KW FLORENCE
COMMUNITY UNIT PLAN DP-334

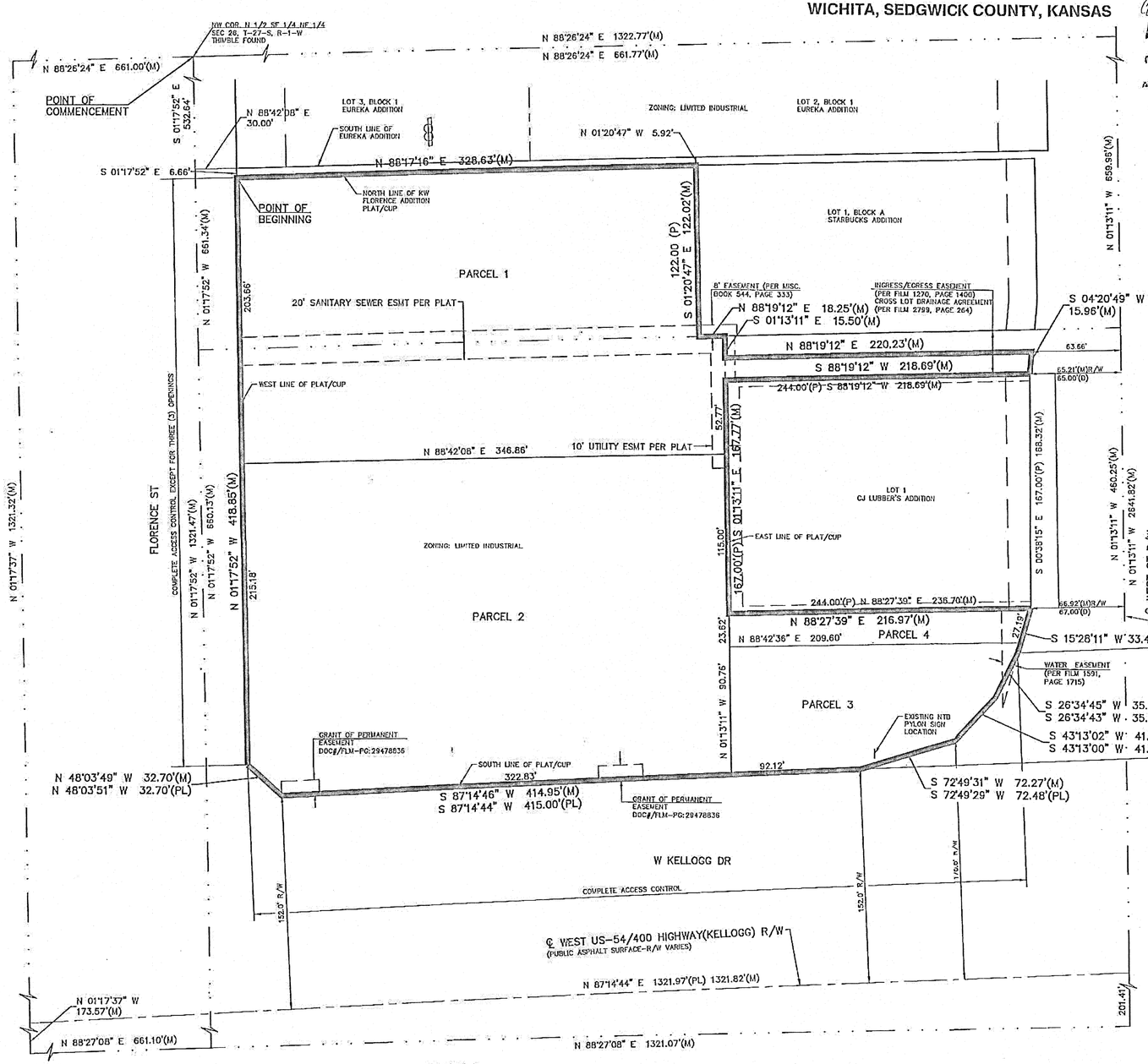
KW FLORENCE ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

