

**PARCEL NO. 1**  
 PROPOSED GENERAL USE . . . . . SERVICE, OFFICE, RESTAURANT, RETAIL GENERAL (SEE ADMIN. ADJUST. 06/23/01)  
 TOTAL NET AREA . . . . . 117,208.9 SQ. FT. ± OR 2.7 ACRES ±  
 MAXIMUM GROSS FLOOR AREA . . . . . 46,904.4 SQ. FT. ±  
 FLOOR AREA RATIO . . . . . 0.40  
 MAX. BUILDING HEIGHT . . . . . 6 STORIES  
 MAX. LAND COVERAGE . . . . . 30% OR 35,178.3 SQ. FT. ±

**PARCEL NO. 2A**  
 PROPOSED GENERAL USE . . . . . SHOPPING CENTER  
 TOTAL NET AREA . . . . . 934,494 SQ. FT. ± OR 21.45 ACRES ±  
 MAXIMUM GROSS FLOOR AREA . . . . . 373,798 SQ. FT. ±  
 FLOOR AREA RATIO . . . . . 0.40  
 MAX. BUILDING HEIGHT . . . . . 8 STORIES  
 MAX. LAND COVERAGE . . . . . 30% OR 280,348 SQ. FT. ±

**PARCEL NO. 2B**  
 PROPOSED GENERAL USE . . . . . SEE GENERAL PROVISION NO. 13  
 TOTAL NET AREA . . . . . 34,221 SQ. FT. ± OR 0.79 ACRES ±  
 MAXIMUM GROSS FLOOR AREA . . . . . 13,688 SQ. FT. ±  
 FLOOR AREA RATIO . . . . . 0.40  
 MAX. BUILDING HEIGHT . . . . . 35 FEET  
 MAX. LAND COVERAGE . . . . . 30% OR 10,266 SQ. FT. ±

**PARCEL NO. 2C**  
 PROPOSED GENERAL USE . . . . . SEE GENERAL PROVISION NO. 13  
 TOTAL NET AREA . . . . . 35,708 SQ. FT. ± OR 0.82 ACRES ±  
 MAXIMUM GROSS FLOOR AREA . . . . . 14,283 SQ. FT. ±  
 FLOOR AREA RATIO . . . . . 0.40  
 MAX. BUILDING HEIGHT . . . . . 35 FEET  
 MAX. LAND COVERAGE . . . . . 30% OR 10,712 SQ. FT. ±

**PARCEL NO. 2D**  
 PROPOSED GENERAL USE . . . . . SERVICE STATION  
 TOTAL NET AREA . . . . . 26,922 SQ. FT. ± OR 0.62 ACRES ±  
 MAXIMUM GROSS FLOOR AREA . . . . . 10,769 SQ. FT. ±  
 FLOOR AREA RATIO . . . . . 0.40  
 MAX. BUILDING HEIGHT . . . . . 35 FEET  
 MAX. LAND COVERAGE . . . . . 30% OR 8,077 SQ. FT. ±

