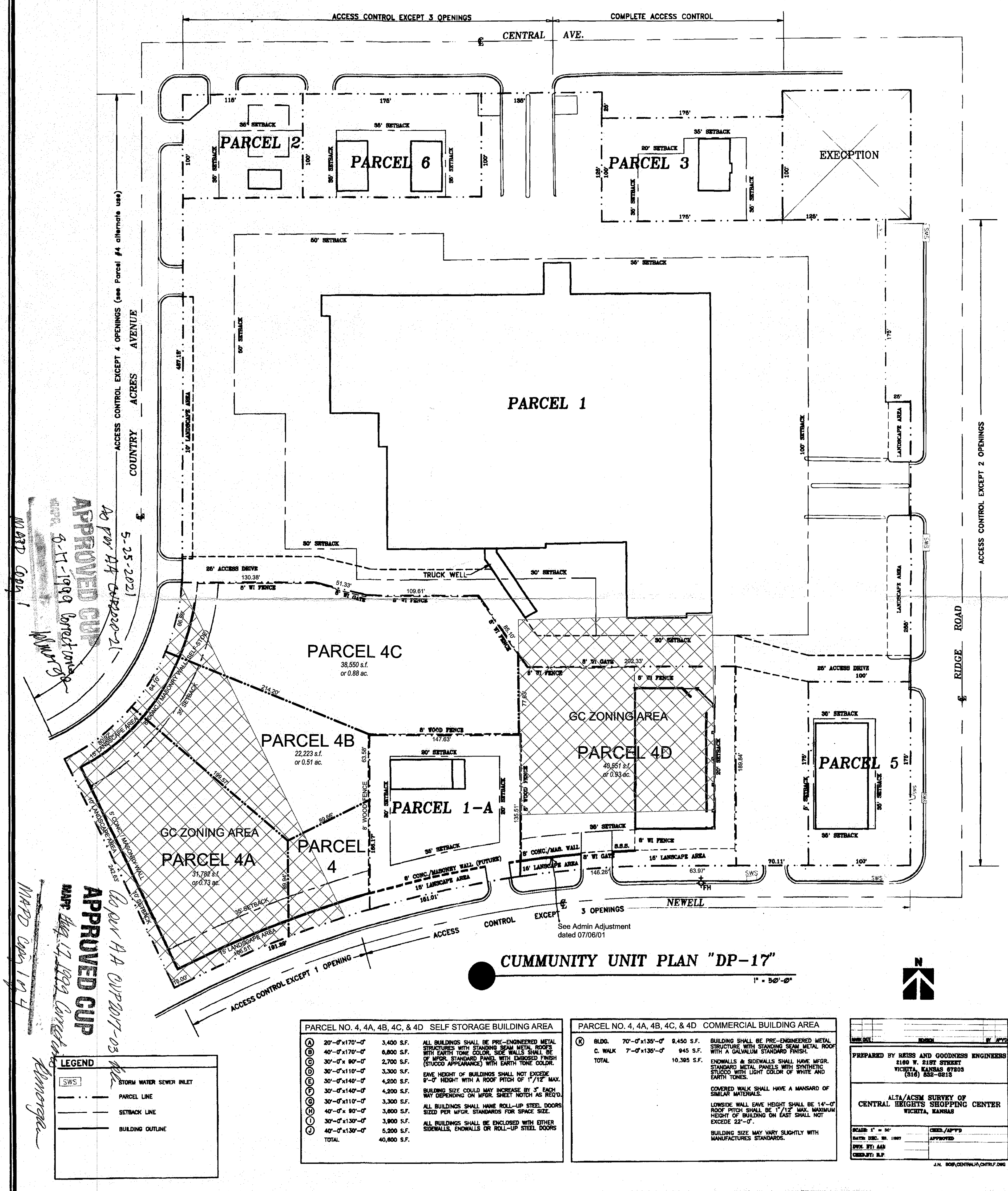




- GENERAL PROVISIONS:** (#4) - 4, 4A, 4B, 4C, & 4D
- Total Net Land Area 538,221 Sq. Ft. or 12.36 Acres.
 - Signage on Ridge Rd. and Central Ave. as permitted by zoning ordinance. Signs on Country Acres and Newell as permitted by zoning ordinance where across the street from non-residentially zoned property. No signage will be permitted on Country Acres or Newell where across the street from property zoned residential. Portable signage will be permitted for up to thirty (30) days for opening a new business or remodeling an existing business or vacant space.
 - A solid or semi-solid wall at least five (5) feet, but no more than eight (8) feet high, constructed of brick, stone, masonry, architectural tile or other similar material shall be installed along the property lines as indicated on the plan when the service area, storage area, or rear of commercial structure faces a residential district. Appropriate street trees (as approved by the City Forester) shall be planted no further apart than fifty (50) feet centers in the public "Parking" area between curb and wall, and shall be maintained by the owner of the adjacent parcel.
 - A planting strip consisting of trees, grass, and low shrubbery not less than ten (10) feet wide shall be installed as indicated on the plan when the wall, as specified above, is not required. A landscape plan prepared by a landscape architect for the planting strips, indicating the type, location and specification of plant materials and method of providing water to the plant materials, shall be submitted to the Planning Department for their review and approval.
 - The required screening on Parcel #1A and (#4) shall be installed prior to the issuance of any occupancy permits within Parcel #1A and (#4) when required by parcel data, provided however, see Parcel 4, 4A, 4B, 4C, & 4D (Alternate Residential Use) item (N) Failure to properly maintain the wall between the parcel and the planting strip shall be considered a violation of the C.U.P. after a joint determination by the Director of Planning and the Superintendent of Central Inspection.
 - An 8 foot high solid wall of brick, stone, masonry, architectural tile or other similar material shall be constructed along the southerly line of Parcel (#4). If developed with commercial uses. If Parcel's #1A and (#4) are developed as Warehouse (self-service storage) an 8 foot high solid concrete wall (having a brick or stone appearance shall be constructed along Parcel lines adjacent to Country Acres Avenue, the southerly line and Newell. If Parcel (#4) is developed residential use a 5 to 8 foot high wall of materials as noted for Parcel (#4) shall be constructed on the north, east, south, southerly, and west in conjunction with carport walls. Said walls to be reduced to 3 foot in building setback areas. See AA letter dated 07/06/01 for adjustment.
 - Access Controls shall be as follows:
 - 3 points of access to Central Ave.
 - The eastern opening to Central Ave. from Parcel #1 shall be constructed to major entrance standards
