DEVELOPMENT GUIDELINES

1. This development contains 59.52 net acres more or less.
2. PARCEL DESCRIPTIONS:

Parcel 01
Gross Area=2.61 Ac.
Maximum Height=48 feet
Maximum Coverage=30,000 SQ.FT.
Max. Gross Floor Area=74,000 SQ.FT.
Parcel 02
DELETED
Parcel 03
Gross Area=1.29 Ac.
Maximum Height=35 feet
Maximum Coverage=30%
Max. Gross Floor Area=35%
Parcel 04
Gross Area=0.96 Ac.
Maximum Height=35 feet
Maximum Coverage=30%
Max. Gross Floor Area=35%
Parcel 05
Gross Area=1.25 Ac.
Maximum Height=35 feet
Maximum Coverage=30%
Max. Gross Floor Area=35%
Parcel 06
Gross Area=1.51 Ac.
Maximum Height=35 feet
Maximum Coverage=30%
Max. Gross Floor Area=35%
Parcel 07
Gross Area=1.38 Ac.
Maximum Height=35 feet
Maximum Coverage=30%
Max. Gross Floor Area=35%
Parcel 08
Gross Area=1.11 Ac.
Maximum Height=35 feet
Maximum Coverage=30%
Max. Gross Floor Area=35%
Parcel 09
Gross Area=1.64 Ac.
Maximum Height=35 feet
Maximum Coverage=30%
Max. Gross Floor Area=35%
Parcel 10
Gross Area=0.86 Ac.
Maximum Height=35 feet
Maximum Coverage=30%
Max. Gross Floor Area=35%
Parcel 11-A
Gross Area=1.18 Ac.
Maximum Height=35 feet
Maximum Coverage=30%
Max. Gross Floor Area=35%
Parcel 11-B
Gross Area=1.18 Ac.
Maximum Height=35 feet
Maximum Coverage=30%
Max. Gross Floor Area=35%
Parcel 12-A
Gross Area=20.50 Ac.
Maximum Height=35 feet
Maximum Coverage=30%
Max. Gross Floor Area=35%
Parcel 12-B
Gross Area=10.33 Ac.
Maximum Height=35 feet
Maximum Coverage=30%
Max. Gross Floor Area=35%
Parcel 12-C
Gross Area=10.18 Ac.
Maximum Height=35 feet
Maximum Coverage=30%
Max. Gross Floor Area=35%
Reserve A
Gross Area=2.50 Ac.
Reserve B
Gross Area=0.58 Ac.

3. Permitted Uses: The following uses are permitted for all parcels within the C.U.P.: all uses permitted in the L.C. Zoning District except for group homes, correctional placement residences, vehicle storage yards, general vehicle repair, outdoor storage and asphalt or concrete plants. Parcel 1 shall prohibit service stations, convenience stores with gas islands, and vehicle service or repair with overhead doors facing residential districts. Parcels 10, 11-A and 11-B shall prohibit drinking establishments. Parcels 12-A, 12-B and 12-C shall permit outdoor recreation and entertainment uses and shall permit the location of private clubs and or drinking establishments within 60 feet of the south property line when contained within a multi-screen theater complex. No outdoor recreations or outdoor food and drink shall be allowed within 200 feet of the south property line. No service stations, convenience stores with gas islands, restaurants with drive-in and drive-through facilities and vehicle repair, shall be permitted within 200 feet of residentially zoned property. Reserve A and Reserve B shall be for access drives, circulation, signage, landscaping, lighting and similar uses.

4. The transfer of the title on all or any portion of the land included in the development does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for development and be binding upon the present land owners, their successors and assigns and their lessees unless amended. However, the Planning Director, with the concurrence of the DC Superintendent, may approve minor adjustments to the conditions in this overlay, consistent with the approved development plan, without filing a formal ordinance amendment.