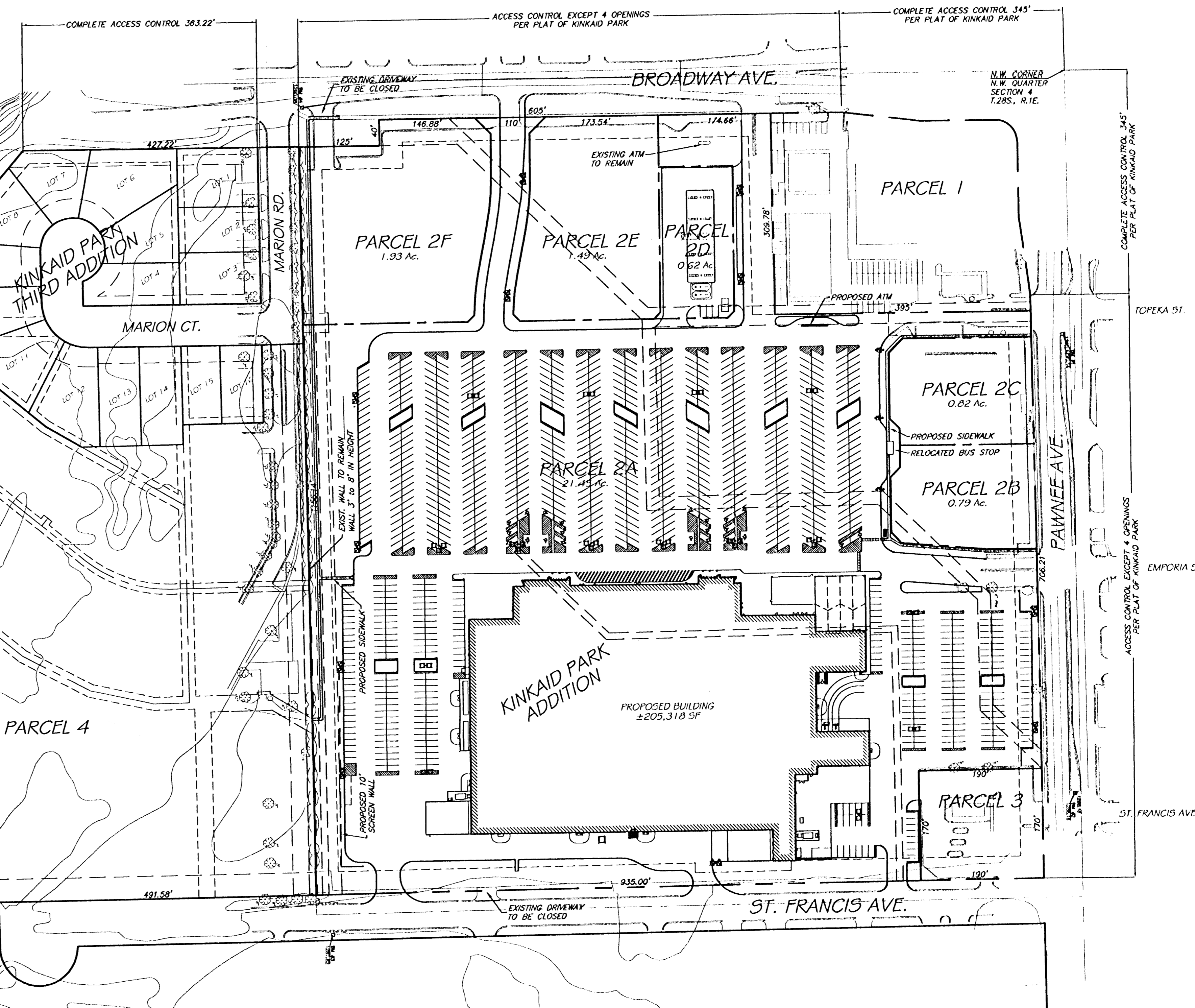
**PARCEL NO. 2E**  
 PROPOSED GENERAL USE . . . . . SEE GENERAL PROVISION NO. 13  
 TOTAL NET AREA . . . . . 64,950 SQ. FT. ± OR 1.49 ACRES ±  
 MAXIMUM GROSS FLOOR AREA . . . . . 25,980 SQ. FT. ±  
 FLOOR AREA RATIO . . . . . 0.40  
 MAX. BUILDING HEIGHT . . . . . 35 FEET  
 MAX. LAND COVERAGE . . . . . 30% OR 19,485 SQ. FT. ±

**PARCEL NO. 2F**  
 PROPOSED GENERAL USE . . . . . SEE GENERAL PROVISION NO. 13  
 TOTAL NET AREA . . . . . 83,996 SQ. FT. ± OR 1.93 ACRES ±  
 MAXIMUM GROSS FLOOR AREA . . . . . 33,598 SQ. FT. ±  
 FLOOR AREA RATIO . . . . . 0.40  
 MAX. BUILDING HEIGHT . . . . . 35 FEET  
 MAX. LAND COVERAGE . . . . . 30% OR 2,519 SQ. FT. ±

