

# TWIN LAKES SHOPPING CENTER COMMUNITY UNIT PLAN (D.P.-3) (AMENDMENT 3)

This C.U.P. contains 22.05 acres, or 960,624.14 sq.ft.

## C.U.P. GENERAL PROVISIONS

### 1. Sign control:

A. Maximum sign height adjacent to Amidon & 21st St. shall not exceed 30' in height. All signage shall be per the City of Wichita Sign Code.

B. No portable or off-site signs shall be permitted.

### 2. Access Control:

- Parcel #1 - 21st St., one (1) existing opening
- Parcel #2 - Amidon, one (1) existing opening
- Parcel #3 - 21st St., one (1) existing opening
- Parcel #4 - 21st St., one (1) existing opening
- Parcel #5 - 21st St., two (2) existing openings
- Parcel #6 - Woodrow Ave., one (1) existing opening
- Parcel #7 - 21st St., one (1) proposed opening
- Parcel #8 - Amidon, one (1) existing opening
- Parcel #9 - Woodrow Ave., one (1) existing opening

### 4. Conditions previously waived by the planning commission on July 2, 1964 and again on January 21, 1965:

- A. 35' setback adjacent to "AA" on south and "B" on the east.
- B. Wall adjacent to the south and east.
- C. 10' planting strip adjacent to Amidon.

5. Any open space, signs, logs, drainage facilities, drives or parking areas contained within the described parcels shall be privately owned and maintained. If multiple ownership occurs, an agreement providing for the maintenance of reserves, open space, internal drives, parking areas, drainage improvements, etc., shall be filed with the plat.

6. Parking shall be provided in accordance with the unified zoning code of the city of Wichita. All parking and drives shall be hard surfaced with concrete or asphalt, and shall share consistent materials and design.

### 7. Fire lanes:

A. 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.

B. During building permit review, the fire chief or his designated representatives shall review and approve the site plan regarding fire lane(s) and fire hydrant location, prior to construction.

8. The transfer of title on all or any portion of the land included in the C.U.P. does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon the present owners, their successors and assigns and their lessees unless amended. Any major changes in this development plan shall be submitted to the planning commission for its consideration.

9. 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.

10. Development of parcels 5, 6, & 7 shall be subject to site plan review and approval by the Planning Director. No building permit shall be granted for these parcels without said approval.

11. Any outdoor storage or outdoor uses associated with the primary use of any Parcel shall be subject to the screening and lighting requirements of the UZC Sec. IV.B. Such screening shall be constructed of consistent material throughout entire property.

12. Any additional buildings constructed on Parcel 2 shall share consistent architectural character with the existing buildings. Metal shall not be predominate building material on any newly constructed building.

13. Outdoor concerts/bands shall only be allowed by permit from the City of Wichita, according to special events policy.

### PARCEL #1

1. Gross area: 0.59 acres or 25,756.82 sq.ft.

2. Maximum bldg. coverage: 30% or 7,727.05 sq. ft.

3. Maximum bldg. height: four (4) stories or 45 ft.

4. Setback lines: 35 ft. along 21st Street.

5. Parking Required: per U.Z.C.

6. Uses allowed: All uses allowable in "LC" zoning, except adult entertainment establishments and drinking establishments.

### PARCEL #2

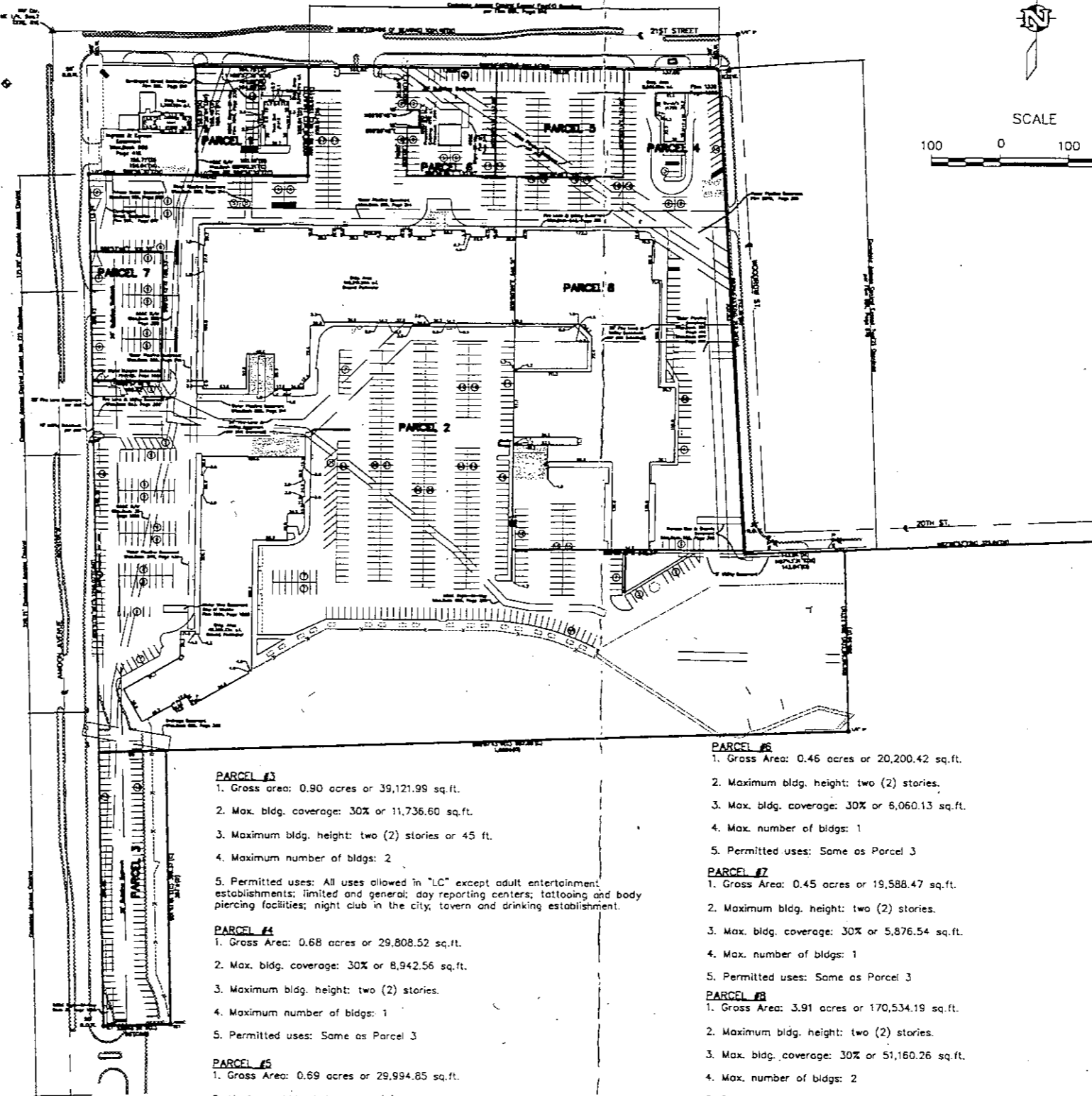
1. Gross area: 14.95 acres or 651,375.70 sq.ft.