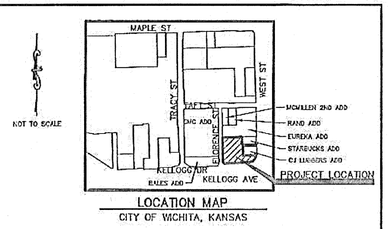
CW for AA CUP2017-00 3-5-2019 KH

APPROVED CUP

MAPC 11-08-2018 Item

MAPD Copy 1 of 4





LOCATION MAP
CITY OF WICHITA, KANSAS

NOT TO SCALE

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SCALE: 1" = 40'

LEGEND

(P)	PLATTED
(PL)	BEARING & DISTANCE PER KDOT PLAN 235-87 KA-0161-04
(M)	MEASURED BEARINGS & DISTANCE
	LINE NOT DRAWN TO SCALE

GENERAL

LEGAL DESCRIPTION:

LOTS 1, 2, AND 3, BLOCK A, KW FLORENCE ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS

TOTAL GROSS AREA = 3.99 ACRES±
TOTAL NET AREA = 3.99 ACRES±

THIS DEVELOPMENT IS PROPOSED TO CONTAIN 3.99 NET ACRES ± OF "LI" ZONING,

IF DEVELOPED TO THE MAXIMUM PERMITTED, THIS DEVELOPMENT WOULD CONTAIN THE FOLLOWING:

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4. BUILDING SETBACKS: MINIMUM BUILDING SETBACKS SHALL BE 25' ALONG THE EXISTING PROPERTY LINE FOR KELLOGG AND A 15' SIDE YARD SETBACK ALONG THE EXISTING PROPERTY LINE FOR FLORENCE STREET. IF SETBACKS ARE NOT SHOWN, UNDERLYING ZONING DISTRICT SHALL DETERMINE.
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6. THREE POLE SIGNS SHALL BE ALLOWED ALONG THE KELLOGG FRONTAGE. THE SIGNS SHALL BE SPACED AT A MINIMUM OF 150 FEET. ONE SIGN SHALL BE ALLOWED A MAXIMUM HEIGHT OF 65 FEET. THIS SIGN SHALL BE ALLOWED UP TO 500 SQ. FT. OF SIGNAGE, WITH NO SINGLE SIGN, IF MULTIPLE PANELS, GREATER THAN 300 SQ. FT. SIGN PANELS MAY BE LOCATED AT ANY HEIGHT UP TO 65 FEET. ONE SIGN SHALL BE ALLOWED A MAXIMUM HEIGHT OF 45 FEET. THIS SIGN SHALL BE ALLOWED UP TO 300 SQ. FT. OF SIGNAGE, WITH NO SINGLE SIGN, IF MULTIPLE PANELS, GREATER THAN 200 SQ. FT. SIGN PANELS MAY BE LOCATED AT ANY HEIGHT UP TO 45 FEET. ONE SIGN SHALL BE ALLOWED A MAXIMUM HEIGHT OF 35 FEET. THIS SIGN SHALL BE ALLOWED UP TO 200 SQ. F.T. OF SIGNAGE, WITH NO SINGLE SIGN, IF MULTIPLE PANELS, GREATER THAN 150 SQ. FT. SIGN PANELS MAY BE LOCATED AT ANY HEIGHT UP TO 35 FEET.

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APPROVED CUP Admin
CUP2020-00 MAPC May 22, 2020 Adjustment to
4/1/2022 Parcel 6
Copy 2 of 4

ADJUSTMENT #1: 12-06-2017
ADJUSTMENT #2: 08-21-2018
ADJUSTMENT #3: 05-22-2020

PARCEL 1

PROPOSED USES – ALL PERMITTED USES BY RIGHT IN THE "GC" ZONING DISTRICT

GROSS AREA 1.66 ACRES OR 72,344 ± SQ. FT.
MAXIMUM BUILDING COVERAGE – 30% OR 21,703 ± SQ. FT.
FLOOR AREA RATIO – 0.40
MAXIMUM GROSS FLOOR AREA – 28,938 ± SQ. FT.
MAXIMUM BUILDING HEIGHT – 45 FT.

