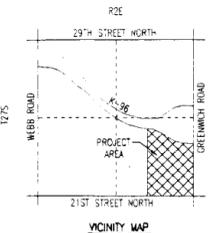


COMMUNITY UNIT PLAN DP-234 AMENDED AUGUST, 2003

REGENCY LAKES COMMERCIAL

OWNER: CONSOLIDATED GREENWICH 21, LLC
200 MARKET CENTRE
155 N. MARKET
WICHITA, KANSAS 67202



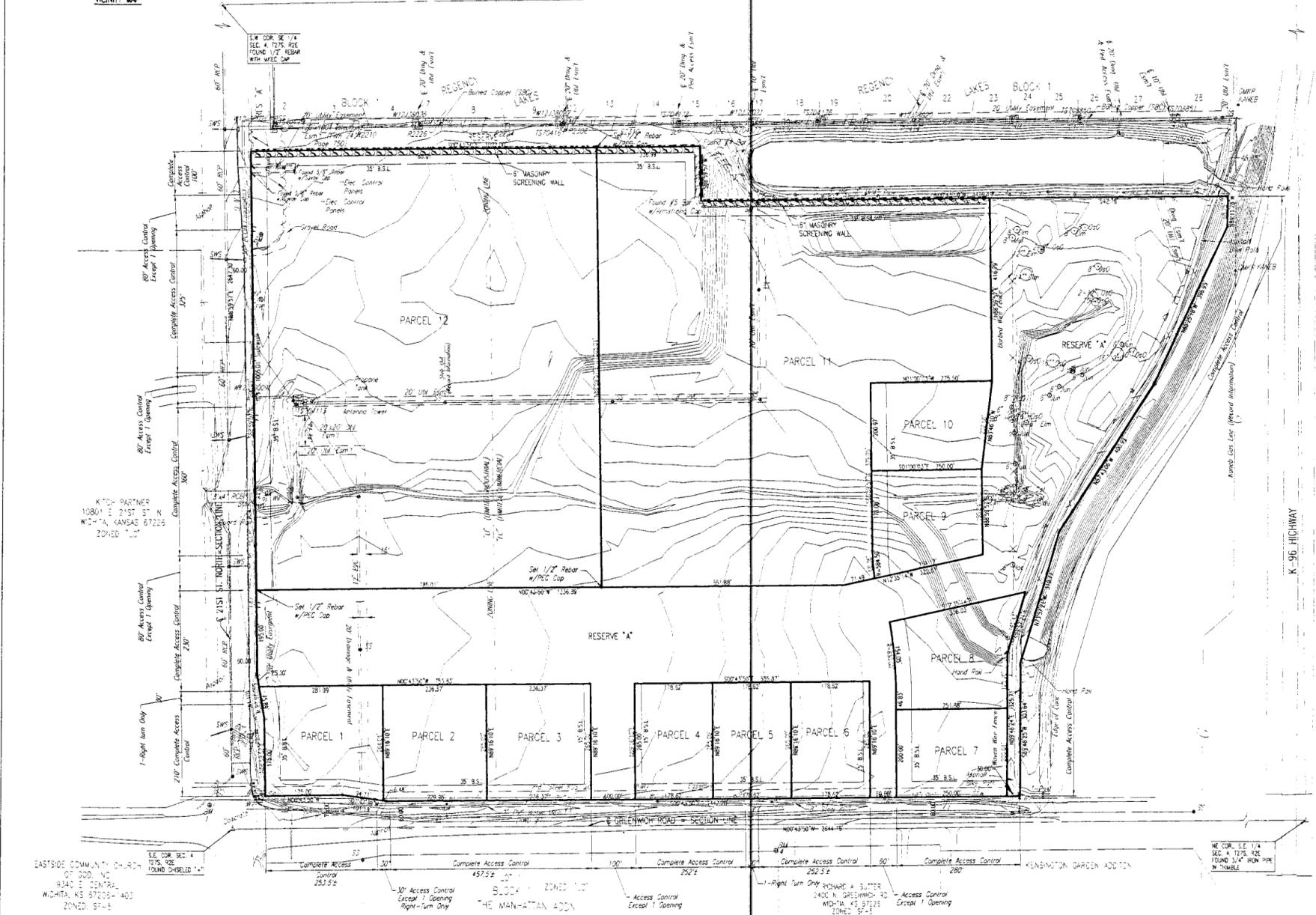
BENCHMARKS
Datum BM from Proj. No. 36-02-16-5322, Kitch Property
C.O.M. Date in Cont. Book 4-R Signal W. 500 Greenway
1/2 Mile S. of 21st St. N. City Datum 185.19
MSL 1570.29

