

REGENCY LAKES
ZONED: SF-5

CONSOLIDATED GREENWICH 21 L.L.C.
ZONED: LC

PARCEL 1
46,560 SQ.FT.
1.07 ACRES

N.W. CORNER NE1/4,
SEC. 9, T27S, R2E
NO MONUMENT FOUND

Complete Access
Control
269.92'

One Major
Opening
90'

Complete Access
Control
279.19'

Access Control Except
2 Openings
1 Right In/ Right Out
1 Major Opening
394.60'

C.A.C.
214.98'

N.E. CORNER SEC. 9
T27S, R2E
FOUND CHISELED "+"
IN CONCRETE

DE BAKKER, JAN D. & GERARDA REV. TRUST
ZONED: SF-20

REMINGTON PLACE
IRON PEAK DESIGN BUILD, INC.
ZONED: SF-5

RAYTHEON AIRCRAFT COMPANY
ZONED: LI

RAYTHEON AIRCRAFT COMPANY
ZONED: GI

COMMUNITY UNIT PLAN DP-266

WOODLANDS

OWNER: SLAWSON COMMERCIAL PROPERTIES, L.L.C.
727 NORTH WACO SUITE 400
WICHITA, KANSAS 67203

SCALE: 1"=200'
DATE: October 31, 2003

GENERAL PROVISIONS

- THIS PROJECT IS PROPOSED TO CONTAIN 121.402 GROSS ACRES OR 115,834 NET ACRES. NET ACRES ARE DETERMINED BY SUBTRACTING ARTERIAL STREET RIGHT-OF-WAY FROM THE GROSS ACRES.

- PARCEL DESCRIPTIONS:
NOTE: UNLESS OTHERWISE SPECIFIED, MAXIMUM GROSS FLOOR AREA AND MAXIMUM BUILDING COVERAGE ARE THE SAME.

RESERVE "A"
GROSS AREA= 11.54 ACRES (502,714 SQ.FT.)
PERMITTED USES: DRAINAGE DETENTION,
SIDEWALKS, UTILITIES AND RECREATION

PARCEL 1
PROPOSED USES: SEE G.P. #3
GROSS AREA= 1.07 ACRES (46,560 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 10,000 SQ.FT. (21.5%)
MAXIMUM BUILDING HEIGHT= 35 FEET

PARCEL 2
PROPOSED USES: SEE G.P. #3
GROSS AREA= 14.43 ACRES (628,629 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 160,000 SQ.FT. (25.5%)
MAXIMUM BUILDING HEIGHT= 45 FEET
MAXIMUM GROSS FLOOR AREA= 200,000 SQ.FT. (31.8%)

PARCEL 3
PROPOSED USES: SEE G.P. #3
GROSS AREA= 1.22 ACRES (53,303 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 12,000 SQ.FT. (22.5%)
MAXIMUM BUILDING HEIGHT= 35 FEET

PARCEL 4
PROPOSED USES: SEE G.P. #3
GROSS AREA= 1.06 ACRES (46,466 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 10,000 SQ.FT. (21.5%)
MAXIMUM BUILDING HEIGHT= 35 FEET

PARCEL 5
PROPOSED USES: SEE G.P. #3
GROSS AREA= 17.17 ACRES (747,773 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 225,000 SQ.FT. (30.0%)
MAXIMUM BUILDING HEIGHT= 45 FEET
MAXIMUM GROSS FLOOR AREA= 250,000 SQ.FT. (33.4%)

PARCEL 6
PROPOSED USES: ALL USES PERMITTED IN
GENERAL OFFICE ZONING DISTRICT
GROSS AREA= 6.53 ACRES (284,619 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 85,000 SQ.FT. (29.9%)
MAXIMUM BUILDING HEIGHT= 35 FEET

PARCEL 7
PROPOSED USES: SINGLE FAMILY, PATIO HOMES,
ZERO LOT LINE, DUPLEX, MULTI-FAMILY, AND CHURCH
GROSS AREA= 17.74 ACRES (772,931 SQ.FT.)
DENSITY - S.F., P.H., Z.L.L., & D.P. - 106
MULTI-FAMILY - 318
MAXIMUM BUILDING HEIGHT - 35'
SETBACKS - PER CODE

PARCEL 8
PROPOSED USES: ALL USES PERMITTED IN GENERAL
OFFICE ZONING DISTRICT
GROSS AREA= 7.16 ACRES (312,073 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 93,000 SQ.FT. (29.8%)
MAXIMUM BUILDING HEIGHT= 35 FEET

PARCEL 9
PROPOSED USES: ALL USES PERMITTED IN
GENERAL OFFICE ZONING DISTRICT
GROSS AREA= 6.81 ACRES (296,694 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 88,000 SQ.FT. (29.7%)
MAXIMUM BUILDING HEIGHT= 45 FEET

