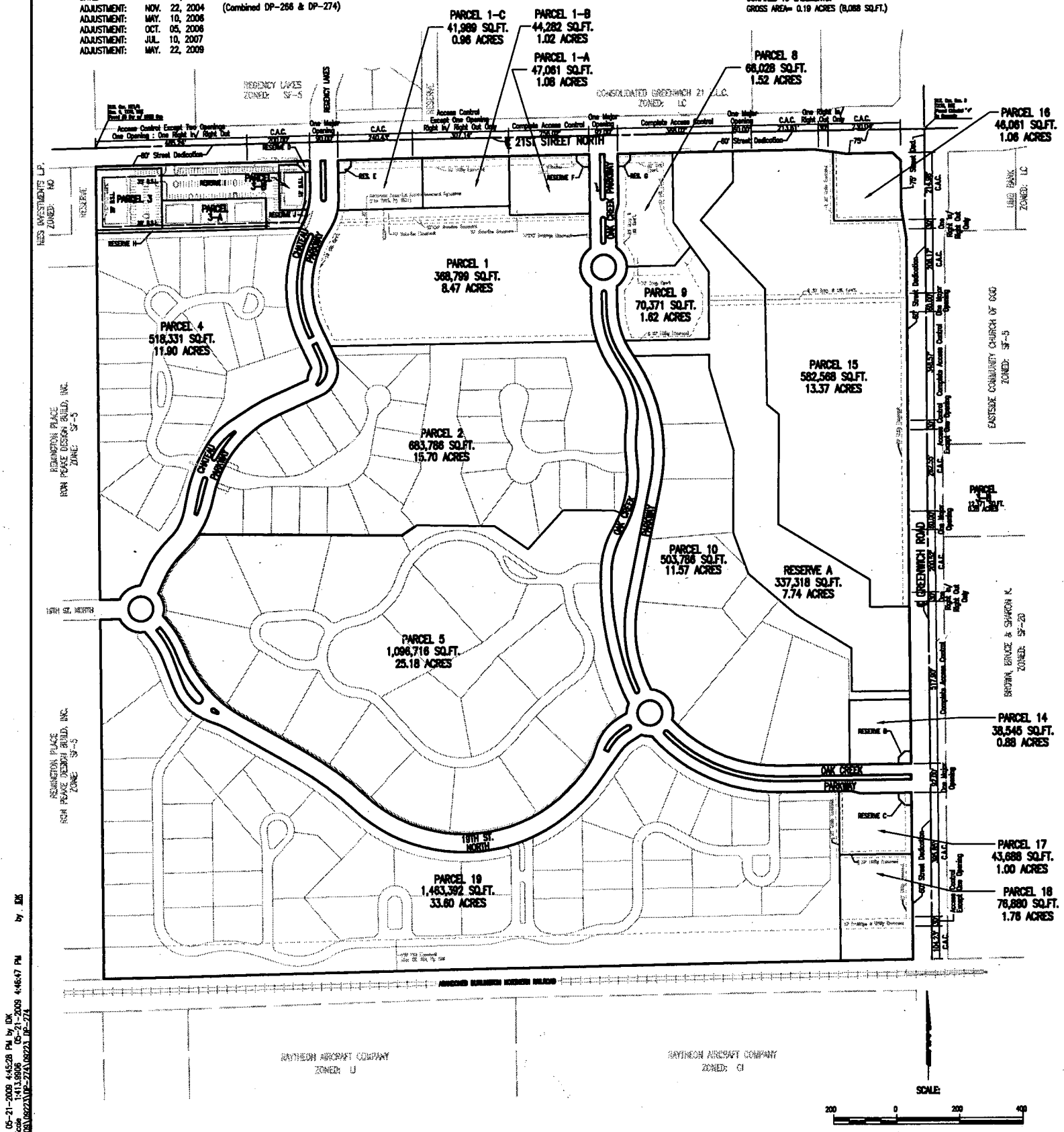
COMMUNITY UNIT PLAN DP-274

OAK CREEK

OWNER: SLAWSON COMMERCIAL PROPERTIES, L.L.C.
727 NORTH WACO SUITE 400
WICHITA, KANSAS 67203

DATE:	APR. 22, 2004	
ADJUSTMENT:	NOV. 22, 2004	(Combined DP-266 & DP-274)
ADJUSTMENT:	MAY. 10, 2006	
ADJUSTMENT:	OCT. 05, 2006	
ADJUSTMENT:	JUL. 10, 2007	
ADJUSTMENT:	MAY. 22, 2009	



