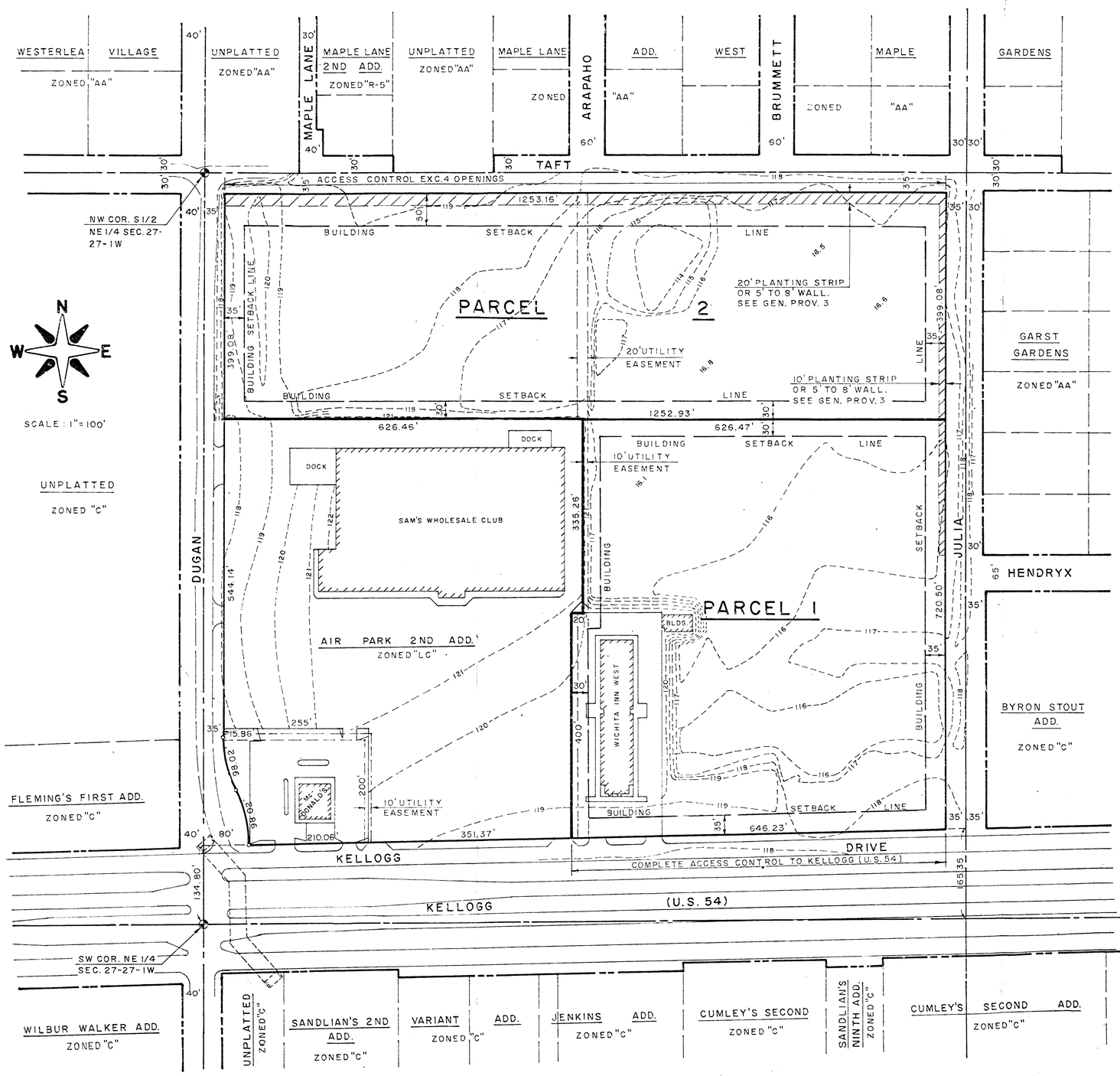

COMMUNITY UNIT PLAN
FOR
THE LANDING
(FORMERLY AIR PARK DP-2)

GENERAL PROVISIONS

1. Total Gross Land Area 967,095 Sq. Ft. or 22.20 Acres
2. Signs as permitted by zoning ordinance.
3. A planting strip no less than 20 feet in width along the north line of Parcel 2 and a planting strip no less than 10 feet in width along the east line of Parcels 1 and 2 from the north line of Hendryx to the south line of Taft. A landscape plan prepared by a landscape architect for the planting screen, indicating the type, location and specification of plant material and method providing water to the plant material, shall be submitted to the planning department for their review and approval prior to the issuance of building permit(s) for Parcels 1 and 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 the "AA" zoning district, a 5 foot to 8 foot high solid or semi-solid wall of brick, stone, masonry, architectural stone or similar materials, shall be constructed. Such wall will be reduced to 3 feet in height within 35 feet of Dugan and 35 feet each way from the southwest corner of Taft and Julia.

   The planting strip and/or wall shall be installed as follows:

   A. Along the north line of the west one-half of Parcel 2 prior to the certificate of occupancy for any new building in the west one-half of Parcel 2.

   B. Along the north line of the east one-half of Parcel 2 and the east line of Parcel 2 prior to the certificate of occupancy for any new building in the east one-half of Parcel 2.

   C. Along the east line of Parcel 1 from the north line of Hendryx to the north line of Parcel 1 prior to the certificate of occupancy for any new building in the north one-half of Parcel 1.
4. All lights shall be directed so as not to shine directly towards the "AA" zoned properties to the north and east.
5. Appropriate fire lane easements 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 surfaces and Twenty-Four (24) feet minimum in width, and constructed with a 2½ inch asphalt base with 1½ 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.
6. Minimum building setbacks shall be as indicated on the plan.
7. Utilities shall be installed underground on all parcels.
8. Drainage shall be handled at the time of replatting.
9. Access Controls shall be as follows:

   4 points of access to Taft from Parcel 2

   Complete access control to Kellogg (US 54) from Parcel 1
10. The transfer of title of all or any portion of the land included within the Community Unit Plan (or any amendments) thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.

PARCEL 1

A. Net Area 463,900 Sq. Ft. or 10.65 Acres

B. Maximum Building Coverage shall not exceed 25 per cent of the net land area or 115,975 Sq. Ft.

C. Maximum Gross Floor Area 139,170 Sq. Ft.

D. Floor Area Ratio 30%

E. Existing Building Coverage 16,455 Sq. Ft.

F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita

G. Setbacks:

Kellogg Dr.	35 Feet
Julia	35 Feet
North Line	30 Feet
West Line	30 Feet

H. Parking Ratio as per Zoning Ordinance

I. No access permitted to Kellogg (US 54)

J. Proposed Uses: Motor Hotels, Restaurants, Excluding Drive-in's, Private Clubs, Recreational Center, Warehousing, Retail Sales, Financial Institutions, Offices, Automotive Agencies, Associated Services.

PARCEL 2

A. Net Area 503,195 Sq. Ft. or 11.55 Acres

B. Maximum Building Coverage shall not exceed 30 per cent of the net land area or 150,960 Sq. Ft.

C. Maximum Gross Floor Area 201,280

D. Floor Area Ratio 40%

E. Maximum Building Height to conform to Chapter 28.08 Code of The City of Wichita

F. Setbacks:

Dugan	35 Feet
Taft	50 Feet
South Line	30 Feet
Julia	35 Feet

G. Parking Ratio per Zoning Ordinance

H. Access Points

4 to Taft

I. Proposed Uses: Motor Hotels, Recreational Center, Warehousing, Offices.

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10-14-95