MEADOW LAND COMMUNITY UNIT PLAN

DP - 248

PARCEL 1

A.	Gross Area:	1,062,868.30 sq.ft. or 24.40 acres
B.	Maximum Building Coverage:	318,860.49 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	372,003.91 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.	
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing
I.	Zoning:	See "General Provision #27"

PARCEL 2

A.	Gross Area:	533,765.44 sq.ft. or 12.25 acres
B.	Maximum Building Coverage:	160,129.63 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	186,817.90 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.	
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing
I.	Zoning:	See "General Provision #27"

PARCEL 3

A.	Gross Area:	249,109.20 sq.ft. or 5.72 acres
B.	Maximum Building Coverage:	74,732.76 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	87,188.22 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 60 feet.	
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing
I.	Zoning:	Limited Commercial

PARCEL 4

A.	Net Area:	456,528.48 sq.ft. or 10.48 acres
B.	Maximum Building Coverage:	136,958.54 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	159,784.97 sq.ft.
D.	Floor Area Ratio:	35 percent
E.	Maximum Number of Buildings:	Two (2)
F.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 60 feet.	
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing
I.	Zoning:	Limited Commercial

PARCEL 5

A.	Net Area:	150,936.48 sq.ft. or 3.47 acres
B.	Maximum Building Coverage:	45,286.94 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	52,834.77 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 60 feet.	
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing
I.	Zoning:	Limited Commercial

PARCEL 6

A.	Net Area:	156,887.93 sq.ft. or 3.60 acres
B.	Maximum Building Coverage:	47,066.39 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	54,910.78 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 60 feet.	
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing
I.	Zoning:	Limited Commercial

PARCEL 7

A.	Net Area:	136,406.68 sq.ft. or 3.13 acres
B.	Maximum Building Coverage:	40,922 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	47,742.34 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 for Setbacks
H.	Access Points:	See Drawing
I.	Zoning:	Limited Commercial

PARCEL 8

A.	Net Area:	197,188.56 sq.ft. or 4.52 acres
B.	Maximum Building Coverage:	59,156.57 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	69,016 sq.ft.
D.	Floor Area Ratio:	35 percent
E.	Maximum Number of Buildings:	Two (2)
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
I.	Zoning:	Limited Commercial

PARCEL 9

A.	Net Area:	101,038.15 sq.ft. or 2.32 acres
B.	Maximum Building Coverage:	30,311.45 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	35,363.35 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
I.	Zoning:	Limited Commercial

PARCEL 10

A.	Net Area:	553,501.26 sq.ft. or 12.71 acres
B.	Maximum Number of Buildings:	368
C.	Minimum Lot Size: 3,500 sq. ft. for single-family; 3,000 sq. ft. per dwelling unit for duplex; 1,500 sq. ft. per unit for multi-family(maximum 29 dwelling units per acre); 6,000 sq. ft. for nonresidential	
D.	Minumum Lot Width: 35 feet for single-family; 50 feet for all other uses	
E.	Minumum Setbacks: Front=25 feet; Rear=20 feet; Interior Side=6 feet; Street Side=20 feet;	
F.	Maximum Height: 45 feet	
H.	Access Points:	See Drawing
I.	Zoning:	Multi-Family-29

PARCEL 11

A.	Net Area:	438,223.58 sq.ft. or 10.06 acres
B.	Maximum Number of Buildings:	291
C.	Minimum Lot Size: 3,500 sq. ft. for single-family; 3,000 sq. ft. per dwelling unit for duplex; 1,500 sq. ft. per unit for multi-family(maximum 29 dwelling units per acre); 6,000 sq. ft. for nonresidential	
D.	Minumum Lot Width: 35 feet for single-family; 50 feet for all other uses	
E.	Minumum Setbacks: Front=25 feet; Rear=20 feet; Interior Side=6 feet; Street Side=20 feet;	
F.	Maximum Height: 45 feet	
H.	Access Points:	See Drawing
I.	Zoning:	Multi-Family-29

PARCEL 12

A.	Net Area:	94,499.13sq.ft. or 2.17 acres
B.	Maximum Building Coverage:	28,349.73 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	33,074.70 sq.ft.
D.	Floor Area Ratio:	35 percent
E.	Maximum Number of Buildings:	Two (2)
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
I.	Zoning:	General Office

PARCEL 13

A.	Net Area:	105,731.0 sq.ft. or 2.43 acres
B.	Maximum Building Coverage:	31,719.30 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	37,005.85 sq.ft.
D.	Floor Area Ratio:	35 percent
E.	Maximum Number of Buildings:	Two (2)
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
I.	Zoning:	General Office