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PROJECT NO. G17S0467 SHEET 1 OF 1

File Copy

Wichita-Sedgwick County Metropolitan Area Planning Department

May 22, 2020

Kellogg & West LLC
8110 E. 32nd St. N., Suite 150
Wichita, KS 67226

Kim Edgington
2532 N. Cardinal Drive
Wichita, KS 67204

RE: CUP2020-22 – City Administrative Adjustment to KW Florence CUP DP-334 to General Provision #6 to reflect increase in square footage of off-site signage on CJ Lubbers on property located on the northwest corner of West Kellogg and South West Street

Legal Description: Lots 1, 2 and 3, Block A, KW Florence Addition, Wichita, Sedgwick County, KS

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-334 to General Provision #6 to reflect increase in square footage of off-site signage on CJ Lubbers on property located on the northwest corner of West Kellogg and South West Street.

On the basis of our review, we find that adjusting the CUP in the manner stated as follows is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

General Provision #6: (last paragraph, last line) One of the approved signs in the CUP may be allowed to provide ***300 square feet*** of off-site signage for adjacent commercial uses.

Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

The "Development Application" sign should now be removed from the property. Please submit four (4) copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.

Scott Wadle, Interim Director
Metropolitan Area Planning Department

J.R. Cox Jr.

John R. Cox, Jr., Interim Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Jeff Blubaugh, CM District IV
Rebecca Fields, CSR, District IV

KW FLORENCE
COMMUNITY UNIT PLAN DP-334

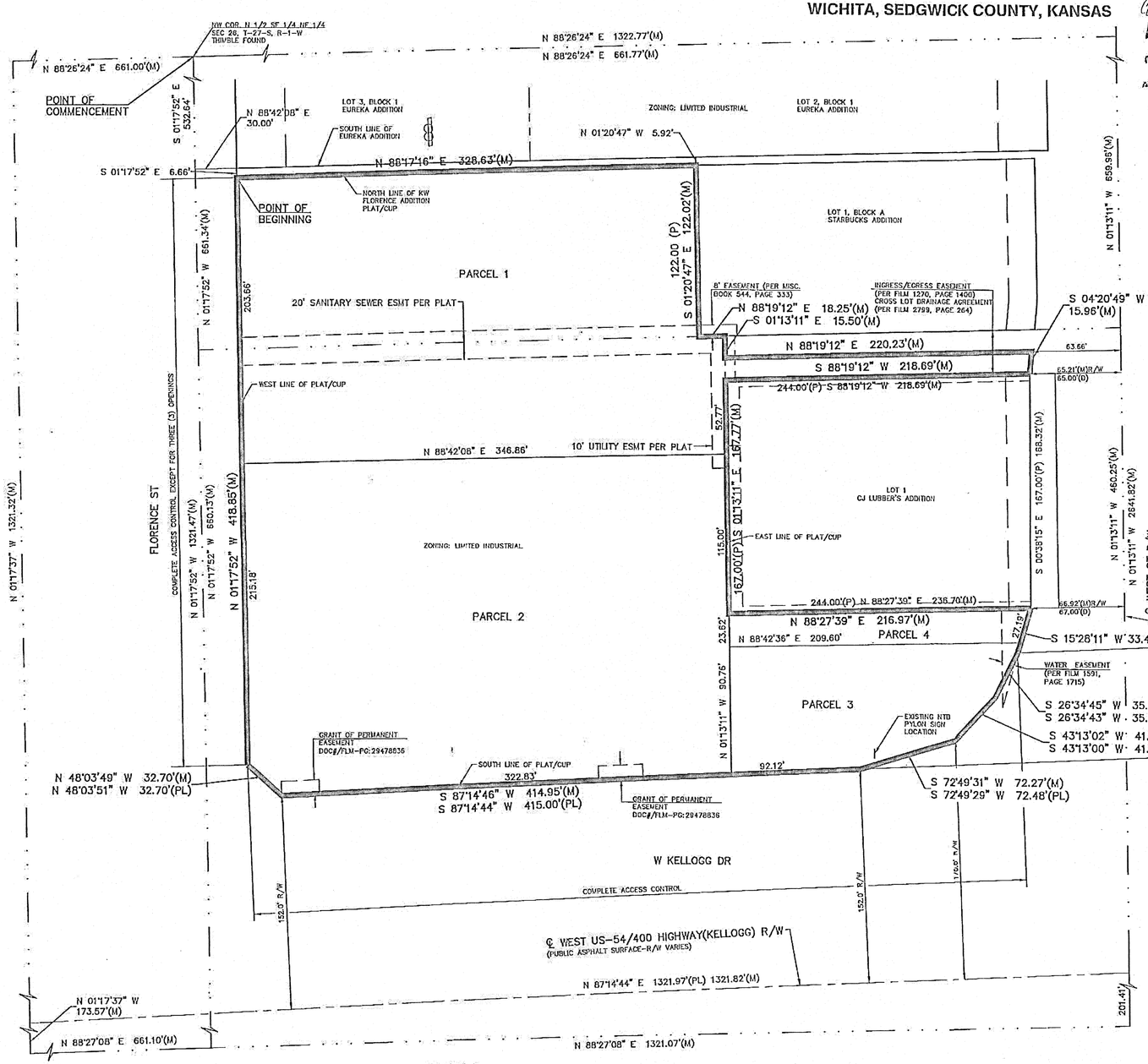
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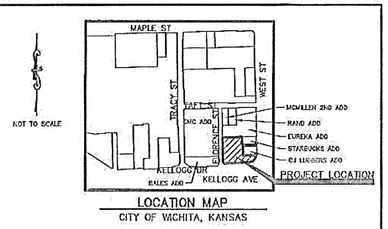
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APPROVED CUP

