

DEVELOPMENT GUIDELINES

- This development contains 18.67 net acres more or less.
- PARCEL DESCRIPTIONS:

Parcel 01
 Gross Area=9.78 Ac.
 Maximum Coverage=30%
 Max. Gross Floor Area=35%
 Max. Height 45' for Commercial & Nonresidential use, Single Family or Duplex
 Max. Height 45' for Multi-family use

Parcel 02
 Gross Area=8.91 Ac.
 Maximum Coverage=30%
 Max. Gross Floor Area=30%
 Max. Height 45' for Commercial & Nonresidential use, Single Family or Duplex
 Max. Height 45' for Multi-family use

Residential development shall be allowed to a maximum density of 8.7 dwelling units per acre for single-family, including zero-lot line and patio homes; 14.5 dwelling units per acre for duplex; and 29.0 dwelling units per acre for multi-family, including townhomes and garden apartments.

- Permitted Uses: The following uses are permitted for all parcels within the C.U.P.:

Parcel 1	Parcel 2
Residential uses	Residential uses
Single Family	Single Family
Duplex	Duplex
Multi-Family	Multi-Family
Public and civic uses	Public and civic uses
Church or place of worship	Church or place of worship
Community assembly	Community assembly
Convalescent Care	Convalescent Care
Cemetery	Cemetery
Cultural group	Cultural group
Day care, limited and general	Day care, limited and general
Government service	Government service
Parks and recreation	Parks and recreation
Safety service	Safety service
Commercial uses	Commercial uses
Animal care, limited	Bed and Breakfast Inn
Bed and breakfast inn	Broadcast/recording studio
Bank or financial institution	Funeral Home
Broadcast/recording studio	Medical service
Hotel or Motel	Office, general
Medical service	
Office, general	
Personal care service	
Personal improvement service	
Printing and copying, limited	
Retail, general(5000 S.F. Max)	
Restaurant(No Drive Thru)	
Agricultural uses	
Agricultural	
Agricultural research	
Agricultural sales and service	

- 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 OO Superintendent, may approve minor adjustments to the conditions in this overlay, consistent with the approved development plan, without filing a formal ordinance amendment.

- Landscape and Parking Lot Screening - Shall be in accordance with the City of Wichita Code. A landscape plan including 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). A solid landscape screening will be required along Calvert Street for parcels with a non-residential use. Parking lot landscaping or screening for non-residential use shall be at a rate of 1 tree per 20 parking spaces.

- Minimum Setback Requirements:

Commercial Uses -	Front setback.....35'
	Rear setback.....35'
	Interior side setback.....0' (Except 35' when next to a residential use.)
Residential Uses -	Front setback.....20'
	Rear setback.....15'
	Interior side setback.....5'

- A maximum of three pole or monument type signs shall be permitted along I-235 road right-of-way, maximum height 35 feet, with each sign face limited to 200 square feet. One pole or monument type center identification sign shall be permitted in the west 30 feet of parcel 1, limited in height to 25' with each sign face limited to 200 square feet. Monument signs will be permitted next to the Protection Drainage Ditch and shall be limited to 12 feet in height, 96 square feet of maximum sign face, 0.5 feet of linear width, spaced at least 150 feet apart. All other signs shall be per city sign code. No portable or offsite signs allowed.

- Parking - Shall be in accordance with the Wichita - Sedgwick County Unified Zoning Code.

- Architectural Control - All buildings within each Parcel 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. This requirement shall also apply to any retail development (e.g. restaurants, banks, recreation and entertainment, personal care or improvement services) located on each parcel. There shall be no predominately metal facades on any buildings. The buildings in Parcel 2 shall have a residential character. Light standards shall be a maximum height of 25 feet and consistent in pole and fixture throughout the developments.

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

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

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

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

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

- Loading areas, trash receptacles, outside storage, and docks in the CUP shall be screened from ground level view along West St., I-235 and Calvert Street. 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. No outdoor storage on parcel 2. Comply with outdoor storage for LC on parcel 1.

- 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.

