

**GENERAL:** THIS DEVELOPMENT IS PROPOSED TO CONTAIN 51.13 NET ACRES ± OF LIMITED COMMERCIAL AND GENERAL OFFICE TYPE ZONING.

**GENERAL PROVISIONS:**

1.) ACCESS CONTROLS: ACCESS CONTROL SHALL BE AS SHOWN ON THE FACE OF THE C.U.P. THE OPENING TO PARCEL 7 ON 127TH STREET EAST IS SUBJECT TO THE CONSTRUCTION OF A MEDIAL ALONG 127TH STREET EAST, AND THE OPENING TO PARCEL 11 ON CENTRAL IS SUBJECT TO THE CONSTRUCTION OF A MEDIAL ALONG CENTRAL. IF FUTURE TRAFFIC CONDITIONS WARRANT THE CONSTRUCTION OF THESE MEDIALS, IT COULD CAUSE THE AFFECTED OPENINGS TO BECOME RIGHT-IN AND RIGHT-OUT ONLY POINTS OF ACCESS. ANY SUCH MEDIALS SHALL BE CONSTRUCTED AND FUNDED BY THE CITY OF WICHITA AT LARGE.

2.) ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

3.) DRAINAGE WILL BE HANDLED AT THE TIME OF PLATTING. REQUIRED DRAINAGE IMPROVEMENTS WILL BE GUARANTEED WITH THE FINAL PLAT.

4.) BUILDING SETBACKS: MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH ARTICLE III, SEC. III-C.2.b(2)(a) OF THE CITY OF WICHITA-SEDMOCK COUNTY UNIFIED ZONING CODE.

- FRONT STREET SETBACK - 35 FEET
- FRONT SETBACK - 20 FEET
- REAR SETBACK ADJ. TO RESIDENTIAL - 35 FEET
- REAR SETBACK ADJ. TO RESERVES - 10 FEET
- INTERIOR SIDE SETBACKS - 0 FEET

5.) PARKING SHALL BE IN ACCORDANCE WITH ARTICLE IV, SEC. 1V.A OF THE UNIFIED ZONING CODE.

6.) SIGNS: ADVERTISING SIGNS SHALL BE IN ACCORDANCE WITH SECTION 24.04 OF THE CODE OF THE CITY OF WICHITA. NO OFF-SITE OR PORTABLE SIGNS SHALL BE ALLOWED. WINDOW DISPLAY SIGNS ARE LIMITED TO 25% OF WINDOW AREA, AND FLASHING SIGNS (EXCEPT TIME AND TEMP SIGNS AND PUBLIC SERVICE MESSAGES), ROTATING OR MOVING SIGNS, SIGNS WITH MOVING LIGHTS OR SIGNS WHICH CREATE ILLUSIONS OF MOVEMENT ARE NOT PERMITTED. SIGNAGE SHALL BE RESTRICTED TO MONUMENT TYPE SIGNS AND SHALL NOT EXCEED 20' EXCEPT FOR ONE PROJECT ID SIGN ALONG CENTRAL AND ONE PROJECT ID SIGN ALONG 127TH STREET EAST THAT CAN BE EITHER MONUMENT OR POLE TYPE, UP TO 30' IN HEIGHT, THE MAXIMUM SQ. FT. OF SIGN AREA PERMITTED FOR GROUND OR POLE SIGNS ALONG CENTRAL AND 127TH STREET SHALL BE CALCULATED AT 0.8 SQ. FT. PER LINEAL FEET OF STREET FRONTAGE. AS THE FRONTAGE DEVELOPES, GROUND OR POLE SIGNS SHALL BE SPACED A MINIMUM OF 150' APART, REGARDLESS OF THE OWNERSHIP.

