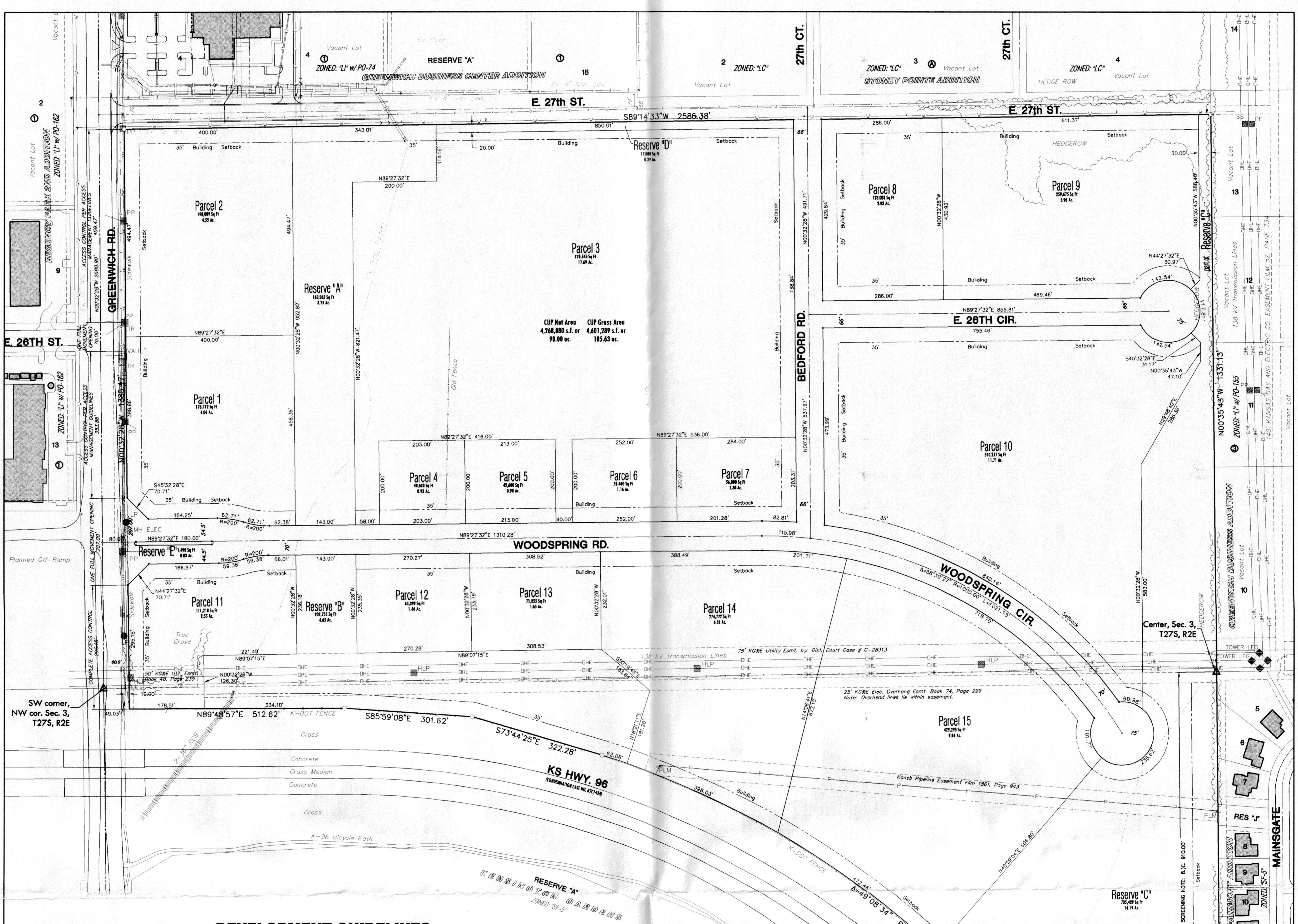


DEVELOPMENT GUIDELINES

General Provisions

1.) This development contains a gross area of 105.64 acres and a net area 98.00 acres more or less.

