GENERAL
Total Gross Acres = 237.98+
Net Acres (Exclusive of Streets) = 207.59+

COMMERCIAL
GENERAL PROVISIONS

1. This portion of the Planned Development is proposed to contain:
10.25 Gross Acres
9.33 Net Acres

2. Curb Cuts - The maximum number of commercial curb cuts to Meridian Avenue shall not exceed five (5); one (1) for parcel seven (7) and two each for parcels eight (8) and nine (9). A minimum of one (1) curb cut on Meridian Avenue into parcels eight (8) and nine (9), shall be constructed to major driveway requirements.

3. All utilities shall be installed underground.

4. At the time of platting, a drainage plan will be submitted for approval for the entire area.

5. Minimum building setbacks as indicated on the plan, or under parcel descriptions.

6. Planting screens, as indicated on the plan, shall be provided and maintained of low shrubbery and trees not less than ten (10) feet in width and shall be of such a type, and maintained in such a manner, that it minimizes any nuisance of the commercial area to the adjacent residential areas. A Landscape Plan, prepared by a Landscape Architect, for the planting screens, indicating the location, type, and specifications of plant materials, shall be submitted to the Planning Department for their review and approval prior to the issuance of any building permit(s) on parcels six (6), seven (7), eight (8), nine (9) and fifteen (15).

Failure to properly maintain the ten (10) foot planting strips shall be considered a violation of the C.U.P., after a joint determination by the Director of Planning and the Superintendent of Central Inspection that the planting strips are not properly maintained.

A five (5) to eight (8) foot solid or semi-solid wall constructed of stone, masonry, architectural tile or other similar material, (Excluding wood and woven wire), shall be constructed between parcels three (3) and six (6), as indicated on the plan, and shall be substituted for the planting screen within parcels six (6), seven (7), and eight (8), where the storage area, service area, or rear of the building(s) face directly into a residential district. (See Administrative Adjustment dated 8/26/91 for Parcel 9.) A six (6) to eight (8) foot solid screening wall per Section III-C of Unified Zoning Code or a solid evergreen screen shall be provided when parcel fifteen (15) abuts residential zoning districts.

No wall shall be constructed in any utility easement.

7. A fire lane, hard surfaced and twenty-four (24) feet minimum in width, shall be provided around all main structures constructed within parcels eight (8) and nine (9). Said fire lane shall be constructed with a minimum of 3-1/2 inch asphalt base with 1-1/2 inch asphalt surface. No parking shall be allowed in said fire lane, although it may be used for passenger loading and unloading.
Prior to final approval of the parking plan, the Fire Chief, or his designated representative, shall approve the plan as to the location and design of the fire lane(s).

8. Signs for parcels six (6), seven (7), eight (8), nine (9), and fifteen (15) as permitted by the Zoning District. Signs for parcels seven (7), eight (8), nine (9), and fifteen (15) shall be oriented to Meridian Avenue rather than to the proposed residential areas.

9. Parking ratio for parcels six (6), seven (7), eight (8), nine (9), and fifteen (15) shall be in accordance with Section IV of the Unified Zoning Code of the City of Wichita.

10. At the time of platting, the applicant shall guarantee the installation of acceleration-deceleration lanes and major driveway approaches along Meridian Avenue.

11. Prior to the issuance of building permits on Parcels 7 and 8, a traffic plan, locating proposed buildings, parking and circulation isles shall be submitted to the Planning Department for submission to the City Commission for approval.

PARCEL DESCRIPTIONS

PARCEL - 6
Proposed Use - Three single family detached dwelling units
Density 3.1 D.U./net acre
Gross Area - 1.49+ Acres
Net Area - 0.95 Acres or 42,400+ Square feet.
Setbacks - The setbacks on the west side shall be six feet for a side yard and 20 feet for a rear yard, with a zero foot setback adjacent to the lake, provided that the director of planning may reduce the setbacks after review and approval of the site plan.
Maximum Building Height - 35 feet.
Maximum Number of Units - Three (3)
Parking Ratio - 2.0/D.U.

