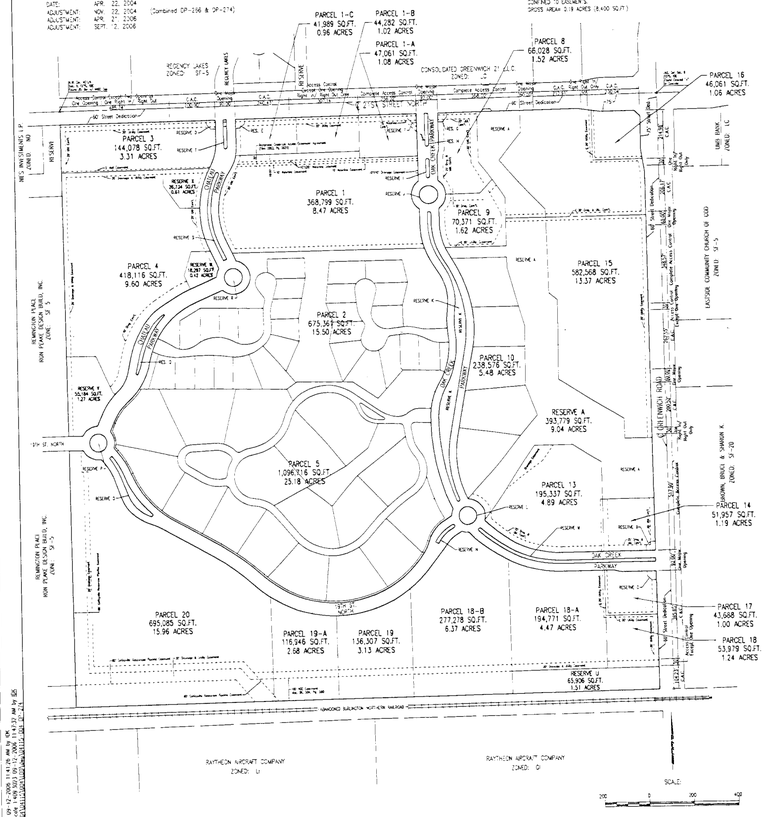
COMMUNITY UNIT PLAN DP-274

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-196 & DP-274)
ADJUSTMENT: APR. 27, 2006
ADJUSTMENT: SEPT. 2, 2006



GENERAL PROVISIONS

1. THIS PROJECT IS PROPOSED TO CONTAIN 51.882 GROSS ACRES OR 1,94,474 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= 9.04 ACRES (393,779 SQ.FT.)

RESERVES "B", "C", "D", "E", "F", AND "G"
PERMITTED USES: SIGNAGE, LANDSCAPING (WITH MONUMENT AND UTILITIES CONTAINED TO EASEMENTS)
GROSS AREA= 2.18 ACRES (9,400 SQ.FT.)

RESERVES "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", AND "U"
PERMITTED USES: DRAINAGE, LANDSCAPING, SIGNAGE, AND UTILITIES CONTAINED TO EASEMENTS. RESERVES "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", AND "T" SHALL ALLOW FOR PUBLIC ACCESS ACROSS RESERVES AT VARIOUS LOCATIONS FOR SIDEWALKS AS APPROVED BY THE CITY ENGINEER.
GROSS AREA= 2.24 ACRES (97,918 SQ.FT.)

RESERVE "V"
PERMITTED USES: DRAINAGE DETENTION, SIDEWALKS, UTILITIES, LANDSCAPING AND RECREATION
GROSS AREA= .31 ACRES (13,504 SQ.FT.)

RESERVE "W"
PERMITTED USES: DRAINAGE DETENTION, SIDEWALKS, UTILITIES, LANDSCAPING AND RECREATION
GROSS AREA= 1.27 ACRES (55,184 SQ.FT.)

RESERVE "X"
PERMITTED USES: DRAINAGE DETENTION, SIDEWALKS, UTILITIES, LANDSCAPING AND RECREATION
GROSS AREA= 2.42 ACRES (105,241 SQ.FT.)

