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COMMERCIAL COMMUNITY UNIT PLAN

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GENERAL PROVISIONS:

1. Total Land Area: 734,690.1±%% sq.ft. or 16.87± acres
   Net Land Area: 609,194.2±%% sq.ft. or 13.9± acres
   Total Gross Floor Area: 160,827.3 sq.ft.
   Total Floor Area Ratio: 26.4 percent

2. Parking shall be provided in accordance with Article IV of the Unified Zoning Code, unless otherwise specified in the parcel description.

3. 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.

4. A Drainage Plan shall be submitted to City Engineering for approval during the platting process. Required guarantees for drainage shall be provided at the time of platting improvements.

5. Guarantees for street improvements for 29th Street North and 119th Street shall be determined at the time of platting.

6. Signs shall be in accordance with the Sign Code of the City of Wichita, with the following additional requirements:

A. Each parcel is permitted the following free-standing signage:
   Parcel 1: Maximum 200 SQ. FT. along each frontage.
   Parcels 2-5: .6 sq. ft. per foot of frontage (Max. 200 sq. ft.)
   Parcels 6-7: .5 sq. ft. per foot of frontage (Max. 75 sq. ft.)

B. 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.

C. Portable, off-site signs, billboards and signs with flashing or moving lights are not permitted.

D. Interior window display signs are limited to 25% of the window area. No interior window display signs shall be allowed on Parcels 6 and 7.

E. No building signs shall be allowed on the north elevation of any buildings and along the east elevation of any buildings on Parcels 1 and 7.

F. All ground signs must be monument type signs and limited to a maximum height of 20 feet on Parcels 1-5. Parcel 2 shall limit sign height to 12 feet over the north 50 feet. All ground signs must be monument type signs and limited to a maximum height of 12 feet on Parcels 6 and 7.

8. Access Controls shall be as shown on the final plat.

9. All parcels shall share similar or consistent parking lot lighting elements (i.e.," fixtures, poles, and lamps, and etc.).

A. The height of any light poles, including pole base, within 50 feet of residentially zoned property is limited to 14 feet. The height of any light poles, including pole base, outside of 50 feet of residentially zoned property is limited to 24 feet.

B. Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.

C. All exterior and site lighting shall be shielded to direct light disbursement in a downward direction and directed away from residential areas.

10. Utilities shall be installed underground on all parcels.

11. Landscaping for this site shall be required as follows:

A. Development of all parcels within the C.U.P. shall comply with the Landscape Ordinance of the City of Wichita.

B. 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. Landscape plan should include a row of trees along the north and east property lines (inside the wall).

C. 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.

D. All parcels shall share a similar landscape palette.

12. An eight (8) foot high concrete/masonary wall shall be constructed along the north and east property line where adjacent to residential uses. This solid wall shall be constructed of a pattern and color that is consistent with the building walls.

13. Rooftop mechanical equipment shall be screened from ground level view per Unified Zoning Code.

14. Trash receptacles shall be appropriately screened to reasonably hide them from ground view. Trash enclosures to be masonry, painted to match building exteriors.

15. All buildings in the C.U.P. 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. Exterior walls facing residential areas not be metal siding.

16. 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.

17. Parcels 1-5 shall be limited to those uses permitted by-right in the "LC" Limited Commercial district, subject to the requirements of Section III-D.6.0 of the Unified Zoning Code. Any other use that requires Conditional Use approval in the "LC" district shall only be permitted by separate C.U.P. Amendment approval. No parcels shall allow the use of adult entertainment establishments, group homes, group residential, correctional placement residences, multi-family residential uses, hotels and motels, wireless communication facilities, recycling stations, animal care facilities, private clubs, taverns, and drinking establishments, nightclubs, or sexually oriented businesses. No overhead doors or truck docks shall be allowed within 200 feet of residential uses and shall not be facing any residential zoning district. Parcels 6-7 shall allow uses permitted in the "Office, General" or Office, Medical Service" District. Parcels 1 and 2 shall not allow the use of convenience stores, service stations, car washes, or drive-in or drive-through restaurants.

18. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between parcels within the C.U.P.

19. Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.

20. 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.

21. 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 or the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