 - 2 points of access to Ridge Rd.
 - The northern opening to Ridge Rd. from Parcel #1 shall be constructed major entrance standards.
 - 4 points of access to Country Acres. (If site is developed for commercial use, a 30 foot wide approach would be permitted within the northern 30 feet of Parcel (#4))
 - 4 points of access to Country Acres if Parcel (#4) is developed residential (without restriction on location).
 - 4 points of access to Newell. If site is developed for commercial use, a 30 foot wide approach may be located approximately 110 feet west of the existing westernmost approach, so as to align with the existing approach on the South side of the street.
 - 4 points of access to Newell if Parcel (#4) is developed residential (without restriction on location).
 - Utilities shall be installed underground.
 - A fire lane, a minimum of twenty-five (25) feet in width (w/ sufficient turning radius at corners to accommodate standard fire apparatus) shall be provided around all commercial structures within Parcel #1. A fire lane of twenty (20) feet in width (w/ sufficient turning radius for standard fire apparatus shall be provided around all commercial structures within all other Parcels. Said fire lanes shall have a minimum of asphalt thickness. No parking shall be allowed in such fire lane, although it may be used for general traffic circulation and passenger loading and unloading. Prior to the final approval of the parking plan the fire chief or his designated representative shall approve the plan as to the location of the fire lane or lanes.
 - The transfer of title of all or any portion of the land included within the Community Unit Plan (or any amendments thereto) does not constitute termination of the plan or any portion thereof. Said plan shall run with the land and be binding upon present owners, their successors and assigns.
 - The major entrances to Parcel No. 1 from Central Ave. and Ridge Rd. shall be maintained to meet June 1, 1996 City Traffic Engineering Standards.
 - All outdoor lights for uses in all Parcels shall be directed into the uses established and away from adjacent property. Any audio equipment used shall not project beyond the C.U.P.
 - Cross parking and access shall be assumed between all Parcels, except where controlled by security fences or enclosures.
- Parcel #1**
- (A) Net area 311,509 Sq. Ft. or 7.15 Acres.
 - (B) Maximum Building Coverage shall not exceed 30 percent of net land area or 83,482 Sq. Ft.
 - (C) Maximum gross floor area 124,804 Sq. Ft.
 - (D) Floor Area Ratio 40 percent.
 - (E) Maximum Building Height 35 feet.
 - (F) Existing Building Coverage 92,271 Sq. Ft.
 - (G) Setbacks: Central Ave. as shown on plan, Ridge Rd. as shown on plan, Country Acres as shown on plan, Newell as shown on plan.
 - (H) Parking ratio as per zoning ordinance.
 - (I) Access Points: 1 to Central Ave. (major entrance), 2 to Ridge Rd. (one is to be a major entrance), 2 to Country Acres, 1 to Newell.