RESERVE "Y"
PERMITTED USES: DRAINAGE DETENTION, SIDEWALKS, UTILITIES, LANDSCAPING AND RECREATION
GROSS AREA= 0.61 ACRES (26,724 SQ.FT.)

PARCEL 1
PROPOSED USES: SEE G.P. (I)
GROSS AREA= 8.47 ACRES (368,799 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 100,000 SQ.FT. (24.4%)
MAXIMUM BUILDING HEIGHT= 35 FEET

PARCEL 1-A
PROPOSED USES: SEE G.P. (I)
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. (I)
GROSS AREA= 1.02 ACRES (44,282 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 11,000 SQ.FT. (25.0%)
MAXIMUM BUILDING HEIGHT= 35 FEET

PARCEL 1-C
PROPOSED USES: SEE G.P. (I)
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, ZERO LOT LINE, MULTI-FAMILY
GROSS AREA= 15.50 ACRES (675,369 SQ.FT.)
MAX. DWELLING UNITS= 190
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 18,000 SQ.FT. GROSS FLOOR AREA.
GROSS AREA= 3.31 ACRES (144,078 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 35,000 SQ.FT. (25.4%)
MAXIMUM BUILDING HEIGHT= 35 FEET

PARCEL 4
PROPOSED USES: SINGLE FAMILY, PATIO HOMES, ZERO LOT LINE, MULTI-FAMILY
GROSS AREA= 10.50 ACRES (457,416 SQ.FT.)
MAX. DWELLING UNITS= 90
MAXIMUM BUILDING HEIGHT= 35 FEET
SETBACKS - PER CODE

PARCEL 5
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 18,000 SQ.FT. GROSS FLOOR AREA.
GROSS AREA= 9.00 ACRES (392,040 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 35,000 SQ.FT. (8.9%)
MAXIMUM BUILDING HEIGHT= 35 FEET

PARCEL 6 - DELETED

PARCEL 7 - DELETED

PARCEL 8
PROPOSED USES: SEE G.P. (I)
GROSS AREA= 1.52 ACRES (66,028 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 13,000 SQ.FT. (19.7%)
MAXIMUM BUILDING HEIGHT= 35 FEET

PARCEL 9
PROPOSED USES: SEE G.P. (I)
GROSS AREA= 1.62 ACRES (70,371 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 14,000 SQ.FT. (20.0%)
MAXIMUM BUILDING HEIGHT= 35 FEET

PARCEL 10
PROPOSED USES: SINGLE FAMILY
GROSS AREA= 5.48 ACRES (238,576 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 1,000 SQ.FT.
MAXIMUM BUILDING HEIGHT= 35 FEET
SETBACKS - PER CODE

PARCEL 11 - DELETED

PARCEL 12 - DELETED

PARCEL 13
PROPOSED USES: SEE G.P. (I)
GROSS AREA= 4.69 ACRES (195,337 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 30,000 SQ.FT. (15.4%)
MAXIMUM BUILDING HEIGHT= 45 FEET
MAXIMUM GROSS FLOOR AREA= 60,000 SQ.FT. (30.7%)

PARCEL 14
PROPOSED USES: SEE G.P. (I)
GROSS AREA= 1.19 ACRES (51,957 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 10,000 SQ.FT. (19.3%)
MAXIMUM BUILDING HEIGHT= 35 FEET
SETBACKS - PER CODE

PARCEL 15
PROPOSED USES: SEE G.P. (I)
GROSS AREA= 13.37 ACRES (582,668 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 30,000 SQ.FT. (25.1%)
MAXIMUM BUILDING HEIGHT= 45 FEET
MAXIMUM GROSS FLOOR AREA= 87,000 SQ.FT. (32.1%)

PARCEL 16
PROPOSED USES: SEE G.P. (I)
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. (I)
GROSS AREA= 1.00 ACRES (43,568 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 10,000 SQ.FT. (22.9%)
MAXIMUM BUILDING HEIGHT= 35 FEET