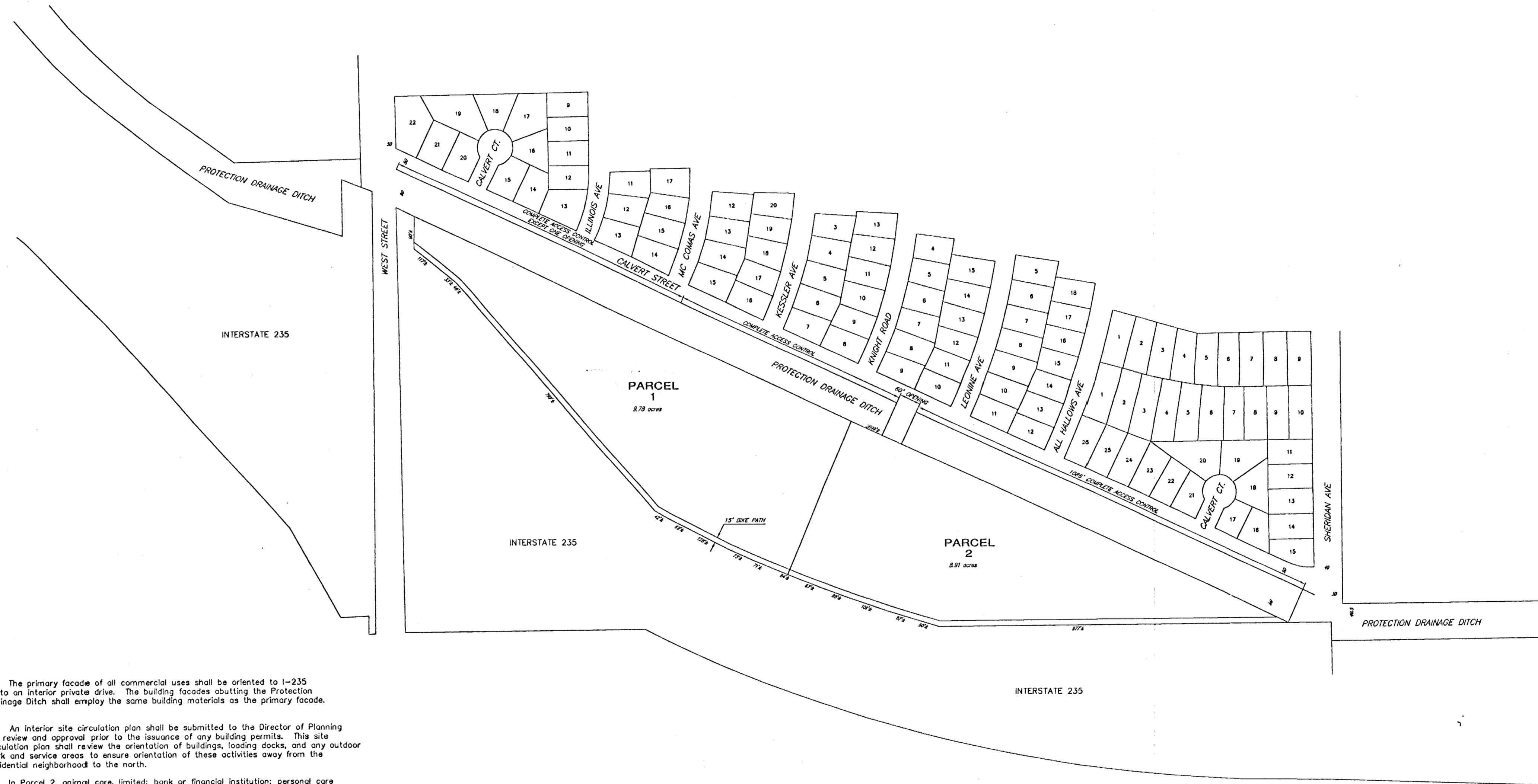
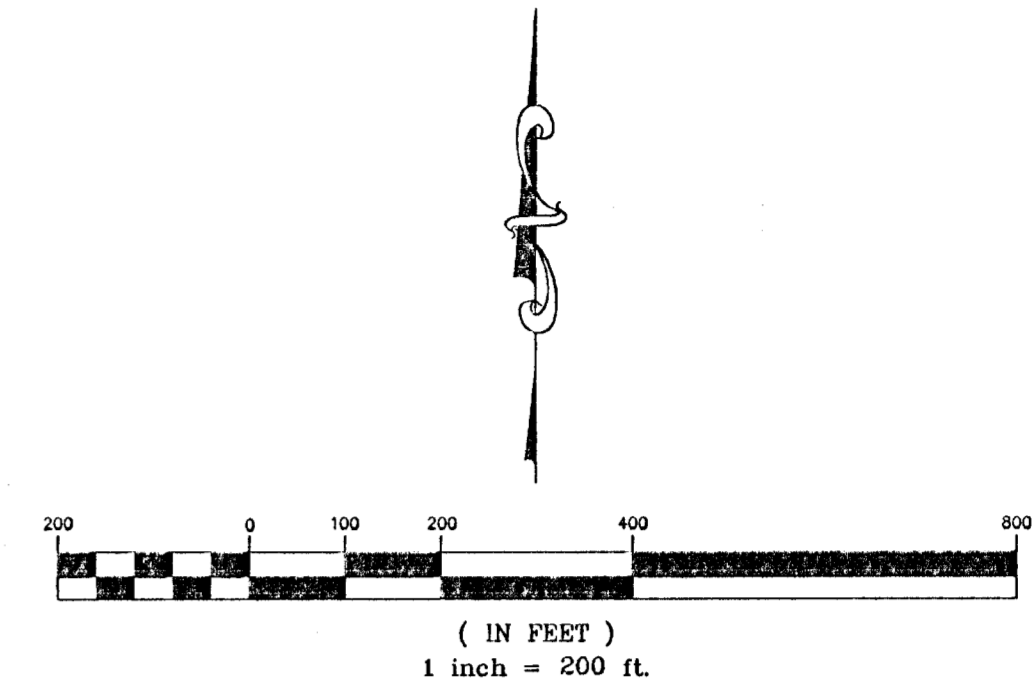
- Prior to issuing building permits, a plan for a pedestrian walk system shall be submitted and approved by the Director of Planning. This walk system shall link sidewalks along West St. and Calvert St. with the proposed buildings within the subject property as determined by the Director of Planning.

- No outdoor or indoor 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.

DOROTHY

COMMUNITY UNIT PLAN

DP-258



- The primary facade of all commercial uses shall be oriented to I-235 or to an interior private drive. The building facades abutting the Protection Drainage Ditch shall employ the same building materials as the primary facade.
- An interior site circulation plan shall be submitted to the Director of Planning for review and approval prior to the issuance of any building permits. This site circulation plan shall review the orientation of buildings, loading docks, and any outdoor work and service areas to ensure orientation of these activities away from the residential neighborhood to the north.
- In Parcel 2, animal care, limited; bank or financial institution; personal care service; and personal improvement service shall not 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.
- Outdoor speakers and sound amplification systems shall not be permitted on the site.

LEGAL DESCRIPTION

That part of the NW 1/4 of Sec. 12, Twp. 28-S, R-1-W of the 6th P.M., Sedgwick County, Kansas lying south of the Protection Drainage Ditch, EXCEPT that part condemned for Interstate 235 (Condemnation Case 76777).



516 S. Market,
 Wichita, KS 67202
 316/264-0242