**PARCEL NO. 3**  
 PROPOSED GENERAL USE . . . . . AUTOMOTIVE, SERVICE & OFFICE  
 TOTAL NET AREA . . . . . 32,350 SQ. FT. ± OR 0.7 ACRES ±  
 MAXIMUM GROSS FLOOR AREA . . . . . 12,940 SQ. FT. ±  
 FLOOR AREA RATIO . . . . . 0.40  
 MAX. BUILDING HEIGHT . . . . . 35 FEET  
 MAX. LAND COVERAGE . . . . . 30% OR 9,705 SQ. FT. ±

**PARCEL NO. 4**  
 TOTAL NET AREA . . . . . 30.6 ACRES ±  
 PROPOSED USE . . . . . KINKAID PARK THIRD ADDITION . . . . . TWO, THREE AND FOUR FAMILY DWELLING UNITS  
 PROPOSED USE . . . . . KINKAID PARK FIFTH ADDITION . . . . . GARDEN APARTMENTS, HIGH RISE APARTMENTS OR TOWNHOUSES AND COMMUNITY ACTIVITY CENTERS OR CLUBS ASSOCIATED THEREWITH.  
 MAX. BUILDING HEIGHT . . . . . 35 FEET OR THREE STORIES; 180 FEET OR 15 STORIES FOR HIGH RISE APARTMENTS  
 MAX. DENSITY . . . . . 25 D.U.'s / NET ACRE  
 PARKING RATIO . . . . . 1.5 / D.U.  
 MINIMUM SETBACK . . . . . AS SHOWN ON PLAN (SEE ADJUSTMENT DATED 07/24/84)  
 THE DENSITY FOR THE AREA SHOWN AS KINKAID PARK 5TH ADDITION SHALL NOT EXCEED 25 UNITS PER ACRE. THE TOTAL NUMBER OF DWELLING UNITS FOR PARCEL 4 SHALL NOT EXCEED 669 DWELLING UNITS, WITH 44 UNITS ALLOCATED FOR KINKAID PARK 3RD ADDITION AND 625 UNITS FOR KINKAID PARK 5TH ADDITION.  
 PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR A HIGH RISE APARTMENT BUILDING, A SITE PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR REVIEW AND APPROVAL.

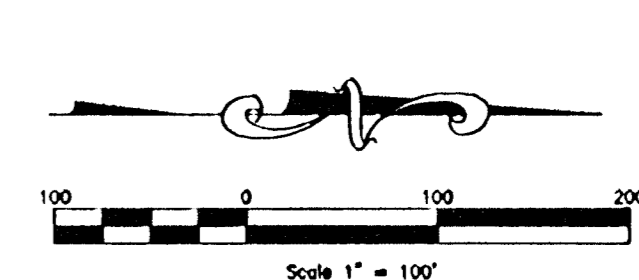
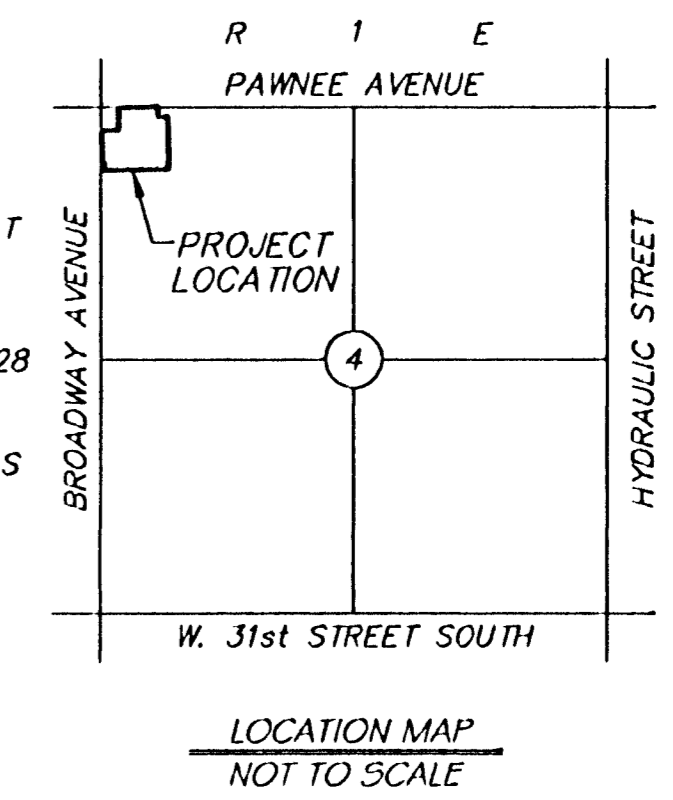
# D.P. 43 KINKAID C.U.P.