PARCEL 18
PROPOSED USES: SEE G.P. (I)
GROSS AREA= 7.24 ACRES (315,979 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 76,000 SQ.FT. (24.0%)
MAXIMUM BUILDING HEIGHT= 35 FEET

PARCEL 18-A
PROPOSED USES: SEE G.P. (I)
GROSS AREA= 4.47 ACRES (194,771 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 30,000 SQ.FT. (30.2%)
MAXIMUM BUILDING HEIGHT= 45 FEET
MAXIMUM GROSS FLOOR AREA= 65,000 SQ.FT. (33.8%)

PARCEL 18-B
PROPOSED USES: ALL USES PERMITTED IN GENERAL OFFICE ZONING DISTRICT
GROSS AREA= 6.37 ACRES (277,278 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 77,000 SQ.FT. (27.8%)
MAXIMUM BUILDING HEIGHT= 35 FEET
MAXIMUM GROSS FLOOR AREA= 98,000 SQ.FT. (31.7%)

PARCEL 19
PROPOSED USES: ALL USES PERMITTED IN GENERAL OFFICE ZONING DISTRICT
GROSS AREA= 3.13 ACRES (136,307 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 38,000 SQ.FT. (27.9%)
MAXIMUM BUILDING HEIGHT= 35 FEET
SETBACKS - PER CODE

PARCEL 19-A
PROPOSED USES: ALL USES PERMITTED IN GENERAL OFFICE ZONING DISTRICT
GROSS AREA= 2.68 ACRES (116,948 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 32,000 SQ.FT. (27.3%)
MAXIMUM BUILDING HEIGHT= 35 FEET
SETBACKS - PER CODE

PARCEL 20
PROPOSED USES: SINGLE FAMILY, PATIO HOMES, ZERO LOT LINE, DUPLEX, MULTI-FAMILY
GROSS AREA= 15.96 ACRES (695,085 SQ.FT.)
MAXIMUM DWELLING UNITS= 96
MAXIMUM BUILDING HEIGHT= 35 FEET
SETBACKS - PER CODE

COLLECTOR STREET R.O.W. = 9.99 ACRES (435,339 SQ.FT.)

3. PERMITTED USES: THE FOLLOWING USES ARE PERMITTED FOR PARCELS 1, 1-A, 1-B, 1-C, 8, 9, 13, 14, 15, 16, 17, 18 AND 18-A. ALL USES PERMITTED IN THE G.O. ZONING DISTRICT (EXCEPT OR GROUP HOMES, CORRECTIONAL PLACEMENT RESIDENCES, VEHICLE STORAGE YARDS, GENERAL VEHICLE REPAIR, OUTDOOR STORAGE, PAWN SHOPS, TATTOO PARLORS, ASPHALT OR CONCRETE PLANTS, SEXUALLY ORIENTED BUSINESSES, AND ADULT ENTERTAINMENT AS DEFINED IN CITY CODE. PARCELS 1-A, 1-B, 1-C, 8, 9, 13, 15 AND 18-A SHALL PROHIBIT SERVICE STATIONS, CONVENIENCE STORES WITH GAS PUMPS, AND VEHICLE SERVICE OR REPAIR ON SERVICE STATIONS, CONVENIENCE STORES WITH GAS PUMPS, OR RESTAURANTS WITH DRIVE-IN OR DRIVE-THROUGH SERVICE. DRIVE-THRUS ARE PERMITTED WITHIN 200 FEET OF RESIDENTIALLY ZONED PROPERTY. DRIVING ESTABLISHMENTS SHALL BE PROHIBITED ON ALL PARCELS EXCEPT FOR PARCELS 13, 15 AND 18-A. NO PARCEL SHALL CONTAIN MORE THAN ONE DRIVING 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. THE DEVELOPER AND BE BINDING UPON THE PRESENT LAND OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES OR LESSEES' HEIRS. HOWEVER, THE PLANNING DIRECTOR, WITH THE CONCURRENCE OF THE DOT SUPERINTENDENT, MAY APPROVE MINOR ADJUSTMENTS TO THE LOCATIONS 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 SHALL HAVE TWO OPENINGS, ONE OF WHICH SHALL BE RIGHT TURN ONLY. PARCEL 1-A SHALL HAVE ONE. PARCEL 1-B AND PARCEL 1-C SHALL HAVE ACCESS CONTROL EXCEPT ONE OPENING (RIGHT TURN ONLY). PARCEL 13 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 14 AND PARCEL 2 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 15 SHALL HAVE TWO OPENINGS, TWO OF WHICH SHALL BE RIGHT TURN ONLY. PARCELS 17 AND 18 SHALL HAVE ONE OPENING. PARCEL 16 SHALL HAVE ONE OPENING. A COLLECTOR STREET SHALL BE DEVELOPED BETWEEN PARCELS 16 AND 17 (SEE PLAN)

