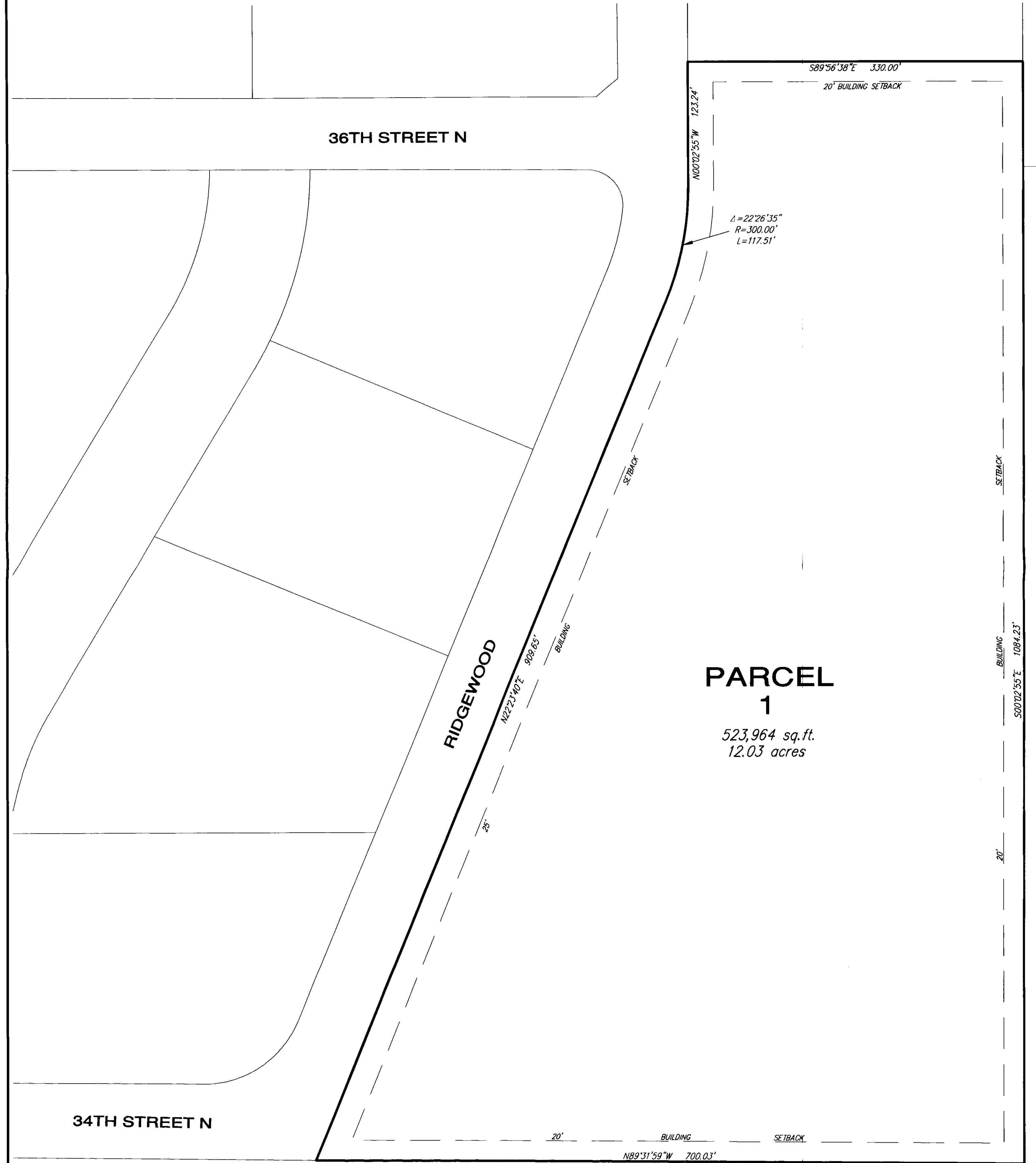


GREAT PLAINS BUSINESS PARK

COMMUNITY UNIT PLAN

DP-326



PARCEL 1
523,964 sq.ft.
12.03 acres

GENERAL PROVISIONS:

1. Total Land Area: 523,964 ± sq.ft. or 12.03 ± acres
Net Land Area: 523,964 ± sq.ft. or 12.03 ± acres
2. Total Gross Floor Area: 183,387.48 sq.ft.
Total Floor Area Ratio: 35 percent
Total Building Coverage: 157,189 sq.ft.
Total Building Coverage Ratio: 30 percent
3. Parking shall be provided in accordance with Section IV of the Unified Zoning Code, unless otherwise specified in the parcel description.
4. Setbacks are as indicated on the C.U.P. drawing or as specified in the parcel description. If the site is developed for commercial uses, the CUP shall have a 35-foot setback where the site abuts the undeveloped (non-park land) "SF-5" zoned property.
5. A Drainage Plan shall be submitted to the appropriate Engineer for approval during the platting process. Required guarantees for drainage shall be provided at the time of platting improvements. If necessary, the CUP development plan shall be adjusted or amended to reflect final drainage requirements.
6. Signs will be as allowed by the Sign Code, City Code Title 24.04 of the City of Wichita, with the following additional conditions/limitations:
 - A. Signs shall be spaced a minimum of 150' apart, irrespective of how land is leased or sold.
 - B. L.E.D./Digital signs, flashing signs, rotating or moving signs, signs with moving lights, signs which create illusions of movement, or electronic message centers are not permitted.
 - C. Portable, billboards, and off-site signs are not permitted.
 - D. Window display signs are limited to 25% of the window area.
 - E. All building signs shall meet the City of Wichita Sign Code for the "CC" zoning district, except shall not exceed 3 total building signs per street frontage, per building, and limited to 20% of the facade elevation with no individual sign exceeding 400 sq.ft.
 - F. All freestanding signs for non-residential uses within Parcel 1 must be monument type, shall have a maximum height of 30 feet, and shall share similar elements in design, such as similar materials for the base.
7. All exterior lighting shall be shielded to direct light disbursement in a downward direction.
8. All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
 - A. Limited height of light poles, including fixtures, lamps and base, to 25 feet.
 - B. Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
 - C. If the site is developed for commercial uses, it shall include a 15-foot height limit (including fixtures, lamps and base) when light poles are located within 200 feet of residential zoning.
9. Utilities shall be installed underground on all parcels.
10. Landscaping for this site shall be required as follows:
 - A. Development of all parcels within the C.U.P. shall comply with the Landscape Ordinance of the City of Wichita.
 - 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 Planning Department for their review and approval prior to issuance of a building permit.
 - 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.
11. Screening shall be provided in accordance with the Unified Zoning Code, except that a 6-8 foot tall wrought-iron style fence may be used along the east line of the parcel. If the site is developed for commercial uses, a 6-8 foot tall masonry wall shall be placed along the east side of the site where it abuts the undeveloped "SF-5" zoned (non-park land) property.
12. Trash receptacles, loading docks, outdoor storage, rooftop equipment, and loading areas shall be appropriately screened, with similar materials to the main buildings, to reasonably hide them from ground view.
13. All buildings in the C.U.P. shall share uniform architectural character, color, texture, and the same predominate exterior building material, and shall be reviewed and approved by the Planning Director prior to the issuance of any building permits. Building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accent, and must employ materials similar to surrounding residential areas. Metal as an exterior material shall be limited to incidental accent.
14. Fire lanes shall be in accordance with the appropriate Fire Code. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of building permits.
15. Permit all "CC" uses except sexually oriented business, correctional placement residence, night clubs, taverns and drinking establishments, outside storage, recreational vehicle campground, asphalt and concrete plant, limited, cemetery, and; restaurants with drive thru windows, convenience stores, service stations and vehicle repair, limited and general be allowed if located more than 200 feet from residential uses, and; any overhead doors associated with vehicle repair, limited and general, warehouses and loading docks must not face residential zoning, and; car washes in the CUP be subject to the supplementary use regulations of Sec. II-D.6.f of the Unified Zoning Code. Offices that accept paycheck or car titles as security for loans and pawnshop uses are prohibited.
16. Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.
17. The Transfer of title of all or any portion of land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
18. 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. A notice of a CUP noting the conditions placed on this land shall be filed with the Sedgwick County Register of Deeds.
19. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
20. Approval of a site circulation plan by the Planning Director is required for each phase of construction prior to the issuance of a building permit. An overall site plan shall be required for review and approval by the Planning Director prior to the issuance of any building permits; the site plan shall ensure internal circulation within the development.

PARCEL 1

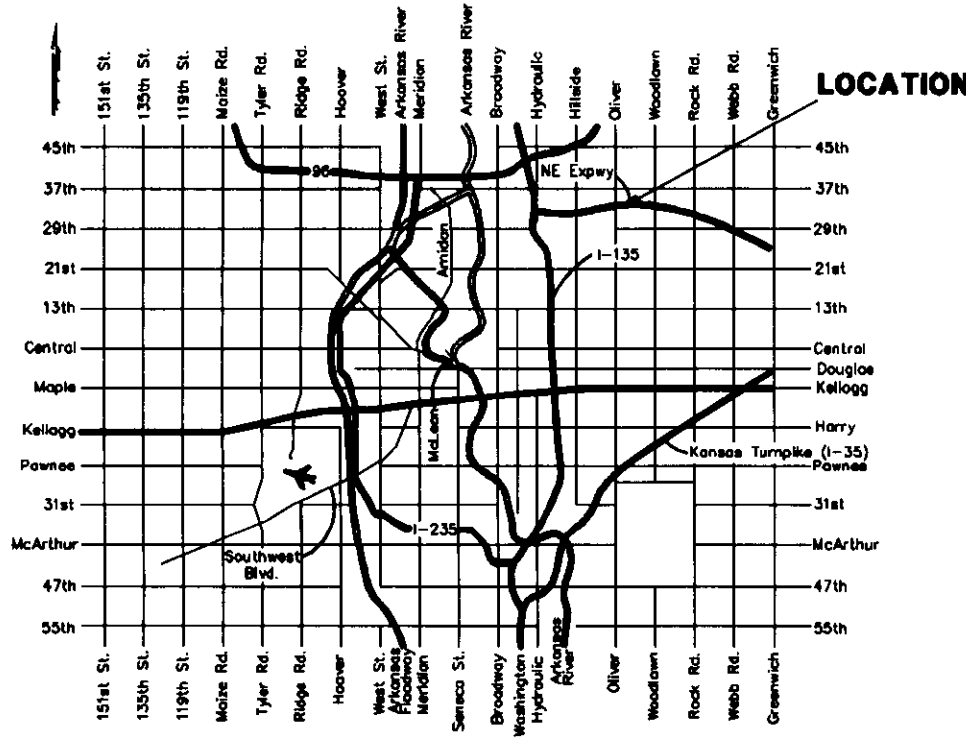
- A. Total Land Area: 523,964 ± sq.ft. or 12.03 ± acres
- B. Maximum Building Coverage: 157,189 sq.ft. (30%) for commercial development
- C. Maximum Gross Floor Area: 183,387.48 sq.ft. for commercial development
- D. Floor Area Ratio: 35 percent
- E. Maximum Number of Commercial Buildings: Five (5)
- F. Maximum Number of Residential Dwelling Units: 217
- G. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.
- H. Setbacks: See Drawing
- I. Access Points from Ridgewood: To be determined at the time of site development
- J. Permitted Uses: All permitted uses by right in the "General Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #15.