PARCEL - 7
Proposed Use - Automotive, financial, and other service oriented retail that does not include carry-out food service as the principal business.
Gross Area - 0.89+ Acres.
Net Area - 0.52+ Acres or 22,500+ Square feet.
Maximum Building Coverage - 30 percent or 6,750+ Square feet.
Floor Area Ratio - .30
Maximum Gross Floor Area - 6,750+ Square feet.
Maximum Building Height - 35 feet.
Maximum Number of Buildings - One (1)

PARCEL - 8
Proposed Use - Shopping center and/or offices, professional, personal services, comparison and convenience shopping.
Gross Area - 9.36+ Acres.
Net Area - 7.86+ Acres or 342,382+ Square feet.
Maximum Building Coverage - 30 percent or 102,715+ Square feet.
Floor Area Ratio - .40
Maximum Gross Floor Area - 136,952+ Square feet.
Maximum Building Height - 55 feet.
Maximum Number of Buildings - Three (3)

PARCEL - 9
Proposed Use - All uses permitted in A SF-5@ zoning including a day care center with BZA approval.
Gross Area - 12.46+ Acres
Net Area - 11.79+ Acres
Maximum Residential Building Height - 35 feet
Density - 2.2 D.U.' s/net acre (One Family Dwelling)
Parking Ratio - As required in "AA" zoning.

PARCEL - 10
Adjusted parcel 10 to be included in parcel 9.

PARCEL - 15
Proposed Use - Two, Three or Four Family Dwellings and Safety Service
Gross Area - 1.94 + Acres
Net Area - 1.72+ Acres or 342,382+ Square feet
Maximum Building Coverage - 30 percent or 225,500+ Square feet
Floor Area Ratio - .30
Maximum Gross Floor Area - 225,500+ Square feet
Maximum Building Height - 35 feet
Maximum Density - 14.1 D.U.' s/net acre or 24 D.U.' s
Maximum Number of Buildings - Two (2)
Parking Ratio - 1.5/D.U. Non-residential use see provision #9

REVISED: Parcel 2 and 6, November 10, 1982.
BY: Kenny Hill - Poe & Associates of Kansas, Inc.
REVISED: Parcel 6 requirements and setbacks.
December 22, 1982.
BY: Kenny Hill - Poe & Associates of Kansas, Inc.
REVISED: Parcel 9, 10 and 11, May 28, 1991.
BY: Kenny Hill - Poe & Associates of Kansas, Inc.
REVISED: Parcel 12 and add Parcel 15, March 12, 2002.
BY: Greg Allison - MKEC Engineering Consultants, Inc.

RESIDENTIAL
GENERAL PROVISIONS

1. This portion of the Planned Development is proposed to contain:
226.15 Gross Acres
197.08 Net Acres

The density proposed for this development shall not exceed 6.94 D.U.= s per net acre or a total of 1,332+ dwelling units, and proposed to contain the following possible range of residential housing types:

Single Family Patio Homes, One, Two, Three and Four Family Dwellings, Garden Apartments and Townhouses, with related Community Activity Centers and Recreational Facilities.

2. Access control to Meridian Avenue is as indicated on the plan.

3. All utilities shall be installed underground.

4. At the time of platting, a drainage plan will be submitted for approval for the entire area.

5. Minimum building setbacks are as indicated on the plan, and/or noted under Parcel Descriptions.

6. Signs for parcels, one (1), two (2), three (3), four (4), five (5), eleven (11), twelve (12), thirteen (13) and fourteen (14), as permitted by the Zoning District.

7. A Homes' Association Agreement providing for the maintenance of non-public common areas, parking area, private drives, community facilities, etc., shall be submitted with the final plat(s) for parcels three (3), thirteen (13) and fourteen (14) and , for parcels one (1) and two (2) provided the dwelling units are to be owner-occupied.

8. All streets and circulation within parcel two (2), except as shown on the plan, are to be private. The private street system shall be hard surfaced and twenty-four (24) feet minimum in width. Said street system shall be constructed to a minimum of a 3-1/2 inch asphalt base with 1-1/2 inch asphalt surface. Prior to final approval of the circulation system, the Fire Chief or his designated representative shall approve the plan as to the location and design.

9. Building setbacks along the Cities Service pipeline easement will be determined at the time of platting. All paving over the pipeline easement shall be with the approval of the pipeline company and any change in elevation or relocation of the pipeline shall be without cost to the City of Wichita.

10. A sidewalk system for parcel thirteen and fourteen (13-14) is proposed to be provided by a combination of walks within the open space and along certain public streets, the location of which shall be determined at the time of platting.

11. At the time of platting, a preliminary plat of the entire area shall be submitted for approval. Final platting of that portion within Section 24-26S-1W will occur within two (2) years, and that portion within Section 25-26S-1W will occur within the following two (2) years. Final platting of the entire area shall occur within four (4) years from City Commission approval permits.

12. If parcels one and two (1-2) are developed with townhouse units, a site development design shall be submitted to the Planning Department for approval prior to the issuance of building permits.

13. The elimination of rear yard setback requirements on certain residential lots/parcels shall not be construed to permit building construction in any utility or pipeline of easement.