5. Landscape and Parking Lot Screening – Shall be in accordance with the City of Wichita Code. Parcels 12-A, 12-B, and 12-C shall provide parking lot trees at a rate of one shade tree or two ornamental trees per 20 parking stalls. A landscape plan indicating the location, type, and specification of plant material shall be submitted to the planning department for their review and approval prior to the issuance of any building permit(s).

5a. Pertaining to Parcel 1 Only:
Landscaping shall be provided at a rate of one shade tree or equivalent per 27.5 feet along the southern property line of Parcel 1 with at least one-third of the trees being evergreen. Shade trees shall be a minimum of 4" caliper and evergreen trees shall be a minimum of 10 to 12 feet in height at the time of installation.

6. Minimum Setback Requirements:
Commercial Uses – Front setback.....35'
Rear setback.....20'
Interior side setback.....0'

7. A maximum of two pole or monument type center identification signs, each with tenant panels shall be permitted along K-96 road right-of-way. These two signs shall be limited to 50 feet in height and 750 square feet each. One pole or monument type center identification sign with tenant panels shall be permitted along 13th Street North and one along Greenwich Road. These two signs shall be limited to 35 feet in height and 350 square feet. These signs will be located at the major entrances between parcels 1 and 3 along Greenwich Road and between parcels 8 and 9 along 13th Street North. Accent lighting shall be permitted on the center identification signs.

In addition, parcels 1, 3 thru 10, 11-A and 11-B shall permit monument signs that do not exceed 20 feet in height with a maximum sign area of 48 square feet. All monument signs shall be spaced a minimum of 150 feet. Accent lighting shall be permitted. Window signage shall not exceed 20% of the window area.

No off-site or portable signs shall be permitted.

7a. Pertaining to Parcel 12-A only: No freestanding sign shall be permitted along K-96 for the sole purpose of advertising the theater complex. This restriction does not apply to the tenant panels on the two center identification signs.

7b. Pertaining to Parcel 12-A only:
Wall signage permitted along the north elevation of the theater complex shall be as follows:
–One wall sign, maximum size of 464 sq.ft. and maximum height of 29 feet.
–Second wall sign, maximum size of 1,003 sq.ft. and maximum height of 31 feet.
–No additional signage permitted along the north elevation.
Wall signage permitted along the east elevation of the theater complex shall be as follows:
–One wall sign, maximum size of 464 sq.ft. and maximum height of 29 feet.
–Second wall sign, maximum size of 1,003 sq.ft. and maximum height of 31 feet.
–Third wall sign, maximum size of 50 sq.ft. and maximum height of 29 feet.
–No additional wall signage shall be permitted along the east elevation.

7c. Pertaining to Parcels 12-B and 12-C only:
Wall signage permitted along the north elevation of Parcels 12-B and 12-C shall be per sign code except one wall sign may permit up to a maximum size of 900 sq.ft. The total wall signage per elevation shall not exceed 1,200 sq.ft.

8. Parking – Shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code. Except if Parcel 1 is developed as a Hotel II, shall provide one space per unit, plus 10 additional spaces for office/commons area connected to the hotel. The parking requirements shall be reduced for a 4,412 seat theater (from 1,471 parking spaces to 1,352 parking spaces) on Parcel 12-A.

9. Architectural Control – All buildings within Parcels 12-A, 12-B and 12-C shall have the same predominate exterior building materials with consistent architectural character, color and texture, and consistent lighting design (fixtures, poles, lamps, etc.) as approved by Director of Planning. Metal shall not be permitted as a predominate exterior building material on any parcel. Parcels 1, 3 thru 10, 11-A, 11-B shall have consistent lighting fixtures, monument signs, and landscaping.

10. An owners association agreement providing for the maintenance of reserves, open space, internal drives, parking areas, drainage improvements, etc., is filed by the time the plat is filed of record.