2.) Parcel Descriptions:
Summary:
Total allowable floor ratio = .30
(may be adjusted from parcel to parcel)
Minimum Building Setbacks: (as shown)

Parcel 1
Gross Area= 4.06 Ac. or 176,712 s.f.
Maximum Height=80 feet
Max. Building Coverage=30%

Parcel 2
Gross Area= 4.55 Ac. or 198,089 s.f.
Maximum Height=100 feet
Max. Building Coverage=30%

Parcel 3
Gross Area= 17.69 Ac. or 770,545 s.f.
Maximum Height=80 feet
Max. Building Coverage=30%

Parcel 4
Gross Area= 0.93 Ac. or 40,600 s.f.
Maximum Height=80 feet
Max. Building Coverage=30%

Parcel 5
Gross Area= 0.98 Ac. or 42,600 s.f.
Maximum Height=80 feet
Max. Building Coverage=40%

Parcel 6
Gross Area= 1.16 Ac. or 50,400 s.f.
Maximum Height=80 feet
Max. Building Coverage=40%

Parcel 7
Gross Area= 1.30 Ac. or 56,800 s.f.
Maximum Height=80 feet
Max. Building Coverage=40%

Parcel 8
Gross Area= 2.83 Ac. or 123,088 s.f.
Maximum Height=80 feet
Max. Building Coverage=35%

Parcel 9
Gross Area= 5.96 Ac. or 259,675 s.f.
Maximum Height=80 feet
Max. Building Coverage=30%

Parcel 10
Gross Area= 11.71 Ac. or 510,257 s.f.
Maximum Height=50 feet
Max. Building Coverage=30%

Parcel 11
Gross Area= 2.55 Ac. or 111,218 s.f.
Maximum Height=80 feet
Max. Building Coverage=30%

Parcel 12
Gross Area= 1.46 Ac. or 63,399 s.f.
Maximum Height=80 feet
Max. Building Coverage=40%

Parcel 13
Gross Area= 1.65 Ac. or 71,855 s.f.
Maximum Height=80 feet
Max. Building Coverage=40%

Parcel 14
Gross Area= 6.31 Ac. or 274,772 s.f.
Maximum Height=80 feet
Max. Building Coverage=40%

Parcel 15
Gross Area= 9.86 Ac. or 429,295 s.f.
Maximum Height=50 feet
Max. Building Coverage=30%

LEGAL DESCRIPTION

The South Half of the Northwest Quarter of Section 3, Township 27 South, Range 2 East of the Sixth Principal Meridian, Wichita, Sedgwick County, Kansas, EXCEPT that part dedicated for street right-of-way, TOGETHER WITH
A tract of land in the Southwest Quarter of Section 3, Township 27 South, Range 2 East of the Sixth Principal Meridian, Wichita, Sedgwick County, Kansas more particularly described as follows: COMMENCING at the Northwest corner of the Southwest Quarter of Section 3, Township 27 South, Range 2 East of the Sixth Principal Meridian, thence N89° 07'30"E along the North line of said Southwest Quarter, a distance of 50.00 feet to the POINT OF BEGINNING; thence bearing N89° 07'30"E along the North line of said Southwest Quarter, a distance of 2,597.70 feet to the Northeast corner of said Southwest Quarter: thence bearing S00° 35'35"E along the East line of said Southwest Quarter, a distance of 1,815.28 feet to the intersection of the North Right of Way of K-96 Highway; thence along the North Right-of-Way of the K-96 Highway the following courses and distances; N24° 08'08"W a distance of 532.89 feet to the Point of Curvature of a curve to the left with a radius of 2,039.86 feet and a chord distance of 1,696.46 feet bearing N48°12'42"W; thence along said curve to the left through a central angle of 49° 08'34", an arc distance of 1,749.60 feet; thence bearing N73° 44'11"W a distance 322.28 feet; thence bearing N85° 58'54"W, a distance of 301.62 feet; thence bearing S89° 49' 11"W, a distance of 522.46 feet; thence bearing N0°43'07"W, parallel with the West line of said Southwest Quarter a distance of 49.03 feet to the POINT OF BEGINNING.