GENERAL PROVISIONS

1. THIS PROJECT IS PROPOSED TO CONTAIN 161.882 GROSS ACRES OR 154.474 NET ACRES. NET ACRES ARE DETERMINED BY SUBTRACTING ARTERIAL STREET RIGHT-OF-WAY FROM THE GROSS ACRES.

2. PARCEL DESCRIPTIONS:
   NOTE: UNLESS OTHERWISE SPECIFIED, MAXIMUM GROSS FLOOR AREA AND MAXIMUM BUILDING COVERAGE ARE THE SAME.

   RESERVE "A"
   PERMITTED USES: DRAINAGE DETENTION, SIDEWALKS, UTILITIES, LANDSCAPING AND RECREATION
   GROSS AREA= 7.74 ACRES (337,318 SQ.FT.)

   RESERVES "B", "C", "D", "E", "F", AND "G"
   PERMITTED USES: SIGNAGE, LANDSCAPING, ENTRY MONUMENTS AND UTILITIES CONFINED TO EASEMENTS.
   GROSS AREA= 0.19 ACRES (8,088 SQ.FT.)

   RESERVE "H"
   PERMITTED USES: LANDSCAPING, DRAINAGE, SCREENING, AND UTILITIES CONFINED TO EASEMENTS. SHALL INCLUDE REQUIRED SCREENING PER GENERAL PROVISION 17.
   GROSS AREA= 0.12 ACRES (5,435 SQ.FT.)

   RESERVE "I"
   PERMITTED USES: PARKING, ACCESS DRIVES, LIGHTING, SIGNAGE, LANDSCAPING, DRAINAGE, AND UTILITIES CONFINED TO EASEMENTS. SHALL INCLUDE REQUIRED SCREENING PER GENERAL PROVISION 17.
   NOTE: PARKING AREAS FOR PARCELS 3, 3-A AND 3-B ARE LOCATED WITHIN RESERVE I.
   GROSS AREA= 1.28 ACRES (54,759 SQ.FT.)

   RESERVE "J"
   PERMITTED USES: LANDSCAPING, DRAINAGE, SCREENING, TRASH ENCLOSURE, SIGNS, AND UTILITIES CONFINED TO EASEMENTS.
   GROSS AREA= 0.04 ACRES (1,752 SQ.FT.)

   PARCEL 1
   PROPOSED USES: SEE G.P. #3
   GROSS AREA= 8.47 ACRES (368,799 SQ.FT.)
   MAXIMUM BUILDING COVERAGE= 90,000 SQ.FT. (24.4%)
   MAXIMUM BUILDING HEIGHT= 35 FEET

   PARCEL 1-A
   PROPOSED USES: SEE G.P. #3
   GROSS AREA= 1.08 ACRES (47,061 SQ.FT.)
   MAXIMUM BUILDING COVERAGE= 10,000 SQ.FT. (21.3%)
   MAXIMUM BUILDING HEIGHT= 35 FEET

   PARCEL 1-B
   PROPOSED USES: SEE G.P. #3
   GROSS AREA= 1.02 ACRES (44,282 SQ.FT.)
   MAXIMUM BUILDING COVERAGE= 9,000 SQ.FT. (20.3%)
   MAXIMUM BUILDING HEIGHT= 35 FEET

   PARCEL 1-C
   PROPOSED USES: SEE G.P. #3
   GROSS AREA= 0.96 ACRES (41,989 SQ.FT.)
   MAXIMUM BUILDING COVERAGE= 9,000 SQ.FT. (21.4%)
   MAXIMUM BUILDING HEIGHT= 35 FEET

   PARCEL 2
   PROPOSED USES: SINGLE FAMILY, PATIO HOMES
   GROSS AREA= 15.70 ACRES (683,786 SQ.FT.)
   MAX. DWELLING UNITS= 80
   MAXIMUM BUILDING HEIGHT= 35 FEET
   SETBACKS – PER CODE