DEVELOPMENT GUIDELINES

- THIS DEVELOPMENT CONTAINS 63.06 NET ACRES MORE OR LESS.
- | | | |
|--|---|---|
| PARCEL 1
GROSS AREA-1.57 AC
MAXIMUM HEIGHT-35 FEET
MAXIMUM COVERAGE-30%
MAXIMUM GROSS FLOOR AREA-30K | PARCEL 6
GROSS AREA-1.39 AC
MAXIMUM HEIGHT-35 FEET
MAXIMUM COVERAGE-30%
MAXIMUM GROSS FLOOR AREA-30K | PARCEL 11
GROSS AREA-1.19 AC
MAXIMUM HEIGHT-35 FEET
MAXIMUM COVERAGE-30%
MAXIMUM GROSS FLOOR AREA-30K |
| PARCEL 2
GROSS AREA-1.44 AC
MAXIMUM HEIGHT-35 FEET
MAXIMUM COVERAGE-30%
MAXIMUM GROSS FLOOR AREA-30K | PARCEL 7
GROSS AREA-1.15 AC
MAXIMUM HEIGHT-35 FEET
MAXIMUM COVERAGE-30%
MAXIMUM GROSS FLOOR AREA-30K | PARCEL 12
GROSS AREA-1.11 AC
MAXIMUM HEIGHT-35 FEET
MAXIMUM COVERAGE-30%
MAXIMUM GROSS FLOOR AREA-30K |
| PARCEL 3
GROSS AREA-1.44 AC
MAXIMUM HEIGHT-35 FEET
MAXIMUM COVERAGE-30%
MAXIMUM GROSS FLOOR AREA-30K | PARCEL 8
GROSS AREA-1.41 AC
MAXIMUM HEIGHT-35 FEET
MAXIMUM COVERAGE-30%
MAXIMUM GROSS FLOOR AREA-30K | RESERVE A
GROSS AREA-1.41 AC
MAXIMUM HEIGHT-35 FEET
MAXIMUM COVERAGE-30%
MAXIMUM GROSS FLOOR AREA-30K |
| PARCEL 4
GROSS AREA-1.29 AC
MAXIMUM HEIGHT-35 FEET
MAXIMUM COVERAGE-30%
MAXIMUM GROSS FLOOR AREA-30K | PARCEL 9
GROSS AREA-1.25 AC
MAXIMUM HEIGHT-35 FEET
MAXIMUM COVERAGE-30%
MAXIMUM GROSS FLOOR AREA-30K | |
| PARCEL 5
GROSS AREA-1.29 AC
MAXIMUM HEIGHT-35 FEET
MAXIMUM COVERAGE-30%
MAXIMUM GROSS FLOOR AREA-30K | PARCEL 10
GROSS AREA-1.21 AC
MAXIMUM HEIGHT-35 FEET
MAXIMUM COVERAGE-30%
MAXIMUM GROSS FLOOR AREA-30K | |
- PERMITTED USES: THE FOLLOWING USES ARE PERMITTED FOR ALL PROPERTY LOCATED 540 FEET NORTH OF 21ST STREET. ALL USES IN THE "P" DISTRICT EXCEPT FOR WAREHOUSE USES AS DEFINED BY CITY CODE. RESIDENTIAL USES (SINGLE-FAMILY, TOWNHOME, TRIGHT TERMINAL, VEHICLE STORAGE, PARK, GAS AND FUEL STORAGE AND SALES, STORAGE OF CLASS-C FRESHWATER, HOUSING OF ANIMALS, BREWING, THE REFINING OF REFINING, OIL STORAGE AND CONCRETE OR ASPHALT PLANT. THE FOLLOWING USES ARE PERMITTED FOR ALL PROPERTY LOCATED IN THE SOUTH 340 FEET OF THE PROPERTY. ALL USES WITHIN THE "P" DISTRICT EXCEPT FOR WAREHOUSE USES AS DEFINED IN CITY CODE. ALL USES THAT REQUIRE CONDITIONAL USE PERMITS IN THE "L" AND "U" DISTRICTS ARE ONLY PERMITTED BY AMENDING THE CUP.
- THE TRANSFER OF THE TITLE 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 HEIR LESSEES UNLESS AMENDED. HOWEVER, THE PLANNING DIRECTOR, WITH THE CONSENT OF THE ZONING SUPERINTENDENT, MAY APPROVE WORK ADJUSTMENTS TO THE CONDITIONS IN THIS OVERLAY, CONSISTENT WITH THE APPROVED DEVELOPMENT PLAN WITHOUT FILING A FORMAL ORDINANCE AMENDMENT.