PARCEL 10
PROPOSED USES: ALL USES PERMITTED IN
GENERAL OFFICE ZONING DISTRICT
GROSS AREA= 5.12 ACRES (222,886 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 60,000 SQ.FT. (26.9%)
MAXIMUM BUILDING HEIGHT= 45 FEET

PARCEL 11
PROPOSED USES: ALL USES PERMITTED IN
GENERAL OFFICE ZONING DISTRICT
GROSS AREA= 6.87 ACRES (299,318 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 90,000 SQ.FT. (30.1%)
MAXIMUM BUILDING HEIGHT= 45 FEET

PARCEL 12
PROPOSED USES: SEE G.P. #3
GROSS AREA= 4.67 ACRES (202,775 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 55,000 SQ.FT. (27.1%)
MAXIMUM BUILDING HEIGHT= 35 FEET

PARCEL 13
PROPOSED USES: GENERAL OFFICE
GROSS AREA= 2.72 ACRES (118,415 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 35,000 SQ.FT. (29.6%)
MAXIMUM BUILDING HEIGHT= 45 FEET

PARCEL 14
PROPOSED USES: SEE G.P. #3
GROSS AREA= 4.34 ACRES (188,854 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 50,000 SQ.FT. (26.5%)
MAXIMUM BUILDING HEIGHT= 45 FEET
MAXIMUM GROSS FLOOR AREA= 60,000 SQ.FT. (31.8%)

COLLECTOR STREET R.O.W. = 7.39 ACRES (321,736 SQ.FT.)

- PERMITTED USES: THE FOLLOWING USES ARE PERMITTED FOR PARCELS 1, 2, 3, 4, 5, 12 AND 14: ALL USES PERMITTED IN THE L.C. ZONING DISTRICT EXCEPT FOR GROUP HOMES, CORRECTIONAL PLACEMENT RESIDENCES, VEHICLE STORAGE YARDS, GENERAL VEHICLE REPAIR, OUTDOOR STORAGE, PAWN SHOPS, TAVERNES, NIGHTCLUBS, ASPHALT OR CONCRETE PLANTS, SEXUALLY ORIENTED BUSINESSES, AND ADULT ENTERTAINMENT AS DEFINED BY CITY CODE. PARCELS 2, 5, 12 AND 14 SHALL PROHIBIT SERVICE STATIONS, CONVENIENCE STORES WITH GAS ISLANDS, AND VEHICLE SERVICE OR REPAIR. NO SERVICE STATIONS, CONVENIENCE STORES WITH GAS ISLANDS, OR RESTAURANTS WITH DRIVE-IN OR DRIVE-THROUGH FACILITIES SHALL BE PERMITTED WITHIN 200 FEET OF RESIDENTIALLY ZONED PROPERTY. DRINKING ESTABLISHMENTS SHALL BE PROHIBITED ON ALL PARCELS EXCEPT FOR PARCELS 2, 5 AND 14. NO PARCEL SHALL CONTAIN MORE THAN ONE DRINKING ESTABLISHMENT. ANY USE FOR WHICH A CONDITIONAL USE PERMIT WOULD BE REQUIRED UNDER L.C. ZONING SHALL REQUIRE A C.U.P. AMENDMENT OR A C.U.P. ADJUSTMENT AS DETERMINED BY THE DIRECTOR OF PLANNING.

- 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; BUT SAID PLAN SHALL RUN WITH THE LAND FOR DEVELOPMENT AND BE BINDING UPON THE PRESENT LAND OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED. HOWEVER, THE PLANNING DIRECTOR, WITH THE CONSENT OF THE CITY SUPERINTENDENT, MAY APPROVE MINOR ADJUSTMENTS TO THE CONDITIONS IN THIS C.U.P., CONSISTENT WITH THE APPROVED DEVELOPMENT PLAN, WITHOUT FILING A FORMAL C.U.P. AMENDMENT.

- ACCESS CONTROL:
 - ACCESS TO 21ST STREET NORTH SHALL BE LIMITED TO THREE (3) OPENINGS. PARCEL TWELVE SHALL HAVE COMPLETE ACCESS CONTROL. PARCEL TWO SHALL HAVE ONE MAJOR OPENING AND ONE RIGHT IN/ RIGHT OUT ONLY OPENING. PARCEL ONE SHALL HAVE COMPLETE ACCESS CONTROL (SEE PLAN)
 - ACCESS TO GREENWICH ROAD SHALL BE LIMITED TO SIX (6) OPENINGS. PARCEL ONE SHALL HAVE COMPLETE ACCESS CONTROL. PARCEL TWO SHALL HAVE UP TO TWO MAJOR OPENINGS AND TWO RIGHT IN/ RIGHT OUT ONLY OPENINGS. PARCELS THREE AND FOUR SHALL HAVE COMPLETE ACCESS CONTROL. PARCEL FIVE SHALL HAVE ONE OPENING (SEE PLAN)

- LANDSCAPE AND PARKING LOT SCREENING: SHALL BE IN ACCORDANCE WITH THE CITY OF WICHITA CODE. A LANDSCAPE PLAN INDICATING THE LOCATION, TYPE AND SPECIFICATION OF PLANT MATERIAL SHALL BE SUBMITTED BY A LANDSCAPE ARCHITECT TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S). 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.

