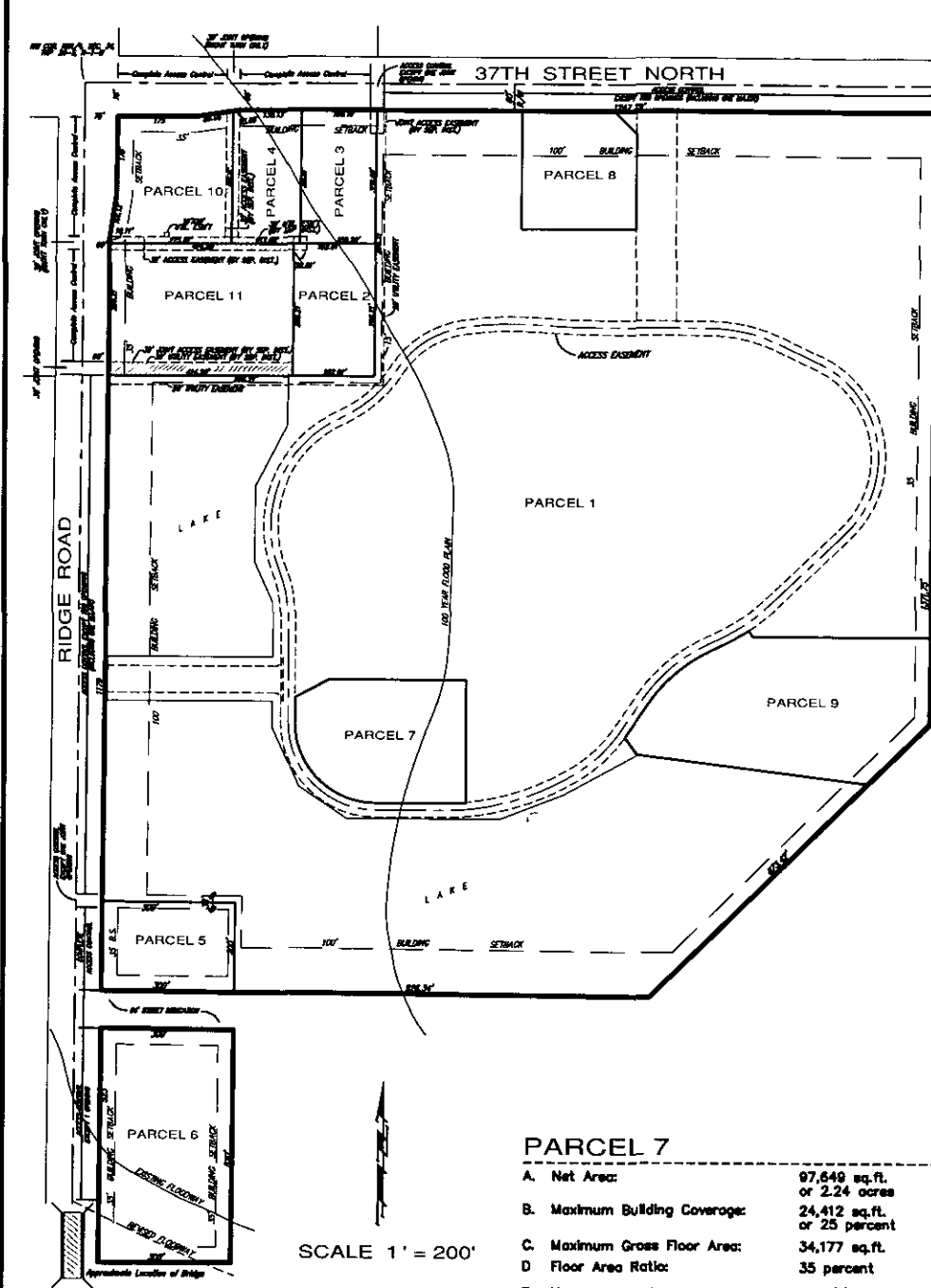


RIDGE PORT NORTH COMMUNITY UNIT PLAN DP - 237



PARCEL 1		PARCEL 2	
A. Gross Area:	2,710,743 sq. ft. or 62.23 acres	A. Net Area:	53,910 sq. ft. or 1.24 acres
B. Maximum Building Coverage:	514,338 sq. ft. or 25 percent	B. Maximum Building Coverage:	16,173 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	720,070 sq. ft.	C. Maximum Gross Floor Area:	18,869 sq. ft.
D. Floor Area Ratio:	35 percent	D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Two (2)	E. Maximum Number of Buildings:	Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 65 feet.		F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	Per Drawing	G. Setbacks:	Per Drawing
H. Access Points:	Per Drawing	H. Access Points:	Per Drawing
I. All uses allowed in "GO" General Office District including helistop. Excluded uses include: Correctional Placement Residences, Cemetery, Recycling Collection Stations, Marine Facility and Group Residences. Multi-Family Dwellings are limited to 400 Units on 20 Acres.		I. All uses allowed in "LC" Limited Commercial District with exceptions listed in G.P. #18	