PARCEL 14

A.	Net Area:	175,853.89 sq.ft. or 4.03 acres
B.	Maximum Building Coverage:	52,756.17 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	61,548.86 sq.ft.
D.	Floor Area Ratio:	35 percent
E.	Maximum Number of Buildings:	Two (2)
F.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing
I.	Zoning:	Limited Commercial

PARCEL 15

A.	Net Area:	97,530.92 sq.ft. or 2.23 acres
B.	Maximum Building Coverage:	29,259.28 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	34,135.82 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 45 feet.	
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing
I.	Zoning:	Limited Commercial

PARCEL 16

A.	Net Area:	86,189.54 sq.ft. or 1.98 acres
B.	Maximum Building Coverage:	25,856.86 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	30,166.34 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 45 feet.	
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing
I.	Zoning:	Limited Commercial

PARCEL 17

A.	Net Area:	671,054.11sq.ft. or 15.41 acres
B.	Maximum Building Coverage:	201,316.23 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	234,868.94 sq.ft.
D.	Floor Area Ratio:	35 percent
E.	Maximum Number of Buildings:	Four (4)
F.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 60 feet.	
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing
I.	Zoning:	Limited Commercial

PARCEL 18

A.	Net Area:	102,555.73 sq.ft. or 2.35 acres
B.	Maximum Building Coverage:	30,766.72 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	35,894.51sq.ft.
D.	Floor Area Ratio:	35 percent
E.	Maximum Number of Buildings:	Two (2)
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
I.	Zoning:	Neighborhood Retail

PARCEL 19

A.	Gross Area:	77,888.32 sq.ft. or 1.79 acres
B.	Maximum Building Coverage:	23,366.50 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	27,260.91 sq.ft.
D.	Floor Area Ratio:	35 percent
E.	Maximum Number of Buildings:	Two (2)
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
I.	Zoning:	Neighborhood Retail

PARCEL 20

A.	Gross Area:	71,070.15 sq.ft. or 1.63 acres
B.	Maximum Building Coverage:	21,321.05 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	24,874.55 sq.ft.
D.	Floor Area Ratio:	35 percent
E.	Maximum Number of Buildings:	Two (2)
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
I.	Zoning:	Limited Commercial

PARCEL 21

A.	Gross Area:	78,863.89 sq.ft. or 1.81 acres
B.	Maximum Building Coverage:	23,659.17 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	27,602.36 sq.ft.
D.	Floor Area Ratio:	35 percent
E.	Maximum Number of Buildings:	Two (2)
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
I.	Zoning:	Limited Commercial

PARCEL 22

A.	Gross Area:	105,324.08 sq.ft. or 2.41 acres
B.	Maximum Building Coverage:	31,597.22 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	36,863.43 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
I.	Zoning:	Limited Commercial

PARCEL 23

A.	Gross Area:	68,908.54 sq.ft. or 1.58 acres
B.	Maximum Building Coverage:	20,672.56 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	24,117.99 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
I.	Zoning:	Limited Commercial

RESERVE A

A.	Gross Area:	286,446.65 sq.ft. or 6.58 acres
B.	Proposed Uses: Recreation, Drainage, Landscaping, Open Space, Utilities as Confined to Easements, and Sidewalks.	

RESERVE B

A.	Gross Area:	1,202,129.12 sq.ft. or 27.60 acres
B.	Proposed Uses: Recreation, Drainage, Landscaping, Open Space, Utilities as Confined to Easements, and Sidewalks.	

RESERVE C

A.	Gross Area:	26,540.92 sq.ft. or 0.61 acres
B.	Proposed Uses: Drainage, Landscaping, Signage, Open Space, Utilities as Confined to Easements, and Sidewalks.	

RESERVE D

A.	Gross Area:	42,245.46 sq.ft. or 0.97 acres
B.	Proposed Uses: Drainage, Landscaping, Signage, Open Space, Utilities as Confined to Easements, and Sidewalks.	

RESERVE E

A.	Gross Area:	45,390.50 sq.ft. or 1.04 acres
B.	Proposed Uses: Drainage, Landscaping, Signage, Open Space, Utilities as Confined to Easements, and Sidewalks.	

RESERVE F

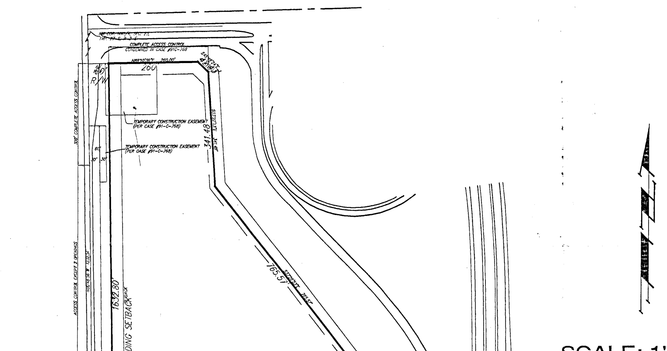
A.	Gross Area:	34,468.35 sq.ft. or 0.79 acres
B.	Proposed Uses: Drainage, Landscaping, Signage, Open Space, Utilities as Confined to Easements, and Sidewalks.	