   PARCEL 3
   PROPOSED USES: ALL USES PERMITTED IN THE NEIGHBORHOOD OFFICE ZONING DISTRICT, EXCEPT GROUP HOMES, RECYCLING STATIONS, AND ASPHALT OR CONCRETE PLANTS. INDIVIDUAL TENANTS SHALL BE PERMITTED UP TO 19,000 SQ.FT. GROSS FLOOR AREA.
   GROSS AREA= 0.93 ACRES (40,625 SQ.FT.)
   MAXIMUM BUILDING COVERAGE= 12,800 SQ.FT. (31.5%)
   MAXIMUM BUILDING HEIGHT= 35 FEET
   SETBACKS – SEE PLAN

   PARCEL 3-A
   PROPOSED USES: SAME USES AS PARCEL 3.
   GROSS AREA= 0.69 ACRES (29,840 SQ.FT.)
   MAXIMUM BUILDING COVERAGE= 10,000 SQ.FT.
   SEE NOTE ON RESERVE I FOR OFFSITE PARKING.
   MAXIMUM BUILDING HEIGHT= 35 FEET
   SETBACKS – SEE PLAN

   PARCEL 3-B
   PROPOSED USES: SAME USES AS PARCEL 3.
   GROSS AREA= 0.27 ACRES (11,896 SQ.FT.)
   MAXIMUM BUILDING COVERAGE= 8,000 SQ.FT.
   SEE NOTE ON RESERVE I FOR OFFSITE PARKING.
   MAXIMUM BUILDING HEIGHT= 35 FEET
   SETBACKS – SEE PLAN

   PARCEL 4
   PROPOSED USES: SINGLE FAMILY, PATIO HOMES, ZERO LOT LINE, TOWN HOMES
   GROSS AREA= 11.90 ACRES (518,331 SQ.FT.)
   MAX. DWELLING UNITS= 104 (RESIDENTIAL USES)
   MAXIMUM BUILDING HEIGHT – 35 FEET
   SETBACKS – PER CODE

   PARCEL 5
   PROPOSED USES: SINGLE FAMILY
   GROSS AREA= 25.18 ACRES (1,096,716 SQ.FT.)
   MAX. DWELLING UNITS= 25
   MAXIMUM BUILDING HEIGHT – 35 FEET
   SETBACKS – PER CODE

   PARCEL 6 – DELETED

   PARCEL 7 – DELETED

   PARCEL 8
   PROPOSED USES: SEE G.P. #3
   GROSS AREA= 1.52 ACRES (66,028 SQ.FT.)
   MAXIMUM BUILDING COVERAGE= 12,000 SQ.FT. (18.2%)
   MAXIMUM BUILDING HEIGHT – 35 FEET

   PARCEL 9
   PROPOSED USES: SEE G.P. #3
   GROSS AREA= 1.62 ACRES (70,371 SQ.FT.)
   MAXIMUM BUILDING COVERAGE= 14,500 SQ.FT. (20.6%)
   MAXIMUM BUILDING HEIGHT – 35 FEET

   PARCEL 10
   PROPOSED USES: SINGLE FAMILY
   GROSS AREA= 11.57 ACRES (503,786 SQ.FT.)
   MAXIMUM DWELLING UNITS= 8
   MAXIMUM BUILDING HEIGHT – 35 FEET
   SETBACKS – PER CODE

   PARCEL 11 – DELETED

   PARCEL 12 – DELETED

   PARCEL 13 – DELETED

   PARCEL 14
   PROPOSED USES: SEE G.P. #3
   GROSS AREA= 0.88 ACRES (38,545 SQ.FT.)
   MAXIMUM BUILDING COVERAGE= 9,634 SQ.FT. (25.0%)
   MAXIMUM BUILDING HEIGHT – 35 FEET

   PARCEL 15
   PROPOSED USES: SEE G.P. #3
   GROSS AREA= 13.37 ACRES (582,568 SQ.FT.)
   MAXIMUM BUILDING COVERAGE= 150,000 SQ.FT. (25.7%)
   MAXIMUM BUILDING HEIGHT – 45 FEET
   MAXIMUM GROSS FLOOR AREA= 187,000 SQ.FT. (32.1%)