PARCEL 3		PARCEL 4	
A. Net Area:	50,457 sq. ft. or 1.16 acres	A. Net Area:	45,963 sq. ft. or 1.03 acres
B. Maximum Building Coverage:	15,137 sq. ft. or 30 percent	B. Maximum Building Coverage:	13,765 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	17,660 sq. ft.	C. Maximum Gross Floor Area:	16,056 sq. ft.
D. Floor Area Ratio:	35 percent	D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Two (2)	E. Maximum Number of Buildings:	Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.		F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	See Drawing for Setbacks	G. Setbacks:	See Drawing for Setbacks
H. Access Points:	See Drawing	H. Access Points:	See Drawing
I. All uses allowed in "LC" Limited Commercial District with exceptions listed in G.P. #18		I. All uses allowed in "LC" Limited Commercial District with exceptions listed in G.P. #18	

PARCEL 5		PARCEL 6	
A. Net Area:	60,000 sq. ft. or 1.38 acres	A. Gross Area:	156,530 sq. ft. or 3.58 acres
B. Maximum Building Coverage:	18,000 sq. ft. or 30 percent	Net Area (Less Future Floodway):	144,322 sq. ft. or 3.31 acres
C. Maximum Gross Floor Area:	21,000 sq. ft.	B. Maximum Building Coverage:	46,898 sq. ft. or 30 percent
D. Floor Area Ratio:	35 percent	C. Maximum Gross Floor Area:	54,785 sq. ft.
E. Maximum Number of Buildings:	One (1)	D. Floor Area Ratio:	35 percent
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.		E. Maximum Number of Buildings:	Two (2)
G. Setbacks:	See Drawing for Setbacks	F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
H. Access Points:	See Drawing	G. Setbacks:	See Drawing for Setbacks
I. Limited to the uses allowed in the "NR" Neighborhood and the following: indoor recreation, restaurants except no drive-in or drive-thru, funeral home and motel/hotel, with the exceptions listed in #18		H. Access Points:	See Drawing
J. Limited to the uses allowed in the "NR" Neighborhood and the following: college & university, indoor recreation, funeral home, motel/hotel, with the exceptions listed in General Provision #18 and restaurants, restricted to one drive-through only, with no outdoor speaker, subject to the approved site plan for DP-237 Amendment #2.		I. Limited to the uses allowed in the "NR" Neighborhood and the following: college & university, indoor recreation, funeral home, motel/hotel, with the exceptions listed in General Provision #18 and restaurants, restricted to one drive-through only, with no outdoor speaker, subject to the approved site plan for DP-237 Amendment #2.	

PARCEL 7		PARCEL 8	
A. Net Area:	87,649 sq. ft. or 2.24 acres	A. Net Area:	66,325 sq. ft. or 1.52 acres
B. Maximum Building Coverage:	24,412 sq. ft. or 25 percent	B. Maximum Building Coverage:	23,214 sq. ft. or 25 percent
C. Maximum Gross Floor Area:	34,177 sq. ft.	C. Maximum Gross Floor Area:	23,214 sq. ft.
D. Floor Area Ratio:	35 percent	D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)	E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 65 feet.		F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 65 feet.	
G. Setbacks:	See Drawing for Setbacks	G. Setbacks:	See Drawing for Setbacks
H. Access Points:	See Drawing	H. Access Points:	See Drawing
I. All uses allowed in "GO" General Office District including helistop. Excluded uses include: Correctional Placement Residences, Cemetery, Recycling Collection Stations, Marine Facility and Group Residences.		I. All uses allowed in "GO" General Office District including helistop. Excluded uses include: Correctional Placement Residences, Cemetery, Recycling Collection Stations, Marine Facility and Group Residences.	