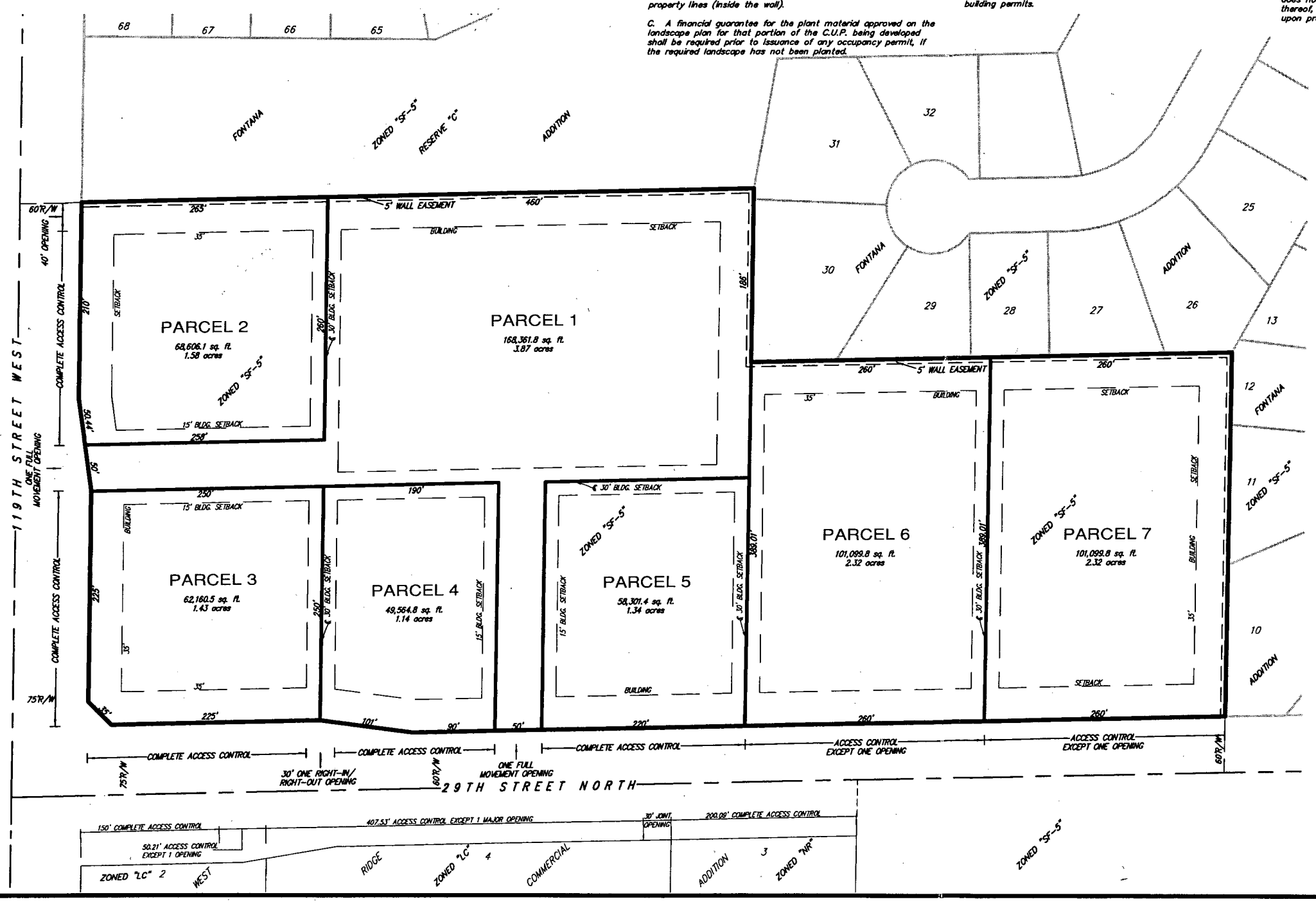
22. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

23. 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 29th Street and 119th Street with the proposed buildings within the subject property as determined necessary by the Director of Planning.

24. Transportation requirements:

A. A site plan shall be required for review and approval by the Planning Director prior to the issuance of any building permits; the site plan shall ensure internal circulation within the parcels and joint use of ingress/egress openings and that private drive openings are not impacted/ blocked by the layout of parking stalls or landscaping.

B. Access points shall be in conformance with the Access Management Policy, or as determined by the Traffic Engineer.



PARCEL 1

A. Net Area:	168,361.8 sq. ft. or 3.87 acres
B. Maximum Building Coverage:	50,508.5 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	50,508.5 sq.ft.
D. Floor Area Ratio:	30 percent
E. Maximum Number of Buildings:	Three (3)
F. Maximum building height:	35 feet (Single Story)
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Permitted Uses:	See General Provision #17.

PARCEL 2

A. Net Area:	68,606.1 sq. ft. or 1.58 acres
B. Maximum Building Coverage:	20,581.9 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	20,581.9 sq.ft.
D. Floor Area Ratio:	30 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height:	35 feet (Single Story)
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Permitted Uses:	See General Provision #17.

PARCEL 3

A. Net Area:	62,160.5 sq. ft. or 1.43 acres
B. Maximum Building Coverage:	18,648.1 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	18,648.1 sq.ft.
D. Floor Area Ratio:	30 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height:	35 feet
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Permitted Uses:	See General Provision #17.

PARCEL 4

A. Net Area:	49,564.8 sq. ft. or 1.14 acres
B. Maximum Building Coverage:	14,869.4 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	14,869.4 sq.ft.
D. Floor Area Ratio:	30 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height:	35 feet
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Permitted Uses:	See General Provision #17.

PARCEL 5

A. Net Area:	58,301.4 sq. ft. or 1.34 acres
B. Maximum Building Coverage:	17,490.4 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	17,490.4 sq.ft.
D. Floor Area Ratio:	30 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height:	35 feet
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Permitted Uses:	See General Provision #17.

PARCEL 6

A. Net Area:	101,099.8 sq. ft. or 2.32 acres
B. Maximum Building Coverage:	30,329.9 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	30,329.9 sq.ft.
D. Floor Area Ratio:	30 percent
E. Maximum Number of Buildings:	Three (3)
F. Maximum building height:	35 feet (Single Story)
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Permitted Uses:	"GO" District

PARCEL 7

A. Net Area:	101,099.8 sq. ft. or 2.32 acres
B. Maximum Building Coverage:	30,329.9 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	30,329.9 sq.ft.
D. Floor Area Ratio:	30 percent
E. Maximum Number of Buildings:	Three (3)
F. Maximum building height:	35 feet (Single Story)
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Permitted Uses:	"GO" District

SCALE: 1" = 60'

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COMMERCIAL COMMUNITY UNIT PLAN

LEGAL DESCRIPTION:

The south 634.74 feet of the west 790.10 feet of the SW1/4 of Section 31, Twp. 26-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, together with the east 520.00 feet of the west 1310.00 feet of the south 449.04 feet of said SW1/4, all being subject to road rights-of-way of record.

REVISIONS:

Prepared: August 10, 2005
Approved: ???, 2006

JANUARY 27, 2006

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