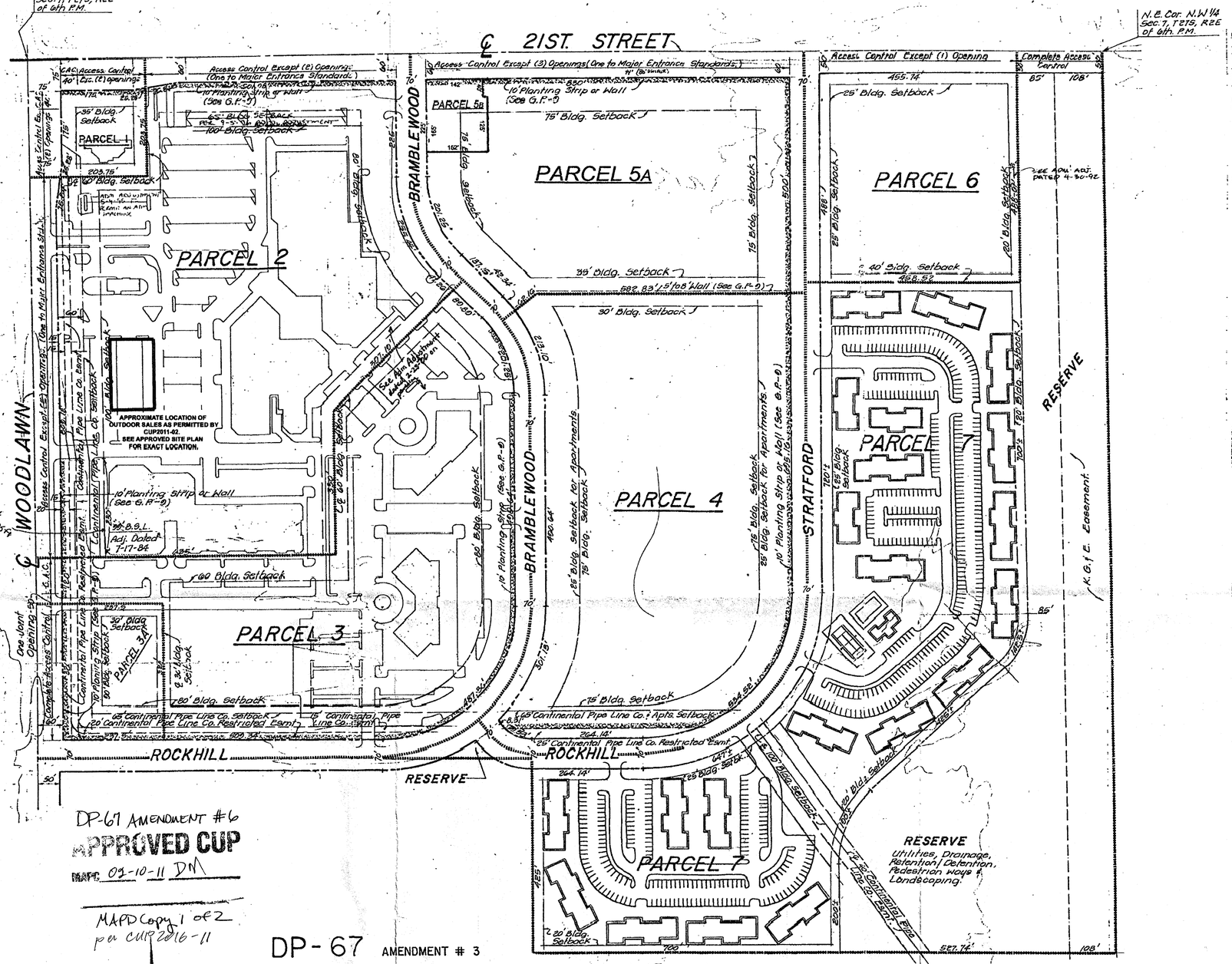


DP-67 AMENDMENT #6
APPROVED CUP
MAPC 03-10-11 DM

MAPD Copy 1 of 2
per CUP2016-11

DP-67 AMENDMENT # 3

NORTHBOROUGH

COMMUNITY UNIT PLAN • AMENDED
Amended By P.E.C., P.A.

N.W. 1/4 SECTION 7, 27S/2E.
SEDGWICK COUNTY, KANSAS

F.C.-ALLIED LABORATORIES

REVISED 5-3-16

KAW VALLEY ENGINEERING

GENERAL

Total Gross Area = 108.5 Acres ±
Total Net Area = 95.92 Acres ±

This development is proposed to contain 30.89 net acres ± of "LC" zoning, 26.55 net acres ± of "BA" zoning, 5.0 net acres ± of "B" zoning, and 33.4 net acres ± of R-5 zoning.