   PARCEL 16
   PROPOSED USES: SEE G.P. #3
   GROSS AREA= 1.06 ACRES (46,061 SQ.FT.)
   MAXIMUM BUILDING COVERAGE= 12,000 SQ.FT. (26.1%)
   MAXIMUM BUILDING HEIGHT – 35 FEET

   PARCEL 17
   PROPOSED USES: SEE G.P. #3
   GROSS AREA= 1.00 ACRES (43,888 SQ.FT.)
   MAXIMUM BUILDING COVERAGE= 10,000 SQ.FT. (22.8%)
   MAXIMUM BUILDING HEIGHT – 35 FEET

   PARCEL 18
   PROPOSED USES: SEE G.P. #3
   GROSS AREA= 1.76 ACRES (76,880 SQ.FT.)
   MAXIMUM BUILDING COVERAGE= 23,000 SQ.FT. (29.9%)
   MAXIMUM BUILDING HEIGHT – 35 FEET

   PARCEL 18-A – DELETED

   PARCEL 18-B – DELETED

   PARCEL 19
   PROPOSED USES: SINGLE FAMILY, PATIO HOMES, ZERO LOT LINE AND DUPLEX
   GROSS AREA= 33.60 ACRES (1,463,392 SQ.FT.)
   MAXIMUM DWELLING UNITS= 94
   MAXIMUM BUILDING HEIGHT – 35 FEET
   SETBACKS – PER CODE

   PARCEL 19-A – DELETED

   PARCEL 20 – DELETED

   COLLECTOR STREET R.O.W. = 12.05 ACRES (524,751 SQ.FT.)

3. PERMITTED USES: THE FOLLOWING USES ARE PERMITTED FOR PARCELS 1, 1-A, 1-B, 1-C, 8, 9, 14, 15, 16, 17 AND 18: ALL USES PERMITTED IN THE L.C. ZONING DISTRICT EXCEPT FOR GROUP HOMES, CORRECTIONAL PLACEMENT RESIDENCES, VEHICLE STORAGE YARDS, GENERAL VEHICLE REPAIR, OUTDOOR STORAGE, PAWN SHOPS, TAVERNS, NIGHTCLUBS, ASPHALT OR CONCRETE PLANTS, SEXUALLY ORIENTED BUSINESSES, AND ADULT ENTERTAINMENT AS DEFINED BY CITY CODE. PARCELS 1, 1-A, 1-B, 1-C, 8, 9 AND 15 SHALL PROVIDE SERVICE STATIONS, CONVENIENCE STORES WITH GAS ISLANDS, AND VEHICLE SERVICE OR REPAIR. NO SERVICE STATIONS, CONVENIENCE STORES WITH GAS ISLANDS, OR RESTAURANTS WITH DRIVE-IN OR DRIVE THROUGH FACILITIES SHALL BE PERMITTED WITHIN 200 FEET OF RESIDENTIALLY ZONED PROPERTY. DRINKING ESTABLISHMENTS SHALL BE PROHIBITED ON ALL PARCELS EXCEPT FOR PARCEL 15. NO PARCEL SHALL CONTAIN MORE THAN ONE DRINKING ESTABLISHMENT.

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; 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 DCI SUPERINTENDENT, MAY APPROVE MINOR ADJUSTMENTS TO THE CONDITIONS IN THIS C.U.P., CONSISTENT WITH THE APPROVED DEVELOPMENT PLAN, WITHOUT FILING A FORMAL C.U.P. AMENDMENT.