MAPC 11-08-2018 Item

MAPD Copy 1 of 4





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CITY OF WICHITA, KANSAS

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APPROVED CUP Admin
CUP2020-00 MAPC May 22, 2020 Adjustment to
4/1/2022 Parcel 6
Copy 2 of 4

ADJUSTMENT #1: 12-06-2017
ADJUSTMENT #2: 08-21-2018
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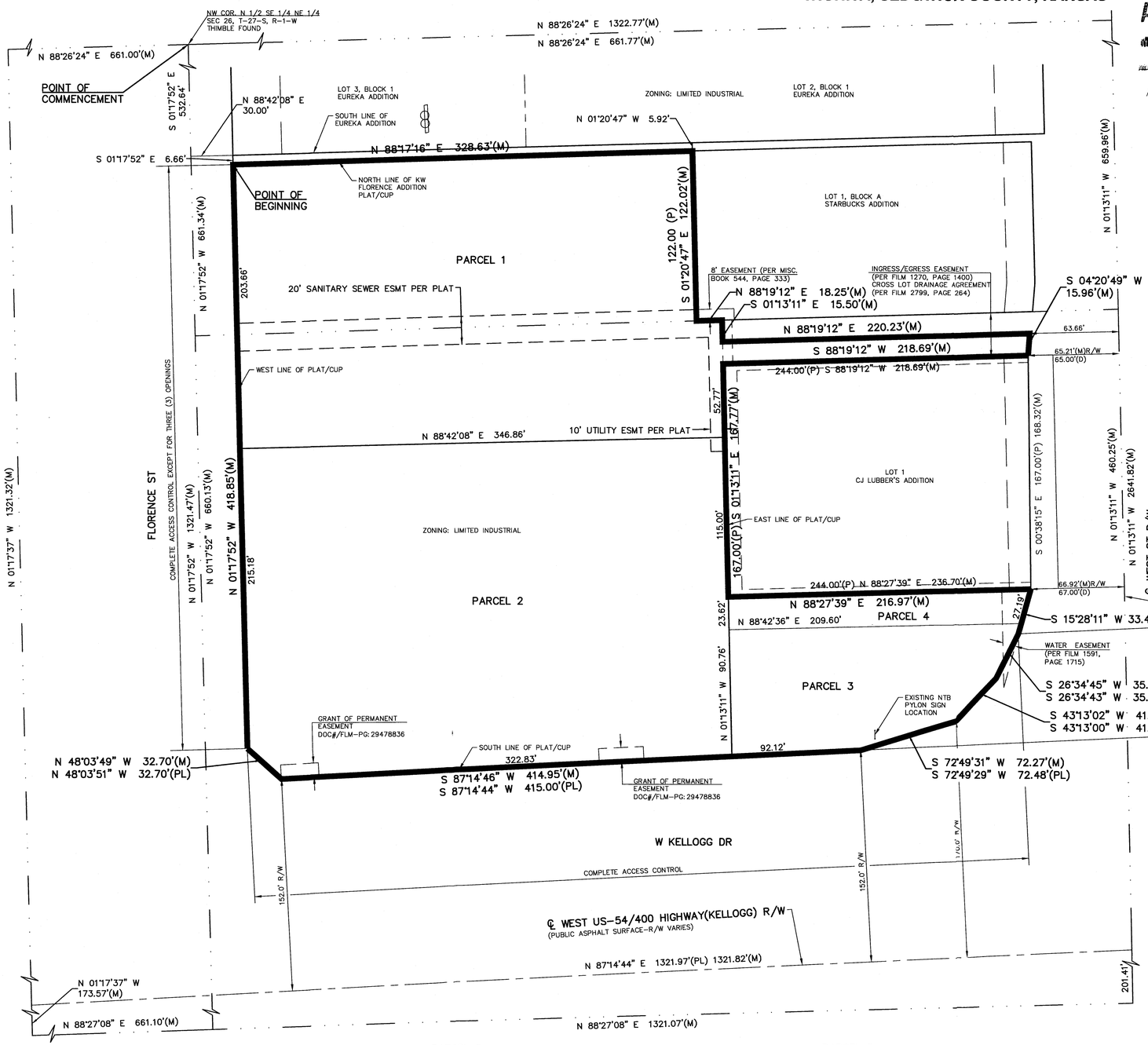
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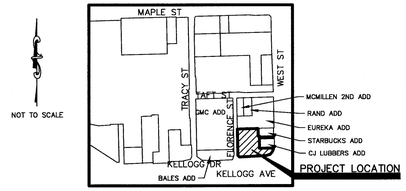
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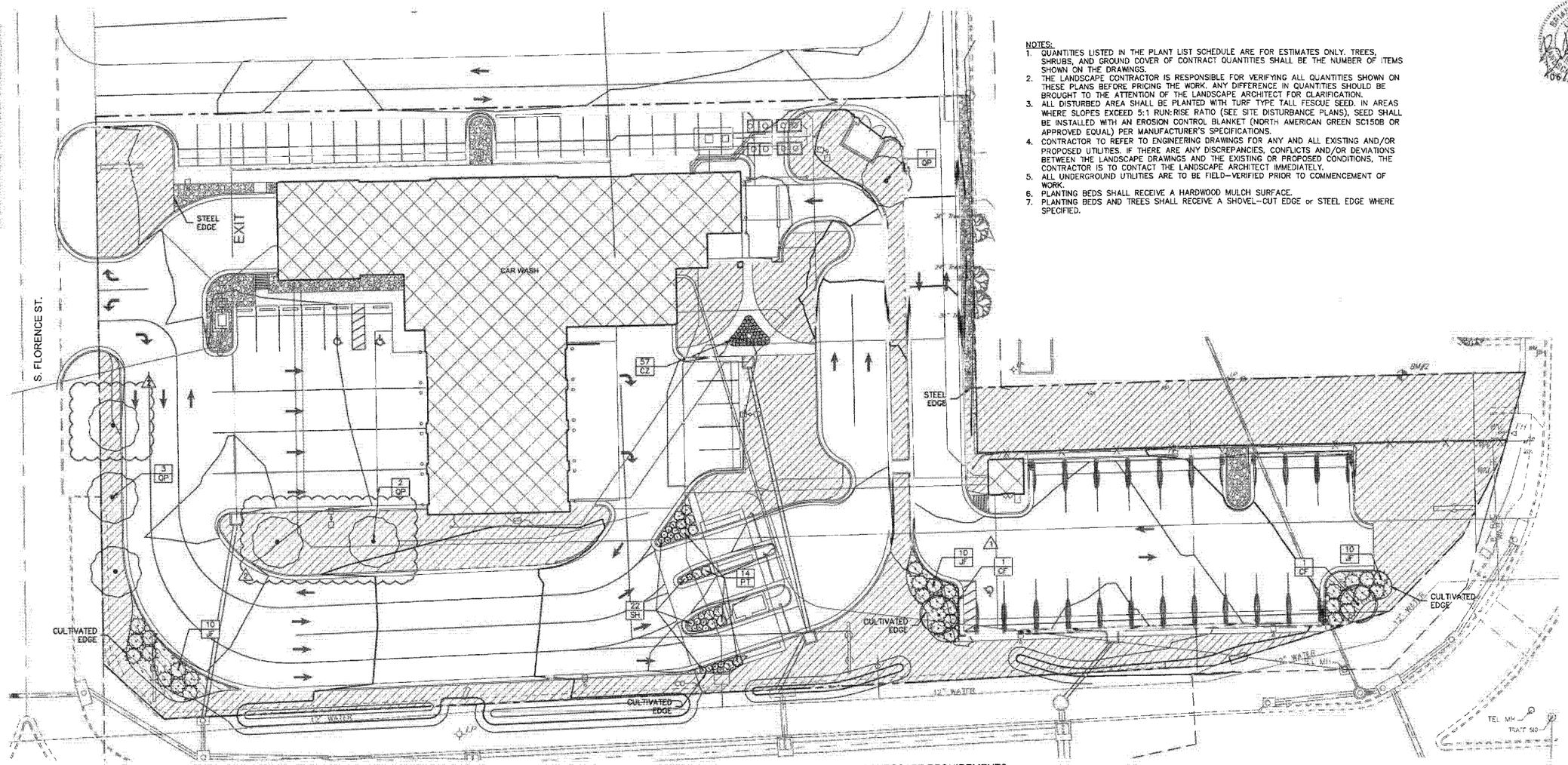
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PROJECT NO. G17S0467 SHEET 1 OF 1



