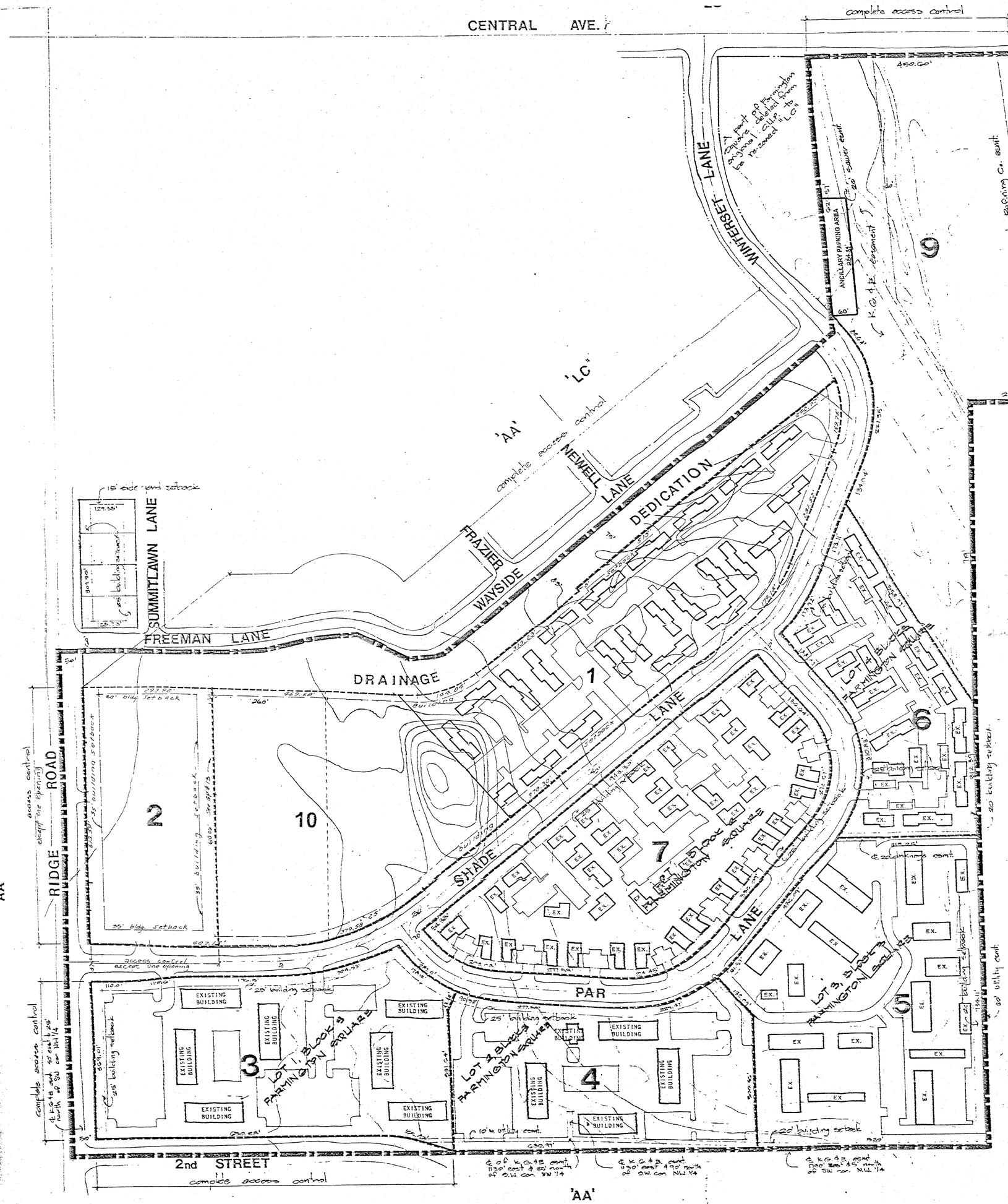

GENERAL PROVISIONS

1. This development is proposed to contain garden apartments, townhouse residential dwelling units, duplex, four-plex, and six-plex residences, and associated community buildings, carports and parking and storage garages (except Parcels 2 and 10).
2. At the time of platting, a drainage plan shall be submitted for approval for the entire property.
3. At the time of platting, an avigational easement and restrictive covenant shall be submitted assuring construction to minimize noise within the dwelling units.
4. Appropriate firelane easement shall be considered and defined if necessary prior to the issuance of building permits.
5. Building setback lines bordering public streets and along the south and west boundaries of the property shall be as noted on the plans. Building setback lines between Parcels 3, 4, 5, and 6 shall be controlled by the following criteria;

   a. When adjacent parcels are developed separately without regard to architectural compatibility or continuity of design, side yard building setback distances shall be six feet minimum.

