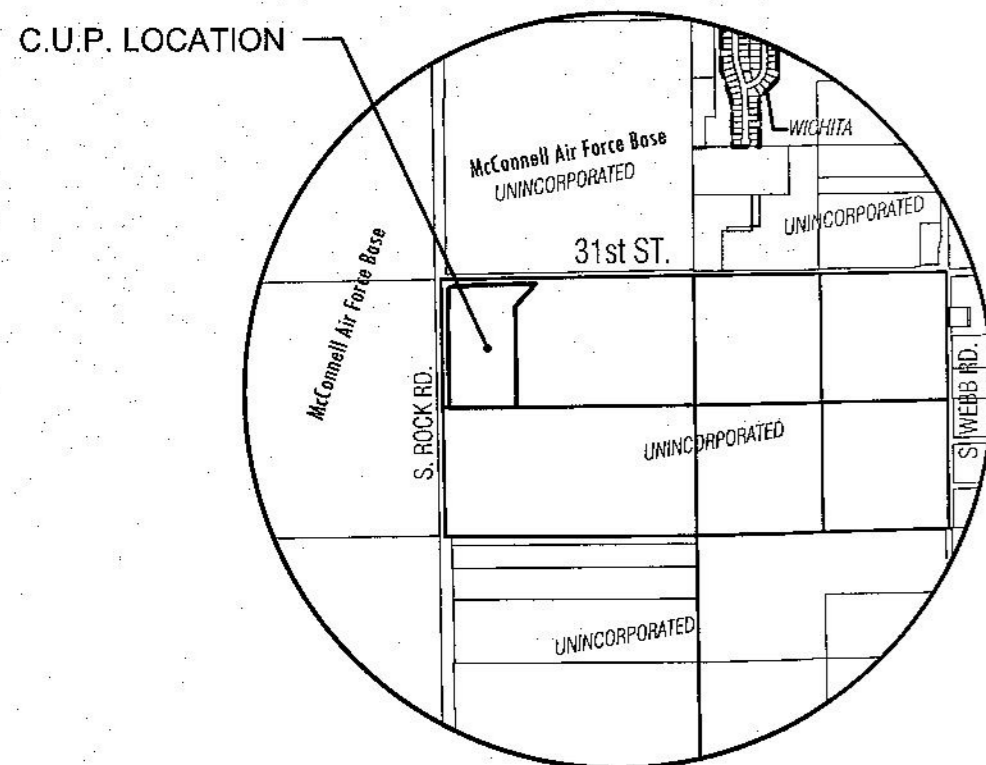


DEVELOPMENT GUIDELINES

General Provisions

- Area:**
The total development contains 24.38 gross or 20.99 net acres of land more or less.
- Parcel Descriptions:**
Summary:
Total allowable floor ratio = .30
Minimum Building Setbacks: (applies to all parcels as shown)
Arterial Street setback = 35'
Interior side setback = 15' (see G.P. #9)
Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall not be greater than 25 feet (applies to all parcels)
Parcel 1:
Gross Area= 1.27 Ac. or 55,361 s.f.
Maximum Height= 25 feet (see above summary)
Maximum Building(s) = 2
Max. Building Coverage=30%
Max. Gross Floor Area=35% or 19,376 s.f.
Floor Area Ratio=0.35
Parcel 2:
Gross Area= 10.02 Ac. or 436,852 s.f.
Maximum Height=25 feet (see above summary)
Maximum Building(s) = 5
Max. Building Coverage=30%
Max. Gross Floor Area=35% or 152,898 s.f.
Floor Area Ratio=0.35
Parcel 3:
Gross Area= 1.50 Ac. or 65,355 s.f.
Maximum Height=25 feet (see above summary)
Maximum Building(s) = 2
Max. Building Coverage=30%
Max. Gross Floor Area=35% or 22,750 s.f.
Floor Area Ratio=0.35
Parcel 4:
Gross Area= 6.93 Ac. or 301,788 s.f.
Maximum Height=25 feet (see above summary)
Maximum Building(s) = 5
Max. Building Coverage=30%
Max. Gross Floor Area=35% or 105,615 s.f.
Floor Area Ratio=0.35
Parcel 5:
Gross Area= Gross Area=1.27 Ac. or 55,000 s.f.
Maximum Height=25 feet (see above summary)
Maximum Building(s) = 2
Max. Building Coverage=30%
Max. Gross Floor Area=35% or 19,374 s.f.
Floor Area Ratio=0.35
- All uses permitted in LC, Limited Commercial District are permitted for all of the Parcels, EXCEPT the following uses:
A. All residential uses; church or place of worship; college or university; convalescent care facility, limited and general; group home, limited, general and commercial; hospital; library; school, elementary, middle, and high; night club in the county; tavern and drinking establishment; adult entertainment establishments, sexually oriented businesses, correctional placement residences, safety services, bed and breakfast Inn, hotel and motel, vocational school, night club in the city, pawn shop, agricultural sales and service, and asphalt/concrete plants, recreation and entertainment, indoor. Restaurants shall not have drive-through windows or in-car service located within 200 feet of residential zoning and order boards shall not be audible from the residential property lines. No overhead doors shall be permitted within 200 feet of residential zoning and shall not be facing any residential zoning district.
B. In any parcel, queuing for drive-through lanes (restaurants, ATMs, etc.) shall not direct vehicle headlights into any abutting residential zoning district, unless however, a building or structure intercepts or stops the light from shining onto the residential property.