If developed to the maximum permitted, this development would contain the following:

Light commercial uses - 526,729 square feet
Office uses - 481,961 square feet
(230,611 square feet if Parcel 4 develops as residential)
Nursing Center - 180 beds
Garden Apartments - 926 D.U.'s or 19.8 D.U.'s/net acre
(580 D.U.'s or 17.4 D.U.'s/net acre if Parcel 4 develops as offices)

GENERAL PROVISIONS

1. ACCESS CONTROL: ACCESS TO WOODLAWN SHALL BE LIMITED TO FIVE OPENINGS: TWO EACH TO PARCELS 1 AND 2, AND ONE JOINT OPENING TO PARCELS 3 AND 3A. ONE OPENING TO PARCEL 2 SHALL BE CONSTRUCTED TO MAJOR ENTRANCE STANDARDS. ACCESS TO 21ST STREET SHALL BE LIMITED TO EIGHT OPENINGS: TWO EACH TO PARCELS 1 AND 2, THREE TO PARCEL 5, AND ONE TO PARCEL 6. ONE OPENING EACH TO PARCEL 2 AND PARCEL 5 SHALL BE CONSTRUCTED TO MAJOR ENTRANCE STANDARDS.

   THAT PORTION OF THE MAJOR ENTRANCE TO PARCEL 5 ON PUBLIC RIGHT-OF-WAY WILL BE GUARANTEED AT THE TIME OF REPLATTING. THAT PORTION OF THE MAJOR ENTRANCE ON PRIVATE PROPERTY WILL BE A REQUIREMENT AT THE TIME OF BUILDING PERMIT(S) FOR PARCEL 5.

   ADDITIONAL ACCESS CONTROLS ARE AS INDICATED ON THE PLAN.

2. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

3. DRAINAGE: DRAINAGE SHALL BE IN ACCORDANCE WITH DRAINAGE PLANS APPROVED BY THE ENGINEERING DIVISION OF THE CITY OF WICHITA. A REVISED DRAINAGE PLAN SHALL BE SUBMITTED WITH THE REPLAT OF PARCELS 4, 5, 6 AND 7.

4. BUILDING SETBACKS: MINIMUM BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN. IN THE EVENT THAT PARCEL 4 IS DEVELOPED WITH GARDEN APARTMENTS, THE BUILDING SETBACK FROM BRAMBLEWOOD AND STRATFORD MAY BE REDUCED TO 25 FEET, AND MAY BE REDUCED TO THE 65-FOOT CONTINENTAL PIPE LINE CO. SETBACK ALONG ROCKHILL.

   BUILDING SETBACK ALONG THE CONTINENTAL PIPELINE CO. EASEMENT SHALL BE IN ACCORDANCE WITH THE RECORDED PLAT OF NORTHBOROUGH AND FURTHER DEFINED ON FILM 253, PAGE 13.98 ET. SEQ.

5. PARKING RATIO SHALL BE IN ACCORDANCE WITH THE APPROPRIATE CODE OF THE CITY OF WICHITA UNLESS SPECIFIED IN THE PARCEL DESCRIPTIONS. See Adm. Adj. letter dated 4-20-94 regarding Parcel 4

6. ADVERTISING SIGNS SHALL BE IN ACCORDANCE WITH SECTION 28.04.139, OF THE CODE OF THE CITY OF WICHITA, WITH THE FOLLOWING EXCEPTION: NO OFF-SITE OR PORTABLE SIGNS SHALL BE ALLOWED ON PARCELS 2, 4, 5, 6 OR 7. See Adm. Adj. letter dated 8-8-01 regarding Parcel 5B

7. A FIRE LANE, HARD SURFACED AND TWENTY FEET MINIMUM IN WIDTH FOR PARCEL 2 AND TWENTY FOUR FEET MINIMUM IN WIDTH FOR PARCELS 4 AND 5, SHALL BE PROVIDED AROUND ALL MAIN COMMERCIAL OR OFFICE STRUCTURES CONSTRUCTED WITHIN SAID PARCELS. SAID FIRE LANES SHALL BE CONSTRUCTED WITH A MINIMUM OF 3 1/2 INCH ASPHALT BASE AND 1 1/2 INCH ASPHALT SURFACE. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES. ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING.

   PRIOR TO FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE PLAN AS TO THE LOCATION AND DESIGN OF THE FIRE LANE(S).

