

DEVELOPMENT GUIDELINES

General Provisions

1. Area:
The total development contains 20.0 gross, or 19.66 net acres of land more or less.

2. Parcel Descriptions:

Summary:

Total allowable floor ratio = .30
(may be adjusted from parcel to parcel)
Minimum Building Setbacks: (applies to all parcels as shown)
Arterial Street setback = 20'
Interior side setback = 0'

Parcel 1
Gross Area = 12.905 Ac. or 562,141 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 35%
Max. Gross Floor Area = 35% or 23,765 s.f.
Floor Area Ratio = 0.35

Parcel 2
Gross Area = 1.873 Ac. or 81,588 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 35%
Max. Gross Floor Area = 35% or 21,206 s.f.
Floor Area Ratio = 0.35

Parcel 3
Gross Area = 1.755 Ac. or 76,448 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 35%
Max. Gross Floor Area = 35% or 34,131 s.f.
Floor Area Ratio = 0.30

Parcel 4
Gross Area = 3.127 Ac. or 136,212 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 35%
Max. Gross Floor Area = 35% or 34,131 s.f.
Floor Area Ratio = 0.30

3. All uses permitted in LC, Limited Commercial District are permitted for all of the Parcels, EXCEPT the following uses:

A. Assisted Living, Group Residence, Limited; Group Residence, General; Correctional Placement Residence, Limited; Correctional Placement Residence, General; Group Home, Limited; Group Home, General; Group Home, Commercial; Parks and Recreation; Recycling Collection Station, Private; Recycling Collection Station, Public; Utility, Major; Utility, Minor; Kennel; Boarding/Breeding/Training, Night Club in the City, Night Club in the Country, Pawn Shop, Sexually Oriented Business in the County, Tavern and Drinking Establishment, Wireless Communication Facility.

B. The uses permitted by the C.U.P. are only those uses permitted by right and not by conditional use unless specifically identified.

4. Architectural Controls

All buildings within the C.U.P. shall share a uniform architectural character, color, and some predominate exterior building material, as determined by the Director of Planning. The building(s) walls shall not utilize metal as a predominant exterior facade material, unless approved by the Director of Planning.

5. Title:

The transfer of the title on all or any portion of the land included in the Community Unit Plan 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 and amended. However, the Director of the MAPD, with the concurrence of the Zoning Administrator, may approve minor adjustments to the conditions in this overlay, consistent with the approved development plan, without filing a formal ordinance amendment.

6. Landscaping for this site shall be required as follows:

A. Landscaped street yards, buffers, and parking lot landscaping and screening - Shall be in accordance with the City of Wichita Landscape Ordinance.
B. A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Metropolitan Area Planning Department (MAPD) for its review and approval prior to issuance of any building permit(s).
C. A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.

7. Lighting:

A. Lighting shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV.
B. All Parcels shall share similar or consistent parking lot lighting elements (i.e. fixtures, poles and lamps and etc.), as approved by the Director of the MAPD.
C. All lighting shall be shielded to direct light disbursement in a downward direction and directed away from residential areas.
D. Light poles including above ground base shall be limited to 25 feet tall, except 15 feet tall when within 100 feet of residential zoning with residential use. School is not a residential use.
E. Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.

8. Screening for this site shall be required as follows:

A. Rooftop mechanical equipment shall be screened from ground level view per Wichita-Sedgwick County Unified Zoning Code.
B. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened to reasonably hide them from ground view.
C. Unless otherwise noted Screening shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV and Section III-C.2.b.
D. Outdoor display and storage shall be subject to all conditions of Section III-B.1.4.e for all Parcels.
E. A screening wall in conformance with Section III-C.2.b shall screen the rear of any building adjoining Parcels 1 & 2, unless however, the building is constructed with a double-faced facade.
F. A masonry wall consisting of a solid or semisolid wall constructed of brick, stone, masonry, architectural tile, or other similar material (not including wood or woven wire). The wall shall be at least six feet and not more than eight feet high. It shall be constructed along the North property lines of the subject property, as shown hereon. Construction of the wall will require a building permit. No wall shall be constructed in a utility easement. Wall openings may be permitted allowing pedestrian access. The wall opening shall be determined and approved by the director of planning prior to the issuance of the building permit.

9. Setbacks:

Setbacks are as indicated on the C.U.P. drawing or as specified in Wichita-Sedgwick County Unified Zoning Code. If contiguous Parcels are to be developed under the same ownership, setbacks between those Parcels will not be required. The setbacks are as shown hereon.