7.) ALL BUILDINGS ON PARCELS 1, 2, 3, 4 AND 6, SHALL BE PREDOMINATELY EARTH-TONE COLORS WITH VIVID COLORS LIMITED TO INCIDENTAL USES. THESE PARCELS SHALL EMPLOY MATERIALS AND DESIGN FEATURES SIMILAR TO RESIDENTIAL USES, INCLUDING THE USE OF BRICK, MASONRY, WOOD OR COMPOSITE SIDING, AND A DOUBLE-PITCHED ROOF WITH HIPPED OR GABLED ENDS WITH A MINIMUM VERTICAL RISE OF FOUR INCHES FOR EVERY TWELVE INCHES. PARCELS 5, AND 7-14 SHALL BE DEVELOPED CONSISTENT WITH A UNIFORM ARCHITECTURAL CHARACTER, COLOR, TEXTURE, AND THE SAME PREDOMINANT EXTERIOR BUILDING MATERIAL. PARKING LOTS SHALL SHARE SIMILAR OR CONSISTENT LIGHTING ELEMENTS.

8.) FIRE LANES: FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. PARKING SHALL BE IN ACCORDANCE WITH ARTICLE IV OF THE UNIFIED ZONING CODE. NO PARKING SHALL BE IN SAID FIRE LANES, ALTHOUGH THEY 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 LOCATION AND DESIGN OF THE APPROPRIATE FIRE LANES.

9.) A LANDSCAPE PLAN SHALL BE PREPARED AS PER CITY OF WICHITA LANDSCAPE ORDINANCE, FOR EACH PARCEL AND APPROVED BY THE CITY OF WICHITA PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT FOR THOSE PARCELS INVOLVED. IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED, THE LANDSCAPE BUFFER REQUIRED ALONG THE NORTHERN PROPERTY LINE OF PARCEL 7, SHALL BE 1 AND 1/2 THE RATE SPECIFIED IN THE LANDSCAPE ORDINANCE FOR THE CITY OF WICHITA.

10.) A PLAN FOR A PEDESTRIAN WALK SYSTEM SHALL BE A REQUIREMENT OF THIS C.U.P. THIS WALK SYSTEM SHALL LINK PROPOSED BUILDINGS WITH THE ENTRANCES AND SIDEWALKS ALONG CENTRAL AND 127TH STREET. THE PEDESTRIAN SYSTEM SHALL BE ASSURED BY REQUIRED SUBMISSION AND APPROVAL OF CIRCULATION PLANS BY THE DIRECTOR OF PLANNING PRIOR TO ISSUING BUILDING PERMITS.

11.) AN OVERALL SITE TRAFFIC CIRCULATION PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS, CROSS-LOT CIRCULATION AGREEMENTS SHALL BE REQUIRED AT THE TIME OF PLATTING TO ASSURE INTERNAL VEHICULAR MOVEMENT BETWEEN PARCELS WITHIN THE C.U.P.

12.) LOADING AREAS, TRASH RECEPTACLES, OUTSIDE STORAGE, AND DOCKS SHALL BE SCREENED FROM GROUND LEVEL VIEW WITH SCREENING WALLS THAT ARE MASONRY OR CONSISTENT WITH THE BUILDING WALL MATERIALS ALONG CENTRAL AND 127TH STREET EAST.

13.) LIGHTING: ALL LIGHTING WITHIN PARCELS SHALL BE SHIELDED TO REFLECT OR DIRECT LIGHT AWAY FROM THE ADJOINING RESIDENTIAL DISTRICTS.

14.) MAJOR STREET IMPROVEMENTS FOR CENTRAL AND 127TH STREET EAST SHALL BE IN CONFORMANCE WITH CITY OF WICHITA ENGINEERING REQUIREMENTS AND SHALL BE GUARANTEED AT THE TIME OF PLATTING.

15.) 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, BUT SAID PLAN SHALL RUN WITH THE LAND FOR THE COMMERCIAL AND OFFICE DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS, UNLESS AMENDED.

16.) IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, WALLS ETC. SHALL BE FILED WITH THE PLAT. ALL DRIVES AND PARKING AREAS SHALL BE OWNED AND MAINTAINED BY THE OWNER'S ASSOCIATION(S).