8. AT THE TIME OF REPLATTING PARCELS 4,5, AND 7, THE APPLICANTS SHALL GUARANTEE THE INSTALLATION OF AN ACCEL/DECEL LANE ALONG THE NORTH LINE OF PARCEL 5, A DECEL LANE SOUTH OF ROCKHILL, AND SIGNALIZATION OF THE INTERSECTION OF ROCKHILL AND WOODLAWN.

9. SCREENING AND LANDSCAPING: THE PLANTING STRIPS, AS INDICATED IN PARCELS 1,2,3,3A AND 5, SHALL CONSIST OF TREES, GRASS, AND LOW SHRUBBERY NOT LESS THAN TEN FEET IN WIDTH AND SHALL BE OF SUCH A TYPE AND MAINTAINED IN SUCH A MANNER AS TO NOT CONSTITUTE A TRAFFIC HAZARD. FAILURE TO PROPERLY MAINTAIN THE PLANTING STRIPS SHALL BE CONSIDERED A VIOLATION OF THE C.U.P., AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION.

   SHOULD PARCEL 4 DEVELOP WITH OFFICES, THE PLANTING STRIP IN PARCEL 3 FROM THE NORTH LINE OF ROCKHILL, AS EXTENDED, TO THE SOUTH LINE OF PARCEL 5, AS EXTENDED, SHALL NOT BE REQUIRED.

   SHOULD PARCEL 4 BE DEVELOPED AS RESIDENTIAL, THE PLANTING STRIP ALONG ROCKHILL AND STRATFORD SHALL NOT BE REQUIRED.

   A SOLID OR SEMI-SOLID WALL AT LEAST FIVE FEET, BUT NOT MORE THAN EIGHT FEET HIGH CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL SHALL BE INSTALLED ALONG THE SOUTH LINE OF PARCEL 5 IF PARCEL 4 IS DEVELOPED AS RESIDENTIAL. IF PARCELS 3 OR 5 DEVELOP PRIOR TO PARCEL 4, THE ABOVE-REFERENCED PLANTING STRIP OR WALL SHALL BE REQUIRED.

   A WALL, AS DESCRIBED ABOVE, SHALL BE SUBSTITUTED FOR THE PLANTING STRIPS WITHIN PARCELS 2, 4, AND 5 WHERE THE STORAGE AREA, SERVICE AREA, OR THE REAR OF NON-RESIDENTIAL BUILDING(S) FACE DIRECTLY INTO A RESIDENTIAL DISTRICT. APPROPRIATE STREET TREES (AS APPROVED BY THE CITY FORESTER) FOR PARCELS 4 AND 5 SHALL BE PLANTED NO FARTHER APART THAN FIFTY FEET ON CENTERS IN THE PUBLIC PARKING AREA BETWEEN THE CURB AND WALL AND SHALL BE MAINTAINED BY THE OWNER(S) OF THE ADJACENT PARCELS.

   A BUILDING PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY WALL. NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT.

   TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.

10. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, FOR THE REQUIRED PLANTING STRIPS, INDICATING THE TYPE, LOCATION, AND SPECIFICATION OF PLANT MATERIALS, AND METHOD OF PROVIDING WATER, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) FOR PARCELS 1, 2, 3, 5A, 5B, and 6.

    A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLANS SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BE PLANTED.

11. A HOMEOWNER'S ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF THE RESERVES SHALL BE SUBMITTED WITH THE FINAL REPLAT.

12. ANY LOWERING, ENCASEMENT OR RELOCATION OF THE CONTINENTAL PIPE LINE NECESSITATED BY THIS DEVELOPMENT, WILL BE WITHOUT COST TO THE CITY OF WICHITA.

PARCEL DESCRIPTIONS

PARCEL ONE

PROPOSED USE - AUTOMOTIVE, FINANCIAL, AND OTHER SERVICE ORIENTED RETAIL THAT DOES NOT INCLUDE CARRY-OUT FOOD SERVICE AS THE PRINCIPAL BUSINESS

NET AREA - 0.92± ACRES, OR 40,085 ± SQUARE FEET

MAXIMUM BUILDING COVERAGE - 30 PER CENT OR 12,025± SQUARE FEET

FLOOR AREA RATIO - .30

MAXIMUM GROSS FLOOR AREA - 12,025± SQUARE FEET

MAXIMUM BUILDING HEIGHT - 35 FEET

PARCEL TWO

PROPOSED USE - SHOPPING CENTER AND/ OR OFFICES, PROFESSIONAL, PERSONAL SERVICES, COMPARISON AND CONVENIENCE SHOPPING, AND PARKING SEASONAL NURSERY AND GARDEN CENTER, INDOOR ENTERTAINMENT AND RECREATION PER AA DATED 3-25-16