NOTES:
1. QUANTITIES LISTED IN THE PLANT LIST SCHEDULE ARE FOR ESTIMATES ONLY. TREES, SHRUBS, AND GROUND COVER OF CONTRACT QUANTITIES SHALL BE THE NUMBER OF ITEMS SHOWN ON THE DRAWINGS.
2. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK. ANY DIFFERENCE IN QUANTITIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
3. ALL DISTURBED AREA SHALL BE PLANTED WITH TURF TYPE TALL FESCUE SEED. IN AREAS WHERE SLOPES EXCEED 5:1 RUN:RISE RATIO (SEE SITE DISTURBANCE PLANS), SEED SHALL BE INSTALLED WITH AN EROSION CONTROL BLANKET (NORTH AMERICAN GREEN SC150B OR APPROVED EQUAL) PER MANUFACTURER'S SPECIFICATIONS.
4. CONTRACTOR TO REFER TO ENGINEERING DRAWINGS FOR ANY AND ALL EXISTING AND/OR PROPOSED UTILITIES. IF THERE ARE ANY DISCREPANCIES, CONFLICTS AND/OR DEVIATIONS BETWEEN THE LANDSCAPE DRAWINGS AND THE EXISTING OR PROPOSED CONDITIONS, THE CONTRACTOR IS TO CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.
5. ALL UNDERGROUND UTILITIES ARE TO BE FIELD-VERIFIED PRIOR TO COMMENCEMENT OF WORK.
6. PLANTING BEDS SHALL RECEIVE A HARDWOOD MULCH SURFACE.
7. PLANTING BEDS AND TREES SHALL RECEIVE A SHOVEL-CUT EDGE or STEEL EDGE WHERE SPECIFIED.

