

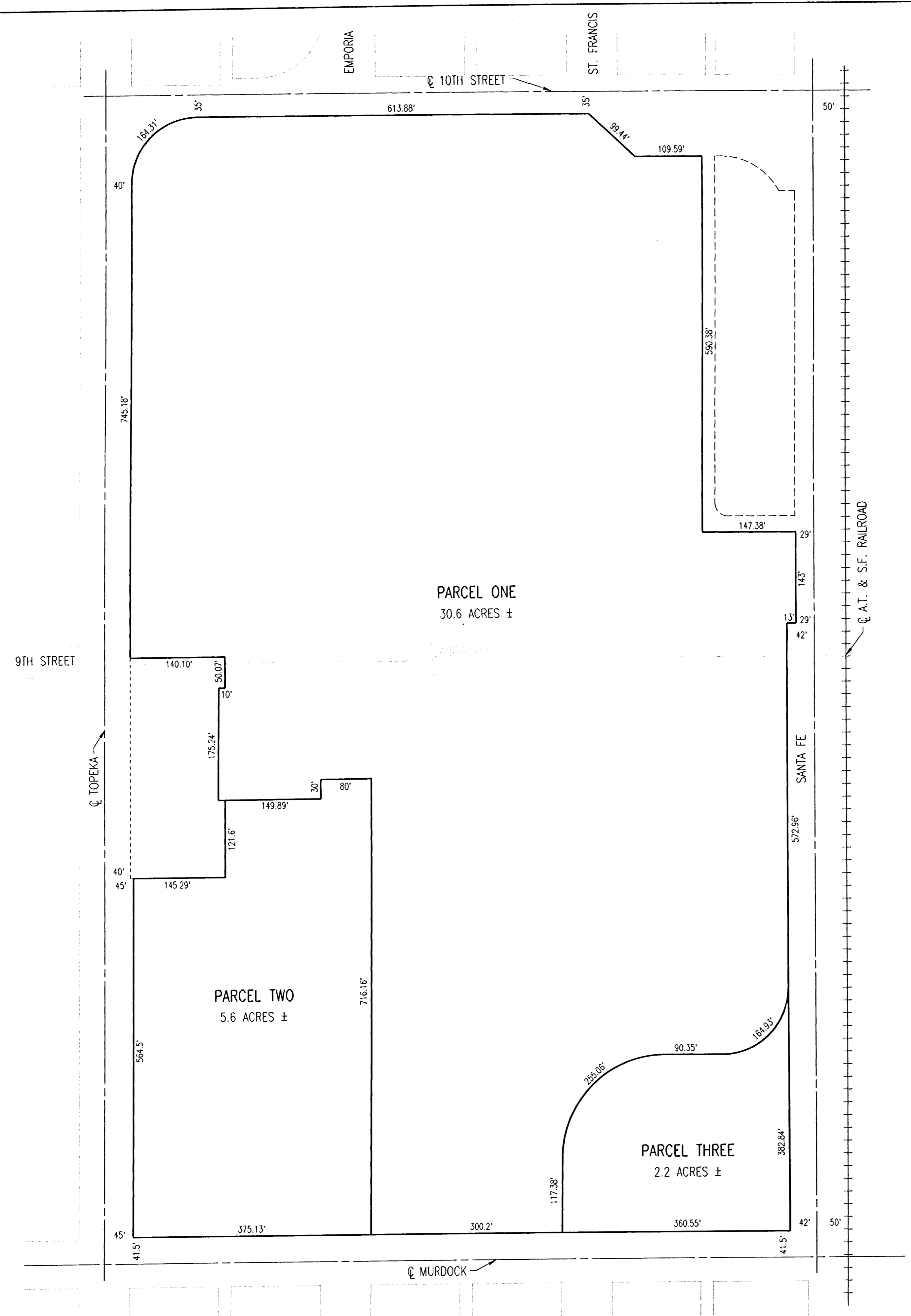
# VIA CHRISTI REGIONAL MEDICAL CENTER, INC.