NET AREA - 19.02 ± ACRES OR 828,511 SQUARE FEET

MAXIMUM BUILDING COVERAGE - 30 PER CENT OR 248,553 SQUARE FEET

FLOOR AREA RATIO - .40

MAXIMUM GROSS FLOOR AREA - 331,404 SQUARE FEET

MAXIMUM BUILDING HFIGHT - 55 FEET

MAXIMUM NUMBER OF BUILDINGS SHALL NOT EXCEED SIX (6)

PARCEL THREE

PROPOSED USE - PROFESSIONAL, MEDICAL, DENTAL OFFICES AND CLINICS, LABORATORIES WITH ACCUTE CARE FACILITIES AND PERSONAL SERVICES AS PERMITTED BY THE ZONING ORDINANCE, AND PARKING.

NET AREA - 13.23 ± ACRES OR 576,528 SQUARE FEET

MAXIMUM BUILDING COVERAGE - 30 PER CENT OR 172,958 SQUARE FEET

FLOOR AREA RATIO - .40

MAXIMUM GROSS FLOOR AREA - 230,611 SQUARE FEET

MAXIMUM BUILDING HEIGHT - IN ACCORDANCE WITH SECTION 28.04.080-B OF THE CODE OF THE CITY OF WICHITA.

PARCEL THREE "A" (SEE BELOW)

PARCEL FOUR

PROPOSED USE - PROFESSIONAL, MEDICAL, DENTAL OFFICES, AND CLINICS, LABORATORIES AND PERSONAL SERVICES AS PERMITTED BY THE ZONING DISTRICT.

NET AREA - 13.3 ACRES ±

MAXIMUM BUILDING COVERAGE - 30% OR 173,500 SQUARE FEET

MAXIMUM GROSS FLOOR AREA - 40% OR 231,350 SQUARE FEET

MAXIMUM BUILDING HEIGHT - 55 FEET

MAXIMUM NUMBER OF BUILDINGS - THREE (UNLESS A SITE PLAN IS FIRST APPROVED BY THE DIRECTOR OF PLANNING PROVIDING FOR MORE BUILDINGS)

ALTERNATE PARCEL FOUR

PROPOSED USE - GARDEN APARTMENTS AND ASSOCIATED COMMUNITY FACILITIES, PROVIDED A SITE PLAN IS APPROVED BY THE DIRECTOR OF PLANNING

NET AREA - 13.3 ACRES ±

DENSITY - 26 D.U.'S/NET ACRE OR 346 D.U.'S

PARKING RATIO - 1.5/D.U.

MAXIMUM BUILDING HEIGHT - 55 With Multi-story Office Tower (Adm. Adj. 05-24-00) FEET

PARCEL 5A:
PROPOSED USES - FINANCIAL INSTITUTIONS, OFFICE, PERSONAL SERVICES, RESTAURANTS (EXCLUDING THOSE WITH DRIVE-UP WINDOW SERVICE AND DRIVE-IN RESTAURANTS) AND RETAIL SALES AS PERMITTED BY THE ZONING DISTRICT.
NET AREA: 8.64 ACRES OR 376,655 SQ. FT.
MAXIMUM BUILDING COVERAGE: 30% OR 112,965 SQ. FT.
MAXIMUM GROSS FLOOR AREA: 40% OR 150,625 SQ. FT.
MAXIMUM BUILDING HEIGHT: 35 FEET (55 FEET FOR OFFICES)
MAXIMUM NUMBER OF BUILDINGS: 2

PARCEL 5B:
PROPOSED USES - FINANCIAL INSTITUTIONS, OFFICE, PERSONAL SERVICES, RESTAURANTS ~~(EXCLUDING THOSE WITH DRIVE-UP WINDOW SERVICE AND DRIVE-IN RESTAURANTS)~~ AND RETAIL SALES AS PERMITTED BY THE ZONING DISTRICT. Per Amendment #4
NET AREA: 0.87 ACRES OR 37,800 SQ. FT.
MAXIMUM BUILDING COVERAGE: 30% OR 7,400 SQ. FT.
MAXIMUM GROSS FLOOR AREA: 40% OR 9,875 SQ. FT.
MAXIMUM BUILDING HEIGHT: 35 FEET (55 FEET FOR OFFICES)
MAXIMUM NUMBER OF BUILDINGS: 1

PARCEL 6
PROPOSED USE - NURSING CENTER AND DAY CARE CENTER FOR THE ELDERLY (IF INCORPORATED AS PART OF AND WITHIN THE NURSING CENTER.)