- MINIMUM SETBACK REQUIREMENTS: PER PLAN

- SIGNS SHALL BE IN ACCORDANCE WITH APPROPRIATE CODES WITH THE FOLLOWING ADDITIONAL CONDITIONS:
 - AS THE FRONTAGE DEVELOPS ALONG THE ARTERIAL ROADWAYS, MONUMENT TYPE SIGNS SHALL BE SPACED A MINIMUM OF 150' APART, IRRESPECTIVE OF HOW LAND IS LEASED OR SOLD.
 - FLASHING SIGNS (EXCEPT FOR SIGNS SHOWING ONLY TIME, TEMPERATURE AND OTHER PUBLIC SERVICE MESSAGES), ROTATING OR MOVING SIGNS, SIGNS WITH MOVING LIGHTS OR SIGNS WHICH CREATE ILLUSIONS OF MOVEMENT ARE NOT PERMITTED.
 - PORTABLE AND OFF-SITE SIGNS ARE NOT PERMITTED.
 - WINDOW DISPLAY SIGNS ARE LIMITED TO 25 PERCENT OF THE WINDOW AREA.
 - NO SIGNS SHALL BE ALLOWED ON THE REAR OF ANY BUILDINGS WHICH BACK UP TO RESIDENTIALLY ZONED PROPERTY.
 - ALL FREESTANDING SIGNS ON GREENWICH ROAD OR 21ST STREET MUST BE MONUMENT TYPE AND SHALL HAVE A MAXIMUM HEIGHT OF 15 FEET, EXCEPT THAT TWO SIGNS ON GREENWICH ROAD AND ONE SIGN ON 21ST STREET NORTH MAY HAVE A MAXIMUM HEIGHT OF 30'. THE MAXIMUM SQUARE FOOTAGE OF SIGN FACE FOR SIGNS ALONG GREENWICH ROAD OR 21ST STREET SHALL NOT EXCEED 300 SQ.FT. FOR 30' SIGNS AND 150 SQ.FT. FOR 15' SIGNS. THE MAXIMUM SQUARE FOOTAGE OF SIGNAGE ON THE ARTERIAL STREETS SHALL NOT EXCEED 80 PERCENT OF THE LINEAL FRONTAGE.
 - PARCELS 14 AND 5 SHALL EACH BE PERMITTED TWO SIGNS ALONG THE INTERNAL STREET. SIGNS SHALL BE SPACED A MINIMUM OF 150' APART, SHALL BE NO TALLER THAN FIFTEEN FEET AND HAVE A MAXIMUM AREA OF 100 SQ.FT. ALL OTHER SIGNS ALONG INTERIOR STREETS SHALL BE LIMITED TO 8' IN HEIGHT AND SPACED A MINIMUM OF 150' APART. NO INDIVIDUAL SIGN SHALL EXCEED 50 SQ.FT. EACH PARCEL IS LIMITED TO 2 SIGNS PER INTERNAL STREET FRONTAGE. THE MAXIMUM SQUARE FOOTAGE OF SIGNAGE ON THE COLLECTOR STREETS SHALL NOT EXCEED 50 PERCENT OF THE LINEAL FRONTAGE.

- IF A HOTEL IS DEVELOPED, REQUESTS FOR TALLER AND LARGER BUILDING SIGNAGE MAY BE LOOKED UPON WITH FAVOR, BUT WILL BE REQUIRED TO BE APPROVED AS EITHER AN ADJUSTMENT OR AMENDMENT TO THE C.U.P. DEPENDING ON THE SIGNIFICANCE OF THE REQUESTED INCREASE.

- PARKING - SHALL BE IN ACCORDANCE WITH THE WICHITA-SEDEWICK COUNTY UNIFIED ZONING CODE.

- ARCHITECTURAL CONTROL - BUILDINGS ON PARCELS 1, 2, AND 12 SHALL HAVE SIMILAR PREDOMINANT EXTERIOR BUILDING MATERIALS, UNIFYING ARCHITECTURAL CHARACTERISTICS, AND SHARE A SIMILAR COLOR PALETTE. NO FACADES THAT ARE PREDOMINATELY METAL PANELS SHALL BE ALLOWED. BUILDINGS ON PARCELS 3, 4, 5 AND 14 SHALL HAVE SIMILAR PREDOMINANT EXTERIOR BUILDING MATERIALS, UNIFYING ARCHITECTURAL CHARACTERISTICS, AND SHARE A SIMILAR COLOR PALETTE. NO FACADES THAT ARE PREDOMINATELY METAL PANELS SHALL BE ALLOWED.