   b. When adjacent parcels are developed with compatible architecture, construction details, and continuity of design, carports and parking or storage garages may be constructed back to back as integral units with zero side yard setback distances. Construction plans for such structures shall be submitted to the Planning Departments for their review and approval prior to issuance of any building permits.
6. An architectural screening wall and/or open parking for the proposed development of Parcels 3, 4, 5, 6, and 7, may be permitted to within 15 feet of public street right-of-way, provided that within said 15 feet a planting strip is installed. In such instances a landscape plan shall be prepared by a licensed architect and submittal to the Planning Department for their review and approval, prior to the issuance of building permits on the applicable parcel. Carports and parking or storage garages shall be controlled by the building setback lines noted on the plan and described in general note #5.
7. Signs or monuments designating the name of the development of individual parcels shall be permitted if they follow the provisions of the code of the City of Wichita.
8. All utilities shall be installed underground.
9. All sanitary sewer connections shall be made to the interceptor along the east side of the property.
10. Off-Street parking shall be provided as required by the zoning ordinance of the City of Wichita.
11. The density for Parcel 1 shall not exceed 16.35 D.U.'s/acre or 306 dwelling units. The density for Parcels 3, 4, 5, 6, 7, and 9 shall not exceed 14.5 D.U. 's/acre or 656 dwelling units. Individual parcel densities are shown in the parcel descriptions.

    The maximum number of dwelling units permitted in this C.U.P. is 962.
12. Parcels 3, 4, 5, 6, 7, and 9 are zoned "A".
    Parcel 1 is to be zoned R-5

    Total area in the C.U.P. = 64.07 acres.
13. The north 305 feet of the east property line of Parcel 2, shall be required to have a 6-8 foot high masonry wall to be constructed at the time of development of that north portion of Parcel 2. However, the east side of the proposed building on Parcel 2 may serve as part of the required screening wall, if it has no openings (except for required emergency exits) and no drives, parking or other activity east of the building wall. In the south 305 feet of the east property line of Parcel 2, the masonry wall requirement may be substituted by a solid landscape screen approved by the Direct of Planning. Screening for the south half of the parcel shall not be required until development occurs on that portion of the parcel.
14. Parcel 2, on the North and South property line, shall construct a 6-8 foot high solid or semi-solid screening wall, if the back of the building is the side designed for service rather than public access and may encompass such items as loading docks, lack of display windows, and trash receptacle areas.
15. At the frontage develops on Parcel 2 along Ridge Road, monument signs shall be spaced a minimum 150 feet apart, irrespective or how land is leased or sold, with the following stipulations:

    A. 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.

    B. Portable and off-site signs are not permitted.

    C. Window display signs are limited to 25% of the window area.

    D. Parcel 2 shall be allowed a maximum of 2 monument type signs only. Both signs together shall not exceed 200 square feet of sign face and shall not exceed maximum sign height of 12 feet.

    E. Illuminated building signs shall be permitted in Parcel 2 along Ridge Road and any building facade oriented toward the interior of the parcel. Except for signs along Ridge Road, no illuminated building signs shall be on any side of a structure where facing residential zoning.
16. All buildings in Parcel 2, shall be designed with a residential architectural character and shall share uniform architectural character, color, texture, and the same predominate exterior building material.
17. Parcel 2 shall share similar or consistent lighting elements (i.e., fixtures, poles, and lamps, and etc.). Parking lot light fixtures in Parcel 2 shall include luminaires with less than 90° cutoff and shall be shielded to direct light away form residential properties. The maximum height of any parking lot light fixtures shall be 20 feet.
18. Landscaping for Parcels 2 and 10 shall be required as follow:

    A. Development of Parcels 2 and 10 shall comply with the Landscape Ordinance of the City of Wichita. Also, a minimum 15 foot landscape buffer shall be provided along the south, east and north perimeter of the self-storage facility.

    B. A landscape plan shall be prepared by a Registered Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material and a method of providing water to the 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 Parcel 2 being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
19. If any uses are developed or occupied in Parcel 2 that creates a greater traffic generator than a 40,000 square foot furniture store, the property owner(s) of Parcel 2 shall construct a left-turn lane on Ridge Road for southbound traffic entering this parcel.
20. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Council for their consideration.
21. The transfer of title of all or any portion of the land included within the Community Unit Plan (CUP) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.
22. Prior to the issuance of a building permit, any fill that has been improperly placed on the property shall be removed and the property shall be returned to the mineral grade north to south.
23. Within 60 days following approval of Amendment #7 by the MAPC or Governing Body, as applicable, the applicant shall submit a revised site plan that indicates the location of the floodway boundary and removes the proposed cedar screening fence (above ground obstruction) from the perimeter of the parking area. The site shall be developed in general conformance with the approved site plan. All improvements shall be completed before the facility becomes operational.

PARCEL DESCRIPTIONS

PARCEL 1

Proposed Use - Duplex, four-plex, and six-plex residences and associated carports and garages.
Net Area- 7.64 ACRES .
Maximum building height - 3 stories or 35 feet.
Density - 16.35 D.U. 's/acre, or 123 dwelling units.