17.) ALL ROOF-TOP EQUIPMENT SHALL BE SCREENED FROM GROUND LEVEL VIEWS.

18.) RESERVE "A" IS TO ALLOW DRAINAGE AND DRAINAGE STRUCTURES, LANDSCAPING, LIGHTING, BERMS, IRRIGATION, WALKWAYS, GAZEBOS AND OTHER RELATED STRUCTURES, PONDS, SIGNAGE, SEATING AREAS, AND UTILITIES CONFINED TO EASEMENTS.

19.) 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, FOR THE CITY OF WICHITA, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING CONSTRUCTION OF THE PROPOSED DEVELOPMENT.

20.) ANY MAJOR CHANGES IN THIS DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE WICHITA METROPOLITAN AREA PLANNING COMMISSION AND TO THE GOVERNING BODY FOR THEIR CONSIDERATION.

21.) A SIX (6) TO EIGHT (8) FOOT SCREENING WALL CONSISTING OF BRICK, MASONRY, CONCRETE, ARCHITECTURAL TILE OR SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE) SHALL BE CONSTRUCTED ALONG THOSE PROPERTY LINES OF THE C.U.P. IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE III, SEC. III-C.2.b(2)(d) OF THE UNIFIED ZONING CODE. THIS SOLID WALL SHALL BE CONSTRUCTED OF A PATTERN AND COLOR THAT IS CONSISTENT WITH THE BUILDING WALLS.

22.) ANY ITEMS PERMITTED IN THE PARCEL DESCRIPTIONS AS PER A CONDITIONAL USE, SHALL ONLY BE APPROVED IF SPECIFICALLY REVIEWED AND APPROVED BY AMENDMENT TO THE C.U.P.

**PARCEL DESCRIPTIONS:**

- PARCEL #1**  
PROPOSED USES: ALL USES ALLOWED IN "G0" ZONING DISTRICT.
- NET AREA: - 3.94 ACRES (171,578 S.F.)  
MAXIMUM BUILDING COVERAGE - 25% OR 42,895 S.F.  
FLOOR AREA RATIO - 25%  
MAXIMUM GROSS FLOOR AREA - 42,895 S.F.  
MAXIMUM BUILDING HEIGHT - 40'  
MAXIMUM NUMBER OF BUILDINGS - THREE
- PARCEL #2**  
PROPOSED USES: SAME AS PARCEL #1
- NET AREA: - 2.75 ACRES (119,883 S.F.)  
MAXIMUM BUILDING COVERAGE - 25% OR 29,970 S.F.  
FLOOR AREA RATIO - 25%  
MAXIMUM GROSS FLOOR AREA - 29,970 S.F.  
MAXIMUM BUILDING HEIGHT - 40'  
MAXIMUM NUMBER OF BUILDINGS - TWO
- PARCEL #3**  
PROPOSED USES: SAME AS PARCEL #1
- NET AREA: - 4.15 ACRES (180,797 S.F.)  
MAXIMUM BUILDING COVERAGE - 25% OR 45,200 S.F.  
FLOOR AREA RATIO - 25%  
MAXIMUM GROSS FLOOR AREA - 45,200 S.F.  
MAXIMUM BUILDING HEIGHT - 40'  
MAXIMUM NUMBER OF BUILDINGS - THREE
- PARCEL #4**  
PROPOSED USES: SAME AS PARCEL #1
- NET AREA: - 1.45 ACRES (63,221 S.F.)  
MAXIMUM BUILDING COVERAGE - 25% OR 15,805 S.F.  
FLOOR AREA RATIO - 25%  
MAXIMUM GROSS FLOOR AREA - 15,805 S.F.  
MAXIMUM BUILDING HEIGHT - 40'  
MAXIMUM NUMBER OF BUILDINGS - TWO

