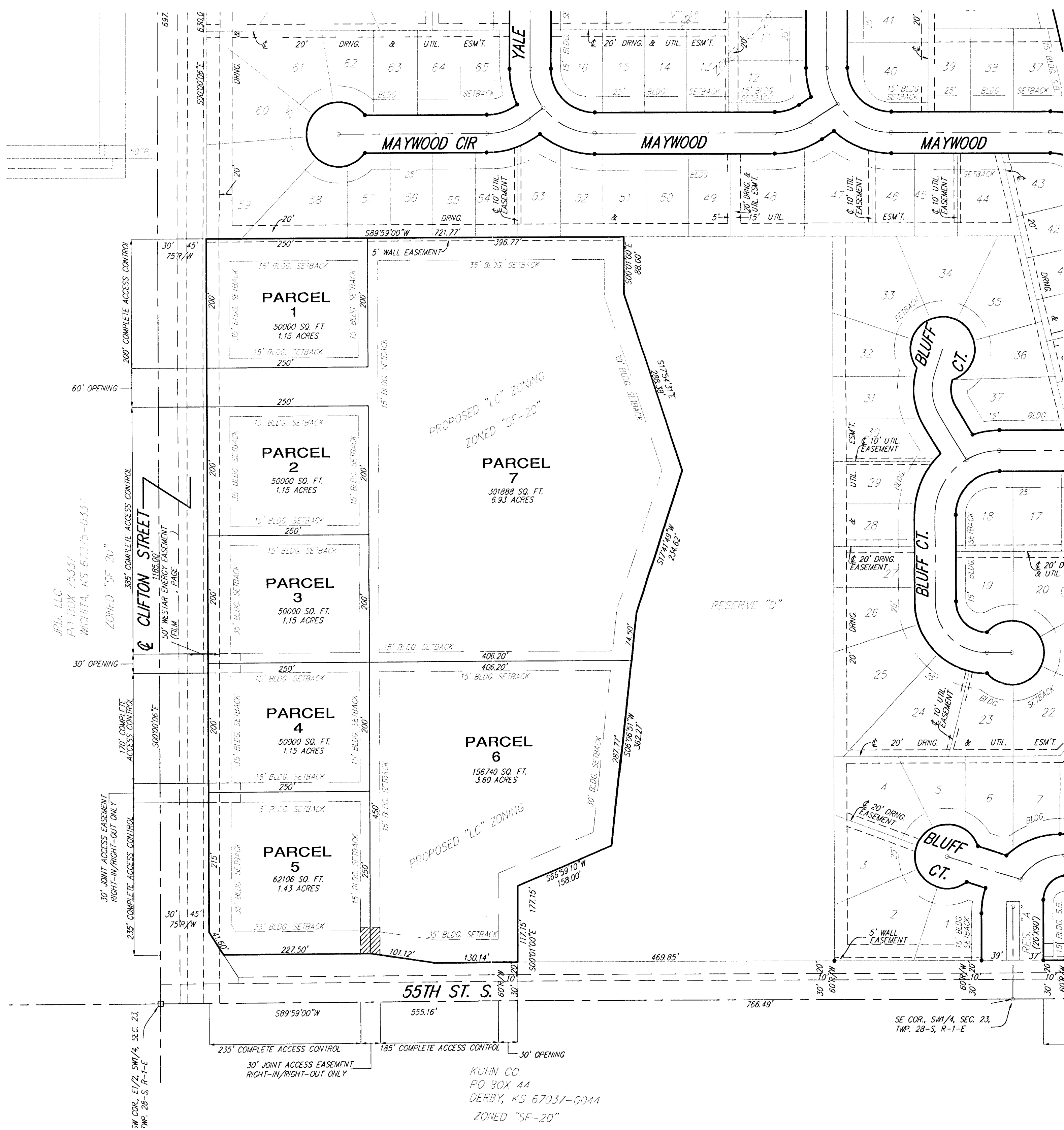


CLIFTON HEIGHTS COMMERCIAL COMMUNITY UNIT PLAN DP-294



LEGAL DESCRIPTION:

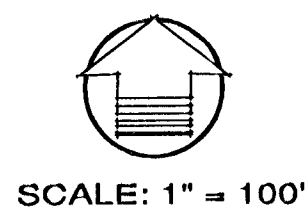
That part of the E1/2 of said SW1/4 described as follows: Beginning at the SW corner of the E1/2 of said SW1/4, thence N00°00'06"W along the west line of the E1/2 of said SW1/4, 1185.00 feet; thence N89°59'00"E, 721.77 feet; thence S00°01'00"E, 88.00 feet; thence S17°54'31"E, 288.38 feet; thence S17°41'49"W, 234.62 feet; thence S06°06'51"W, 362.27 feet; thence S66°59'10"W, 158.00 feet; thence S00°01'00"E, 177.15 feet to a point on the south line of the E1/2 of said SW1/4, thence S89°59'00"W along the south line of the E1/2 of said SW1/4, 555.16 feet to the point of beginning.