PARCEL 2

Proposed Uses - All uses allowed in "LC" Zoning, except the following
Auto Centers, TBA, Restaurants, Service Stations, Convenience Stores, Theaters, Car Wash, Construction Sales and Service, Group Home, Group Residence, Halfway House, Tavern and drinking establishment, vehicle and equipment sales (outdoor), and Night Club.
Net Area- 4.13 acres± (179,719.85 sq.ft.)
Maximum Building Coverage - 53, 915.95 sq.ft. or 30 percent
Floor Area - 71,887.94 sq.ft.
Floor Area Ratio - 40 percent
Maximum number of Buildings - Two (2)
Maximum Building height to conform to chapter 28.08 Code of the City of Wichita, but shall be no greater than 50 feet.
Setbacks -

North Line	20 Feet
West Line	35 Feet
South Line	35 Feet
East Line	35 Feet

Access points - 1 Access to Ridge Road
1 Access to Shade Lane

PARCEL 3

Proposed Uses- Garden apartments and townhouse residential dwelling units, community buildings, and associated carports and garages.
Net Area - 7.38 acres±
Maximum building height - 3 stories or 35 feet.
Density - 21.54 D.U. 's/acre, or 159 dwelling units.

PARCEL 4

Proposed Uses - Garden apartments and townhouse residential dwelling units, community buildings and associated carports and garages.
Net area - 5.48 acres±
Maximum building height - 3 stories or 35 feet.
Density - 16.42 D.U. 's/acre, or 90 dwelling units.

PARCEL 5

Proposed Uses - Garden apartments and townhouse residential dwelling units, community buildings and associated carports and garages.
Net Area - 8.39 acres±
Maximum building height - 3 stories or 35 feet.
Density - 16.09 D.U. 's/acre or 135 dwelling units.

PARCEL 6

Proposed Uses - Garden apartments, townhouse residential dwelling units, four-plex residences, and associated community building, carports and parking or storage garages.
Net Area - 4.36 acres±
Maximum building height - 3 stories or 35 feet.
Density - 22.12 D.U. 's/acre or 96 dwelling units.

PARCEL 7

Proposed Uses - Garden apartments, townhouse residential dwelling units, four-plex residences, and associated community buildings, carports and parking or storage garages.
Net area- 8.22 acres±
Maximum building height - 3 stories or 35 feet.
Density 19.95 D.U. 's/acre or 164 dwelling units.

PARCEL NUMBER 9

NET AREA: 11.55 ACRES

PROPOSED USES: ANCILLARY PARKING AREA (ONLY IN DESIGNATED AREA AND ONLY IF THE GRADE IS NOT RAISED ABOVE THE NATURAL GRADE TO THE NORTH AND SOUTH AND NO OTHER OBSTRUCTIONS ARE PLACED ABOVE THAT GRADE WITHOUT WRITTEN APPROVAL FROM THE CITY'S STORM WATER ENGINEERS AND FLOODWAY RESERVE.

PARCEL NUMBER 10

PROPOSED USES: SELF-STORAGE WAREHOUSE AND VEHICLE STORAGE YARD WITHIN THE WESTERN 280 FEET FOR 5.59 ACRES OF THE PARCEL, SUBJECT TO CONDITIONS OF APPROVAL FOR AMENDMENT #6, AND ALL USES PERMITTED IN PARCEL 1.

GROSS AREA:	7.04 ACRES
MAXIMUM BUILDING COVERAGE (SELF-STORAGE USE):	43,009 SQ. FT. (27.5%)
MAXIMUM BUILDING HEIGHT:	35 FT.
MAXIMUM NUMBER OF BUILDINGS (SELF-STORAGE USE):	12
MAXIMUM DENSITY (RESIDENTIAL USE):	16.35 DU/ACRE, OR 115 UNITS
SETBACKS:	AS SHOWN

AMENDED COMMUNITY UNIT PLAN
FARMINGTON SQUARE

APPROVED CUP

MAPC 6-29-00 DM
WCC 4-2-96 DM
MAPD 2 of 2

AMENDED 9-18-90
City Commision Nov. 2, 1990

revisions
- Revised per M.A.P.C. Comments Nov. 12, 1990
- Revised July, 1981 at by P.E.C.
- Revised Jan. 17, 1983
- Revised March 2, 1988 by Baughman Co.
- Revised Jan. 30, 1990 by Baughman Co., P.A.
- Revised Feb. 29, 1990 by Baughman Co. P.A.

REVISED PER AMENDMENT #6 APPROVED: MAY 2, 2000

REVISED PER AMENDMENT #7 APPROVED: JUNE 29, 2000

BAUGHMAN COMPANY, P. A.
SURVEYING & ENGINEERING
316/683-2711 • 320 LAURA • WICHITA, KANSAS 67211

DP-59

DP-59 PLAN
AMENDED COMMUNITY UNIT FARMINGTON SQUARE
WICHITA KANSAS

sheet title

sheet 1 of 1 sheets