- PARCEL #5**  
PROPOSED USES: ALL USES ALLOWED IN "LC" ZONING EXCEPT FOR ADULT ENTERTAINMENT ESTABLISHMENTS, MINING OR QUARRYING, ROCK CRUSHING, SOLID WASTE INCINERATORS, OIL AND GAS DRILLING, RECREATIONAL VEHICLE CAMPGROUNDS, AND ASPHALT CONCRETE PLANTS.
- NET AREA: - 3.95 ACRES (171,909 S.F.)  
MAXIMUM BUILDING COVERAGE - 30% OR 51,573 S.F.  
FLOOR AREA RATIO - 30%  
MAXIMUM GROSS FLOOR AREA - 51,573 S.F.  
MAXIMUM BUILDING HEIGHT - 40'  
MAXIMUM NUMBER OF BUILDINGS - THREE

- PARCEL #6**  
PROPOSED USES: SAME AS PARCEL #1
- NET AREA: - 3.21 ACRES (139,892 S.F.)  
MAXIMUM BUILDING COVERAGE - 25% OR 34,973 S.F.  
FLOOR AREA RATIO - 25%  
MAXIMUM GROSS FLOOR AREA - 34,973 S.F.  
MAXIMUM BUILDING HEIGHT - 40'  
MAXIMUM NUMBER OF BUILDINGS - THREE

- PARCEL #7**  
PROPOSED USES: SAME AS PARCEL #5
- NET AREA: - 13.63 ACRES (593,703 S.F.)  
MAXIMUM BUILDING COVERAGE - 30% OR 178,111 S.F.  
FLOOR AREA RATIO - 30%  
MAXIMUM GROSS FLOOR AREA - 178,111 S.F.  
MAXIMUM BUILDING HEIGHT - 40'  
MAXIMUM NUMBER OF BUILDINGS - FIVE

- PARCEL #8**  
PROPOSED USES: SAME AS PARCEL #5
- NET AREA: - 1.61 ACRES (70,302 S.F.)  
MAXIMUM BUILDING COVERAGE - 30% OR 21,091 S.F.  
FLOOR AREA RATIO - 30%  
MAXIMUM GROSS FLOOR AREA - 21,091 S.F.  
MAXIMUM BUILDING HEIGHT - 40'  
MAXIMUM NUMBER OF BUILDINGS - ONE

- PARCEL #9**  
PROPOSED USES: SAME AS PARCEL #5
- NET AREA: - .98 ACRES (42,750 S.F.)  
MAXIMUM BUILDING COVERAGE - 30% OR 12,825 S.F.  
FLOOR AREA RATIO - 30%  
MAXIMUM GROSS FLOOR AREA - 14,963 S.F.  
MAXIMUM BUILDING HEIGHT - 40'  
MAXIMUM NUMBER OF BUILDINGS - ONE