### GENERAL PROVISIONS

1. THIS COMMUNITY UNIT PLAN CONTAINS A TOTAL NET AREA OF 61.1 ACRES ±.
2. CURB CUTS - THE MAXIMUM NUMBER OF CURB CUTS ALONG PAWNEE AVE. SHALL NOT EXCEED 5. THE MAXIMUM NUMBER OF CURB CUTS ALONG BROADWAY AVE. SHALL NOT EXCEED 5. THE MAXIMUM NUMBER OF CURB CUTS ALONG ST. FRANCIS SHALL NOT EXCEED 6.
3. DRAINAGE PROBLEMS HAVE BEEN RESOLVED AT THE TIME OF PLATTING.
4. MAXIMUM LAND COVERAGE BY BUILDING SHALL NOT EXCEED 30 PERCENT OF THE TOTAL SITE (793,268.4 SQ. FT. ±).
5. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
6. ADVERTISING SIGNS ALONG PAWNEE AVE. AND BROADWAY AVE. SHALL NOT EXCEED 30 FEET IN HEIGHT AND SHALL BE PLACED SO AS NOT TO PROJECT OVER PUBLIC RIGHT-OF-WAY. NO BILL BOARD ADVERTISEMENT OR ROOF SIGNS SHALL BE ALLOWED.
7. MAXIMUM BUILDING HEIGHT (SEE INDIVIDUAL PARCELS).
8. PARKING RATIO - OFFICE AND COMMERCIAL BUILDINGS, INCLUDING GOVERNMENTAL, PUBLIC UTILITY AND OTHER SIMILAR BUILDINGS, SHALL PROVIDE ONE (1) SPACE FOR EACH TWO HUNDRED FIFTY (250) SQUARE FEET OF FLOOR AREA OR (1) SPACE FOR EVERY THREE EMPLOYEES IN THE LARGEST WORKING SHIFT IN A TWENTY-FOUR (24) HOUR PERIOD, WHICHEVER IS THE GREATER.
9. A FIRE LANE, 20 FEET IN WIDTH (WITH SUFFICIENT TURNING RADI AT CORNERS FOR STANDARD FIRE APPARATUS) SHALL BE PROVIDED AROUND ALL MAIN STRUCTURES CONSTRUCTED WITHIN PARCEL NO. 2. SAID FIRE LANE SHALL HAVE A 3 1/2 INCH ASPHALT BASE WITH 1 1/2 INCH ASPHALT SURFACE. NO PARKING SHALL BE ALLOWED IN SUCH 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 TO THE LOCATION AND DESIGN OF THE FIRE LANE.
10. A HOMES ASSOCIATION AGREEMENT PROVIDING FOR MAINTENANCE OF NON-PUBLIC COMMON AREAS, PARKING AREAS, PRIVATE DRIVES, COMMUNITY FACILITIES, ETC., SHALL BE SUBMITTED WITH THE PLAT FOR PARCEL #4, IF IT IS PROPOSED THAT EACH DWELLING UNIT WILL BE INDIVIDUALLY OWNED. SPECIFICALLY DEFINED PRIOR TO ISSUANCE OF BUILDING PERMITS FOR PARCEL NO. 4.