11. No occupancy permits shall be issued for any development without services by municipal water and sewer services.

12. Cross-lot circulation is to be provided for all lots platted for retail, commercial or office uses.

13. All drainage ways and easements shall be determined at the time of platting.

14. A lot grading plan will be prepared in conformance with the Drainage Concept Plan for review prior to the issuance of a Building Permit.

15. Loading areas, trash receptacles, outside storage, and docks in the CUP shall be screened from ground level view along Greenwich, K-96 and 13th St. North. Screening of all trash dumpsters, outside storage, and mechanical equipment will be constructed of material to match and preferably be connected to the buildings they support.

16. A screening wall shall be provided in the 5-foot wall easement along the south property line.

17. 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.

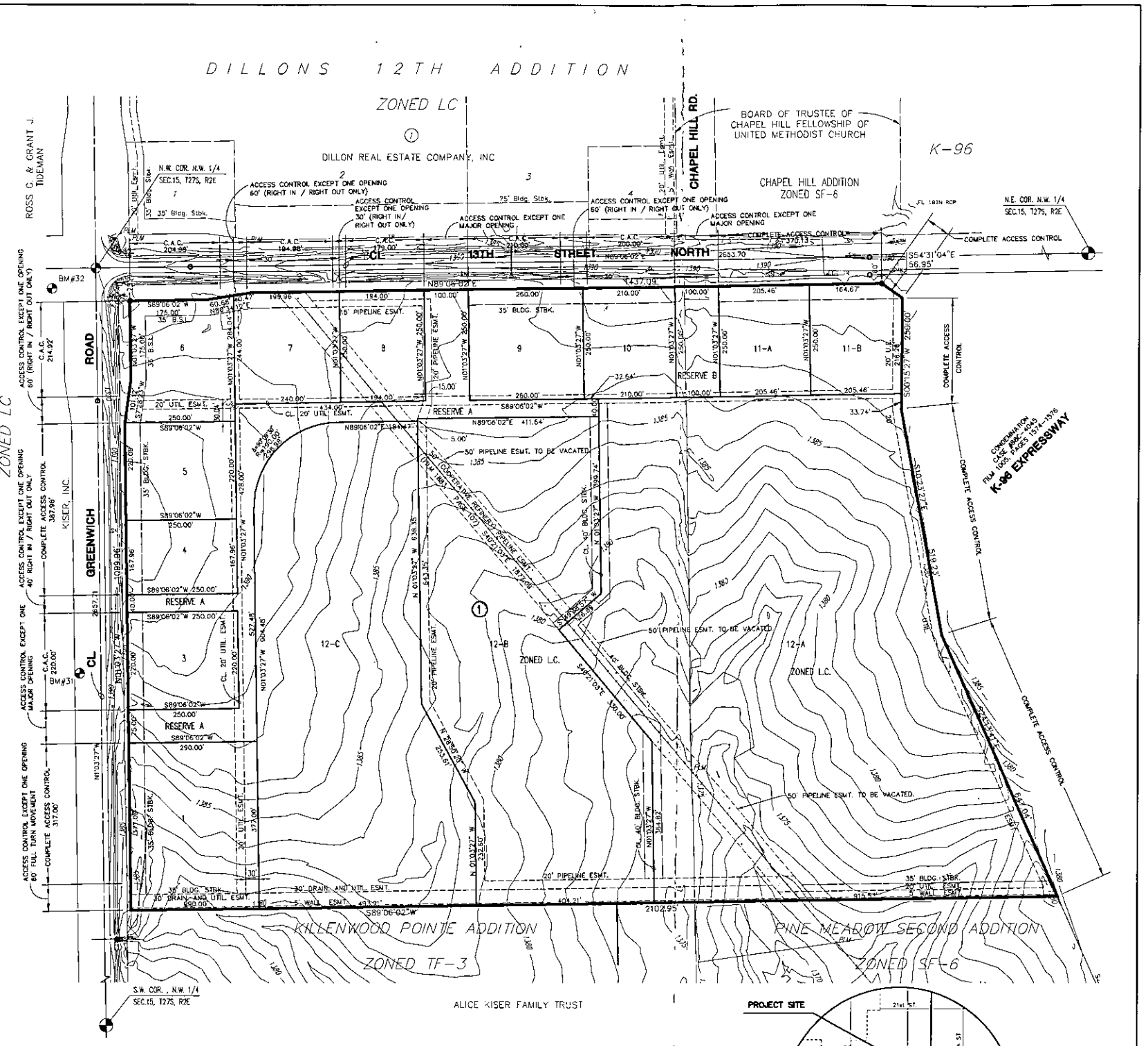
18. Prior to issuing building permits, a plan for a pedestrian walk system shall be submitted and approved by the Director of Planning. This walk system shall link sidewalks along 13th St. North and Greenwich with the proposed buildings within the subject property as determined by the Director of Planning.

