

DEVELOPMENT GUIDELINES

- This development contains 71.14 net acres more or less.
- PARCEL DESCRIPTIONS:**
 - Parcel 1: Gross Area=1.10 Ac, Maximum Height=35 feet, Maximum Coverage=30%, Maximum Gross Floor Area=30%
 - Parcel 2: Gross Area=0.90 Ac, Maximum Height=35 feet, Maximum Coverage=30%, Maximum Gross Floor Area=30%
 - Parcel 3: Gross Area=1.45 Ac, Maximum Height=35 feet, Maximum Coverage=30%, Maximum Gross Floor Area=30%
 - Parcel 4: Gross Area=1.56 Ac, Maximum Height=35 feet, Maximum Coverage=30%, Maximum Gross Floor Area=30%
 - Parcel 5: Gross Area=1.65 Ac, Maximum Height=35 feet, Maximum Coverage=30%, Maximum Gross Floor Area=30%
 - Parcel 6: Gross Area=2.01 Ac, Maximum Height=35 feet, Maximum Coverage=30%, Maximum Gross Floor Area=30%
 - Parcel 7: Gross Area=1.82 Ac, Maximum Height=35 feet, Maximum Coverage=30%, Maximum Gross Floor Area=30%
 - Parcel 8: Gross Area=1.52 Ac, Maximum Height=35 feet, Maximum Coverage=30%, Maximum Gross Floor Area=30%
 - Parcel 9: Gross Area=21.79 Ac, Maximum Height=80 feet, Maximum Coverage=30%, Maximum Gross Floor Area=30%
 - Parcel 10: Gross Area=29.27 Ac, Maximum Height=80 feet, Maximum Coverage=30%, Maximum Gross Floor Area=30%
- Permitted Uses:** The following uses are permitted for all property located 540 feet north of 21st Street; all uses in the "U" district except for adult entertainment as defined by City Code, recreation vehicle compounds, freight terminal, vehicle storage yard, gas and fuel storage and sales, storage of Class-C fireworks, poultry or rabbit dressing, tire retreading or recycling, grain storage and concrete or asphalt plant. The following uses are permitted for all property located in the south 540 feet of the property; all uses within the "C" district except for adult entertainment as defined in City Code. All uses that require conditional use permits in the "C" and "U" districts are only permitted by amending the C.U.P.
- The transfer of the title on all or any portion of the land included in the development does not constitute a termination of the plan or any portion thereof; but said plan shall run with the land for development and be binding upon the present land owners, their successors and assigns and their lessees unless amended. However, the Planning Director, with the concurrence of the DD Superintendent, may approve minor adjustments to the conditions in this overlay, consistent with the approved development plan, without filing a formal ordinance amendment.
- Landscape and Parking Lot Screening** - Shall be in accordance with Section 16.32.010 et. seq. of the City of Wichita Code. A landscape plan indicating the location, type, and specification of plant material shall be submitted to the planning department for their review and approval prior to the issuance of any building permit(s).
- Minimum Setback Requirements:**
 - Industrial Uses - Front setback.....50', Rear setback.....10', Street side setback.....50'
 - Commercial Uses - Front setback.....35', Rear setback.....35', Interior side setback.....30', Street side setback.....35'
- Signs** - All signs along Greenwich and 21st Street shall be monument type signs with a maximum height of 20 feet, with the exception of two pole or monument signs shall be allowed along the K-96 road right-of-way, which shall be a maximum of 35 feet in height and 250 square feet in size.
- Parking** - Shall be in accordance with Article IV.A of the Wichita - Sedgewick County Unified Zoning Code.
- Architectural Control** - All buildings within Parcel 1-10 shall have the same predominant exterior building materials with consistent architectural character, color and texture, and consistent lighting design (fixtures, poles, lamps, etc.) as approved by Director of Planning. This requirement shall also apply to any retail development (e.g. restaurants, banks, convenience stores/service stations, auto repair, grocery store, recreation and entertainment, personal care or improvement services) located on property zoned "U", if such uses are located within 500 feet of Greenwich Road.
- An owners association agreement providing for the maintenance of reserves, open space, internal devices, parking areas, drainage improvements, etc., is filed by the time the plot is filed of record.
- No building permits shall be issued for any development without services by municipal water and sewer services.
- Cross-lot circulation is to be provided for all lots platted for retail, commercial or office uses.
- All drainage ways and easements shall be determined at the time of platting.
- A lot grading plan will be prepared in conformance with the Drainage Concept Plan for review prior to the issuance of a Building Permit.
- There are no internal public street areas within the C.U.P..
- If multiple ownership is anticipated, an owners association agreement providing for the maintenance of reserves, open space, internal devices, parking areas, drainage improvements, etc., shall be filed with the plot of the area.
- Loading areas and docks in the CUP shall be screened from ground level view with a masonry wall along K-96, 21st Street North and Greenwich. Screening of all trash dumpsters, outside storage, and mechanical equipment will be constructed of material to match and preferably be connected to the buildings they support.
- A six (6) to eight (8) foot solid wall shall be constructed of brick, stone, masonry, architectural tile or similar material (not including wood or woven wire) along the west property line.
- Prior to issuing building permits, a plan for a pedestrian walk system shall be submitted and approved by the Director of Planning. This walk system shall link sidewalks along 21st Street North, Greenwich Road, and the K-96 Expressway bike trail with proposed buildings within the subject property as determined necessary by the Director of Planning.
- The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