LEGAL DESCRIPTION:

Lots 2 through 6, Block 3, together with Ridgewood Court, as platted and dedicated in Great Plains Business Park 3rd Addition to Wichita, Sedgwick County, Kansas.

REVISIONS

Submitted: May 25, 2012
Approved by MAPC: July 5, 2012
Approved by City Council: August 7, 2012

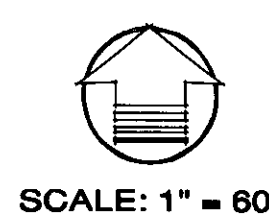


Bill Longnecker
Dec 26, 2012

DP-326

GREAT PLAINS BUSINESS PARK COMMUNITY UNIT PLAN

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

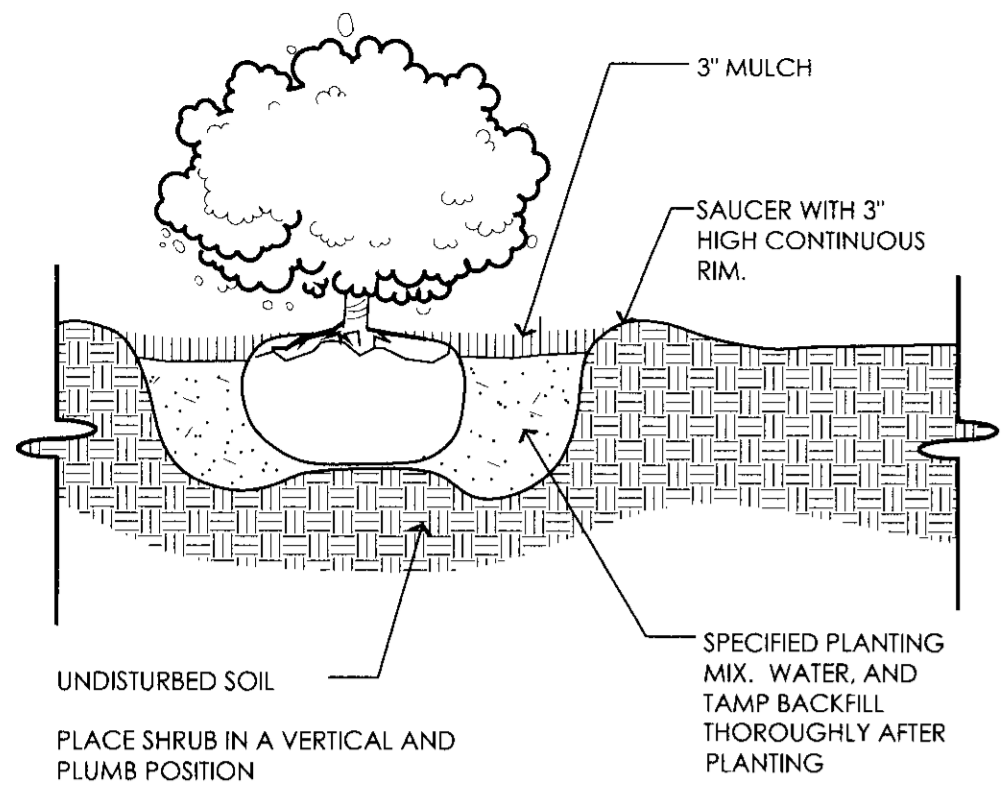


34TH STREET N

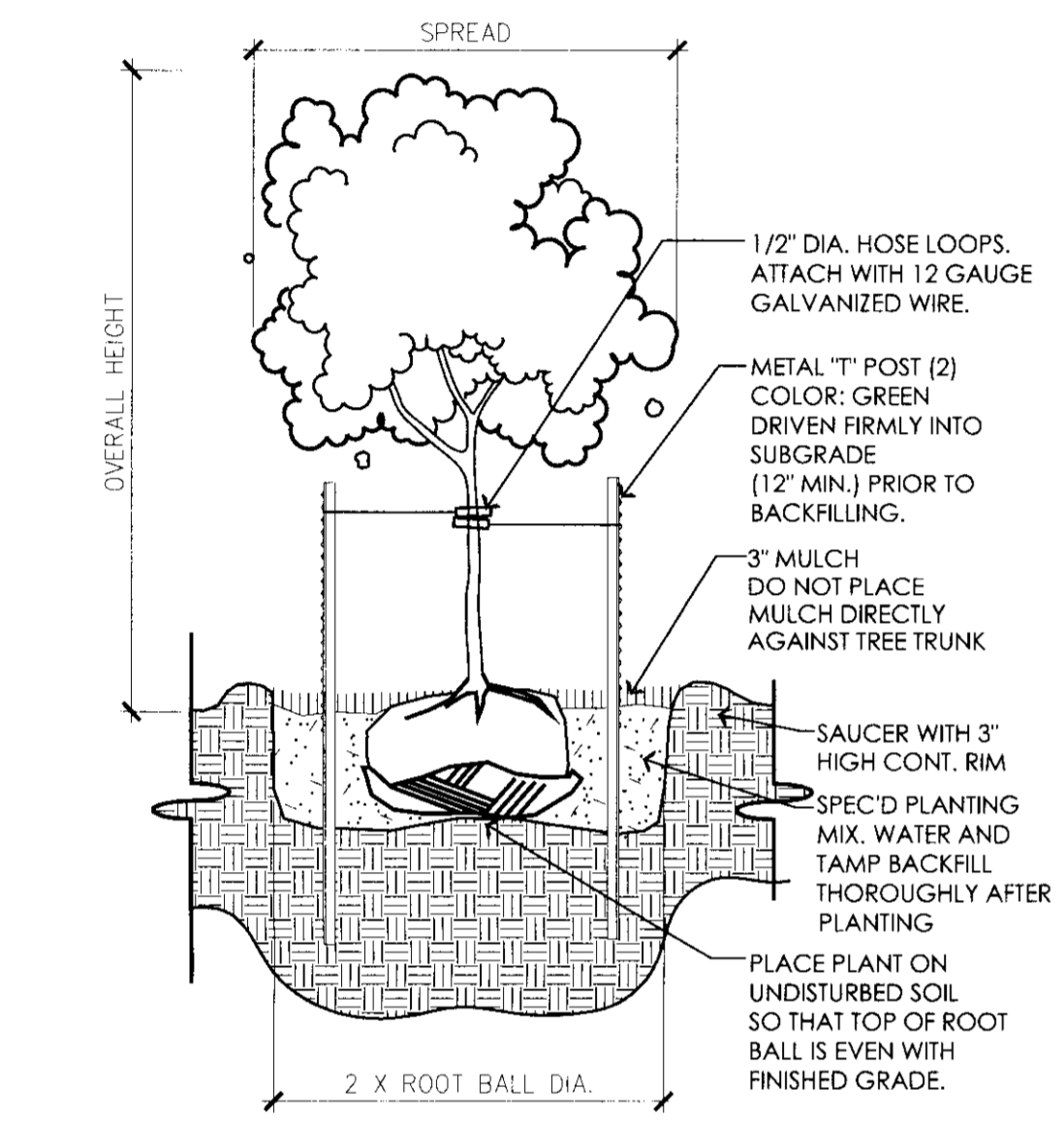
36TH STREET N

HIGHWAY K-96

RIDGEWOOD



1 SHRUB PLANTING
SCALE: 3/4" = 1'-0"



2 TREE PLANTING
SCALE: 3/8" = 1'-0"

LANDSCAPE NOTES

- NO SUBSTITUTIONS ARE ALLOWED WITHOUT APPROVAL.
- PLANT QUANTITIES IN THE PLANT LIST ARE FOR INFORMATION ONLY. CONTRACTOR SHALL VERIFY.
- ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- ALL PLANTING BEDS SHALL BE COVERED WITH 1" DEPTH OF COTTON BOLL COMPOST AND THEN TILLED TO A DEPTH OF 6" PRIOR TO PLANTING.
- ALL PLANTING BEDS ARE TO RECEIVE 3" OF SHREDDED CYPRESS MULCH.
- PLANT BACKFILL MIX SHALL BE 1/2 COTTON BOLL COMPOST AND 1/2 EXISTING SOIL. ADD ROOT STARTER FERTILIZER AS PER MFR'S RECOMMENDATIONS.
- ALL LAWN AREAS ARE TO BE TILLED TO A DEPTH OF 4" AND ALL DEBRIS REMOVED PRIOR TO PLANTING. TURF SEED SHALL BE DRILLED OR VERTICUT INTO SOIL. MULCH SEEDING AREA WITH CLEAN SHREDDED STRAW MULCH. CRIMP STRAW INTO SOIL.
- SEED AND SOD SHALL BE KANSAS PREMIUM BLEND FESCUE. SEED AT A RATE OF 8LBS PER 1,000 S.F. SPREAD NEW LAWN STARTER FERTILIZER AS PER MFR'S RECOMMENDATIONS.
- PROVIDE 10 SANDSTONE STEPPING STONES PER APARTMENT BUILDING AND 3 FOR FLAGPOLE AREA. MINIMUM ROUGH SIZE 12" SQ.
- ALL PLANTING BEDS ARE TO BE EDGED WITH LOCALLY AVAILABLE STEEL LANDSCAPE EDGING. COLOR: GREEN. INSTALL PER MANUFACTURERS INSTRUCTIONS.