- LANDSCAPE AND HARDWARE LOT SCREENING: SHALL BE IN ACCORDANCE WITH SECTION 10.20.10 TO 10.20.15 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 PERMITS.
- MINIMUM SETBACK REQUIREMENTS:
THERE SHALL BE A BUILDING SETBACK OF 35 FEET ALONG 21ST ST. NORTH, GREENWICH ROAD AND THE WEST PROPERTY LINE AND THE SOUTH PROPERTY LINE OF PARCELS 7, 8, 9 AND 10. THERE SHALL BE A BUILDING SETBACK OF 15 FEET ALONG THE NORTH LINE OF PARCELS 3 AND 4 AND THE SOUTH LINE OF PARCELS 11 AND 12.
- SEDS - ALL SEDS ALONG GREENWICH AND 21ST STREET NORTH SHALL BE MOUNDING TYPE SEDS WITH A MAXIMUM HEIGHT OF 20" AND A SED AREA OF 48 SQUARE FEET WITH THE EXCEPTION OF THREE SURROUNDING CENTER IDENTIFICATION SEDS WHICH SHALL BE ALLOWED A MAXIMUM HEIGHT OF 30 FEET AND 150 SQUARE FEET IN SIZE EACH. ONE SHALL BE LOCATED ON 21ST ST. AND TWO ON GREENWICH ROAD AT THE MAJOR INTERSECTIONS. THESE SHALL BE THREE SEDS PERMITTED ALONG THE 4-96 EXPRESSWAY RAMP WITH A MAXIMUM HEIGHT OF 48 FEET AND 125 SQUARE FEET IN SIZE FOR EACH. THE FILL FACE FOR THESE SEDS WILL BE ENCLOSED TO CONFORM THE WIND- AND DIRT-SITE OR PORTABLE SEDS PERMITTED. EACH PARCEL SHALL BE LIMITED TO ONE (1) WORKMANS SED PER STREET FRONTAGE WITH A MINIMUM SPACING OF 150 FEET BETWEEN EACH SET OF WORKMANS SEDS. THE DISTANCE BETWEEN THE THREE (3) 30 FOOT PROJECT IDENTIFICATION SEDS AND THE 20' WORKMANS SED ALLOWED ON EACH PARCEL SHALL BE REDUCED TO 30 FEET.
- BUILDING SEDS - BUILDING SEDS FOR PARCELS 1, 2, 3, 4, 5 AND 6 SHALL BE PER SED CODE FOR LIMITED COMMERCIAL ZONING PARCELS 7, 8, 9 AND 10 SHALL PERMIT SEDS ON THE NORTH, SOUTH AND EAST ELEVATIONS PER CODE. PARCEL 11 SHALL BE PER THE SED CODE EXCEPT THAT IT MAY PERMIT SEDS ON THE NORTH ELEVATION OF THE NORTH WEST BUILDING DUE TO THE FACT THAT IT ADJACENT TO AND IS SEPARATED BY A RESERVE. ALL BUILDINGS PER 15000 SQ. FT. SHALL PERMIT UP TO THE SEDS PER ELEVATION ONE SED PER ELEVATION IS PERMITTED AT A MAXIMUM HEIGHT OF 48 FEET WITH A SED AREA OF 150 SQUARE FEET FOR A CORPORATE LOOD PARCEL 12 SHALL BE PER THE SED CODE EXCEPT THAT IT MAY PERMIT UP TO THE SEDS ON ITS EAST ELEVATION AND UP TO 400 SQ. FT. PER SED. ALL BUILDINGS OVER 75,000 SQ. FT. SHALL PERMIT UP TO FIVE SEDS PER ELEVATION AND UP TO 400 SQ. FT. PER SED. ONE SED PER ELEVATION IS PERMITTED AT A HEIGHT OF 48 FEET WITH A SED AREA OF 150 SQ. FT. FOR A CORPORATE LOOD. THERE SHALL BE NO SEDS ALONG THE RESIDENTIAL AREA TO THE WEST EXCEPT FOR SMALL IDENTIFICATION SEDS AS DESCRIBED IN SECTION 24.24.19.3 OF THE SED CODE.