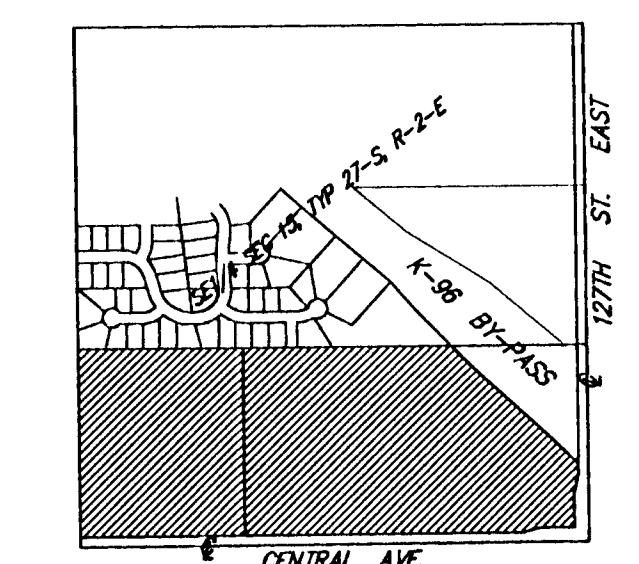
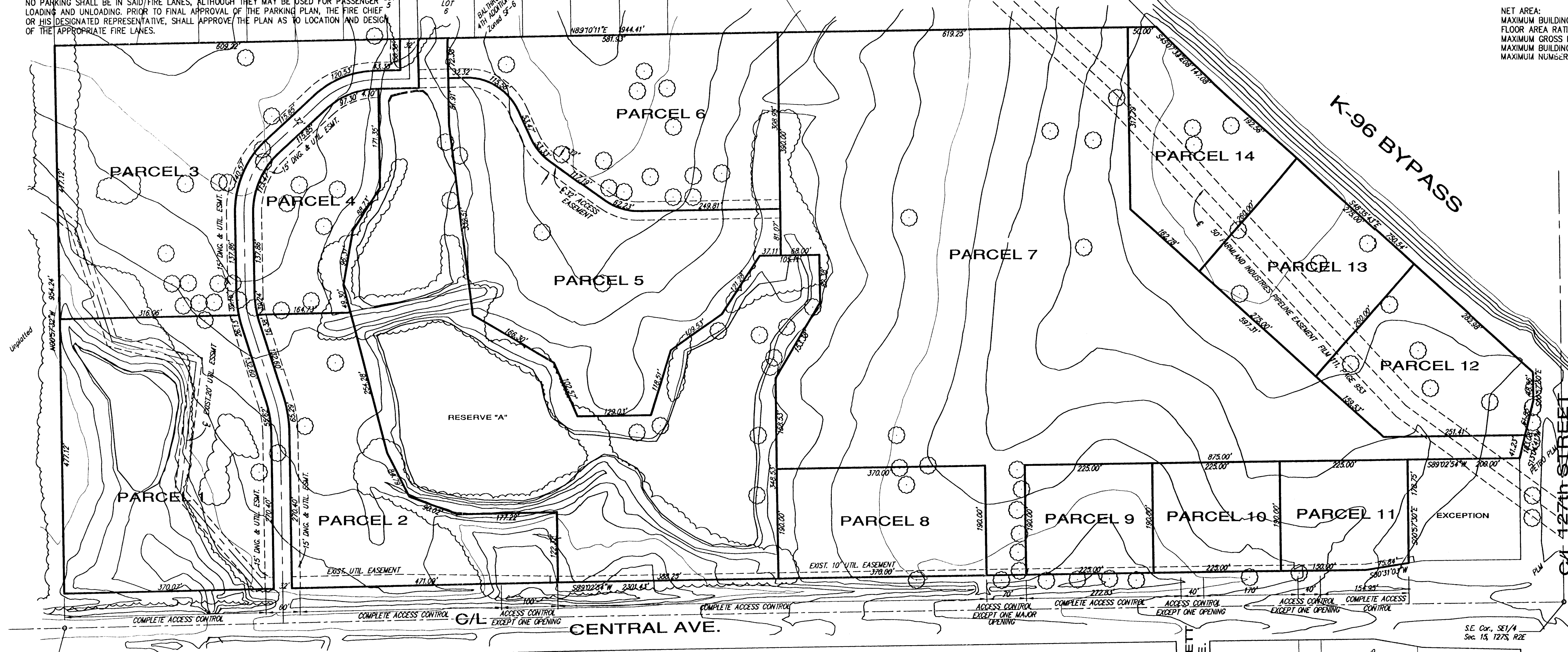
- PARCEL #10**  
PROPOSED USES: SAME AS PARCEL #5
- NET AREA: - .98 ACRES (42,750 S.F.)  
MAXIMUM BUILDING COVERAGE - 30% OR 12,825 S.F.  
FLOOR AREA RATIO - 30%  
MAXIMUM GROSS FLOOR AREA - 12,825 S.F.  
MAXIMUM BUILDING HEIGHT - 40'  
MAXIMUM NUMBER OF BUILDINGS - ONE

- PARCEL #11**  
PROPOSED USES: SAME AS PARCEL #5
- NET AREA: - .97 ACRES (42,330 S.F.)  
MAXIMUM BUILDING COVERAGE - 30% OR 12,700 S.F.  
FLOOR AREA RATIO - 30%  
MAXIMUM GROSS FLOOR AREA - 12,700 S.F.  
MAXIMUM BUILDING HEIGHT - 40'  
MAXIMUM NUMBER OF BUILDINGS - ONE