3.) The following uses are permitted for all Parcels within the C.U.P.:
All Parcels allow for all uses permitted within the Limited Industrial (LI) Zoning District, except the uses listed below:
A. Correctional Facility, Correctional Placement Residences (general and limited), Pawn Shop, and Sexually Oriented Business in the City.
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 same predominate exterior building material; as approved by the Director of the MAPD. All building walls and roofs shall have predominately earth-tone colors, with vivid colors limited to incidental accents. The predominate exterior building materials shall be masonry, unless approved by the Director of the MAPD.

5.) Setbacks:
Setbacks are as shown and as specified in Wichita-Sedgwick County Unified Zoning Code, provided however, if contiguous Parcels are to be developed under the same ownership and/or if appropriate fire-rated walls are utilized, side setbacks between those Parcels are not required.

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.) Parking:
Parking on all Parcels shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV-A, unless otherwise specified.

8.) Screening for this site shall be required as follows:
A. Rooftop mechanical equipment shall be screened from ground level view including views from adjoining from K-96 Expressway and as per Wichita-Sedgwick County Unified Zoning Code.
B. Trash receptacles, loading docks, outdoor storage, and loading areas shall be screened to reasonably hide them from ground view including views from adjoining K-96 Expressway.
C. A masonry wall along the east boundary of the southern portion of Reserve C labeled (910 feet) shall be required if the following evergreen screening is not installed along the 910 feet: Two offset rows of 8 to 10 foot tall evergreens evergreens spaced 20 feet on center creating a living wall of evergreen trees. The evergreen trees will be require to be installed prior to the issuance of occupancy permits on the adjoining Parcels 10 and 15.
D. Existing hedge row preservation: Every effort shall be made to preserve the existing hedge row on the common property line of The Fairmont development and Reserve "C" on the east, regardless of land ownership.
E. Unless otherwise noted, screening shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV and Section III-C.2.b.

9.) 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 (parking, security, building, outdoor sales, etc.) shall be designed and shielded to direct light disbursement in a downward direction away from residential areas (southeast).

10.) Signs:
All Parcels are subject to the requirements of the Sign Code for the City of Wichita for Limited Industrial (LI) Zoning District, and as specified below:
A. No flashing, moving, portable, balloon, roof, and signs shall be permitted.
B. Electronic message signs are allowed as per the Sign Code.
C. Off-site signage is allowed within the CUP, but shall be limited to those facilities located within the Star Bond District at K-96 and Greenwich. No additional sign area shall be permitted greater than specified below.
D. Building signage shall be permitted within the C.U.P. and per the current Sign Code.
E. Accent lighting of monument signs shall be permitted.
F. Window signage shall be limited to 25% of window area.
G. All pylon and pole type signs shall be skirted to conceal the pole.
H. All signs shall share a common architectural style.
I. The total amount of sign face area of freestanding signage along Greenwich Road and K-96 Expressway shall not exceed 0.8 times the linear frontage. The total amount of sign face area of freestanding signage along all other streets in the CUP shall not exceed 0.5 times the linear frontage.
J. All signs shall be monument, pylon type, or pole type. There are three sizes of proposed signs: Small Tenant, Medium Development / Tenant, and Large Development Identification/Tenant Pylon.
Small Tenant Monuments are allowed as follows:
Allowed Locations - Along frontage of all Parcels.
Maximum height - 14 feet
Maximum sign area - 150 square feet each
Minimum distance between signs - 150 feet except, when adjacent to "Medium or Large" sign 50 feet
Medium Development Identificaiton/Tenant Pylons are limited as follows:
Allowed Locations - Three along Greenwich Road frontage
Maximum height - 30 feet
Maximum sign area - 250 square feet each
Minimum distance between signs - 150 feet
Large Development Identificaiton/Tenant Pylons are limited as follows:
Allowed Locations - Four along K-96 Expressway frontage and one at near the corner Greenwich and K-96
Maximum height - 60 feet
Minimum sign area - 150 square feet each
Maximum sign area - 500 square feet each
Minimum distance between signs - 320 feet
The Developer / Owners shall be responsible for allocating the sign areas. Below are the calculated allowable areas per the above mentioned linear frontage percentages.