 - (J) Proposed General Uses: Shopping Center Facilities, Retail uses, Theatre, Liquor Store, Financial Institutions, Restaurants, Offices, Animal Care Center, Recreational Center.
 - (K) Maximum number of buildings: Three (3)
- Parcel #1A**
- (A) Net area 22,243 Sq. Ft. or 0.51 Acres.
 - (B) Maximum Building Coverage shall not exceed 30 percent of net land area or 6,673 Sq. Ft.
 - (C) Maximum gross floor area 8,997 Sq. Ft.
 - (D) Floor Area Ratio 40 percent.
 - (E) Maximum Building Height 35 feet.
 - (F) Existing Building Coverage 1,702 Sq. Ft.
 - (G) Setbacks: Newell North side 20', East side 20', West side 20'.
 - (H) Parking ratio as per zoning ordinance (if developed commercial). Parking ratio one standard space per 8,000 sq. ft. (if developed self storage).
 - (I) Access Points: 1 to Newell (if developed commercial), Cross access thru Parcel #4 (if developed as self storage).
 - (J) Proposed General Uses: Shopping Center Facilities, Retail uses, Theatre, Liquor Store, Financial Institutions, Restaurants, Offices, Animal Care Center, Recreational Center.
 - (K) Maximum number of buildings: One (1) if developed commercial, Maximum number of buildings: Three (3) if developed self storage.
 - (L) If developed as self-service storage a apartment for the managers office and dwelling with garage shall be an allowed use.
- Parcel #2**
- (A) Net area 11,500 Sq. Ft. or 0.26 Acres.
 - (B) Maximum Building Coverage shall not exceed 30 percent of net land area or 3,450 Sq. Ft.
 - (C) Maximum gross floor area 4,600 Sq. Ft.
 - (D) Floor Area Ratio 40 percent.
 - (E) Maximum Building Height 35 feet.
 - (F) Existing Building Coverage 2,870 Sq. Ft.
 - (G) Setbacks: Central Ave. 35' (canopy allowed in setback, see letter dated 5/14/02), Country Acres 35'.
 - (H) Parking ratio as per zoning ordinance.
 - (I) Access Points: 1 to Central Ave.
 - (J) Proposed General Uses: Service Station, Offices, Restaurant, Liquor Store, Financial Institutions, Retail Uses.
 - (K) Maximum number of buildings: One (1)
- Parcel #3**
- (A) Net area 17,500 Sq. Ft. or 0.40 Acres.
 - (B) Maximum Building Coverage shall not exceed 30 percent of net land area or 5,250 Sq. Ft.
 - (C) Maximum gross floor area 7,000 Sq. Ft.
 - (D) Floor Area Ratio 40 percent.
 - (E) Maximum Building Height 35 feet.
 - (F) Existing Building Coverage 1,500 Sq. Ft.
 - (G) Setbacks: Central Ave. as shown on plan, East Line 35', West Line 35'.
 - (H) Parking ratio as per zoning ordinance.
 - (I) Access Points: Thru Parcel #1
 - (J) Proposed General Uses: Offices, Restaurant, Liquor Store, Financial Institutions, Retail Uses.
 - (K) Maximum number of buildings: One (1)
- Parcel #4, 4A, 4B, 4C, & 4D**
- See CON2008-00004 for Communication Tower Administrative Permit
- (A) Net area 140,808 Sq. Ft. or 3.23 Acres (collectively).
 - (B) Maximum Building Coverage shall not exceed 30 percent of net land area or 42,242 Sq. Ft. (if developed for commercial use).