5. ACCESS CONTROL:
   A. ACCESS TO 21ST STREET NORTH SHALL BE LIMITED TO FIVE (5) OPENINGS AND TWO STREETS. PARCEL THREE AND THE WEST 267.5' OF RESERVE "I" SHALL PERMIT TWO OPENINGS, ONE OF WHICH SHALL BE RIGHT TURN ONLY. PARCEL 1-A SHALL HAVE C.A.C. PARCEL 1-B AND PARCEL 1-C SHALL HAVE ACCESS CONTROL EXCEPT ONE OPENING (RIGHT TURN ONLY). PARCEL 15 SHALL HAVE 2 OPENINGS, ONE OF WHICH SHALL BE RIGHT TURN ONLY. TWO COLLECTOR STREETS SHALL BE DEVELOPED: (1) AT THE COMMON LINE BETWEEN PARCEL 1-C AND PARCEL 3 DIRECTLY ACROSS FROM REGENCY LAKES STREET, (2) BETWEEN PARCEL 1-A AND PARCEL 8. (SEE PLAN)
   B. ACCESS TO GREENWICH ROAD SHALL BE LIMITED TO SIX (6) OPENINGS AND ONE STREET. PARCEL 18 SHALL HAVE C.A.C. PARCEL 15 SHALL HAVE 5 OPENINGS, TWO OF WHICH SHALL BE RIGHT TURN ONLY. PARCELS 14 AND 17 SHALL HAVE C.A.C. PARCEL 18 SHALL HAVE ONE OPENING. A COLLECTOR STREET SHALL BE DEVELOPED BETWEEN PARCELS 14 AND 17. (SEE PLAN)

6. LANDSCAPE AND PARKING LOT SCREENING:
   SHALL BE IN ACCORDANCE WITH THE CITY OF WICHITA CODE. A LANDSCAPE PLAN INDICATING THE LOCATION, TYPE AND SPECIFICATION OF PLANT MATERIAL SHALL BE SUBMITTED BY A LANDSCAPE ARCHITECT TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S). A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED ON THE LANDSCAPE PLAN FOR THAT PORTION OF THE C.U.P. BEING DEVELOPED SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.