PARCEL 9		PARCEL 10	
A. Net Area:	174,483 sq. ft. or 4.01 acres	A. Net Area:	75,543 sq. ft. or 1.73 acres
B. Maximum Building Coverage:	43,621 sq. ft. or 25 percent	B. Maximum Building Coverage:	22,683 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	61,069 sq. ft.	C. Maximum Gross Floor Area:	28,440 sq. ft.
D. Floor Area Ratio:	35 percent	D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)	E. Maximum Number of Buildings:	Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 65 feet.		F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 65 feet.	
G. Setbacks:	See Drawing for Setbacks	G. Setbacks:	Per Drawing
H. Access Points:	See Drawing	H. Access Points:	Per Drawing
I. All uses allowed in "GO" General Office District including helistop. Excluded uses include: Correctional Placement Residences, Cemetery, Recycling Collection Stations, Marine Facility and Group Residences.		I. All uses allowed in "LC" Limited Commercial District with exceptions listed in G.P. #18	

PARCEL 11		PARCEL 12	
A. Net Area:	122,687 sq. ft. or 2.82 acres	A. Net Area:	122,687 sq. ft. or 2.82 acres
B. Maximum Building Coverage:	35,808 sq. ft. or 30 percent	B. Maximum Building Coverage:	35,808 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	42,940 sq. ft.	C. Maximum Gross Floor Area:	42,940 sq. ft.
D. Floor Area Ratio:	35 percent	D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Two (2)	E. Maximum Number of Buildings:	Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.		F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	Per Drawing	G. Setbacks:	Per Drawing
H. Access Points:	Per Drawing	H. Access Points:	Per Drawing
I. All uses allowed in "GO" General Office District including helistop. Excluded uses include: Correctional Placement Residences, Cemetery, Recycling Collection Stations, Marine Facility and Group Residences.		I. All uses allowed in "LC" Limited Commercial District with exceptions listed in G.P. #18	

PARCEL 13		PARCEL 14	
A. Net Area:	122,687 sq. ft. or 2.82 acres	A. Net Area:	122,687 sq. ft. or 2.82 acres
B. Maximum Building Coverage:	35,808 sq. ft. or 30 percent	B. Maximum Building Coverage:	35,808 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	42,940 sq. ft.	C. Maximum Gross Floor Area:	42,940 sq. ft.
D. Floor Area Ratio:	35 percent	D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Two (2)	E. Maximum Number of Buildings:	Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.		F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	Per Drawing	G. Setbacks:	Per Drawing
H. Access Points:	Per Drawing	H. Access Points:	Per Drawing
I. All uses allowed in "GO" General Office District including helistop. Excluded uses include: Correctional Placement Residences, Cemetery, Recycling Collection Stations, Marine Facility and Group Residences.		I. All uses allowed in "LC" Limited Commercial District with exceptions listed in G.P. #18	

PARCEL 15		PARCEL 16	
A. Net Area:	122,687 sq. ft. or 2.82 acres	A. Net Area:	122,687 sq. ft. or 2.82 acres
B. Maximum Building Coverage:	35,808 sq. ft. or 30 percent	B. Maximum Building Coverage:	35,808 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	42,940 sq. ft.	C. Maximum Gross Floor Area:	42,940 sq. ft.
D. Floor Area Ratio:	35 percent	D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Two (2)	E. Maximum Number of Buildings:	Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.		F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	Per Drawing	G. Setbacks:	Per Drawing
H. Access Points:	Per Drawing	H. Access Points:	Per Drawing
I. All uses allowed in "GO" General Office District including helistop. Excluded uses include: Correctional Placement Residences, Cemetery, Recycling Collection Stations, Marine Facility and Group Residences.		I. All uses allowed in "LC" Limited Commercial District with exceptions listed in G.P. #18	

PARCEL 17		PARCEL 18	
A. Net Area:	122,687 sq. ft. or 2.82 acres	A. Net Area:	122,687 sq. ft. or 2.82 acres
B. Maximum Building Coverage:	35,808 sq. ft. or 30 percent	B. Maximum Building Coverage:	35,808 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	42,940 sq. ft.	C. Maximum Gross Floor Area:	42,940 sq. ft.
D. Floor Area Ratio:	35 percent	D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Two (2)	E. Maximum Number of Buildings:	Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.		F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	Per Drawing	G. Setbacks:	Per Drawing
H. Access Points:	Per Drawing	H. Access Points:	Per Drawing
I. All uses allowed in "GO" General Office District including helistop. Excluded uses include: Correctional Placement Residences, Cemetery, Recycling Collection Stations, Marine Facility and Group Residences.		I. All uses allowed in "LC" Limited Commercial District with exceptions listed in G.P. #18	