 - (C) Maximum gross floor area 56,323 Sq. Ft. (if developed Warehouse (self-service storage)). Maximum Building Coverage if developed as combination Commercial and Warehouse (self service storage). Maximum area for Commercial shall be 11,000 Sq. Ft. with a maximum Warehouse (self service storage) of 42,000 Sq. Ft. (Total building area of 53,000 Sq. Ft. when used in combination.) The property shall be developed in general conformance with the attached site plan (AA 07-26-99)
 - (D) Floor Area Ratio 40 percent.
 - (E) Maximum Building Height 35 feet.
 - (F) Existing Building Coverage 9,000 Sq. Ft.
 - (G) Setbacks: Country Acres 35', Newell 10', Southwest Side 35'.
 - (H) Parking ratio as per zoning ordinance (developed for Commercial use). Parking ratio (developed for Warehouse (self service storage)) 1 standard space for each 8,000 Sq. Ft. of floor area, plus 1 standard space for each employee. But in no case shall the number be less than 5.
 - (I) Access Points: Cross access thru Parcel #1, Newell one (1) if developed self storage.
 - (J) Proposed General Uses: Personal improvement services, personal care services, office (general), restaurant (limited to a capacity of 300 persons, banks and financial institutions and retail, general. (See AA 01-12-01) Warehouse (self-service storage) including outdoor storage of motor vehicles boats, and trailers as a part of that use within the portion of the site zoned "C". All outside storage shall be in buildings being open on not more than 3 sides and/or 2 ends.
 - (K) Number of Buildings: Three (3) if developed commercial Number of Buildings twelve (12) if developed Warehouse (self-service storage). No building shall exceed more than 8,000 Sq. Ft. Number of Buildings if developed both Commercial and Warehouse (self service storage) Commercial 1 building (11,000 Sq. Ft. max.), Warehouse (self service storage), 10 buildings. No building Warehouse (self service storage), shall exceed 8,000 Sq. Ft.
 - (L) No individual or business shall lease more than 3,000 Sq. Ft. as Warehouse (self service storage) or more than 8,000 Sq. Ft. as Commercial.
 - (M) When developed as Warehouse (self-service storage). The area shall be properly policed by the owner or operator for removal of debris. All areas not paved or covered with buildings shall be landscaped. The operation of this facility shall in no way be deemed to include a transfer and storage business, where the use of vehicles are part of the business.
 - (N) The development of this site shall be in general accordance with the site plan and architectural designs submitted with the application and approved by the Planning Commission, including color scheme as indicated.
 - (O) The site shall be limited to one sign to be located within 25 feet of the access opening along the Newell frontage. The sign shall not exceed 20 feet in height nor exceed 50 feet in gross surface area per face. Any side of a building located within 25 feet of the property line shall not have openings into storage units when adjacent to residential zoning district. No servicing or repair of motor vehicles, boats, trailers, lawn mowers or equipment shall be conducted on the site. No activities such as misc. or garage sales shall be conducted on site.