2. Maximum bldg. coverage: 30% or 195,412.71 sq. ft.  
Existing bldg. coverage: 27.6% or 179,779.69 sq. ft.

3. Maximum bldg. height: two (2) stories or 45 ft.

4. Maximum number of buildings: four (4).

5. Uses allowed: all uses allowable in "GC" zoning except adult entertainment establishments; correctional placement residences, limited and general; day reporting centers, tattooing and body piercing facilities; auditorium or stadium; animal care, general; kennel, hobby, night club, in the city; recreation and entertainment, outdoor, riding academy or stable, tavern and drinking establishment; manufacturing, general; vehicle storage yard; welding or machine shop. On the upper level of the existing building only those uses in "LC" shall be allowed except adult entertainment establishments; correctional placement residences, limited and general; day reporting centers; tattooing and body piercing facilities; night club in the city; tavern and drinking establishment. Wireless communication facility shall be allowed per CUP 2000-00040 (Amendment #2).



### PARCEL #3

1. Gross area: 0.90 acres or 39,121.99 sq.ft.

2. Max. bldg. coverage: 30% or 11,736.60 sq.ft.

3. Maximum bldg. height: two (2) stories or 45 ft.

4. Maximum number of bldgs: 2

5. Permitted uses: All uses allowed in "LC" except adult entertainment establishments; limited and general; day reporting centers; tattooing and body piercing facilities; night club in the city; tavern and drinking establishment.

### PARCEL #4

1. Gross Area: 0.68 acres or 29,808.52 sq.ft.

2. Max. bldg. coverage: 30% or 8,942.56 sq.ft.

3. Maximum bldg. height: two (2) stories.

4. Maximum number of bldgs: 1

5. Permitted uses: Same as Parcel 3

### PARCEL #5

1. Gross Area: 0.69 acres or 29,994.85 sq.ft.

2. Maximum bldg. height: two (2) stories.

3. Max. bldg. coverage: 30% or 8,998.46 sq.ft.

4. Max. number of bldgs: 1

5. Permitted uses: Same as Parcel 3

### PARCEL #6

1. Gross Area: 0.46 acres or 20,200.42 sq.ft.

2. Maximum bldg. height: two (2) stories.

3. Max. bldg. coverage: 30% or 6,060.13 sq.ft.

4. Max. number of bldgs: 1

5. Permitted uses: Same as Parcel 3

### PARCEL #7

1. Gross Area: 0.45 acres or 19,588.47 sq.ft.

2. Maximum bldg. height: two (2) stories.

3. Max. bldg. coverage: 30% or 5,876.54 sq.ft.

4. Max. number of bldgs: 1

5. Permitted uses: Same as Parcel 3

### PARCEL #8

1. Gross Area: 3.91 acres or 170,534.19 sq.ft.

2. Maximum bldg. height: two (2) stories.

3. Max. bldg. coverage: 30% or 51,160.26 sq.ft.

4. Max. number of bldgs: 2

5. Permitted uses: Same as Parcel 2, except tavern and drinking establishment, limited to 16,000 sq. ft. shall be permitted.

6. Waiver of 10' planting strip along 20th St. and Woodrow Ave., but providing a 5' planting strip containing plant material selected to serve as a sufficient planting strip buffer.

Note: The waiver for reducing the required 10' planting adjacent to Woodrow Ave. and 20th St. to 5' is approved provided the rear of any future store does not face Woodrow Ave.