NET AREA - 5.1 ACRES ±

MAXIMUM NUMBER OF BEDS - 180

MAXIMUM BUILDING HEIGHT - 35 FEET

PARKING RATIO - IN ACCORDANCE WITH THE CODE OF THE CITY OF WICHITA

PARCEL SEVEN

PROPOSED USE - GARDEN APARTMENTS, TOWNHOUSES AND ASSOCIATED COMMUNITY FACILITIES.

NET AREA - 33.4 ACRES ±

DENSITY OF APARTMENTS - 17.4 D.U.'s/NET ACRE OR 580 D.U.'s

TOWNHOUSES - 6.0 D.U.'s/NET ACRE OR 200 D.U.'s

PARKING RATIO - 1.5/D.U. FOR GARDEN APARTMENTS

2.0/D.U. FOR TOWNHOUSES

MAXIMUM BUILDING HEIGHT - 35 FEET

PARCEL THREE "A"

PROPOSED USE - RESTAURANT (EXCLUDING THOSE WITH DRIVE-UP WINDOW SERVICE) FINANCIAL INSTITUTIONS, AND OFFICES

NET AREA - 1.75 ACRES ± OR 76,000 SQUARE FEET

MAXIMUM BUILDING COVERAGE - 30% OR 22,800 SQUARE FEET

MAXIMUM GROSS FLOOR AREA - 30% OR 22,800 SQUARE FEET

MAXIMUM BUILDING HEIGHT - 35 FEET

MAXIMUM NUMBER OF BUILDINGS - ONE

1. A seasonal nursery and garden center shall be permitted by this amendment in Parcel 2. The CUP document shall be revised to add the requirements for the nursery and garden center.

2. The applicant shall submit a revised site plan for the seasonal nursery and garden center that complies with these conditions of approval. The site plan and any attachments shall be reviewed and approved by the Planning Department prior to issuance of any temporary building permit for this use. The site plan shall be oriented to direct traffic and parking patterns away from interference with the main circulation aisles within Parcel 2.

3. The seasonal nursery and garden center shall be located in temporary structures accompanied by outdoor display space as shown on the approved site plan and attachments compliant with these conditions.

4. Operation of the seasonal nursery and garden center shall be April through June, 8 a.m. – 7 p.m./dusk, Monday – Saturday, and 9 a.m. – 7 p.m./dusk, Sunday. There will be a week allowed before and after this period of operation for erecting and removing the temporary structures.

5. All outdoor work and storage areas, such as areas storing empty carts or containers, shall be screened from ground level view by approved screening materials, in conformance to Article IV, Section IV-B of the UZC.

6. No outdoor lighting shall be added. No generators shall be used to provide power to the site. No outdoor speakers or amplifiers shall be allowed. Water shall be supplied from an approved water supply.

7. Restroom facilities for employees must be provided and may be provided by agreement with a permanent use in the center upon approval of the Superintendent of Central Inspection. No portable-potties are allowed.

8. Parking requirements shall be considered reduced by up to 10 percent for Parcel 2 for the duration of the seasonal nursery and garden center; this reduction shall not transfer to a reduction to any other use within the center unless separately approved by administrative action or amendment.

9. No temporary buildings shall be located within any setbacks or easements.

10. Permitted merchandise for sale shall be plants, plant materials, gardening supplies (including sacked fertilizer and sacked mulch), pottery for plants and gardening tools, limited to non-motorized hand tools.

11. The use shall be operated in conformance with all requirements of Article III, Section III-D.8.z of the UZC for a nursery and garden center on property zoned LC and with all requirements of Article III, Section III-B.14.a of the UZC pertaining to outdoor display and outdoor storage in LC unless specifically modified herein.