PLANT SCHEDULE AREA 1

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER
	CF	2	CERCIS CANADENSIS 'FOREST PANSY' TM	FOREST PANSY REDBUD	B & B	2"
	QF	6	QUERCUS SHUMARDII 'PANACHE'	PANACHE SHUMARD OAK	B & B	2"
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	
	CZ	57	COREOPSIS VERTICILLATA 'ZAGREB'	ZAGREB THREAD LEAF COREOPSIS	1 GAL	
	JF	30	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL	
	PT	14	PHYSOCARPUS OPULIFOLIUS 'TINY WINE'	TINY WINE NINEBARK	1 GAL	
	SH	22	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1 GAL	
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**		
	RC	1,524 SF	RIVER ROCK COBBLE	RIVER ROCK COBBLE		
	MS	1,774 SF	SHREDDED HARD WOOD MULCH	WOOD MULCH		
	SB	25,752 SF	TALL FESCUE TYPE TURF			

LANDSCAPE REQUIREMENTS

STREET FRONTAGE
West Kellogg Street (Multiple 2)
175–275 lf of Average Depth
10 Square Feet / Linear Foot
347 Linear Feet of Frontage
74 Building Wall Line Dist.
273 x 10 = 2,73. Square Feet of Street Frontage

1–175 lf of Average Depth
8 Square Feet / Linear Foot
217 Linear Feet of Frontage
74 Building Wall Line Dist.
143 x 8 = 1,144 Square Feet of Street Frontage
4,174 Square Feet of Street Frontage Provided

South West Street (Multiple 1)
1–175 lf of Average Depth
8 Square Feet / Linear Foot
90 Linear Feet of Frontage
90 x 8 = 720 Square Feet of Street Frontage
72. Square Feet of Street Frontage Provided

Every 500 Square Feet of Required Street Frontage Landscape requires 1 Shade Tree or 2 Ornamental Trees
4,894 / 500 = 10 Shade Trees or 20 Ornamental Trees Required
6 Shade Trees, 4 Ornamental Trees and 40 Shrubs Provided

PARKING LOT TREES
Every 20 Stalls requires 1 Shade Tree or 2 Ornamental Trees
55 Parking Stalls = 3 Shade Trees or 6 Ornamental Trees
3 Shade Trees Provided

SCREENING
Continuous Berm Around Queuing Area

LANDSCAPE PLAN
APPROVED 6/26/18 BY MES
Supersedes 3/26/18 Plan
DR-334

0' 10' 20' 40'
SCALE IN FEET

BRIAN P. SHIELDS
LICENSED LANDSCAPE ARCHITECT
06/25/2018

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF OLSSON ASSOCIATES. ALL RIGHTS TO THE DESIGNS, DRAWINGS AND SPECIFICATIONS AS AN INSTRUMENT OF SERVICE ARE RESERVED BY OLSSON ASSOCIATES. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY WERE PREPARED AND DEVELOPED WITHOUT THE PRIOR WRITTEN CONSENT OF OLSSON ASSOCIATES. ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT, ARE HEREBY RESERVED BY OLSSON ASSOCIATES.

FOR: CAR WASH

PLANS PREPARED BY: OLSSON ASSOCIATES
2387 Harrington Street
Suite 100
Fort Mitchell, Kentucky 41011
TEL (859) 578-4555
FAX (859) 578-4581

SHEET TITLE: LANDSCAPE PLAN
CHARLIES OF WICHITA (SOUTHWEST)
WEST KELLOGG & WEST STREET, WICHITA, KS

SUBMITTAL: CONSTRUCTION DOCUMENTS
DATE: FEBRUARY 28, 2018
JOB NO.:
DESIGNED BY:
FILE NAME:
PLOT DATE:
REVISIONS/DATE:
1-CITY-4.11.18
2-OWNER-6.19.18

L1.0
SHEET OF

DWG: F:\2018\0001-0500\018-0217\40-design\AutoCAD\final plans\Sheets\GNCV\Construction Documents - CD\C_LSP_01_80217.dwg USER: jproullette
DATE: Jun 21, 2018 - 3:56pm XREFS: C_TBLK_80217 C_XBASE_80217 C_PBASE_80217 C_PSURF_80217
Drawing Name: C_LSP_01_80217.dwg Plot Name: C_LSP_01_80217.dwg

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

Russ Ewy
Baughman Company
315 Ellis Ave
Wichita, KS 67211

September 25, 2017

RE: CUP2017-000040 – City and County request to create DP-334 West Kellogg Commercial Community Unit Plan, generally located at the northeast corner of the intersection of US Highway 54 and 135th Street West

Dear Mr. Ewy,

At its regular meeting on **September 21, 2017**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request.