PARCEL DESCRIPTION

PARCEL - 1
Proposed Use - Single Family. (See January 29, 1990 Administrative Adjustment letter).
Gross Area - 19.22+ Acres
Net Area - 17.43+ Acres
Maximum Building Height - 35 feet
Density - Single Family - 2.5 D.U.' s/net acre
Parking Ratio - 1.5/D.U. (2.0/D.U. of Owner-occupied)

PARCEL - 2
Proposed Use - Single Family, Garden Apartments and/or Townhouses, and Related Community Activity Centers
Gross Area - 65.03+ Acres
Net Area - 64.79+ Acres
Maximum Building Height - 45 feet
Overall Density - 7.14 D.U.' s/net acre of 80 D.U.' s
Townhouses - 7.7 D.U.' s/net acre of 29 D.U.' s
Single Family - 7.0 D.U.' s/net acre of 80 D.U.' s
(Per Administrative Adjustment dated April 22, 1987
Parking Ratio - 1.5/D.U. (2.0/D.U. of Owner-occupied)

PARCEL - 3
Proposed Use - One Family Dwellings
Gross Area - 57.96+ Acres
Net Area - 49.11+ Acres
Maximum Building Height - 35 feet
Density - 2.2 D.U.'s/net acre
Parking Ratio - 2.0/D.U.

Rear Yard Setback - No rear yard setbacks shall be required for those lots adjacent to common open space or the lake. All other lots shall conform with building setbacks as required by code in A SF-5@ Single Family Zoning District. (See Administrative Adjustment dated 11-21-85 for Lot 38, Block 1, The Moorings.)

PARCEL - 4
Proposed Use - Single Family (Per February 4, 1998 Administrative Adjustment), Two, Three or Four Family Dwellings.
Gross Area - 6.0+ Acres
Net Area - 3.96+ Acres
Maximum Building Height - 35 feet
Density - 12.1 D.U.' s/net acre or 48 D.U.' s
Parking Ratio - 1.5/D.U.

PARCEL - 5
Proposed Use - One or Two Family Dwellings
Gross Area - 9.53+ Acres
Net Area - 6.51+ Acres
Maximum Building Height - 35 feet
Density - 7.4 D.U.' s/net acre or 48 D.U.' s
Parking Ratio - 1.5/D.U. (2.0/D.U. if One Family)

PARCEL - 11
Proposed Use - One or Two Family Dwellings
Gross Area - 12.02+ Acres
Net Area - 7.95+ Acres
Maximum Building Height - 35 feet
Density - 7.4 D.U.' s/net acre or 59 D.U.' s
Parking Ratio - 1.5/D.U. (2.0/D.U. if One Family)

PARCEL - 12
Proposed Use - Two, Three or Four Family Dwellings
Gross Area - 1.85 + Acres
Net Area - 1.68 + Acres
Maximum Building Height - 35 feet
Density - 14.1 D.U.' s/net acre or 24 D.U.' s
Parking Ratio - 1.5/D.U.

PARCEL - 13
Proposed Use - Single Family Patio Homes and Related Community Activity Centers
Gross Area - 22.32+ Acres
Net Area - 17.79+ Acres
Maximum Building Height - 35 feet
Density - 4.1 D.U.' s/net acre
Parking Ratio - 2.0/D.U.

Building Setbacks:

Front Yard - Minimum front yard setbacks shall be five (5) feet, however, garages which are either attached or detached, and are front load from the street, shall be setback a minimum of twenty (20) feet from the street right-of-way.

Side Yard - Side yard setbacks shall be zero (0) feet or a minimum of five (5) feet, and in no instance shall separate structures be permitted closed to each other that ten (10) feet.

Rear Yard - No rear yard setback shall be required.

PARCEL - 14
Proposed Use - One Family Dwellings
Gross Area - 22.19+ Acres
Net Area - 17.96+ Acres
Maximum Building Height - 35 feet
Density - 2.34 D.U.' s/net acre
Parking Ratio - 2.0/D.U.

Rear Yard Setbacks - No rear yard setbacks shall be required, but in no instance shall the rear of structures be permitted closer to each other than forty (40) feet.

THE MOORINGS

COMMUNITY UNIT PLAN

DP-78
THE MOORINGS
APPROVED CUP
MAPC APP'D 12-16-82 TC
BCC APP'D 1-11-83 TC
M.A.P.D. Copy 2 of 2

NORTH
SCALE IN FEET
0 100 200 400 800
CONTOUR INTERVALS - 2 FOOT
KUCERA AND ASSOCIATES - 1975

Sheet Title

Project
THE MOORINGS COMMUNITY UNIT PLAN

Drawn G. WILEY
Checked
Revised 7-13-76 G.W.
9-17-76 G.W.

oblinger smith corporation

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