PARCEL 19		PARCEL 20	
A. Net Area:	122,687 sq. ft. or 2.82 acres	A. Net Area:	122,687 sq. ft. or 2.82 acres
B. Maximum Building Coverage:	35,808 sq. ft. or 30 percent	B. Maximum Building Coverage:	35,808 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	42,940 sq. ft.	C. Maximum Gross Floor Area:	42,940 sq. ft.
D. Floor Area Ratio:	35 percent	D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Two (2)	E. Maximum Number of Buildings:	Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.		F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	Per Drawing	G. Setbacks:	Per Drawing
H. Access Points:	Per Drawing	H. Access Points:	Per Drawing
I. All uses allowed in "GO" General Office District including helistop. Excluded uses include: Correctional Placement Residences, Cemetery, Recycling Collection Stations, Marine Facility and Group Residences.		I. All uses allowed in "LC" Limited Commercial District with exceptions listed in G.P. #18	

PARCEL 21		PARCEL 22	
A. Net Area:	122,687 sq. ft. or 2.82 acres	A. Net Area:	122,687 sq. ft. or 2.82 acres
B. Maximum Building Coverage:	35,808 sq. ft. or 30 percent	B. Maximum Building Coverage:	35,808 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	42,940 sq. ft.	C. Maximum Gross Floor Area:	42,940 sq. ft.
D. Floor Area Ratio:	35 percent	D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Two (2)	E. Maximum Number of Buildings:	Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.		F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	Per Drawing	G. Setbacks:	Per Drawing
H. Access Points:	Per Drawing	H. Access Points:	Per Drawing
I. All uses allowed in "GO" General Office District including helistop. Excluded uses include: Correctional Placement Residences, Cemetery, Recycling Collection Stations, Marine Facility and Group Residences.		I. All uses allowed in "LC" Limited Commercial District with exceptions listed in G.P. #18	

PARCEL 23		PARCEL 24	
A. Net Area:	122,687 sq. ft. or 2.82 acres	A. Net Area:	122,687 sq. ft. or 2.82 acres
B. Maximum Building Coverage:	35,808 sq. ft. or 30 percent	B. Maximum Building Coverage:	35,808 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	42,940 sq. ft.	C. Maximum Gross Floor Area:	42,940 sq. ft.
D. Floor Area Ratio:	35 percent	D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Two (2)	E. Maximum Number of Buildings:	Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.		F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	Per Drawing	G. Setbacks:	Per Drawing
H. Access Points:	Per Drawing	H. Access Points:	Per Drawing
I. All uses allowed in "GO" General Office District including helistop. Excluded uses include: Correctional Placement Residences, Cemetery, Recycling Collection Stations, Marine Facility and Group Residences.		I. All uses allowed in "LC" Limited Commercial District with exceptions listed in G.P. #18	