7. MINIMUM SETBACK REQUIREMENTS: PER CODE OR AS SHOWN ON PLAN

8. SIGNS SHALL BE IN ACCORDANCE WITH APPROPRIATE CODES WITH THE FOLLOWING CONDITIONS:
   A. AS THE FRONTAGE DEVELOPS ALONG THE ARTERIAL ROADWAYS, MONUMENT TYPE SIGNS SHALL BE SPACED A MINIMUM OF 150' APART, REGARDLESS OF HOW LAND IS LEASED OR SOLD. (THIS DOES NOT APPLY TO THE NEIGHBORHOOD IDENTIFICATION MONUMENTS LOCATED IN RESERVES B THRU G.)
   B. FLASHING SIGNS (EXCEPT FOR SIGNS SHOWING ONLY TIME, TEMPERATURE AND OTHER PUBLIC SERVICE MESSAGES), MESSAGE BOARDS, ROTATING OR MOVING SIGNS, SIGNS WITH MOVING LIGHTS OR SIGNS WHICH CREATE ILLUSIONS OF MOVEMENT ARE NOT PERMITTED.
   C. PORTABLE SIGNS, OFF-SITE SIGNS AND BILLBOARDS ARE NOT PERMITTED EXCEPT OFF-SITE SIGNS SHALL BE PERMITTED FOR PARCELS 3, 3-A AND 3-B IN RESERVE "I".
   D. WINDOW DISPLAY SIGNS ARE LIMITED TO 25 PERCENT OF THE WINDOW AREA.
   E. SIGNS ON THE REAR OF ANY BUILDINGS WHICH BACK UP TO RESIDENTIALLY ZONED PROPERTY WILL NOT BE ILLUMINATED AND LIMITED TO 30 SQ.FT. IN SIZE.
   F. ALL FREESTANDING SIGNS ON GREENWICH ROAD OR 21ST STREET NORTH SHALL BE MONUMENT TYPE SIGNS. TWO SIGNS ON 21ST STREET NORTH AND TWO SIGNS ON GREENWICH ROAD LOCATED AT THE MAJOR ENTRANCES MAY HAVE A MAXIMUM HEIGHT OF 30' AND A MAXIMUM SIGN FACE AREA OF 300 SQ.FT. PER SIGN. PARCELS 1-B AND 1-C MAY HAVE SIGNS WITH A MAXIMUM HEIGHT OF 20' AND A MAXIMUM SIGN FACE AREA OF 200 SQ.FT. PER SIGN. PARCELS 1-A, 8, 14, 15, 16, 17 AND 18 MAY HAVE SIGNS WITH A MAXIMUM HEIGHT OF 15' AND A MAXIMUM SIGN FACE AREA OF 150 SQ.FT. PER SIGN. THE MAXIMUM SQUARE FOOTAGE OF SIGNAGE ON THE ARTERIAL STREETS SHALL NOT EXCEED 0.8 TIMES THE LINEAL STREET FRONTAGE. PARCELS 3, 3-A, 3-B, AND RESERVE "I" SHALL BE LIMITED TO A TOTAL OF FOUR SIGNS ON 21ST STREET NORTH WITH A MAXIMUM HEIGHT OF 20' AND A MAXIMUM SIGN FACE AREA OF 96 SQ.FT. PER SIGN AND A TOTAL SIGN AREA NOT TO EXCEED 384 SQ.FT.
   G. EACH PARCEL OR RESERVE IS LIMITED TO 2 SIGNS PER INTERNAL STREET FRONTAGE. SIGNS SHALL BE SPACED A MINIMUM OF 150' APART. ALL OTHER SIGNS ALONG THE COLLECTOR STREETS SHALL BE SPACED A MINIMUM OF 150' APART AND SHALL BE LIMITED TO 8' IN HEIGHT AND A SIGN FACE AREA OF 50 SQ.FT.
   H. IN ADDITION TO THE MONUMENT TYPE SIGNS PERMITTED ALONG 21ST STREET NORTH AND GREENWICH ROAD THERE SHALL BE NEIGHBORHOOD I.D. MONUMENTS PERMITTED IN RESERVES B THRU G. THESE MONUMENTS ARE FOR THE IDENTIFICATION OF THE DEVELOPMENT AND SHALL ONLY PERMIT THE NAME AND LOGO OF THE DEVELOPMENT. THE TOTAL NUMBER OF SIGNS AND MINIMUM SPACING BETWEEN SIGNS SHALL NOT APPLY TO THESE I.D. MONUMENTS. THE I.D. MONUMENTS SHALL NOT EXCEED 10' IN HEIGHT, AND SHALL NOT RESULT IN TOTAL SIGNAGE ALONG ARTERIAL STREETS EXCEEDING 0.8 TIMES THE LINEAL STREET FRONTAGE.

9. PARKING:
   SHALL BE IN ACCORDANCE WITH THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE.

10. ARCHITECTURAL CONTROL:
    BUILDINGS ON PARCEL 1 SHALL HAVE SIMILAR PREDOMINANT EXTERIOR BUILDING MATERIALS, AS APPROVED BY THE DIRECTOR OF PLANNING. BUILDINGS ON PARCEL 3, 3-A, AND 3-B SHALL EACH HAVE SIMILAR PREDOMINANT EXTERIOR BUILDING MATERIALS, AS APPROVED BY THE DIRECTOR OF PLANNING. BUILDINGS ON PARCEL 15 SHALL HAVE SIMILAR PREDOMINANT EXTERIOR BUILDING MATERIALS, UNIFYING ARCHITECTURAL CHARACTERISTICS, AND A SIMILAR COLOR PALETTE. NO FACADES THAT ARE PREDOMINANTLY METAL PANELS SHALL BE ALLOWED ON ANY PARCEL. FACADE AREA CALCULATION SHALL NOT INCLUDE WINDOW AREA.

11. AN AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE FILED BY THE TIME THE PLAT IS FILED OF RECORD.

12. NO OCCUPANCY PERMITS SHALL BE ISSUED FOR ANY DEVELOPMENT WITHOUT SERVICES BY THE MUNICIPAL WATER AND SEWER SERVICES.

13. CROSS-LOT CIRCULATION IS TO BE PROVIDED BETWEEN ADJACENT PARCELS WITH RETAIL/COMMERCIAL USES. CROSS-LOT CIRCULATION IS TO BE PROVIDED BETWEEN ADJACENT PARCELS WITH OFFICE USES FRONTING ON ARTERIAL STREETS.

