



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

Parcel 1

A. Net Area	951,360 Sq. Ft. or 21.84 Acres
B. Maximum Building Coverage	237,840 Sq. Ft. or 25 per cent
C. Maximum Gross Floor Area	237,840 Sq. Ft.
D. Floor Area Ratio	25 per cent
E. Existing Building Coverage	16,455 Sq. Ft.
F. Maximum Number of Buildings	8
G. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 50 feet.	
H. Setbacks:	
Kellogg Drive	35 feet
Julia	35 feet
North Line	30 feet
West Line	30 and 50 feet
I. Parking Ratio as per Zoning Ordinance	
J. No Access permitted to Kellogg (US 54) from Kellogg Drive. Access to Julia shall be limited to 3 points.	
K. Proposed Uses:	
Hotels/Hotels	
Private Clubs	
Recreational Center	
Office Warehousing	
Retail Sales	
Financial Institutions	
Offices	
Automotive Agencies	
Restaurants (Including drive-up window service) (or drive-in restaurant)	

Parcel 2  
Formerly 56.4 per cent of Parcel A.P. No. 3 (DP-2)

A. Net Area	405,390 Sq. Ft. or 9.31 Acres
B. Maximum Land Coverage	121,617 Sq. Ft. or 30 per cent
C. Maximum Gross Floor Area	451,200 Sq. Ft.
D. Floor Area Ratio	111.3 per cent
E. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 50 feet.	
F. Setbacks:	
South Property Line	35 Ft.
East Property Line	30 Ft.
West Property Line	35 Ft.
G. Parking Ratio as per Zoning Ordinance	
H. Proposed Uses:	
Motor Hotel, Restaurant, Private Club	
Recreational Center	
Warehousing and Retail	
Service Station	

Parcel 3  
Formerly 6.6 per cent of Parcel A.P. No. 3 (DP-2)

A. Total Area	47,475 Sq. Ft. or 1.09 Acres
B. Maximum Building Coverage	14,242 Sq. Ft. or 30 per cent
C. Maximum Gross Floor Area	52,800 Sq. Ft.
D. Floor Area Ratio	111.3 per cent
E. Maximum Building Height shall conform to Chapter 28.08 of the City of Wichita, but shall be no greater than 50 feet.	
F. Setbacks:	
South Property Line	35 Ft.
West Property Line	20 Ft.
G. Parking Ratio as per Zoning Ordinance	
H. Proposed Uses:	
Motor Hotel, Restaurant, Private Club	
Recreational Center	
Warehousing and Retail	
Service Station	

GENERAL PROVISIONS

1. Total Net Land Area	
Parcel 1	951,360 Sq. Ft. or 21.84 Acres
Parcels 2-3	452,855 Sq. Ft. or 10.40 Acres
Total	1,404,215 Sq. Ft. or 32.24 Acres
2. Total Gross Floor Area	
Parcel 1	237,840 Sq. Ft.
Floor Area Ratio	25 per cent
Parcels 2-3	504,000 Sq. Ft.
Floor Area Ratio	111.3 per cent

- Signs as permitted by Sections 28.04.139 and 28.04.190 of City Code except that no Billboards shall be permitted in any Parcel and no Portable Signs shall be permitted in Parcel 1.
- A planting strip no less than 20 feet in width is required along the north line of Parcel 1 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 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 1. 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 6 foot to 8 foot high solid or semi-solid wall of brick, stone, masonry, architectural tile or similar materials shall be constructed in lieu of the 20 foot planting strip as set forth in general provision 4. Such wall shall 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 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.
- All lights shall be directed so as not to shine directly towards the residentially zoned properties to the north and east.
- Utilities shall be installed underground on all parcels.
- A drainage plan and guarantees for drainage improvements shall be provided at the time of replating.
- The transfer of title of all or any portion of 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.
- Within one year of approval of this development plan by the Wichita Board of City Commissioners, or prior to issuance of any additional building permits in Parcel 1, whichever occurs first, Parcel 1 shall be replated. Prior to issuance of any additional building permits in Parcels 2 or 3, those parcels shall be replated.
- Street Right-of-Way and guarantees for road improvements shall be determined at the time of replating.
- Development of any portion of Parcel 1 shall not exceed a combined total of 90,000 square feet of floor area prior to January 1, 1991. Access to this permitted floor space shall be limited to paved streets. The remaining portions of Parcel 1 will be permitted to develop after January 1, 1991.
- Any further development of either Parcel 2 or Parcel 3 will require replating of that particular Parcel.

6/15/87