12. Signage shall be per the Wichita Sign Code.

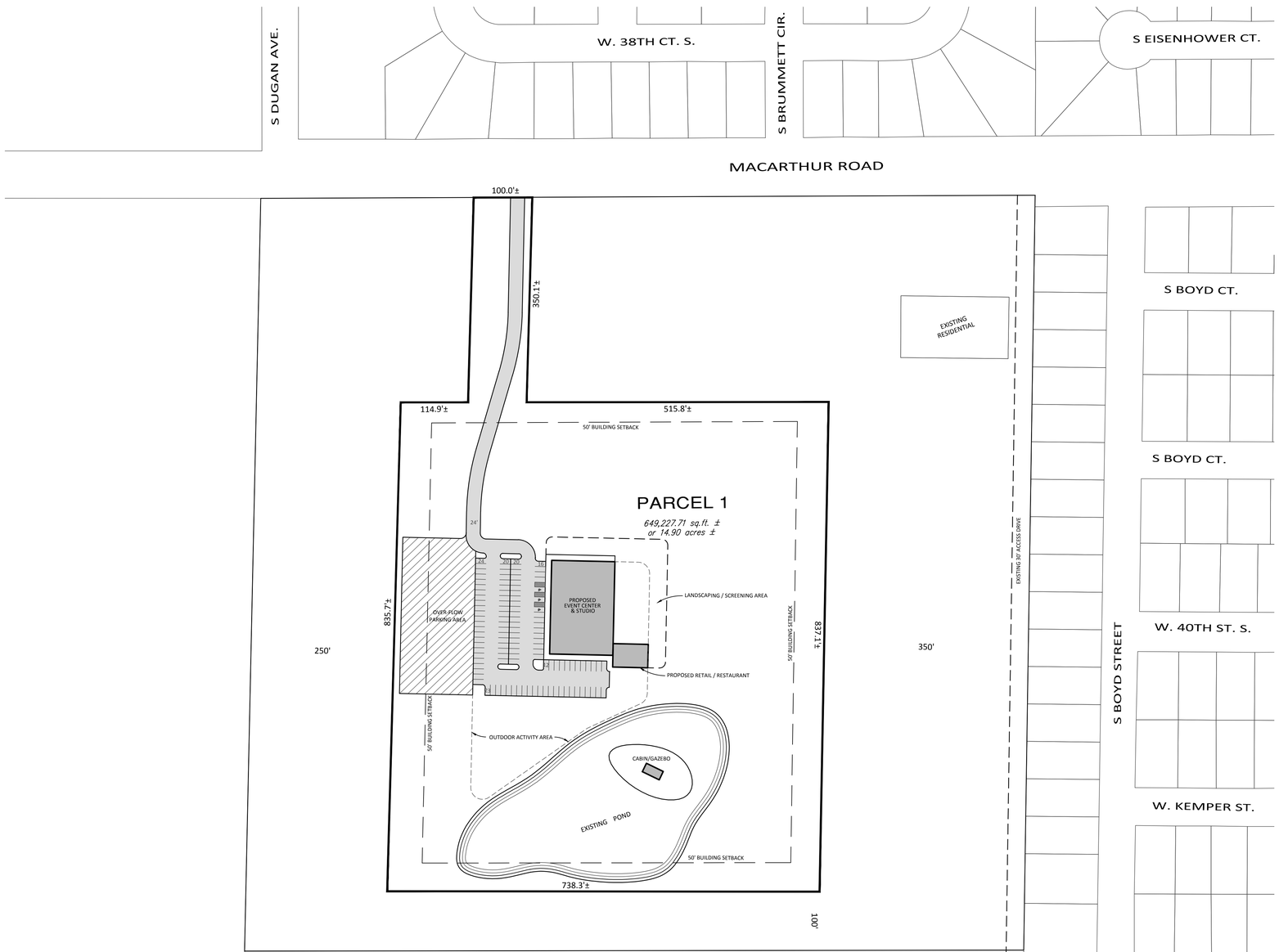
13. A change in the location in subsequent years may be considered as an Administrative Adjustment.

14. Prior to utilization of the nursery and garden center use, the operator (owner or lessee who seeks the temporary building permit) shall annually submit a report to the Zoning Enforcement Division of Office of Central Inspection that demonstrates compliance with the approved site plan (See Exhibits) and conditions specified herein.

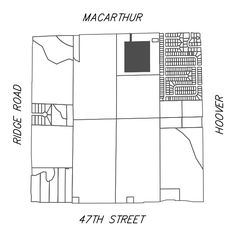
ANDRA COMMERCIAL PUD

PLANNED UNIT DEVELOPMENT

PUD-50



VICINITY MAP



SCALE: 1" = 100'

GENERAL PROVISIONS:

1. Total Land Area: 649,227.71 sq.ft. ± or 14.90 acres
   Total Gross Floor Area: 75,000 sq.ft.
   Total Floor Area Ratio: 11.6 percent

2. Parking shall be per the Wichita-Sedgwick County Unified Zoning Code, with the following exceptions:

   A. The total number of paved parking spaces for the first 20,000 square feet of the multi-use facility shall be 115 spaces, and shall be provided in accordance with the Unified Zoning Code paving standards.

   B. Parking for broadcast/recording studio shall be calculated at a rate of 1 space per 500 square feet of area within a building devoted to that use, and for all other uses parking shall be provided at a rate of 1 space per 333 square feet of area within a building devoted to those uses.