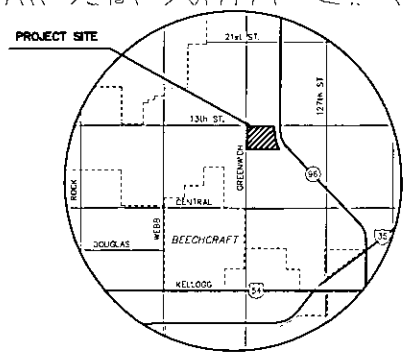
19. No outdoor recreation and entertainment shall be permitted without submission and approval of a separate site plan in conformance with the requirements of Section V-D of the Unified Zoning Code as an amendment to the C.U.P.

20. Any major changes within the Community Development Plan shall be submitted to the Planning Commission and the Governing Body for their consideration.

21. All lights shall be shielded to reflect light downward or away from residential areas.

21a. Pertaining to Parcel 1 only:
Light standards, including pole, base and fixture, shall be limited to a height of 14 feet within 75 feet of the southern property line. Lighting on buildings shall use full cut-off security whisking to direct lighting downward and prevent spillage onto residentially zoned property. No building wall signage shall be permitted on the south facade.





VICINITY MAP

SCALE: 1" = 100'

	SUBMITTED OCTOBER 1999	
	REVISED SEPTEMBER 2000	
AMENDMENT #1	REVISED 3/30/01 (D.G. #15 AND #18) AGENT: P.E.C.	
AMENDMENT #2	REVISED 3/30/01 (D.G. PARCEL AREAS 12-A, 12-B, #7a, #7b and #20)	
AMENDMENT #3	REVISED 3/25/04 DELETED PARCEL 2, ADDED PARCELS 12-C AND RESERVES A & B, ADJ. PARCELS 1 – 11, D.G. #7, #7c and #21.	
AMENDMENT #4	REVISED 7/01/04 Adjust Parcel 1, 9 and 10	
ADM. ADJUST.	REVISED 9/21/04 Adjust (D.G #7)	

COMMUNITY UNIT PLAN (DP-239)

THE GATEWAY CENTER ADDITION

OWNERS: WILLARD J. KISER PROPERTIES, L.L.C. AND KISER GATEWAY, L.L.C. 7765 KILLARNEY PLACE, WICHITA, KS. 67226 (316) 634-0363

DEVELOPERS: GATEWAY PARTNERS L.L.C. c/o RITCHIE ASSOC., INC. 8100 E. 22ND WICHITA, KANSAS 67226 (316) 684-7300
AND LAHAM DEVELOPMENT 150 N. MARKET WICHITA, KANSAS 67202 (316) 262-8412

Professional Engineering Consultants, P.A.
651 N. Emporia, Wichita, Kansas 67214-3994 – 316 262 2691 – FAX 316 262 1755
E-mail: pecwichita@pecwichita.com

DRAWN BY: JOHN JOB SCALE: 1"=100.00 (PS Layout 1)
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