10. Signs: As permitted under the Sign Code of the City of Wichita.

Additionally, the following conditions apply:

A. All Parcels are subject to the requirements of the Sign Code for the City of Wichita for LC Zoning District except as noted herewith.
B. No flashing, moving, portable, billboard, banner, or pennant signs shall be permitted (except for signs showing time and temperature).
C. All signs adjoining 21st Street and 143rd Street roadways shall be monument type signs with a maximum height of 20 ft., with the exception of one 25 ft. development marker/monument type signs. The maximum sign area for the 25 ft. sign shall be 150 sq. ft. and shall be used for development identification as well as tenant signs for tenants within the C.U.P.
D. The minimum distance between signs shall be 150 ft., except for those signs adjacent to the development marker/monument signs, the minimum distance between these signs is 100 ft.
E. Along 21st Street, the Parcels shall be permitted a total of 7 monument signs including the development sign(s). The monument signs shall not exceed 10 feet in height with a maximum sign area of 100 sq. ft. each. These signs may be used for tenants within the C.U.P.
F. Along 143rd Street, Parcels 1 and 2 shall be permitted a total of 5 monument signs including the development sign(s). The maximum sign area is 150 sq. ft. These signs may be used for tenants within the C.U.P. The monument signs shall not exceed 10 feet in height with a maximum sign area of 100 sq. ft. each.
G. Building signage shall be permitted within the C.U.P. Building signage shall be the total amount of sign face area of free standing signage of each arterial street shall not exceed 0.8 times the linear frontage.
H. Accent lighting of monument signs shall be permitted.
I. Window signage shall be limited to 25% of window area.
J. The total amount of sign face area of freestanding signage along each arterial street shall not exceed 0.8 times the linear frontage.

11. Parking:

A. All Parcels, shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV-A, unless otherwise specified.

12. Reserves:

No reserves are shown, however, if necessary the location, uses, and size of reserves shall be determined at the time of final platting and revised upon the C.U.P.

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

14. The following transportation improvements and Parcel access shall be provided:

A. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between Parcels within the C.U.P.
B. Guarantees for specific street and or signalization improvements shall be determined at the time of final platting.
C. Access controls shall be as shown on the Final Plat and revised upon the C.U.P.
D. An overall site circulation plan shall be submitted for review and approval by the Director of Planning, in concurrence with the Zoning Administrator and Traffic Engineer. The circulation plan shall assure smooth internal vehicular and pedestrian movements, pedestrian connectivity to major arterial and within buildings on the CUP and may provide connections to adjoining properties, and ensure that the main drives are not blocked by parking spaces directly backing onto the main drive aisles.

15. Grading Plans:

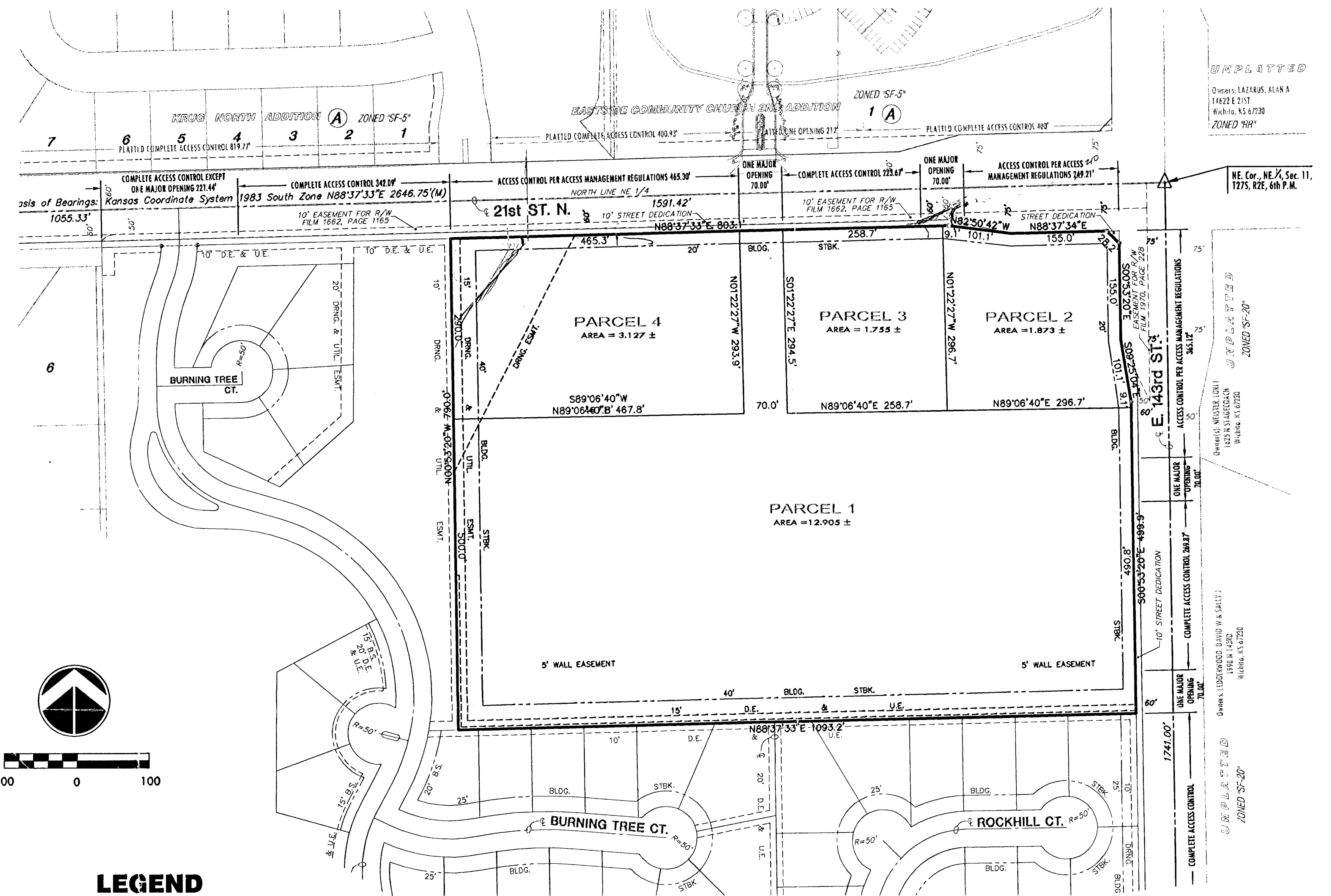
A lot grading plan will be prepared in conformance with the Drainage Concept Plan for review prior to the issuance of a Building Permit.