- PARKING - SHALL BE IN ACCORDANCE WITH ARTICLE 11A OF THE WICHITA - SEDWICK COUNTY JUNITED ZONING CODE.
- ARCHITECTURAL CONTROL - ALL BUILDINGS WITHIN PARCEL 11 AND 17 SHALL HAVE THE SAME PREDOMINANT EXTERIOR BUILDING MATERIALS WITH CONSISTENT ARCHITECTURAL CHARACTER, COLOR AND TEXTURE AND CONSISTENT LIGHTING DESIGN (FIXTURES, POLES, LUMPS, ETC.) AS APPROVED BY DIRECTOR OF PLANNING. METAL SHALL NOT BE PERMITTED AS A PREDOMINANT EXTERIOR BUILDING MATERIAL ON ANY PARCEL PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10 SHALL HAVE CONSISTENT LIGHTING FIXTURES, MONUMENT SIGN AND LANDSCAPE PALETTE.
- AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACES, INTERNAL DRIVEWAYS, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC. IS FILED BY THE TIME THE PLAN IS FILED OF RECORD.
- CROSS-LOT SPECULATION IS TO BE PROHIBITED FOR ALL LOTS PLATED FOR RETAIL, COMMERCIAL OR OFFICE USES.
- ALL DRAINAGES AND EASEMENTS SHALL BE DETERMINED AT THE TIME OF PLATING.
- A LOT DRAINAGE 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 CUP.
- IF MULTIPLE OWNERSHIP IS ESTABLISHED AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVEWAYS, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC. SHALL BE FILED WITH THE PLAN OF THE AREA.
- LOADING AREAS AND DOCKS IN THE CUP SHALL BE SCREENED FROM ADJACENT LEVEL VIEW WITH A MASONRY WALL ALONG 4-96 21ST STREET NORTH AND GREENWICH. SCREENING OF ALL TRASH CHUTE, OUTSIDE STORAGE AND MECHANICAL EQUIPMENT WILL BE CONSTRUCTED OF MATERIAL TO MATCH 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 HOOD OR MOTOR HOOD, ALONG THE WEST PROPERTY LINE OF PARCELS 11 AND 12.
- 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 4-96 EXPRESSWAY EXISTING 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 THE SUBSTANTIAL DEVIATION OF THE PLAN AS ESTABLISHED 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.
- ALL LIGHTS SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD OR AWAY FROM RESIDENTIAL AREAS.

NOTES:

- ZONING LIMITED INDUSTRIAL - LI
- UNLTD COMMERCIAL - UC
- LOT MINIMUM PADS AS INDICATED ON DRAINAGE PLAN



EASTSIDE COMMUNITY CHURCH
OT DOD, MO
8344 E CENTRAL
WICHITA, KS 67205-403
ZONED: SF-4

NE COR. SEC. 17A
SEC. 4 17.75 R2E
FOUND 1/2" REBAR
IN CONCRETE