K-96 Expressway - total allowed sign area	2,735 square feet
Greenwich Road - total allowed sign area	1,108 square feet
Woodspring St - total allowed sign area	1,625 square feet
Woodspring Circle - total allowed sign area	905 square feet
27th Street - total allowed sign area	1,293 square feet
26th Circle - total allowed sign area	898 square feet
Bedford Street - total allowed sign area	965 square feet

11.) Circulation:
A pedestrian circulation plan shall be prepared, submitted, and approved by the Director of the MAPD prior to the issuance of building permits. The plan(s) shall provide connections to the buildings within the CUP and to the adjoining municipal K-96 bicycle path. Cross-lot access agreements shall be required and provided to OCI staff.

12.) Reserves:
The location, size, and uses of the reserves shall be determined at the time of final platting; however, the location and size of the reserves shall generally be the same as indicated on the CUP unless modified by a CUP adjustment or amendment.

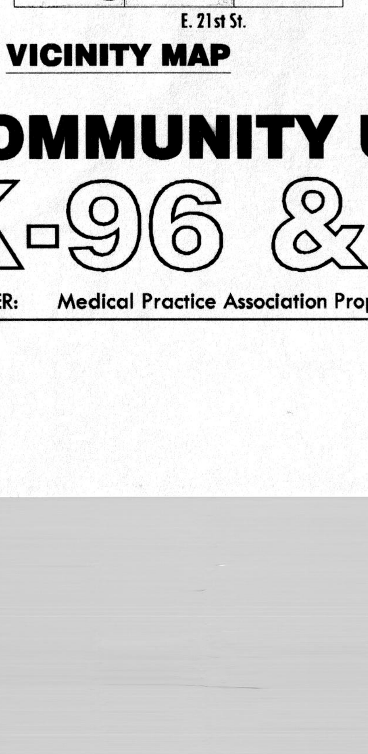
13.) Title:
The transfer of the title on all or any portion of the land included in the Community Unit Plan does not constitute a termination of the plan or any portion thereof; but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and 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.

14.) No occupancy permits shall be issued for any development without services by municipal water and sewer services. All proposed new utilities shall be installed underground.

15.) Grading / Drainage Plans:
A lot grading plan will be prepared for each developed site and shall be in conformance with the Drainage Concept Plan for review prior to the issuance of a Building Permit. Final determination of minimum pad elevations (at least 2 feet higher than the 100 year flood elevation), street right(s)-of-way, easements, and pavement widths on public streets shall be resolved at the time of platting. Drainage requirements and improvements shall be determined at the time of platting. If necessary, the CUP development plan shall be adjusted or amended to reflect final drainage requirements.

16.) 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 the MAPD, shall constitute a violation of the building permit authorizing construction of the proposed development.

17.) 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.



VICINITY MAP

COMMUNITY UNIT PLAN DP-333

K-96 & GREENWICH NORTH

OWNER: Medical Practice Association Properties, LLC Attn: Lorene Valentine 1010 N. Kansas, Suite: 3049, Wichita, KS 67206 316-293-3526

MKEC ENGINEERING CONSULTANTS, INC.
411 N. WEBB ROAD
WICHITA, KS. 67206
316-684-9600

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