## ST. FRANCIS CAMPUS

### COMMERCIAL COMMUNITY UNIT PLAN

DP-132 AMENDED 8/16/99

SCALE: 1" = 100'



#### GENERAL

TOTAL NET AREA = 38.4 ACRES ±

#### GENERAL PROVISIONS

- ACCESS CONTROL: ACCESS CONTROL SHALL BE IN ACCORDANCE WITH THE RECORDED PLAT OF ST. FRANCIS REGIONAL MEDICAL CENTER ADDITION, OR ST. FRANCIS REGIONAL MEDICAL CENTER 2ND AND 3RD ADDITIONS.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- DRAINAGE: DRAINAGE SHALL BE IN ACCORDANCE WITH THE APPROVED DRAINAGE PLAN ON FILE WITH THE CITY OF WICHITA.
- BUILDING SETBACKS: MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE FINAL PLATS OF ST. FRANCIS REGIONAL MEDICAL CENTER ADDITION, ST. FRANCIS REGIONAL MEDICAL CENTER 2ND ADDITION, THE UNIFIED ZONING CODE, OR OTHERWISE AMENDED OR ADJUSTED.
- PARKING RATIO: PARKING RATIO SHALL BE IN ACCORDANCE WITH ARTICLE IV, SECTION IV-A OF THE UNIFIED ZONING CODE.
- ADVERTISING SIGNS SHALL BE IN ACCORDANCE WITH THE SIGN CODE OF THE CITY OF WICHITA. NO BILLBOARD ADVERTISEMENT OR PORTABLE SIGNS SHALL BE ALLOWED.
- PRIVATE STREETS AND FIRE LANES: PRIVATE STREETS WITHIN THIS DEVELOPMENT ARE FOR USE AS FIRE LANES, PRIVATE DRIVES, AND PARKING. MAINTENANCE OF THE PRIVATE STREETS SHALL BE THE RESPONSIBILITY OF THE OWNER. SHOULD NEW CONSTRUCTION REQUIRE ADDITIONAL FIRE LANES, SAID FIRE LANES SHALL BE HARD SURFACED AND 24 FEET MINIMUM WIDTH, AND CONSTRUCTED WITH A MINIMUM 3-1/2 INCH ASPHALT BASE WITH 1-1/2 INCH ASPHALT SURFACE, OR THE EQUIVALENT THEREOF. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING.
- SCREENING AND LANDSCAPING: THE 5 FOOT TO 8 FOOT WALL REQUIRED ALONG THE NORTH LINE OF PARCEL TWO MAY BE WAIVED BY THE DIRECTOR OF PLANNING, PROVIDED THAT THIS AREA IS DEVELOPED WITH MEDICAL FACILITIES OR RESIDENTIAL USES AND APPROPRIATE SCREENING IS PROVIDED.  
  
THE LANDSCAPING SCREEN, WHERE REQUIRED, ALONG THE NORTH AND WEST LINES OF PARCEL ONE AND THE WEST LINE OF PARCEL TWO MAY BE WAIVED BY THE DIRECTOR OF PLANNING, PROVIDED THAT THESE AREAS ARE DEVELOPED WITH MEDICAL FACILITIES OR RESIDENTIAL USES.  
  
IN THE EVENT LANDSCAPED AREAS ARE REQUIRED, A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, INDICATING THE TYPE, LOCATION, SPECIFICATION OF PLANT MATERIAL, AND METHOD OF PROVIDING WATER TO THE PLANT MATERIAL, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT(S) FOR PARCEL TWO AND THE NORTHERLY PORTION OF PARCEL ONE.  
  
A FINANCIAL GUARANTEE, FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN, SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN COMPLETED.
- SHOULD THE EXISTING HELIPORT BE RELOCATED, OR ADDITIONAL HELIPORTS ADDED, A SPECIAL PERMIT AS REQUIRED BY THE ZONING ORDINANCE WILL NEED TO BE OBTAINED.