KENSINGTON GARDENS ADDITION
KENSINGTON GARDENS, LLC
1147 S. BROADWAY
WICHITA, KS. 67211 1403

UNPLATTED
RICHARD A. SUTTER
2400 N. GREENWICH RD.
WICHITA, KS. 67225 1403

THE MANHATTAN ADDITION
LUXURY DEVELOPMENT PARTNERS, INC.
C/O WILLIAM WARREN
14215 NORTH POINT DR.
WICHITA, KS. 67230

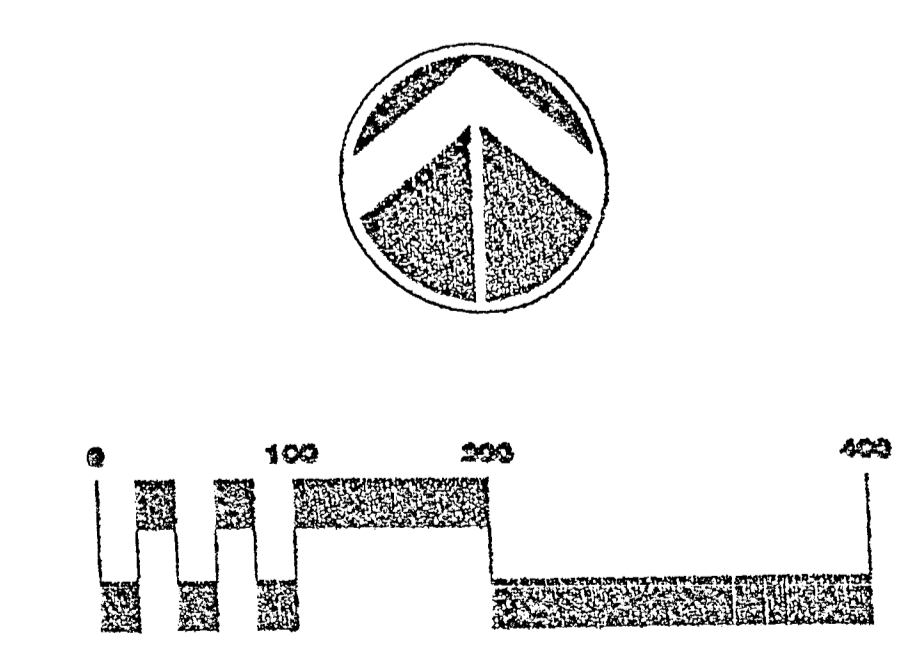
SEE ATTACHMENT #5
FOR CROSS SECTION

BENCHMARK

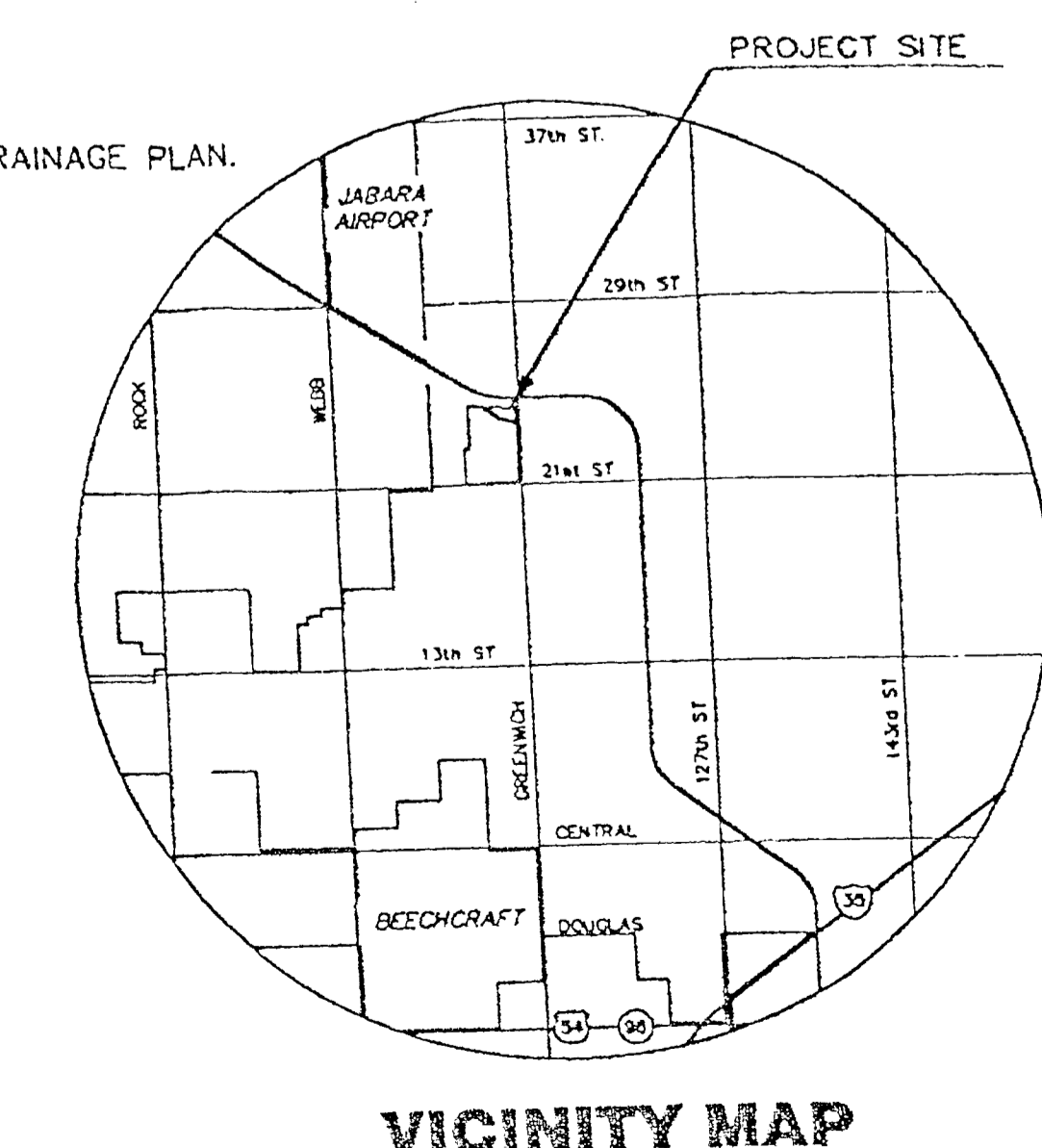
BM#1
GREENWICH AND 21ST. ST. N. COR. 41' SOUTH AND 58' WEST OF
IRON CTR. LINE BOTH. 17.0' SW OF ASPHALT, 14.2' EAST OF
FACE P.P. 17.0' WEST OF FACE P.P.
ELEV. = 173.98

NOTES

- ZONING: LIMITED INDUSTRIAL - LI
LIMITED COMMERCIAL - LC
- LOT MINIMUM PADS AS INDICATED ON DRAINAGE PLAN.



SURVEY BY - WESTERN AIR
MAP DATE - JUNE 1995



ATTACHMENT # 2

REVISED 11-9-98

COMMUNITY UNIT PLAN

REGENCY LAKES COMMERCIAL

OWNERS: REGENCY LAKES L.C. 1/2 RITCHE DEVELOPMENT 3100 E. 22ND ST WICHITA, KS. 67226 684-7300
DEVELOPER: GREENWICH 21 LLC 1/2 GEORGE LAHAM 150 N. MARKET WICHITA, KANSAS 67201 262-6400
CONSULTANTS, INC. 411 N. WEST ROAD WICHITA, KS. 67202 218-1111