16. All proposed new utilities shall be installed underground.

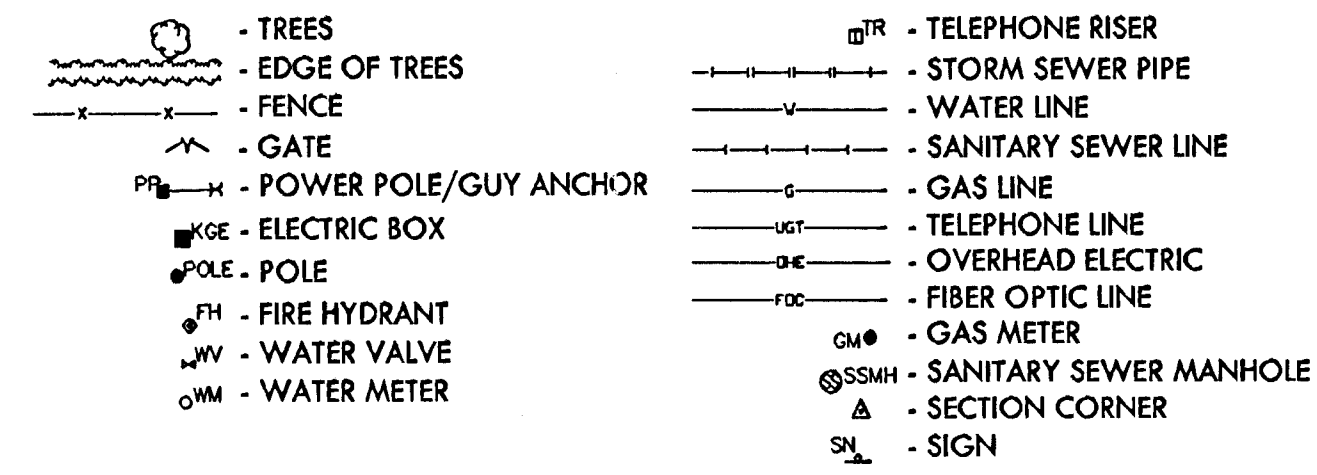
17. Final determination of minimum pad elevations (at least 2 feet higher than the 100 year flood elevation), street right-of-way, easements, and pavement widths on public private streets shall be resolved at the time of platting.

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. Any major changes within this Community Development Plan shall be submitted to the Planning Commission and the Governing Body for their consideration. Amendments, adjustments, or interpretations to the C.U.P. shall be done in accordance with the Unified Zoning Code.