6. LANDSCAPE AND PARKING LOT SCREENING
SHALL BE IN ACCORDANCE WITH THE CITY OF WICHITA CODE. A LANDSCAPE PLAN, SHOWING THE LOCATION, TYPE AND SPECIFICATION OF PLANT MATERIAL SHALL BE SUBMITTED BY A LANDSCAPE ARCHITECT TO THE PLANNING DIRECTOR FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS. 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. NO SIGN FRONTAGE DEVELOPED ALONG THE ARTERIAL ROADWAYS, MONUMENT TYPE SIGNS SHALL BE SPACED A MINIMUM OF 150' APART. PILLAR/POSTS OF NON-LIMIT OR LIMITED OR BOLD. OTHER SIGNS NOT APPLY TO THE NEIGHBORHOOD IDENTIFICATION MONUMENTS LOCATED AT 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.
D. WINDOW DISPLAY SIGNS ARE LIMITED TO 25 PERCENT OF THE WINDOW AREA.
E. NO SIGNS SHALL BE ALLOWED ON THE REAR OF ANY BUILDINGS WHICH BACK UP TO RESIDENTIALLY ZONED PROPERTY.
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, 13, 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 LOCAL STREET FRONTAGE. PARCEL 3 SHALL BE LIMITED TO A TOTAL OF THREE SIGNS ON 21ST STREET NORTH. SIGNS ON 21ST STREET NORTH FOR PARCEL 3 SHALL HAVE A MAXIMUM HEIGHT OF 20' AND A MAXIMUM SIGN FACE AREA OF 96 SQ.FT. PER SIGN. TOTAL SIGNAGE ON 21ST STREET NORTH FOR PARCEL 3 SHALL NOT EXCEED 288 SQ.FT. (3.42 TIMES THE LOCAL STREET FRONTAGE.)
EACH PARCEL IS LIMITED TO 2 SIGNS PER INTERNAL STREET FRONTAGE. PARCELS 13, 18-A AND 18-B SHALL EACH PERMIT ONE 96" X 48" SIGN ALONG OAK CREEK PARKWAY TO HAVE A MAXIMUM HEIGHT OF 15 FEET AND A MAXIMUM SIGN FACE AREA OF 100 SQ.FT. SIGNS SHALL BE SPACED A MINIMUM OF 300' APART. ALL OTHER SIGNS ON THE INTERNAL COLLECTOR STREETS SHALL BE SPACED A MINIMUM OF 150' APART AND SHALL BE LIMITED TO 48" X 96" SIGNS HAVE A SIGN FACE AREA OF 50 SQ.FT.
NO MORE THAN ONE MONUMENT TYPE SIGNS PERMITTED ALONG 21ST STREET NORTH AND GREENWICH ROAD. THERE SHALL BE NEIGHBORHOOD IDENTIFICATION 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 (5) MONUMENTS. THE (5) MONUMENTS SHALL NOT EXCEED 12' IN HEIGHT AND SHALL NOT RESULT IN TOTAL SIGNAGE ALONG ARTERIAL STREETS EXCEEDING 0.8 TIMES THE LOCAL 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 SHALL EACH HAVE SIMILAR PREDOMINANT EXTERIOR BUILDING MATERIALS AS APPROVED BY THE DIRECTOR OF PLANNING.
BUILDINGS ON PARCEL 13 SHALL HAVE SIMILAR PREDOMINANT EXTERIOR BUILDING MATERIALS, UNIFORM ARCHITECTURAL CHARACTERISTICS, AND A SIMILAR COLOR PALETTE. BUILDINGS ON PARCEL 18-A SHALL HAVE SIMILAR PREDOMINANT EXTERIOR BUILDING MATERIALS, UNIFORM ARCHITECTURAL CHARACTERISTICS, AND A SIMILAR COLOR PALETTE. NO PACKAGES THAT ARE PREDOMINANTLY METAL PANELS SHALL BE ALLOWED ON ANY PARCEL.
FOODS AREA CALCULATION SHALL NOT INCLUDE WINDOW AREA.