DATE DRAWN
06-10-12
REVISIONS
09-14-12
OWNER REV.
1-10-13

PRINTS ISSUED
REVIEW 4-24-12
REVIEW 6-18-12
REVIEW 8-10-12
PERMIT 8-27-12



1300 E Lewis
Wichita KS 67211
316.267.8233
316.267.8566 fax
krehbielarchitecture.com

DATE

CHISHOLM LAKE
APARTMENTS
WICHITA, KANSAS

PROJECT NO.
12007
SHEET TITLE
LANDSCAPE PLAN SOUTH

SHEET NO.
SL2.1

(A) LANDSCAPE PLAN SOUTH
1" = 30'-0"
NORTH

MARD copy 1 of 2

LANDSCAPE PLAN
APPROVED 3/13/13 BY Nag

1-1 of 2

CUP DP 326

LANDSCAPE CODE INFO.

REQUIRED LANDSCAPE STREET YARD
AVERAGE LOT DEPTH = 478'
SQ. FOOT FACTOR = 20
LINEAR FOOT STREET FRONTAGE = 1150'
20X1150 = 23,000 SF OF LANDSCAPE STREET YARD REQUIRED
36,712 SF LANDSCAPE STREET YARD PROVIDED

SHADE TREES REQUIRED = 23,500/500 = 47 REQUIRED
34 SHADE TREES AND 32 ORNAMENTAL TREES PROVIDED = 50 SHADE TREES

PARKING LOT SCREENING REQUIRED AND SHOWN.

PARKING LOT TREES: NORTH LOT
1 SHADE TREE REQUIRED PER 20 SPACES.
200 SPACE LOT = 10 SHADE TREES REQUIRED.
6 SHADE TREES AND 13 ORNAMENTAL TREES PROVIDED = 12 SHADE TREES

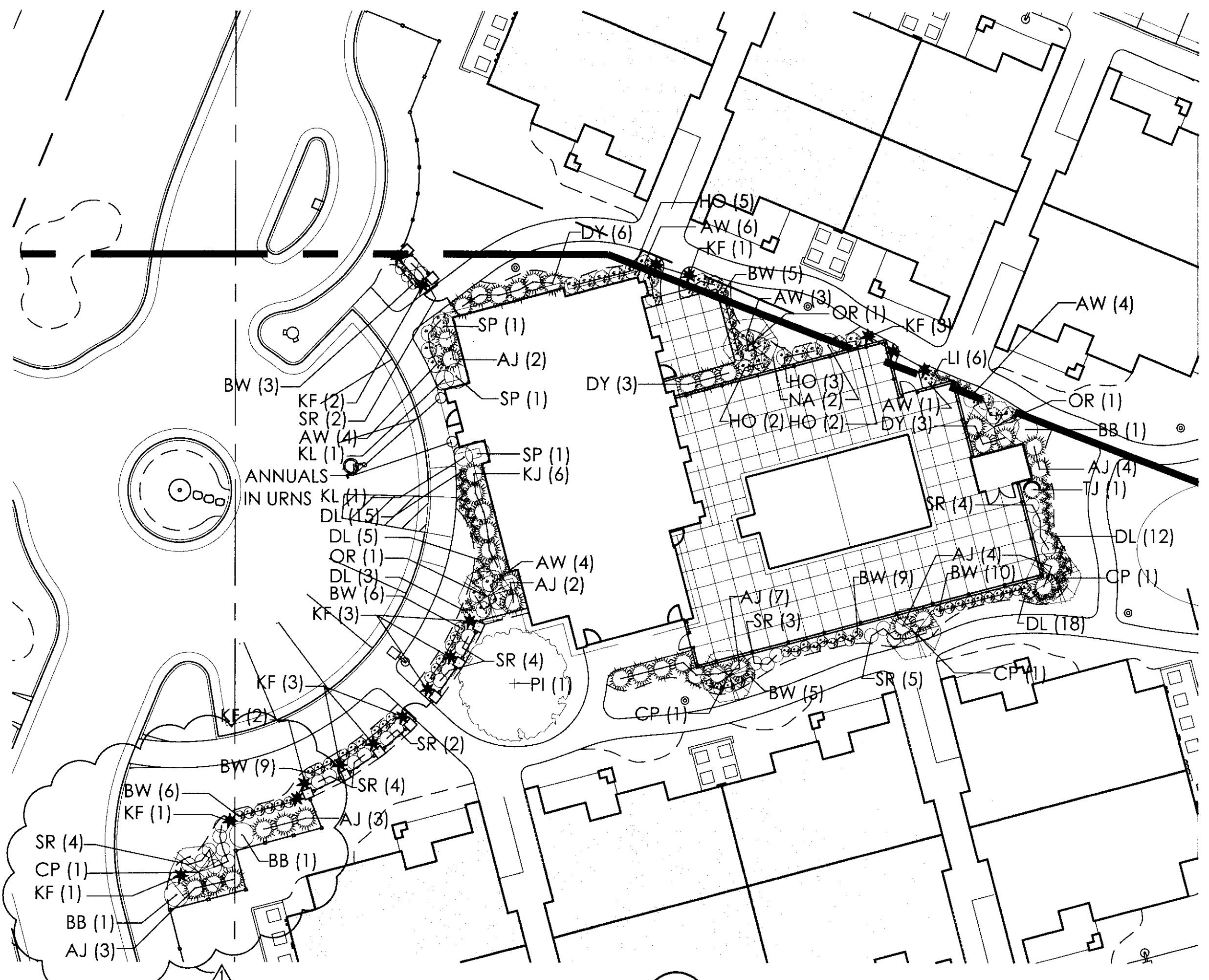
PARKING LOT TREES: SOUTH LOT
1 SHADE TREE REQUIRED PER 20 SPACES.
238 SPACE LOT = 11 SHADE TREES REQUIRED.
7 SHADE TREES AND 19 ORNAMENTAL TREES PROVIDED = 14 SHADE TREES