GENERAL PROVISIONS

- Total Land Area: 3,828,548.0 sq. ft. or 83.30 acres
- Within the area to be rezoned "GO" there will be a 15 acre reserve for drainage detention, sidewalks, etc. The location of this reserve will be determined at the time of plotting after all platting requirements concerning drainage are completed. Building coverage and floor-area ratio are based upon 55 acres.
- Parking shall be provided in accordance with Section 28.0410 et seq. of the Code of the City of Wichita, unless otherwise specified in the parcel description.
- Setbacks are as indicated on the C.U.P. drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.
- A Drainage Plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of platting improvements.
- Guarantees for street improvements for 37th Street North and Ridge Road shall be determined at the time of platting.
- Signs shall be in accordance with the Sign Code of the City of Wichita with the following conditions:
 - As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150' apart, irrespective of how land is leased or sold.
 - 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.
 - Portable and off-site signs are not permitted.
 - Window display signs are limited to 25% of the window area.
 - No signs shall be allowed on the rear of any buildings.
 - All freestanding signs must be monument type and shall have a maximum height of 20 feet. The maximum square footage of sign face allowed in Parcels 2-6, 10 and 11, shall not exceed 50% of lot frontage. Signs for Parcels 1 & 7-9 shall be defined by the "GO" zoning district. Signs shall be spaced 150 feet apart regardless of parcel lines, with the following exception: One monument sign shall be permitted to be located on Parcel 1 along the 37th Street North frontage, located 115 feet east of a monument sign located on Parcel 5. This adjustment shall not be deemed to alter any other provisions of the C.U.P., except as expressly stated herein, and shall not be deemed to add an additional monument sign to the amount allowed by the Sign Code based on 150-foot spacing or to increase the maximum square footage of signage allowed.
- Access Controls shall be as shown on the final plan.
- All exterior lighting shall be shielded to direct light disbursement in a downward direction.
- Parcel 1, 7-9 separately, Parcels 2-4, 10 and 11 separately, and Parcels 5 & 6 separately shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, etc.).
 - Limited height of light poles to 24 feet.
 - Extensive use of bollard canopies and neon or fluorescent tube lighting on buildings is not permitted.
- Utilities shall be installed underground on all parcels.
- Landscaping for this site shall be required as follows:
 - Development of all parcels within the C.U.P. shall comply with the Landscape Ordinance of the City of Wichita.
 - 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 Planning Department for their review and approval prior to issuance of a building permit.
 - 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.
- Screening Walls:
 - A six (6) foot high concrete wall shall be constructed along property lines of the C.U.P. within a wall easement where non-residential uses are adjacent to residential uses except where there is the minimum 200 feet of platted reserve area on either side of the property line.
 - This solid screening wall shall be constructed of a pattern and color that is consistent with the building walls.
 - Along south property line of Parcel 1 & 9 where across the street from residential uses, a landscape plan can be submitted in lieu of screening wall. (See General Provision #12)
- Rooftop mechanical equipment shall be screened from ground level view per Unified Zoning Code.
- Trash receptacles shall be appropriately screened to reasonably hide them from ground view.
- All buildings in Parcels 1, 7-9 separately, Parcels 2-4, 10 and 11 separately and Parcels 5-6 separately shall share uniform architectural character, color, texture, and the same predominate exterior building material. Building walls and roofs must have predominantly earth-tone colors, with vivid colors limited to incidental accent, and must employ materials similar to surrounding residential areas.
- Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all buildings shall be provided for each phase of construction prior to the issuance of building permits.
- Parcels 2-4, 10 and 11 shall be zoned Limited Commercial (See Parcel Descriptions). No parcel within this C.U.P. shall allow the use of adult entertainment establishments, group homes, group residential, halfway houses, correctional placement residences, private clubs, taverns, and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. Parcels 1 & 7-9 shall be zoned General Office and will include drainage detention requirements. For uses allowed in Parcels 5 and 6 see parcel descriptions.
- The Transfer of title of all or any portion of land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
- Amendments, adjustments or interpretations to the C.U.P. shall be done in accordance with Article IV, Section E, 13-15 of the Unified Zoning Code.
- 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.
- An overall site traffic circulation plan shall be submitted to the Director of Planning for approval prior to the issuance of building permits. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between parcels within the C.U.P.
- At the time of platting the applicant will be required to guarantee off-site improvements. It is anticipated that these improvements will include a right and left turn deceleration and storage lanes at the two major accesses to Parcel 1. Left turn lanes would be provided for the southbound and westbound left turns at the intersection of 37th Street North and Ridge Road. The development would also be responsible for a portion of the cost to install traffic signals at the intersection.
- An overall site traffic circulation plan shall be submitted to the Director of Planning for approval prior to the issuance of building permits. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between parcels within the C.U.P.
- 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 include sidewalks along 37th Street North and Ridge Road with proposed buildings within the subject property as determined necessary by the Director of Planning.
- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

LEGAL DESCRIPTION

A tract of land in the NW 1/4 of Sec. 34, Twp. 28-S, R-1-W of the 6th P.M., Sedgewick County, Kansas, described as follows: Beginning at the NW corner of said NW 1/4, thence N60°00'00"E along the north line of said NW 1/4, 1904 feet; thence S00°28'04"W parallel with the west line of said NW 1/4, 1431.75 feet; thence S45°28'04"W, 873.42 feet; thence N60°33'51"W, 825.34 feet to a point 360 feet north-south distant east of the west line of said NW 1/4; thence S00°28'04"W parallel with the west line of said NW 1/4, 604.03 feet to a point on the south line of said NW 1/4, thence S00°46'23"W along the south line of said NW 1/4, 360.02 feet to the SW corner of said NW 1/4, thence N00°28'04"E along the west line of said NW 1/4, 2843.11 feet to the point of beginning.

BENCHMARK

City of Wichita Disc - SW Corner of Ridge Road and 29th Street North, 50 ft South and 63.7 West of Centerlines of Both
Elevation: 136.15 City Datum (1326.55 M.S.L.)

REVISIONS

- Approved: December 30, 1998
- Amendment #1: June 28, 1999
- Administrative Adjustment: November 19, 2001
- Administrative Adjustment: May 31, 2003
- Administrative Adjustment: April 8, 2004
- Administrative Adjustment: October 5, 2004
- Administrative Adjustment: July 14, 2004
- Amendment #2: January 18, 2007
- Administrative Adjustment: September 11, 2007

DP- 237 RIDGE PORT NORTH COMMUNITY UNIT PLAN

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
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