   C. Development of more than 20,000 square feet of building coverage shall increase the paved parking requirement by a rate of 1 space per 333 square feet of area devoted to all uses, except for the community assembly/event center use that shall provide parking at the rate of 1 stall per 4 occupants for that portion of the building devoted to an community assembly/event center.

   D. The multi-use facility may provide an overflow parking area where indicated on the plan to accommodate events that may exceed the 115 paved parking spaces. This ancillary parking area shall be considered to provide and additional 75 parking spaces (based on 100 parking spaces per acre), and shall be surfaced with an all-weather material comprised of asphalt millings, pea gravel, or similar dust-suppressing materials.

3. Setbacks are as indicated on the P.U.D. drawing.

4. A Drainage Plan shall be submitted to the appropriate jurisdiction for approval. Required guarantees for drainage shall be provided at the time of platting improvements.

5. Signs shall be in accordance with either the County Sign Code Section 6-346(c) for Commercial districts, or the City Sign Code for the "GC" General Commercial district, depending on the jurisdiction. No LED, billboard, portable, or off-site signs shall be permitted.

6. Parcel 1 shall be limited to those uses permitted by right in the "SF-20" Single-Family Residential district, and the following uses: nightclub (as restricted in the PUD), agriculture, community assembly, broadcast/recording studio, event center, farmer's market, office, restaurant, and retail. Overnight accommodations are permitted within the P.U.D. as an accessory use to the multi-use facility. The use of the "Outdoor Activity Area" shall be considered accessory to the Event Center, and shall be used in conjunction with those uses listed in General Provision 6A as well as for the farmer's market.

   The stated "Night Club" use shall be limited to the UZC definition of "Event Centers", subject to the following conditions:

   A. The use of the Event Center shall be limited to 500 persons, and shall be limited exclusively to a venue for rent with the purpose of hosting a variety of gatherings where food, beverages (including alcohol), music or dancing may be offered, such as life cycle events (i.e. birthdays, anniversaries, weddings, reunions); corporate or professional functions (i.e. seminars, meetings, lectures, retreats); other special events including charitable events, fundraisers, and art shows; holiday festivities; or photographic shoots; and other similar events.

   B. All Sexually Oriented Businesses, as currently defined by the Wichita-Sedgwick County Unified Zoning Code, are hereby prohibited.

   C. Facilities may be rented out for the above-described activities that are not repeated on a weekly basis and that are not open to the public on a daily basis at times other than when an event is scheduled.

   D. The Event Center shall obtain, and at all times maintain, a liquor license(s) as are required from the appropriate local and/or State authorities. Outside vendors/caterers shall obtain and maintain at all times while participating in events at the Event Center, a liquor license as required from the appropriate local and/or State authorities. No business that is classified as a Drinking Establishment, Tavern, Class A Club or Class B Club, under current Wichita, Kansas ordinances or codes, shall be allowed.

   E. The Event Center may be open and operated only from 8:00 a.m. to 1:00 a.m., local time, on Friday and Saturday, and from 8:00 a.m. to Midnight, local time, Sunday through Thursday. Event Center set-up and clean-up shall be allowed only between the hours of 8:00 a.m. to 1:30 a.m., local time, on Friday and Saturday, and only from 8:00 a.m. to 12:30 a.m., local time, Sunday through Thursday.

   F. Tents may be erected within the area indicated as "Outdoor Activity Area", and subject to compliance with all applicable building and fire code requirements. All tents shall be disassembled and stored indoors within 24 hours of an event.

   G. Security may be permitted through contracted security services.

   H. Live music, or music provided by a DJ, is an option for events and shall be located within a building. Music to accompany wedding ceremonies, or other outdoor events, shall be at a low-volume so as not to create a nuisance, and be located within the "Outdoor Activity Area". All outdoor music shall be subject to the Unified Zoning Code's compatibility noise standards.

   I. The "Outdoor Activity Area" shall be limited to the hours of 10:00 a.m. to 10:00 p.m., local time. Outdoor preparation and service of food, beverages (including alcohol) may be permitted. All applicable license(s) shall be obtained as are required from the appropriate local and/or state authorities.

   J. Outdoor speakers used in conjunction with outdoor events shall be limited to the hours of 10:00 a.m. to 8:00 p.m. All speakers shall be oriented toward the center of the site as to minimize noise trespass onto neighboring properties to the east and north.

7. Uses are those permitted by the approved P.U.D., and are subject to the development standards contained in the approved PUD.

8. Access shall be as indicated on the Plan, and/or as approved during the platting process.

9. Landscaping shall be per the requirements of the appropriate jurisdiction, with the following modifications:

   A. Existing landscaping may count towards meeting this requirement.

   B. Screening walls or fences around the perimeter of the P.U.D. shall not be required. Screening of the multi-use facility shall consist of a mix of landscaping and/or berms where indicated on the plan.