BUFFERS:
BUFFER REQUIRED NE CORNER OF SITE. 105LF/40 = 3 SHADE TREES REQUIRED AND PROVIDED.

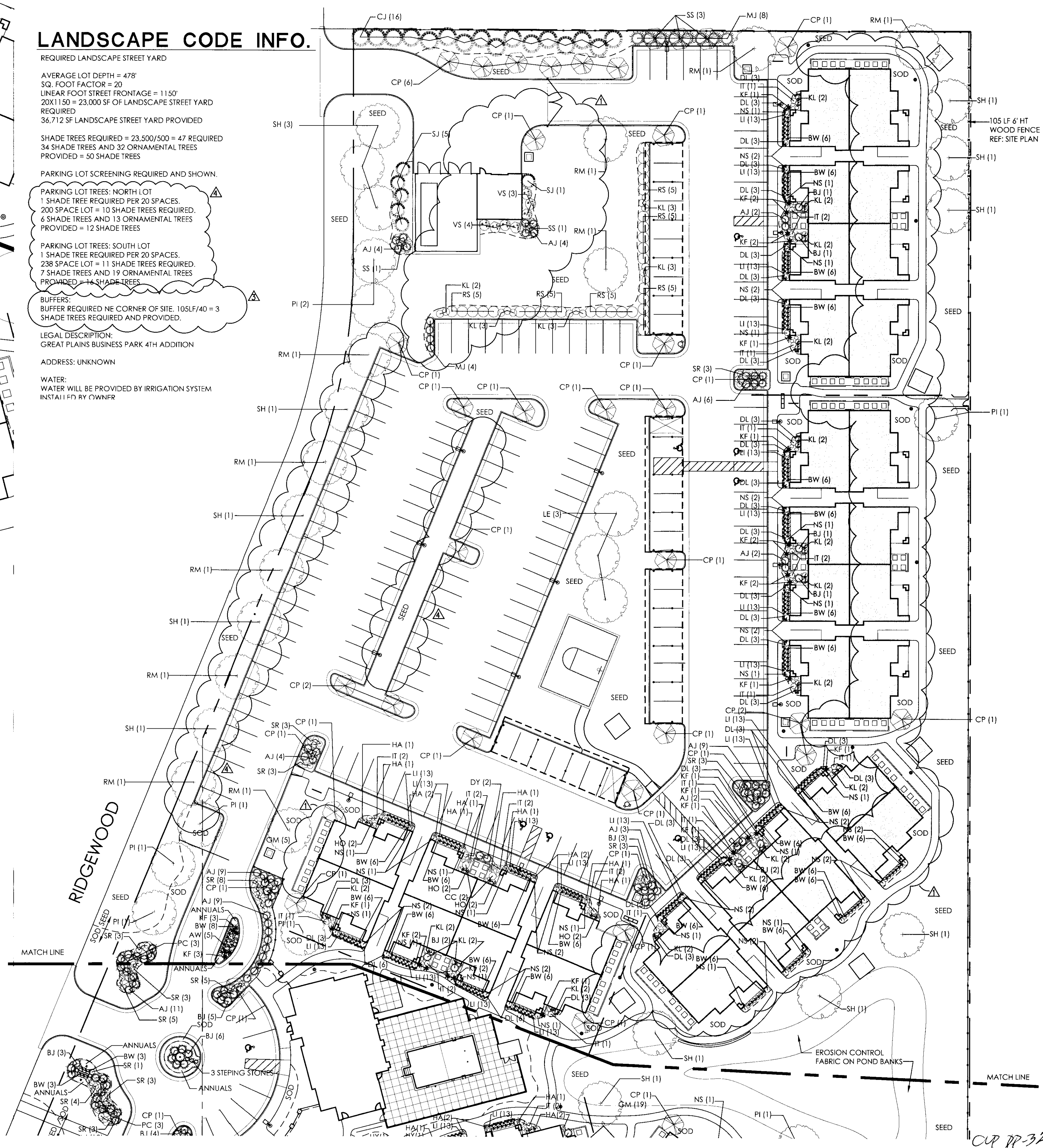
LEGAL DESCRIPTION:
GREAT PLAINS BUSINESS PARK 4TH ADDITION

ADDRESS: UNKNOWN

WATER:
WATER WILL BE PROVIDED BY IRRIGATION SYSTEM
INSTALL FD BY OWNER



B CLUBHOUSE LANDSCAPE PLAN
1" = 20'-0"
NORTH



*NOTE: CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING AND PLANTING.

PLANT LIST

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.
TREES					
CP	78	CAPITAL PEAR	PYRUS CALLERYANA 'CAPITAL'	1-1/2' CAL.	B & B
PI	13	CHINESE PISTACHE	PISTACIA CHINENSIS	1-1/2' CAL.	B & B
SH	17	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	2" CAL.	B & B
LE	6	LACE BARK ELM	ULMUS PARVIFOLIA	2-2 1/2' CAL.	B & B
OR	8	OKLAHOMA REDBUD	CERCIS RENIFORMIS 'OKLAHOMA'	1-1/2' CAL.	B & B
PC	3	PRAIRIFIRE CRAB APPLE	MALUS 'PRAIRIFIRE'	1-1/2' CAL.	B & B
RM	26	RED MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2-2 1/2' CAL.	B & B
SO	5	SHUMARD OAK	QUERCUS SHUMARDII	2" CAL.	B & B
SS	5	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	1-1/2' CAL.	B & B
SHRUBS					
AJ	157	ARMSTRONG JUNIPER	JUNIPERUS CHINENSIS 'ARMSTRONG'	5 GAL.	CONT.
AW	39	ANTHONY WATERER SPIREA	SPIRAEA X BUMALDA 'ANTHONY WATERER'	5 GAL.	CONT.
BB	3	BURNING BUSH	EUONYMUS ALATUS 'COMPACTA'	5 GAL.	CONT.
BJ	45	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	5 GAL.	CONT.
BW	46	WINTER GEM BOXWOOD	BUXUS MICROPHYLLA 'WINTER GEM'	3 GAL.	CONT.
CC	8	CRANBERRY COTONEASTER	COTONEASTER APICULATUS	5 GAL.	CONT.