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

12. NO OCCUPANCY PERMITS SHALL BE ISSUED FOR ANY DEVELOPMENT WITHOUT SERVICES BY THE WICHITA 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 CP GRADING PLAN IN CONFORMANCE WITH THE DRAINAGE CONCEPT PLAN, SHALL BE SUBMITTED FOR REVIEW AND APPROVAL.

16. LOADING AREAS, TRASH RECEPTACLES, OUTDOOR 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, OUTDOOR STORAGE AND MECHANICAL EQUIPMENT WILL BE CONSTRUCTED OF MATERIALS TO MATCH THE BUILDING THEY SUPPORT.

17. MASONRY WALLS:
A. A (SIX (6)) FOOT HIGH MASONRY WALL SHALL BE CONSTRUCTED ALONG PROPERTY LINES OF THE C.U.P. AS REQUIRED BY AND IN CONFORMANCE WITH THE PROVISIONS OF THE UNIFIED ZONING CODE. THE WALL REQUIREMENT SHALL BE WAIVED IF A FENCE IS DEVELOPED AS A RESIDENTIAL USE.
B. SCREENING OF NONRESIDENTIAL USES SHALL BE PROVIDED ALONG ALL SIDE OR REAR LOT LINES ADJOINING OR ACROSS AN ALLEY FROM A RESIDENTIAL ZONING DISTRICT, AND SCREENING OF MULTI-FAMILY SHALL BE PROVIDED ALONG ALL SIDE OR REAR LOT LINES ADJOINING OR ACROSS AN ALLEY FROM PROPERTY ZONED TF-3 OR MORE RESTRICTIVE. SOLID SCREENING WITH FENCING OR DIVERSION LANDSCAPING, OR BOTH, SHALL BE LIMITED FOR MULTI-FAMILY AND OFFICE USES ALONG SIDE OR REAR LOT LINES, OR PORTION THEREOF, WHICH ADJOIN RESIDENTIAL PROPERTY. PROVISION OF A LOW (3 FOOT) DECORATIVE LANDSCAPE BUFFER ALONGSIDE THE SIDE OR REAR LOT LINE OR PORTION THEREOF, THE BUFFER SHALL PROVIDE A LANDSCAPE STRIP AT LEAST FIVE (5) FEET WIDE FOR EVERY (3) FEET OF LENGTH ALONG THE PROPERTY LINE OR COUNTERPART, WITH AT LEAST ONE-THIRD OF THE TREES BEING EVERGREEN, OR SIMILAR WITH APPLICABLE STANDARDS OF THE CITY OF WICHITA LANDSCAPE CODE IF THESE ARE MORE STRINGENT.

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 DISPLACEMENT DOWNWARD AND AWAY FROM RESIDENTIAL ZONING.

21. ALL PARCELS WITH COMMERCIAL 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 SAFETY 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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DP-274