14. ALL DRAINAGE WAYS AND EASEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING.

15. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY PARCEL, A LOT GRADING PLAN IN CONFORMANCE WITH THE DRAINAGE CONCEPT PLAN, SHALL BE SUBMITTED FOR REVIEW AND APPROVAL.

16. LOADING AREAS, TRASH RECEPTACLES, OUTSIDE STORAGE, AND TRUCK DOCKS IN THE C.U.P. SHALL BE SCREENED FROM GROUND LEVEL VIEW ALONG 21ST STREET NORTH, GREENWICH ROAD, ALL COLLECTOR STREETS AND FROM ALL RESIDENTIAL AREAS. SCREENING OF ALL TRASH DUMPSTERS, OUTSIDE STORAGE AND MECHANICAL EQUIPMENT WILL BE CONSTRUCTED OF MATERIALS TO MATCH THE BUILDINGS THEY SUPPORT.

17. SCREENING:
    SCREENING OF NONRESIDENTIAL USES SHALL BE PROVIDED ALONG SIDE AND REAR YARD LOT LINES ADJOINING OR ACROSS ALLEYS FROM A RESIDENTIAL ZONED LOT. SCREENING MAY CONSIST OF ONE OR A COMBINATION OF THE FOLLOWING: A 6 FOOT HIGH SOLID MASONRY OR CONCRETE WALL, A 10 FOOT WIDE LANDSCAPE BUFFER CONSISTING OF CONTINUOUS EVERGREEN VEGETATION WITH A MINIMUM HEIGHT OF 6 FOOT, A 15 FOOT WIDE LANDSCAPED BUFFER CONSISTING OF STAGGERED EVERGREEN VEGETATION WITH A MINIMUM HEIGHT OF 6 FOOT. SCREENING HEIGHT MAY BE ACHIEVE THROUGH A COMBINATION OF EVERGREEN PLANTING/SCREEN WALL AND EARTH BERMS. THE SCREENING REQUIREMENT SHALL BE WAIVED FOR PARCEL 15. WHEN EVERGREEN VEGETATION OR LANDSCAPED EARTH BERMS ARE PROPOSED FOR SCREENING, A LANDSCAPE PLAN SHALL BE SUBMITTED TO THE PLANNING DIRECTOR AND THE ZONING ADMINISTRATOR FOR REVIEW AND APPROVAL. SCREENING REQUIREMENTS SHALL BE WAIVED IF A PARCEL IS DEVELOPED AS A RESIDENTIAL USE.

18. 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.

19. PRIOR TO ISSUING BUILDING PERMITS ON ANY PARCEL, A PLAN FOR A PEDESTRIAN WALK SYSTEM ON THAT PARCEL SHALL BE SUBMITTED AND APPROVED BY THE DIRECTOR OF PLANNING.

20. ALL EXTERIOR LIGHTING ON PARCELS ADJACENT TO RESIDENTIAL USES SHALL BE SHIELDED TO DIRECT LIGHT DISBURSEMENT DOWNWARD AND AWAY FROM RESIDENTIAL ZONING.

21. ALL PARCELS WITH RETAIL USES SHALL SHARE SIMILAR OR CONSISTENT PARKING LOT LIGHTING ELEMENTS (I.E. FIXTURES, POLES, LAMPS, ETC.). ALL PARCELS WITH OFFICE USES SHALL SHARE SIMILAR OR CONSISTENT PARKING LOT LIGHTING ELEMENTS (I.E. FIXTURES, POLES, LAMPS, ETC.).

22. TRAFFIC IMPROVEMENTS TO 21ST STREET NORTH AND GREENWICH ROAD SHALL BE DETERMINED AT THE TIME OF PLATTING.

23. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT, A SITE CIRCULATION PLAN THAT PROVIDES FOR SMOOTH FLOW OF TRAFFIC BETWEEN THE PARCEL BEING DEVELOPED AND ALL ADJACENT PARCELS FRONTING ARTERIAL STREETS, SHALL BE SUBMITTED FOR REVIEW AND APPROVAL.

24. ANY USE FOR WHICH A CONDITIONAL USE PERMIT WOULD BE REQUIRED SHALL REQUIRE A C.U.P. AMENDMENT.

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