CJ	16	CANAERTII JUNIPER	JUNIPERUS VIRGINIANA 'CANAERTII'	6' HT.	B & B
DY	22	DENSIFORMIS YEW	TAXUS X MEDIA 'DENSIFORMIS'	5 GAL.	CONT.
GM	10	GREEN MOUNTAIN BOXWOOD	BUXUS X 'GREEN MOUNTAIN'	5 GAL.	CONT.
HO	50	DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORDI'	5 GAL.	CONT.
HY	14	HYDRANGEA 'GLOWING EMBERS'	HYDRANGEA MACROPHYLLA 'GLOWING EMBERS'	5 GAL.	CONT.
IT	69	LITTLE HENRY SWEETSPICE	ITEA VIRGINICA 'SPRICH'	5 GAL.	CONT.
KF	80	KARL FOERSTER GRASS	CALAMAGROSTIS X ACUTIFLORA	1 GAL.	CONT.
KJ	6	KALLAY PITZER JUNIPER	JUNIPERUS CHINENSIS 'KALLAYS COMPACTA'	5 GAL.	CONT.
KL	96	DWF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	5 GAL.	CONT.
MJ	8	MINT JULEP JUNIPER	JUNIPERUS CHINENSIS 'MONLEP'	5 GAL.	CONT.
NA	2	NANDINA HEAVENLY BAMBOO	NANDINA DOMESTICA	5 GAL.	CONT.
NS	101	NORMAN SPIREA	SPIRAEA JAPONICA X BUMALDA 'NORMAN'	5 GAL.	CONT.
RS	45	ROSE OF SHARON	HIBISCUS SYRIACUS (WHITE BLOOM)	5 GAL.	CONT.
SJ	6	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	6' HT.	B & B
SP	3	SAND PLUM	PRUNUS X CISTENA	5 GAL.	CONT.
SR	110	KNOCKOUT SHRUB ROSE	ROSA SPECIES (RED OR PINK)	5 GAL.	CONT.
TJ	2	TAYLOR JUNIPER	JUNIPERUS VIRGINIANA 'TAYLOR'	6' HT.	B & B
VS	15	VANHOUTE SPIREA	SPIRAEA X VANHOUTEI	5 GAL.	B & B
GROUNDCOVERS/PERENNIALS/ROCK					
DL	265	STELLA DE ORO DAYLILY	HEMEROCALLIS 'STELLA DE ORO'	1 GAL.	CONT.
HA	55	HOSTA	HOSTA UNDULATA 'ALBO MARGINATA'	1 GAL.	CONT.
LI	648	BIG BLUE LIRIOPE	LIRIOPE MUSCARI 'BIG BLUE'	1 GAL.	CONT.
	90	SANDSTONE STEPPING STONES	ROUGH SIZE 12" SQ X 2" THICK		