11. SIGNS OR MONUMENTS DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED AT THE ENTRANCES TO THE PROPOSED DEVELOPMENT OF PARCEL 4. THESE SHALL BE PERMITTED IF THEY FOLLOW IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA.
12. APPROPRIATE FIRE LANE EASEMENTS AND TRAFFIC CIRCULATION WILL BE CONSIDERED AND MORE SPECIFICALLY DEFINED PRIOR TO ISSUANCE OF BUILDING PERMITS FOR PARCEL NO. 4.
13. THE PROPOSED GENERAL USE FOR PARCELS 2B, 2C, 2E, AND 2F SHALL BE ANY COMMERCIAL USE PERMITTED BY-RIGHT IN THE LC ZONING DISTRICT EXCLUDING NIGHT CLUB IN CITY, SEXUALLY ORIENTED BUSINESS, & TAVERN AND DRINKING ESTABLISHMENT. CAR WASHES SHALL BE ALLOWED IN COMPLIANCE WITH THE SUPPLEMENTARY USE REQUIREMENTS OF ARTICLE III, SECTION III-D.6.F OF THE UNIFIED ZONING CODE.
14. LANDSCAPING: DEVELOPMENT OF PARCELS 2A, 2B, 2C, 2D, 2E AND 2F SHALL COMPLY WITH THE LANDSCAPE ORDINANCE OF THE CITY OF WICHITA. 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 REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT. 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 LANDSCAPING HAS NOT BEEN PLANTED.
15. ARCHITECTURAL: ALL BUILDINGS CONSTRUCTED ON PARCELS 2A, 2B, 2C, 2D, 2E, AND 2F SHALL SHARE UNIFORM ARCHITECTURAL CHARACTER, COLOR, TEXTURE, AND THE SAME PREDOMINATE EXTERIOR BUILDING MATERIAL, AS DETERMINED BY THE DIRECTOR OF PLANNING. BUILDING WALLS AND ROOFS MUST HAVE PREDOMINANTLY EARTH-TONE COLORS, WITH VIVID COLORS LIMITED TO INCIDENTAL ACCENT.
16. LIGHTING: ALL EXTERIOR LIGHTING FOR PARCELS 2A, 2B, 2C, 2D, 2E, AND 2F SHALL BE SHIELDED TO DIRECT LIGHT DISBURSEMENT IN A DOWNWARD DIRECTION. THE ABOVE PARCELS SHALL SHARE SIMILAR OR CONSISTENT PARKING LOT LIGHTING ELEMENTS (I.E. FIXTURES, POLE TYPE, LAMPS, ETC.). EXTENSIVE USE OF BACK LIT CANOPIES AND NEON OR FLUORESCENT TUBE LIGHTING ON BUILDINGS IS NOT PERMITTED.
17. FOR PARCELS 2A, 2B, 2C, 2E AND 2F, ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM GROUND LEVEL VIEW PER THE UNIFIED ZONING CODE.
18. FOR PARCELS 2A, 2B, 2C, 2E AND 2F, TRASH RECEPTACLES, LOADING DOCKS, OUTDOOR STORAGE, AND LOADING AREAS SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
19. FOR PARCELS 2A, 2B, 2C, 2E AND 2F, CROSS-LOT CIRCULATION IS TO BE PROVIDED FOR ALL LOTS PLATTED FOR RETAIL, COMMERCIAL OR OFFICE USES.



**AMENDED**  
 ORIGINAL 09/07/71  
 AMENDED 07/25/73  
 REVISIONS 08/09/73  
 AMENDED 02/25/81

Date: **04/30/2003**  
 SPEAR & McCALEB CO., P.C.  
 815 W. Main Street  
 Oklahoma City, OK 73106  
 KINKAID (DP-43)  
 SHEET 1 OF 1

**KINKAID C.U.P.**