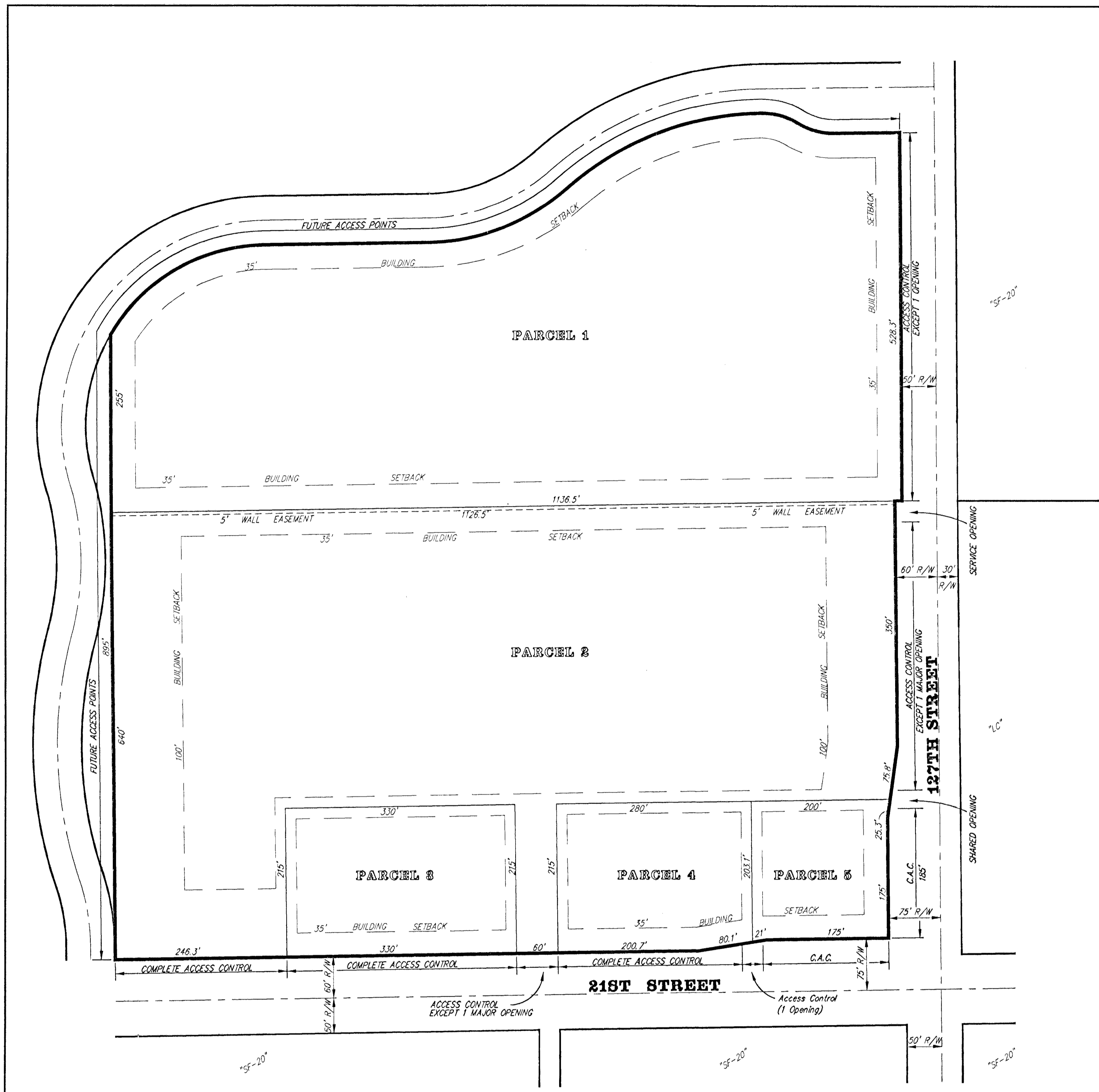


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MOLLETT COMMUNITY UNIT PLAN DP - 236



GENERAL PROVISIONS:

- Total Land Area: 1,214,491.4 sq.ft. or 27.88 acres
- Total Gross Floor Area: 364,347.4 sq.ft. Total Floor Area Ratio: 35 percent
- Parking shall be provided in accordance with Section 28.04.140 et seq. of the Code of the City of Wichita, unless otherwise specified in the parcel description.
- Setbacks are as indicated on the C.U.P. drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.
- A Drainage Plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of platting improvements.
- Guarantees for street improvements for 127th Street East and 21st Street North shall be determined at the time of platting.
- Signs shall be in accordance with the Sign Code of the City of Wichita with the following conditions:
 - As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150' apart, irrespective of how land is leased or sold.
 - Flashing signs (except for signs showing only time, temperature and other public service messages), rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted.
 - Portable and off-site signs are not permitted.
 - Window display signs are limited to 25% of the window area.
 - No signs shall be allowed on the rear of any buildings.
 - All freestanding signs must be monument type and shall have a maximum height of 20 feet. The maximum square footage of sign face allowed in Parcels 2-5 shall not exceed 80% of lot frontage. Signage for Parcel 1 shall be defined by the MF-18 Zoning District.
- Access Controls shall be as shown on the final plat.
- All exterior lighting shall be shielded to direct light disbursement in a downward direction.
- Parcels 2-5 shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
 - Limited height of light poles to 24 feet.
 - Extensive use of backlit canopies and neon or fluorescent tube lighting on buildings is not permitted.
- Utilities shall be installed underground on all parcels.
- Landscaping for this site shall be required as follows:
 - Development of all parcels within the C.U.P. shall comply with the Landscape Ordinance of the City of Wichita.
 - A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced parcels, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.
 - A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
- Masonry Walls:
 - A six (6) foot high masonry wall shall be constructed along property lines of the C.U.P. in conformance with the provisions of Section III.C.2.b(2)(d) of the Unified Zoning Code.
 - This solid masonry wall shall be constructed of a pattern and color that is consistent with the building walls.
- Rooftop mechanical equipment shall be screened from ground level view per Unified Zoning Code.
- Trash receptacles shall be appropriately screened to reasonably hide them from ground view.
- All buildings in Parcels 2-5 shall share uniform architectural character, color, texture, and the same predominate exterior building material. Building walls and roofs must have predominantly earth-tone colors, with vivid colors limited to incidental accent, and must employ materials similar to surrounding residential areas.
- Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all to all building sites shall be provided for each phase of construction prior to the issuance of building permits.
- Parcels 2-5 shall be limited to uses permitted in the "LC" Limited Commercial zoning; provided that no parcel within this C.U.P. shall allow the use of adult entertainment establishments, group homes, group residential, halfway houses, correctional placement residences, private clubs, taverns, and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. Parcel 1 shall be limited to uses in the "MF-18" Multi-Family zoning.
- The Transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, thus said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.
- Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with Article V, Section E, 13-15 of the Unified Zoning Code.
- 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.
- Improvements to 21st Street North and 127th Street East shall be determined at the time of platting. It is anticipated that these improvements will include left and right turn deceleration and storage lanes required at the dedicated access off of 21st Street, a left turn lane to the commercial area off of 127th Street, and a southbound left turn lane at the intersection of 21st and 127th. The developer would also be responsible for a portion of the cost to install traffic signals at the intersection. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between parcels within the C.U.P.
- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

LEGAL DESCRIPTION:

Beginning at the SE corner of the SE 1/4 of Sec. 3, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas; thence west along the south line of said SE 1/4, 1187 feet, more or less, to a point 150 feet east of the east line of Lot 1, Block A, Messiah Baptist Church 4th Addition, Sedgwick County, Kansas as extended south; thence north parallel with east line of said Lot 1, 1027 feet; thence northeasterly with a deflection angle to the right of 62°00'00", 195 feet; thence east parallel with the south line of SE 1/4, 331 feet; thence northeasterly with a deflection angle to the left of 20°00'00", 107 feet; thence northeasterly with a deflection angle to the left of 140°00'00", 194 feet; thence northeasterly with a deflection angle to the right of 23°00'00", 173 feet; thence east parallel with the north line of the SE 1/4 of said SE 1/4, 261 feet more or less, to a point on the east line of said SE 1/4; thence south along the east line of said SE 1/4, 1291.65 feet to the point of beginning.

SCALE: 1" = 100'

PARCEL 1	
A. Net Area:	500,328.9 sq.ft. or 11.49 acres
B. Minimum Lot Size: (MF-18 Zoning)	3,500 Sq. Ft. for Single-Family 3,000 Sq. Ft. Per Dwelling Unit For Duplex; 2,500 Sq. Ft. Per Dwelling Unit For Multi-Family (Max. 17.4 Dwelling Units Per Acre); 6,000 Sq. Ft. For Nonresidential Uses.
C. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
D. Setbacks:	See Drawing
E. Access Points:	See Drawing

PARCEL 2	
A. Gross Area:	544,205.0 sq.ft. or 12.49 acres
B. Maximum Building Coverage:	163,261.5 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	190,471.8 sq.ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	FOUR (4)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

PARCEL 3	
A. Net Area:	70,950 sq.ft. or 1.63 acres
B. Maximum Building Coverage:	15,018 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	24,833 sq.ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	See Drawing for Setbacks
H. Access Points:	See Drawing

PARCEL 4	
A. Net Area:	59,728.9 sq.ft. or 1.37 acres
B. Maximum Building Coverage:	17,919 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	20,905 sq.ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	See Drawing for Setbacks
H. Access Points:	See Drawing

PARCEL 5	
A. Net Area:	39,278.8 sq.ft. or .90 acres
B. Maximum Building Coverage:	11,783 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	13,747 sq.ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	See Drawing for Setbacks
H. Access Points:	See Drawing

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DP - 236



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