A LANDSCAPE PLAN NORTH
1" = 30'-0"
NORTH

LANDSCAPE PLAN
APPROVED 3/13/13 BY [Signature]

SL2.2



Wichita-Sedgwick County Metropolitan Area Planning Department

July 9, 2012

Great Plains Ventures Inc.
Attn: Marque C. Peer
3504 N. Great Plains, #100
Wichita, KS 67220

RE: ZON2012-00017 & CUP2012-00016 – City zone change from LI Limited Industrial (“LI”) to GC General Commercial (“GC”) and creation of DP-326, the Great Plains Commercial And Multi-Family Residential Community Unit Plan (“CUP”)

Dear Sirs and Ms:

At its regular meeting on July 5, 2012, the Wichita - Sedgwick County Metropolitan Area Planning Commission (“MAPC”) considered and APPROVED the above captioned request, with the following provisions:

- A. If the site is developed for commercial uses, in reference to General Provision #4 and the CUP drawing, include; a 35-foot setback (CUP standard) where the site abuts the undeveloped (non park land) SF-5 zoned property.
- B. Waive the Compatibility Height standards and allow a maximum 45-foot height.
- C. General Provision 5 shall include; If necessary, the CUP development plan shall be adjusted or amended to reflect final drainage requirements.
- D. General Provision 6 shall add; B. No Electronic Message Centers; E. add “...except shall not exceed...”; F. give more detail in regards to “...shall share similar elements in design.”
- E. If the site is developed for commercial uses, in reference to General Provision #8 include; A. “...and a 15-foot height limit (including fixtures, lamps and base) when light poles are located within 200 feet residential zoning.”
- F. If the site is developed for commercial uses, in reference to General Provision #11 include; a 6-8 foot tall masonry wall shall be placed along the east side of the site where it abuts the undeveloped SF-5 zoned (non park land) property.

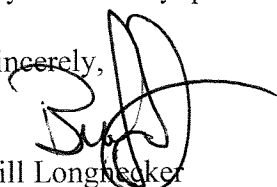
- G. Change Provision 12 to include; the UZC's standard for nonresidential screening from roof top equipment
- H. Revise General Provision 15 to; Permit all GC uses except sexually oriented business, correctional placement residence, night clubs, taverns and drinking establishments, outside storage, recreational vehicle campground, asphalt and concrete plant, limited, cemetery, and; restaurants with drive thru windows, convenience stores, service stations and vehicle repair, limited and general be allowed if located more than 200 feet from residential uses, and; any overhead doors associated with vehicle repair, limited and general, warehouses and loading docks must not face residential zoning, and; car washes in the CUP be subject to the supplementary use regulations of Sec. III-D.6.f of the Unified Zoning Code.
- I. Revise General Provision #18 to include; A notice of a CUP noting the conditions placed on this land shall be filed with the Sedgwick County Register of Deeds.
- J. Provide the agreement from the Park Board allowing pedestrian access to the abutting Chisholm Creek Public Park
- K. The applicant shall submit four revised copies of the CUP to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied and closed.

Property owners may also file written protest petitions on zoning related items heard by the MAPC. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk within 14 days of the conclusion of the MAPC hearing, by **July 19, 2012, at 5 PM.** Such petitions may cause the application to be disapproved, if the land area encompassed by the protesting owners exceeds 20% of the land area within 200 feet of the perimeter of the application area, unless the City Council overrides such a protest and approves the application by a vote of 6 of its members.

If there are no valid appeals or protest petitions filed opposing this action by **July 19, 2012,** it will be forwarded to the **August 7, 2012, Wichita City Council** meeting for review and final action as a consent item. If there are valid appeals or protest petitions filed opposing this action by **July 19, 2012,** it will be forwarded to the **August 7, 2012, Wichita City Council** meeting for review and final action as a non-consent item. These meetings will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, 9 AM, Wichita, Kansas.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,



Bill Longnecker
Senior Planner
Current Plans Division

WL:mc

Copies to: District I Councilmember Williams, Mail Stop 1-13
LaShonda Gaines, NA I, Mail Stop 1-135
Baughman Company, c/o Phil Meyer, 315 Ellis, Wichita, KS, 67211
Rick Stubbs, Office of Central Inspection, Mail Stop 1-72
Paul Hays, Office of Central Inspection, Mail Stop 1-72
Julianne Kallman, Public Works - Subdivision Engineer, Mail Stop 1-71