LEGEND



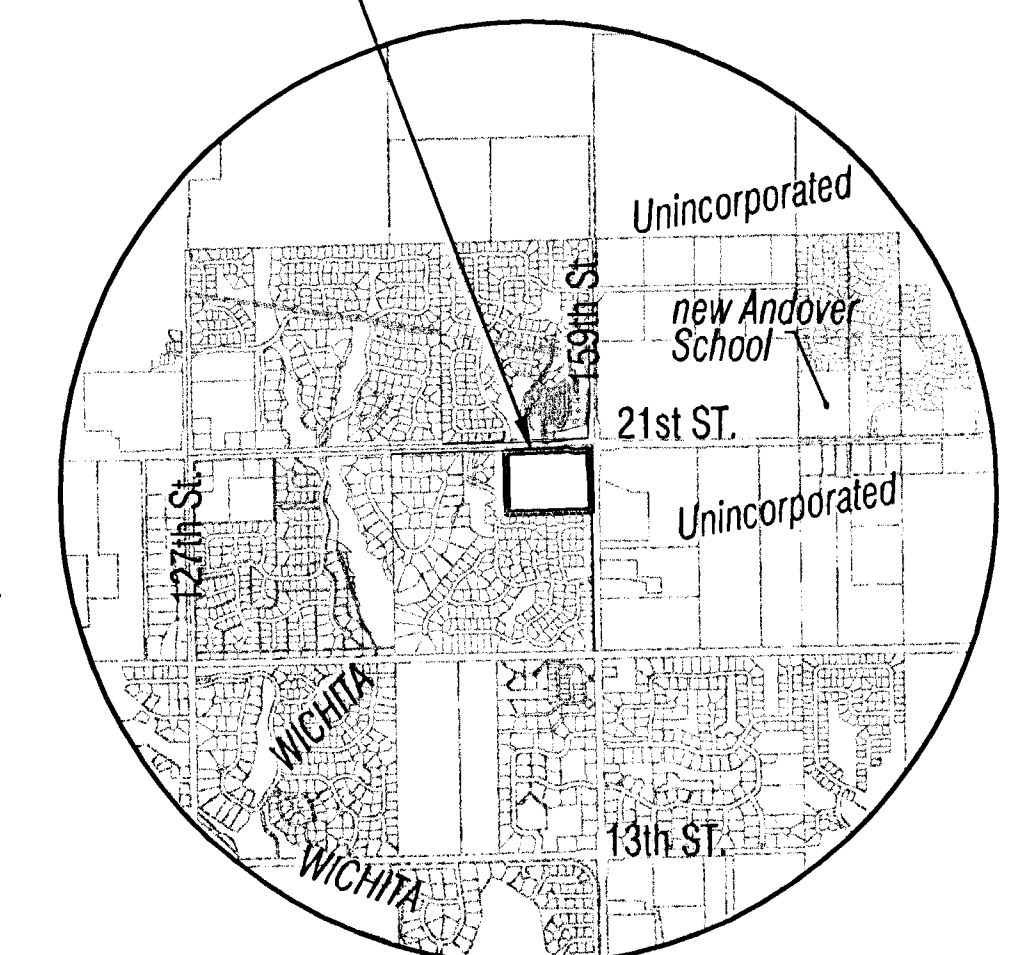
NOTES

- ZONING:
Existing - SF-20
Proposed - CUP / LC w/ restrictions
- ANNEXATION: Subject property is presently unincorporated.
- PUBLIC UTILITIES:
Municipal water is available along 21st Street. Municipal sewer services shall be extended to site from the south.
- A legal description of the subject property is on file at the Planning Department, and is shown hereon.

LEGAL DESCRIPTION

A tract of land located in the Northeast One-Quarter of Section 11, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas and being more particularly described as follows:
Beginning at the Northeast corner of said Northeast One-Quarter; thence along the East line of said Northeast One-Quarter, on a Kansas coordinate system 1983 north zone bearing of S 00 degree 53'20" E, a distance of 850.00 feet; thence S 88°37'33" W, parallel with the North line of said Northeast One-Quarter, a distance of 1153.19 feet; thence N 00°53'20" W, parallel with the East line of said Northeast One-Quarter, a distance of 850.00 feet to a point on the North line of said Northeast One-Quarter; thence along said North line, N 88°37'33" E, a distance of 1153.19 feet to the point of beginning.
Said tract contains: 20.00 acres more or less.

C.U.P. LOCATION



VICINITY MAP

MKEC
ENGINEERING
CONSULTANTS, INC.

COMMUNITY UNIT PLAN DP. KRUG SOUTH

OWNER / DEVELOPER: Ritchie Investment Company 8100 E. 22nd Street Bldg. #100 Wichita, KS 67226 316-684-7300

Date submitted: Sept. 25th
MAPC Hearing: November 2nd, 2006

411 N. WEBB ROAD
WICHITA, KS. 67206
316 - 684 - 9600

9/25/2006 9:19:37 AM CST