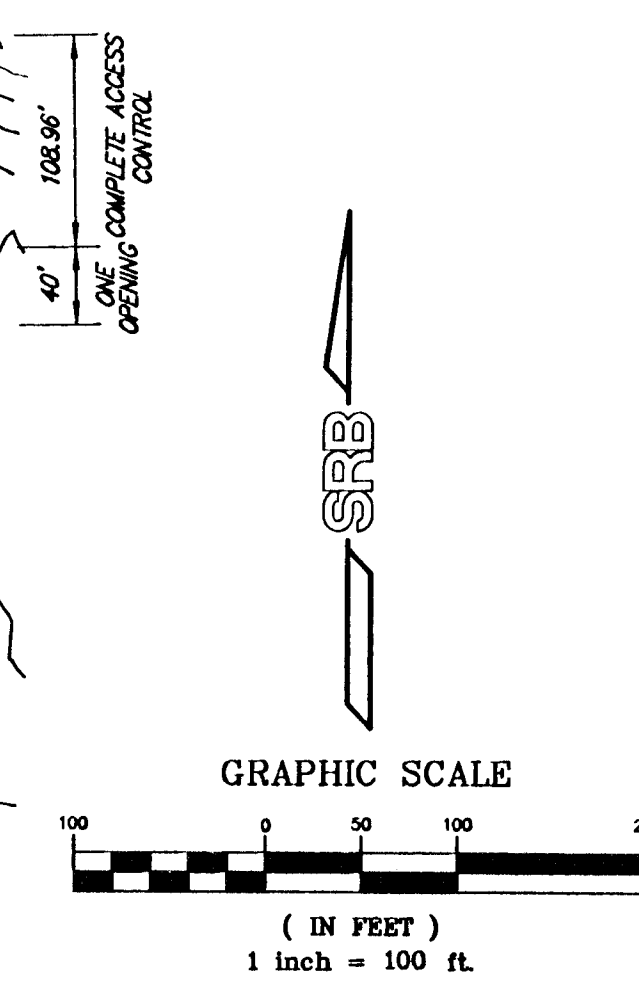
- PARCEL #12**  
PROPOSED USES: SAME AS PARCEL #5
- NET AREA: - 1.64 ACRES (71,590 S.F.)  
MAXIMUM BUILDING COVERAGE - 30% OR 21,477 S.F.  
FLOOR AREA RATIO - 30%  
MAXIMUM GROSS FLOOR AREA - 21,477 S.F.  
MAXIMUM BUILDING HEIGHT - 75'  
MAXIMUM NUMBER OF BUILDINGS - ONE

- PARCEL #13**  
PROPOSED USES: SAME AS PARCEL #5
- NET AREA: - 1.64 ACRES (71,500 S.F.)  
MAXIMUM BUILDING COVERAGE - 30% OR 21,450 S.F.  
FLOOR AREA RATIO - 30%  
MAXIMUM GROSS FLOOR AREA - 21,450 S.F.  
MAXIMUM BUILDING HEIGHT - 75'  
MAXIMUM NUMBER OF BUILDINGS - ONE

- PARCEL #14**  
PROPOSED USES: SAME AS PARCEL #5
- NET AREA: - 1.68 ACRES (73,092 S.F.)  
MAXIMUM BUILDING COVERAGE - 30% OR 21,928 S.F.  
FLOOR AREA RATIO - 30%  
MAXIMUM GROSS FLOOR AREA - 21,928 S.F.  
MAXIMUM BUILDING HEIGHT - 75'  
MAXIMUM NUMBER OF BUILDINGS - ONE



VICINITY MAP



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06 June 01  
ISSUED:

**KTP CENTER ADDITION D.P.-255  
COMMERCIAL COMMUNITY UNIT PLAN  
WICHITA, KANSAS**

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