- Parcel #4, 4A, 4B, 4C, & 4D (Alternate Residential Use)**
- (A) Net area 140,808 Sq. Ft. or 3.23 Acres (collectively).
 - (B) Maximum Building Coverage shall not exceed 35 percent of net land area or 49,283 Sq. Ft.
 - (C) Maximum gross floor area 56,323 Sq. Ft.
 - (D) Floor Area Ratio 40 percent.
 - (E) Maximum Building Height 35 feet.
 - (F) Minimum distance between structures shall not be less than 20'.
 - (G) Number of units: 65
 - (H) Density: 21 units per acre (maximum).
 - (I) Signs and monuments designating name of development shall be in accordance with latest sign ordinance and zoning.
 - (J) Setbacks: Country Acres 25', Newell 25', Southwest Side 25', Parcel #1 10' Admin. Adjust. CUP2014-02 2-7-14
 - (K) Parking shall be two (2) spaces per living unit.
 - (L) Access Points: Cross access thru Parcel #1, Newell one (1), Country Acres one (1)
 - (M) Proposed General Uses: Residential
 - (N) In the event the site is developed as residential all screening and landscape shall be in accordance with latest ordinance.
- Parcel #5**
- (A) Net area 17,500 Sq. Ft. or 0.40 Acres.
 - (B) Maximum Building Coverage shall not exceed 30 percent of net land area or 5,250 Sq. Ft.
 - (C) Maximum gross floor area 4,600 Sq. Ft.
 - (D) Floor Area Ratio 40 percent.
 - (E) Maximum Building Height 35 feet.
 - (F) Existing Building Coverage 6,130 Sq. Ft.
 - (G) Setbacks: Ridge Rd. 35', North Line 35', South Line 35', West Line 35'.
 - (H) Parking ratio as per zoning ordinance.
 - (I) Access Points: Thru Parcel #1
 - (J) Proposed General Uses: Liquor Store, Retail Uses, Offices, Restaurant, Financial Institution, Personal Services.
 - (K) Maximum number of buildings: One (1)
- Parcel #6**
- (A) Net area 17,500 Sq. Ft. or 0.40 Acres.
 - (B) Maximum Building Coverage shall not exceed 30 percent of net land area or 5,250 Sq. Ft.
 - (C) Maximum gross floor area 4,600 Sq. Ft.
 - (D) Floor Area Ratio 40 percent.
 - (E) Maximum Building Height 35 feet.
 - (F) Existing Building Coverage 2,800 Sq. Ft.
 - (G) Setbacks: Central Ave. 35', East Line 35', West Line 35', South Line 35'.
 - (H) Parking ratio as per zoning ordinance.
 - (I) Access Points: 1 to Central Ave.
 - (J) Proposed General Uses: Liquor Store, Retail Uses, Offices, Restaurant, Financial Institution, Personal Services.
 - (K) Maximum number of buildings: Two (2)

PROPOSED ATTACHMENTS TO:

COMMUNITY UNIT PLAN NO. DP-17

CENTRAL HEIGHTS SHOPPING CENTER

FELT/KINGDOM ASSOCIATES

Architecture
Planning
Interior Design
Code Consulting
Barrier Free Design

1800 South Longford Court
Wichita, KS 67207
781-686-4308

DP-17 Amend #6
MPC 02-26-98
WCC 04-07-98
Per Admin. Adjust. of
July 26, 1999
Per Admin. Adjust. 01-12-01;
01-06-01
Per CON 2008-00004
Admin. Adjust. CUP2017-03
02-21-17 *Roman*

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Project No: **99035**

Editors & Revisions

JULY 8, 1999
AUG 17, 1999
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CORRECTIONS PER REVIEW

Sheet

DP-17