VICINITY MAP

- 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 Planning. The building(s) walls shall not utilize metal as a predominant exterior facade material. Noise attenuation methods shall be incorporated in construction of the buildings.
- 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 amendment. Notice shall be provided in a real estate disclosure process to inform prospective owners of conditions relating to locating near a military base.
- Landscaping for this site shall be required as follows:**
A. Landscaped street yards, buffers, and parking lot landscaping and screening shall utilize a shared palette of landscape materials 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.
- 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 24 feet tall, except 15 feet tall when within 100 feet of residential zoning or residential use.
E. Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
- Screening for this site shall be required as follows:**
A. Rooftop mechanical equipment shall be screened from ground level view with screening materials matching the building roof or wall materials per Wichita-Sedgwick County Unified Zoning Code.
B. Trash receptacles shall be individually screened to hide them from ground view with materials matching or similar to the building facade materials.
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.14.e for all Parcels.
E. A screening wall in conformance with Section III-C.2.b shall be constructed along the east lines of Parcels 2 & 4, except however: if the existing trees are preserved along the creek or drainage way on the easterly lines of Parcel 2, no wall shall be required. In the event that the described trees are removed or obliterated a wall shall be constructed as determined by the Zoning Administrator.
F. A masonry wall located along the east property lines of the C.U.P. (see wall egressment) shall be constructed at least six feet but not more than eight feet high. It shall consist of a solid wall constructed of any of the following materials: brick, stone, masonry, architectural tile, or other similar material; not including wood or woven wire. Construction of the wall will require a building permit. No wall shall be constructed in a utility easement, however utilities may cross the wall at various locations. Wall openings may be permitted allowing pedestrian access. The wall opening(s) shall be determined and approved by the director of planning prior to the issuance of the building permit.
- 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 35 foot building setback along the south line may be reduced to 15 foot if the adjoining property to the south is commercially developed prior to the development of parcels 4 and or 5.

NOTES

- ZONING:**
Existing - "LC" and "SF-20"
Proposed - "LC" w/ restrictions
- ANNEXATION:**
Subject property is intend to be annexed by the City of Wichita.
- PUBLIC UTILITIES:**
Shall be extended to site
- A legal description of the subject property is on file at the Planning Department.
- Two foot contours are shown conceptually from digitized USGS ten foot contours. The contours shall be surveyed at the time of preliminary platting.

APPROVED CUP

MAPD 11-1-07 SK
BOCC 12-5-07 SK
MAPD Copy 7/07

LEGEND

- Sign
- Gas Meter
- Sanitary Sewer Manhole
- Trees
- Edge Of Trees
- Fence
- Gate
- Power Pole/guy Anchor
- Electric Box
- Pole
- Fire Hydrant
- Water Valve
- Water Meter
- Telephone Riser
- Storm Sewer Pipe
- Water Line
- Telephone Line
- Gas Line
- Sanitary Sewer Line
- Overhead Electric
- Section Corner
- Property Corner Found

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