BENCHMARK:

CITY OF WICHITA BENCHMARK DISC, SW CORNER OF CLIFTON AND 55TH ST. S., SOUTHWEST CORNER OF PCBC, ON TOP OF HUGUARD AT THE WEST END, ELEV. = 1263.29 NGVD29

REVISIONS:

Drawn: December 20, 2005
Submitted: December 27, 2005
Revised: February 9, 2006
Approved by MAPC: March 16, 2006



GENERAL PROVISIONS:

- Total Land Area: 733,656 ± sq. ft. or 16.84 ± acres
Net Land Area: 720,734 ± sq. ft. or 16.55 ± acres
- Total Gross Floor Area: 256,779 sq. ft.
Total Floor Area Ratio: 35 percent
- Parking shall be provided in accordance with Section IV of the Unified Zoning Code, 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 specific street improvements for Clifton and 55th St. South shall be further reviewed and determined at the time of platting.
- Signs shall be in accordance with the Sign Code of the City of Wichita with the following conditions:
 - Each parcel is permitted one sign per arterial frontage with the following area restrictions:
 - Parcel 1: 120 sq. ft. of signage on Clifton.
 - Parcel 2: 120 sq. ft. of signage on Clifton.
 - Parcel 3: 120 sq. ft. of signage on Clifton.
 - Parcel 4: 120 sq. ft. of signage on Clifton.
 - Parcel 5: 120 sq. ft. of signage on each frontage.
 - Parcel 6: 120 sq. ft. of signage on 55th Street S.
 - Parcel 7: 150 sq. ft. of signage on Clifton.
 - 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 for Parcels 1 through 7.
 - As the frontage develops along the arterial roadways, signs shall be spaced a minimum of 150' apart, irrespective of how land is leased or sold. Signs shall be spaced a minimum of 100' apart between Parcels 1, 2 and 7. The sign for Parcel 1 shall be located no closer than 70 feet from the north property line.
- Access Controls shall be as shown on the final plat.
- All exterior lighting shall be shielded to direct light disbursement in a downward direction.
- All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.). The height of all light poles, including pole base and fixtures, is limited to 24 feet. Extensive use of back lit 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 landscaping, 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.
- Screening Walls:
 - A six (6) to eight (8) foot high concrete/masonry wall shall be constructed along the north property line where adjacent to residential uses. Due to the width of the Reserve/Floodway, the required six (6) to eight (8) foot high concrete/masonry wall along the east property lines of the C.U.P. where adjacent to residential zoning is optional.
 - This solid wall shall be constructed of a pattern and color that is consistent with the building walls.
- Roof top mechanical equipment shall be screened from ground level view per Unified Zoning Code.
- Trash receptacles and ground-level mechanical equipment shall be screened from ground-level view with screening walls constructed of materials consistent with the wall materials of the building which the trash receptacle and mechanical equipment supports.
- All buildings in the C.U.P. shall share uniform architectural character, color, texture, and the same predominate exterior building material, as determined by the Director of Planning. Building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accent, and must employ materials similar to surrounding residential areas. Metal shall not be used as the predominant exterior building material on any facade.
- 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 building sites shall be provided for each phase of construction prior to the issuance of building permits.
- Uses in Parcels 1 through 7 shall be limited to those permitted by-right in the "LC" Limited Commercial district. All other uses listed as Conditional Uses in the "LC" Limited Commercial district shall only be permitted by separate C.U.P. Amendment approval. No parcels shall allow the use of adult entertainment establishments, group residential, correctional placement residences, private clubs, taverns, and drinking establishments, nightclubs, or sexually oriented businesses, or any other residential use. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment.
- Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between parcels within the C.U.P.
- Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.
- 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.
- 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.
- A plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits. Said walk system shall link sidewalks along Clifton and 55th Street South with the proposed buildings within the subject property.
- No development shall occur until such time as municipal water and sewer service are provided to the site.
- Approval of a site circulation plan by the Planning Director is required for each phase of construction prior to the issuance of a building permit.

PARCEL 1

- A. Net Area: 50,000 sq. ft. or 1.15 acres
- B. Maximum Building Coverage: 15,000 sq. ft. or 30 percent
- C. Maximum Gross Floor Area: 17,500 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
- H. Access Points: See Drawing

PARCEL 4

- A. Net Area: 50,000 sq. ft. or 1.15 acres
- B. Maximum Building Coverage: 15,000 sq. ft. or 30 percent
- C. Maximum Gross Floor Area: 17,500 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
- H. Access Points: See Drawing

PARCEL 6

- A. Net Area: 156,740 sq. ft. or 3.60 acres
- B. Maximum Building Coverage: 47,022 sq. ft. or 30 percent
- C. Maximum Gross Floor Area: 54,859 sq. ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum Number of Buildings: Three (3)
- 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 2

- A. Net Area: 50,000 sq. ft. or 1.15 acres
- B. Maximum Building Coverage: 15,000 sq. ft. or 30 percent
- C. Maximum Gross Floor Area: 17,500 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
- H. Access Points: See Drawing

PARCEL 5

- A. Net Area: 50,000 sq. ft. or 1.15 acres
- B. Maximum Building Coverage: 15,000 sq. ft. or 30 percent
- C. Maximum Gross Floor Area: 17,500 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
- H. Access Points: See Drawing

PARCEL 7

- A. Net Area: 301,888 sq. ft. or 6.93 acres
- B. Maximum Building Coverage: 90,566 sq. ft. or 30 percent
- C. Maximum Gross Floor Area: 105,661 sq. ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum Number of Commercial Buildings: Six (6)
- 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: 50,000 sq. ft. or 1.15 acres
- B. Maximum Building Coverage: 15,000 sq. ft. or 30 percent
- C. Maximum Gross Floor Area: 17,500 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
- H. Access Points: See Drawing

DP-294

CLIFTON HEIGHTS COMMERCIAL
COMMUNITY UNIT PLAN