   C. A screening plan shall be submitted for review and approval by the Planning Director at the time of site development.

   D. The property surrounding the P.U.D. is owned by the applicant, and is intended to provide a buffer between the uses allowed by the P.U.D. and neighboring properties. The waiver of standard screening and landscaping requirements are contingent upon this area remaining as open space. The applicant may define this area as a reserve when platted, and/or as a conservation easement, in order to preserve this open space.

10. Trash receptacles shall be appropriately screened to reasonably hide them from ground view. Screening shall be constructed of materials and/or landscaping compatible with the building exterior.

11. All outdoor lighting shall employ cut-off luminaries to minimize light trespass and glare, and will be aimed or shielded away from neighboring properties. Lighting sources shall be limited to thirty (30) feet in height, including poles and base. No pole lighting shall be located within building setbacks.

12. Development within Parcel 1 shall be contingent upon providing adequate water and sanitary sewer service by the appropriate jurisdiction. Guarantees for the extension of municipal services shall be provided at the time of platting.

13. All applicable permits, licenses, inspections or change in use shall be obtained prior to occupancy.

14. Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.

15. The Transfer of title of all or any portion of land included within the Planned Unit Development (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.

16. 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 or the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

17. The design layout shown on the plan illustrates one development concept. Modifications to the size and/or location of improvements, building layout, and/or access locations may be permitted, provided they meet all requirements of this plan. If such modifications are determined by the Planning Director, with the concurrence of the Zoning Administrator, to be significant, the owner shall be required to file for an administrative adjustment to the P.U.D. If the change is considered greater than what can be approved administratively, the owner shall be required to file an amendment to the P.U.D., which shall be submitted to the Planning Commission for their consideration. This plan envisions the development of a multi-use facility and cabin, as shown on the plan; however, in the event additional uses within separate buildings are proposed, the applicant shall submit a revised site plan to the Planning Director for review.

LEGAL DESCRIPTION:

A portion of the Northeast Quarter of Section 15, Township 28 South, Range 1 West of the 6th Principal Meridian, Sedgwick County, Kansas, more particularly described as follows:

Commencing at the Northwest Corner of the Northwest Quarter of the Northeast Quarter, Section 15, Township 28 South, Range 1 West of the 6th Principal Meridian; thence with an assumed bearing of South 01°38'53" West along the West line of the Northwest Quarter of said Northeast Quarter 40.02 feet, more or less; thence South 90°00'00" East parallel with the North line of the Northwest Quarter of said Northeast Quarter 365.00 feet, more or less, for a point of beginning; thence continuing South 90°00'00" East parallel with the North line of the Northwest Quarter of said Northeast Quarter 100.00 feet; thence South 01°38'53" West parallel with the West line of the Northwest Quarter of said Northeast Quarter 350.10 feet, more or less; thence South 90°00'00" East parallel with the North line of the Northwest Quarter of said Northeast Quarter 515.84 feet, more or less; thence South 01°07'30" West parallel with the East line of the Northwest Quarter of said Northeast Quarter 837.15 feet, more or less; thence North 89°52'32" West parallel with the South line of the Northwest Quarter of said Northeast Quarter 738.33 feet, more or less; thence North 01°38'53" East parallel with the West line of the Northwest Quarter of said Northeast Quarter 835.73 feet, more or less; thence South 90°00'00" East parallel with the North line of the Northwest Quarter of said Northeast Quarter 114.88 feet, more or less; thence North 01°38'53" East parallel with the West line of the Northwest Quarter of said Northeast Quarter 350.10 feet, more or less, to the to the point of beginning. (Containing 649,227.71 square feet, or 14.90 acres, more or less)

REVISIONS:

Planned Unit Development (PUD2016-??) Filed: May 27, 2016
Revised per staff comments: June 27, 2016
Approved by MAPC:
Revised per County Commission comments:

PARCEL 1

A.	Net Area:	649,227.71 sq.ft. ± or 14.90 acres ±
B.	Maximum Building Coverage:	45,000 sq.ft. or 6.9 percent
C.	Maximum Gross Floor Area:	75,000 sq.ft.
D.	Floor Area Ratio:	11.6 percent
E.	Maximum building height:	45 feet, except for any other structures exempt by the UZC.
F.	Setbacks:	See Drawing
G.	Access Points:	See Drawing
H.	Permitted Uses:	See General Provision #6.

PUD-50

ANDRA COMMERCIAL PUD
PLANNED UNIT DEVELOPMENT

BAUGHMAN