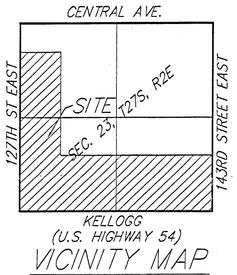
LEGAL DESCRIPTION:

The SW 1/4 of Sec. 23, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, EXCEPT Kansas Turnpike Authority right-of-way (Condemnation Case A-54126), and EXCEPT K-96 Bypass right-of-way (Condemnation Case 91C-806), further designated as Tract R221, Tract R225, Tract R250, and Tract R303, and EXCEPT U.S. Highway 54/K-96 Highway, all being subject to road rights-of-way of record, TOGETHER with the SE 1/4 of said Sec. 23, EXCEPT Kansas Turnpike Authority right-of-way (Condemnation Case A-54126), and EXCEPT K-96 Bypass right-of-way (Condemnation Case 91C-806), further designated as Tract R223 and Tract R302, and EXCEPT U.S. Highway 54/K-96 Highway, and EXCEPT a tract in said SE 1/4 described as follows: Beginning at the NE corner of said SE 1/4; thence west along the north line of said SE 1/4 to the intersection with the easterly line of said K-96 Bypass right-of-way; thence southeasterly along the easterly line of said K-96 Bypass right-of-way, 302.66 feet to a deflection corner in said easterly line; thence southerly along the easterly line of said K-96 Bypass right-of-way and as extended south, 575.00 feet; thence southeasterly, 290.00 feet, more or less, to a point 1090.00 feet normally distant south of the north line of said SE 1/4; thence east parallel with the north line of said SE 1/4, 1850.00 feet, more or less, to a point 360.00 feet normally distant west of the east line of said SE 1/4; thence south parallel with the east line of said SE 1/4, 350.00 feet, more or less, to a point 1440.00 feet normally distant south of the north line of said SE 1/4; thence east parallel with the north line of said SE 1/4, 360.00 feet to a point on the east line of said SE 1/4; thence north along the east line of said SE 1/4, 1440.00 feet to the point of beginning, all being subject to road rights-of-way of record, TOGETHER with a tract in the NW 1/4 of said Sec. 23, described as commencing at the NW corner of said NW 1/4; thence S00°49'24"E, along the west line of said NW 1/4, 1611.91 feet for a place of beginning; thence N89°10'36"E, 50 feet; thence N00°49'24"W, 181.91 feet to a point on the right-of-way line of the K-96 Bypass as condemned in Case No. 91C-768; thence N89°10'36"E, along said right-of-way line, 270 feet; thence S45°49'24"E, along said right-of-way line, 42.43 feet; thence S03°22'13"E, along said right-of-way line, 341.48 feet; thence S37°26'53"E, along said right-of-way line, 765.57 feet; thence S21°12'18"E, along said right-of-way line, 255.97 feet to the south line of said NW 1/4; thence S88°44'32"W, along the south line of said NW 1/4, 911.05 feet to the SW corner of said NW 1/4; thence N00°49'24"W, along the west line of said NW 1/4, 1050.50 feet to the place of beginning, EXCEPT the west 50 feet thereof for the right-of-way for 127th Street East.

GENERAL PROVISIONS:

1. Total Land Area: 7,949,638.03 sq.ft. or 182.50 acres.
   Total Floor Area Ratio: 2,782,373.31 sq.ft. 35 percent
2. Parking shall be provided in accordance with Section 28.04.140 et.seq. of the Code of the City of Wichita, 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. Required guarantees for drainage shall be provided at the time of platting improvements.
5. 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 143rd and between the proposed buildings and apartments within the property as determined necessary by the Director of Planning
6. Signs shall be in accordance with the Sign Code of The City of Wichita with the following conditions:
   A. As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150' apart, irrespective of how land is leased or sold.
   B. 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.
   C. Portable and off-site signs are not permitted.
   D. Window display signs are limited to 25% of the window area.
   E. No signs shall be allowed on the rear of any buildings.
   F. All freestanding signs must be monument type and shall have a maximum height of 20 feet. The maximum square footage of sign face allowed in Parcels 1-6 shall not exceed 80% of lot frontage.
7. Access Controls shall be as shown on the final plat.
8. All exterior lighting shall be shielded to direct light disbursement in a downward direction.
9. Parcels 1 and 2 separately, Parcels 3-9 separately, Parcels 10-13, Parcels 14-23 shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
   A. Limited height of light poles to 24 feet.
   B. Extensive use of backlit canopies and neon or fluorescent tube lighting on buildings is not permitted.
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.
    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.
12. Masonry Walls:
    A. A six (6) foot high masonry wall shall be constructed along property lines of the C.U.P. in conformance with the provisions of Section III.C.2.b(2)(d) of the Unified Zoning Code.
    B. This solid masonry 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.
15. All buildings in Parcels 1 and 2 separately, Parcels 3-9 separately, Parcels 10-13 separately, and Parcels 14-23 separatelyshall share character, color, texture, and the same predominate exterior uniform architectural building material. Building walls and roofs must have predominantly earth-tone colors, with vivid colors limited to incidental accent, and must employ materials similar to surrounding residential areas.
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 to all building sites shall be provided for each phase of construction prior to the issuance of building permits.
17. No Parcel within this C.U.P. shall allow the use of adult entertainment establishments, group homes, group residential, correctional placement residences, private clubs, taverns, and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment.
18. 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, thus said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.
19. Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with Article V, Section E, 13-15 of the Unified Zoning Code.
20. 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.
21. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between parcels within the C.U.P.
22. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
23. The Following transportation improvements shall be provided:
    A. The applicant shall work with KDOT regarding geometric improvements at the intersection of Kellogg and 143rd Street. Dual Left turn lanes with adequate storage lengths shall be constructed for eastbound-left turns and southbound-left turns. A northbound-left lane and a westbound-right lane with adequate storage shall also be installed. All improvement costs at this intersection, including changes to the signal hardware shall be the responsibility of this application.
    B. 143rd Street shall be widened north from Kellogg to a minimum of four through lanes(two lanes north, two lanes south) plus additional turn lanes along the entire frontage of this property. The north terminus of this widened section shall be tapered back to the existing two lane configuration.
    C. Turn lanes on 143rd Street shall be installed as follows: a single left lane at the south street, dual left lanes at the main entrance(across from Cardinal), and a single left lane at the north street.
    D. The intersection of Cardinal and 143rd Street shall be signalized with the following lane configurations: four through lanes on 143rd with dual northbound left and single southbound left lanes; three lanes on Cardinal to the east and five lanes on the west side of the intersection.
    E. The applicant shall guarantee one-half the cost for accel/decel lanes and widening of a center turn lane on 127th, if these improvements are warranted at a later time by development of Parcels 1 and 2.
    F. In the first phase of development when building floor area for Parcels 3-9 and 12-23 are restricted to 380,000 sq. ft., and the traffic generated from Parcels 3-23 are limited to no more than 13,500 trips per day, first phase improvements should include:
       - New left turn lanes on all four approaches at the intersection of 143rd and Cardinal. The storage length of the lanes turning in and out of the proposed development shall be at least 240 feet, and more if deemed necessary by the Traffic Engineer.
       - A continuous right-turn (acceleration-deceleration) lane along the west side of 143rd Street from north of Cardinal to Kellogg for southbound movements in and out of the development.
       - 3-lanes on both legs of Cardinal Street, with a minimum storage capacity of 240 feet for all turning lanes on the west side of the intersection.
       - A northbound left turn lane at the intersection of 143rd and South Street.
       - Signalization of 143rd and Cardinal When warranted by traffic demand as determined by the traffic engineer.
24. Until such time as 143rd Street, including the bridge over the Turnpike is widened to four lanes between Kellogg and Central, development on Parcels 3-9 and 12-23 shall be restricted to no more than 380,000 sq. ft. of maximum gross floor area and traffic generated from Parcels 3-23 shall be limited to no more than 13,500 trips per day generated.
25. After 143rd is widened to four lanes between Kellogg and Central, development on parcels 3-9 and 12-23 shall be restricted to no more than 700,000 sq.ft. of maximum gross floor area and traffic generated from parcels 3-23 shall be limited to no more than 25,000 trips per day.
26. Permitted uses for Parcel 1 and Parcel 2 shall be restricted to the following uses: all uses permitted in the "OW" Office Warehouse district; car wash; convenience store; funeral home; hotel/motel; medical offices; recreation, indoor; recreation, outdoor; restaurants; and service stations. Site development requirements shall be those stipulated in the "OW" Office Warehouse district."
27. All property included within this C.U.P. and zone case shall be platted within one year after approval of this C.U.P. by the Governing Body, or the cases shall be considered denied and closed. The resolution establishing the zone change shall not be published until the plat has been recorded with the Register of Deeds.
28. (B.C.C.) APRIL 12, 2000





VICINITY MAP

SCALE: 1" = 200'

MEADOW LAND COMMUNITY UNIT PLAN
DP-248

F:/SURVEY/CUP/MEADOWLANDCUP/MEADOWLANDCUP.DWG

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211