- AN AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DEVICES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE FILED BY THE TIME THE PLAN IS FILED OF RECORD.

- NO OCCUPANCY PERMITS SHALL BE ISSUED FOR ANY DEVELOPMENT WITHOUT SERVICES BY THE MUNICIPAL WATER AND SEWER SERVICES.

- CROSS-LOT CIRCULATION IS TO BE PROVIDED FOR ALL ADJACENT LOTS PLATTED FOR LIMITED COMMERCIAL (L.C.) USES.

- ALL DRAINAGE WAYS AND EASEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING.

- A LOT GRADING PLAN WILL BE PREPARED IN CONFORMANCE WITH THE DRAINAGE CONCEPT PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

- LOADING AREAS, TRASH RECEPTACLES, OUTSIDE STORAGE, AND DOCKS IN THE C.U.P. SHALL BE SCREENED FROM GROUND LEVEL VIEW ALONG GREENWICH ROAD AND 21ST STREET NORTH AND FROM ALL RESIDENTIAL AREAS. SCREENING OF ALL TRASH DUMPSTERS, OUTSIDE STORAGE AND MECHANICAL EQUIPMENT WILL BE CONSTRUCTED OF A MATERIAL TO MATCH AND PREFERABLY BE CONNECTED TO THE BUILDINGS THEY SUPPORT.

- MASONRY WALLS:
 - A SIX (6) FOOT HIGH MASONRY WALL SHALL BE CONSTRUCTED ALONG PROPERTY LINES OF THE C.U.P. IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE III, SECTION III.C.2.B(2)(g) OF THE UNIFIED ZONING CODE. THE WALL REQUIREMENT SHALL BE WAIVED IF A PARCEL IS DEVELOPED AS A ONE OR TWO FAMILY RESIDENTIAL USE.
 - THIS SOLID MASONRY WALL SHALL BE CONSTRUCTED OF A PATTERN AND COLOR THAT IS CONSISTENT WITH THE BUILDING WALLS.
 - 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 EVERGREEN VEGETATION MAY BE OMITTED FOR MULTI-FAMILY AND OFFICE USES ALONG ANY SIDE OR REAR LOT LINE, OR PORTION THEREOF WHENEVER SUCH DEVELOPMENT PROVIDES AT LEAST A 15-FOOT WIDE LANDSCAPE BUFFER ADJACENT TO SUCH LOT LINE OR PORTION THEREOF. THE BUFFER SHALL PROVIDE A MINIMUM OF ONE TREE AND FIVE SHRUBS FOR EVERY 30 LINEAL FEET OF ADJACENT PROPERTY LINE OR EQUIVALENT, WITH AT LEAST ONE-THIRD OF THE TREES BEING EVERGREENS, OR APPLICABLE STANDARDS OF THE CITY OF WICHITA LANDSCAPE CODE IF THESE ARE MORE STRINGENT.

- 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.

- 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.

- ALL EXTERIOR LIGHTING SHALL BE SHIELDED TO DIRECT LIGHT DISBURSEMENT DOWNWARD AND AWAY FROM RESIDENTIAL ZONING.

- ALL PARCELS WITH COMMERCIAL USES SHALL SHARE SIMILAR OR CONSISTENT PARKING LOT LIGHTING ELEMENTS (I.E. FIXTURES, POLES, AND LAMPS, ETC.). ALL PARCELS WITH OFFICE USES SHALL SHARE SIMILAR OR CONSISTENT PARKING LOT LIGHTING ELEMENTS (I.E. FIXTURES, POLES, AND LAMPS, ETC.). LIGHT POLES SHALL BE LIMITED IN HEIGHT TO 24 FEET, EXCEPT WITHIN 200 FEET OF RESIDENTIALLY ZONED PROPERTY WHERE LIGHT POLES SHALL NOT EXCEED 14 FEET IN HEIGHT.

- TRAFFIC IMPROVEMENTS TO GREENWICH ROAD AND 21ST STREET NORTH SHALL BE DETERMINED AT THE TIME OF PLATTING.

- PRIOR TO ISSUANCE OF ANY BUILDING PERMIT, A SITE CIRCULATION PLAN SHALL BE APPROVED THAT PROVIDES FOR SMOOTH FLOW OF TRAFFIC BETWEEN THE PARCEL BEING DEVELOPED AND ALL ADJACENT PARCELS FRONTING ARTERIAL STREETS.



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