#### PARCEL DESCRIPTIONS

##### PARCEL ONE

PROPOSED USE - HOSPITAL, CLINICS (EXCLUDING ANIMAL HOSPITALS OR ANIMAL CLINICS), OFFICES, PHARMACIES, HEALTH CARE EQUIPMENT SALES AND RENTAL, EDUCATIONAL, RELIGIOUS, PHILANTHROPIC AND ELEEMOSYNARY INSTITUTIONS, HELIPORT (ASSOCIATED WITH EMERGENCY MEDICAL SERVICE) (SEE G.P. 9), HOTEL/MOTEL, ROOMING OR BOARDING HOUSES (ASSOCIATED WITH STAFF OR PATIENT CARE), FINANCIAL, RESTAURANTS (THAT DO NOT INCLUDE CARRYOUT FOOD SERVICE AS THEIR PRINCIPAL BUSINESS), HEALTH CLUBS, PARKING GARAGES, CHILD CARE CENTER, PERSONAL SERVICES AND CONVENIENCE AND SERVICE ORIENTED RETAIL. MULTI-FAMILY RESIDENTIAL MAY BE PERMITTED, PROVIDED A SITE PLAN IS FIRST APPROVED BY THE DIRECTOR OF PLANNING.

NET AREA - 30.6 ACRES ± OR 1,330,322 SQ. FT.  
 MAXIMUM BUILDING COVERAGE - 30% OR 399,097 SQ. FT. (PARKING GARAGES SHALL BE EXCLUDED FROM MAXIMUM BUILDING COVERAGE)  
 MAXIMUM GROSS FLOOR AREA - 1,750,000 SQ. FT.  
 MAXIMUM BUILDING HEIGHT - 130 FEET

##### PARCEL TWO

PROPOSED USE - CLINICS (EXCLUDING ANIMAL HOSPITALS OR ANIMAL CLINICS), OFFICES, PHARMACIES, HEALTH CARE EQUIPMENT SALES AND RENTAL, EDUCATIONAL, RELIGIOUS, PHILANTHROPIC AND ELEEMOSYNARY INSTITUTIONS, HOTEL/MOTEL, ROOMING OR BOARDING HOUSES (ASSOCIATED WITH STAFF OR PATIENT CARE), FINANCIAL, RESTAURANTS (THAT DO NOT INCLUDE CARRYOUT FOOD SERVICE AS THEIR PRINCIPAL BUSINESS), HEALTH CLUBS, CHILD CARE CENTER, PERSONAL SERVICES AND CONVENIENCE AND SERVICE ORIENTED RETAIL. MULTI-FAMILY RESIDENTIAL MAY BE PERMITTED, PROVIDED A SITE PLAN IS FIRST APPROVED BY THE DIRECTOR OF PLANNING.

NET AREA - 5.6 ACRES ± OR 243,936 SQ. FT.  
 MAXIMUM BUILDING COVERAGE - 30% OR 73,181 SQ. FT.  
 FLOOR AREA RATIO - 100%  
 MAXIMUM GROSS FLOOR AREA - 243,936 SQ. FT.  
 MAXIMUM BUILDING HEIGHT - 55 FEET  
 MAXIMUM NUMBER OF BUILDINGS - FOUR

##### PARCEL THREE

PROPOSED USE - CLINICS (EXCLUDING ANIMAL HOSPITALS OR ANIMAL CLINICS), OFFICES, PHARMACIES, HEALTH CARE EQUIPMENT SALES AND RENTAL, EDUCATIONAL, RELIGIOUS, PHILANTHROPIC AND ELEEMOSYNARY INSTITUTIONS, HOTEL/MOTEL, ROOMING OR BOARDING HOUSES (ASSOCIATED WITH STAFF OR PATIENT CARE), FINANCIAL, RESTAURANTS (THAT DO NOT INCLUDE CARRYOUT FOOD SERVICE AS THEIR PRINCIPAL BUSINESS), HEALTH CLUBS, CHILD CARE CENTER, PERSONAL SERVICES AND CONVENIENCE AND SERVICE ORIENTED RETAIL. MULTI-FAMILY RESIDENTIAL MAY BE PERMITTED, PROVIDED A SITE PLAN IS FIRST APPROVED BY THE DIRECTOR OF PLANNING.

NET AREA - 2.2 ACRES ± OR 95,832 SQ. FT.  
 MAXIMUM BUILDING COVERAGE - 30% OR 28,750 SQ. FT.  
 FLOOR AREA RATIO - 100%  
 MAXIMUM GROSS FLOOR AREA - 95,832 SQ. FT.  
 MAXIMUM BUILDING HEIGHT - 55 FEET  
 MAXIMUM NUMBER OF BUILDINGS - THREE