



COMMUNITY UNIT PLAN  
**THIN LAKES SHOPPING CENTER**  
 OPTION MICHTA, KANSAS

**CUP GENERAL PROVISIONS**

1. SIGN CONTROL: ALL SIGNS SHALL BE PLACED ADJACENT TO, AND NOT IN, THE STREET SHALL NOT EXCEED 10' IN HEIGHT.
2. CURB CUTS:
  - A. ALL CURB CUTS SHALL BE PROTECTED BY A CURB CUT WALL OR CURB CUT CURB.
  - B. ALL CURB CUTS SHALL BE PROTECTED BY A CURB CUT CURB.
  - C. ALL CURB CUTS SHALL BE PROTECTED BY A CURB CUT CURB.
3. CANALS: ALL CANALS SHALL BE PROTECTED BY A CANAL WALL OR CANAL CURB.
4. CONSTRUCTION: ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PLANNING COMMISSION'S JULY 1968 PLAN & ORDINANCE. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PLANNING COMMISSION'S JULY 1968 PLAN & ORDINANCE. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PLANNING COMMISSION'S JULY 1968 PLAN & ORDINANCE.

**PARCEL #1**

1. GROSS AREA: 100,000 SQ. FT. OR 2.3 ACRES.
2. MAXIMUM BUILDING COVERAGE: 50% OR 50,000 SQ. FT.
3. MAXIMUM GROSS LEASABLE AREA: 100,000 SQ. FT.
4. MAXIMUM BUILDING HEIGHT: 3 STORIES.
5. SETBACK LINES: A. BUILDING SETBACK LINE: 10' FROM ALL SIDES. B. DRIVEWAY SETBACK LINE: 10' FROM ALL SIDES. C. SIDEWALK SETBACK LINE: 10' FROM ALL SIDES.
6. PERMITTED AS PERMITTED UNDER 'L.C.' ZONING:
  - OFFICE BUILDINGS
  - DRIVE-IN BANK FACILITIES
  - LAUNDRY RESTAURANT
  - MEDICAL OFFICES
  - SERVICE STATION
  - POST OFFICE SUBSTATION
  - THEATRES
7. EXISTING & PROPOSED USES UNDER 'L.C.' ZONING:
  - OFFICE BUILDINGS
  - DRIVE-IN BANK FACILITIES
  - LAUNDRY RESTAURANT
  - MEDICAL OFFICES
  - SERVICE STATION
  - POST OFFICE SUBSTATION
  - THEATRES

**PARCEL #2**

1. GROSS AREA: 44,790 SQ. FT. OR 1.1 ACRES.
2. BUILDING SETBACK LINE: 10' FROM ALL SIDES.
3. PROPOSED USES: OFF-STREET PARKING ONLY.

**PARCEL #3**

1. GROSS AREA: 100,000 SQ. FT. OR 2.3 ACRES.
2. PROPOSED USE: OFF-STREET PARKING AND APARTMENTS OR RESIDENCES SOUTH OF SOUTH RIGHT-OF-WAY LINE OF 20TH STREET.
3. REQUEST WAIVER OF 10' PLANTING STRIP ALONG 20TH STREET & HERRIN AND BUT PROVIDING A 5' PLANTING STRIP CONTAINING PLANT MATERIAL COLLECTED TO BE GIVEN AS A GIFT TO THE PLANTING STRIP SUPPLIER.
  - NOTE: THE WAIVER REQUEST BE MADE TO THE BOARD OF PLANNING AND SUBJECT TO HERRIN AND 20TH STREET 'D' IS APPROVED PROVIDED THE REMAINDER OF THE GROSS AREA DOES NOT EXCEED 100,000 SQ. FT.
4. PERIOD IN PARCEL 3 SHALL COMPLY TO SECTION 25.0-10, CITY STREET PARKING REGULATIONS OF THE ZONING ORDINANCE.
5. THE AREA OPENING AT 20TH STREET AND HERRIN SHALL BE CLOSED TO TRAFFIC AS ANY MOTION ONTO THE BUILDING COMES TO BE CONSTRUCTED.

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