Property owners opposed to the application may file with the City Clerk signed written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on **October 5, 2017**. 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 located within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk by **October 5, 2017, at 5:00 p.m.**

This application will be presented to the City Council on Tuesday, **October 24, 2017, beginning at 9:00 a.m.** The City Council meeting will be held in City Hall, 455 N. Main, 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,

Kyle C. Kobe
Associate Planner

Copies to: West Kellogg LC. Attn: W.E. Lusk, Jr., 1608 E. Lewis, Wichita, KS.
Perfection Signature Properties LLC. Attn: Scott A. Lehner, 11828 W. Central, Ste 124, Wichita. KS
MABCD
Jeff Blubaugh, Council Member District IV
Rebecca Fields, CSR IV

Wichita-Sedgwick County Metropolitan Area Planning Department

January 22, 2018

Kellogg & West LLC
8110 E. 32nd St. N., Suite 150
Wichita, KS 67226

Kim Edgington
2532 N. Cardinal Drive
Wichita, KS 67204

RE: CUP2017-54 – City Administrative Adjustment to KW Florence CUP DP-334 to increase size of the CUP, correct signage allotments and access controls on property located on the northwest corner of West Kellogg and South West Street

Legal Description: A portion of the Northeast Quarter of Section 26, Township 27 South, Range 1 West of the 6th P.M., Wichita, Sedgwick County, KS

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-334, to increase size of the CUP, correct signage allotments and access controls on property located on the northwest corner of West Kellogg and South West Street. The subject property is currently in the re-platting process (SUB2017-36). Upon completion of platting, the official zoning map will reflect the CUP on this property.

On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

Summary of changes for CUP DP-334

1. *Legal description revised to match plat*
2. *Total gross area and total net area revised to match new legal description*
3. *General Provision #1: Complete access control along Kellogg. Access control to Florence shall be limited to three openings. Access control to West Street shall be limited to two openings, per plat.*
4. *General Provision #6: In paragraph 1 correct typographical error from 400 square foot sign to 500 square foot sign.*
   Add the following paragraphs:
   Two pole signs shall be allowed along the Florence frontage. The signs shall be spaced at a minimum of 150 feet. Each sign shall be allowed a maximum height of 25 feet and maximum size of 150 square feet.

One pole sign shall be allowed along the West Street frontage. The sign shall be allowed a maximum height of 25 feet and a maximum size of 150 square feet. The existing 14' x 48' billboard sign shall be allowed and shall not reduce the allowed size or height of any other signage in the CUP. The existing 24 foot high, 98 square foot sign along Kellogg shall be allowed as an off-site sign and shall not reduce the allowed size or height of any other signage in the CUP. In the event this sign is removed the approved signs in the CUP may be allowed to provide 100 square feet of off-site signage for adjacent commercial uses.

5. *General Provision #8: Remove reference to construction of any wall and wall construction in any utility easement.*

Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

The "Development Application" sign should now be removed from the property. Please submit four (4) copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.

Dale Miller, Director
Metropolitan Area Planning Department

Scott Knebel, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Jeff Blubaugh, CM District IV
Rebecca Fields, CSR, District IV

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

November 7, 2013

Chen Suhua
7616 W. Oneil
Wichita, KS 67212

Kim Edgington
2532 N. Cardinal Dr.
Wichita, KS 67204

Poe & Associates
5940 E. Central
Wichita, KS 67208

RE: **CUP2013-34** - City Community Unit Plan creation of DP-334, the KW Florence Commercial Community Unit Plan (CUP), generally located north of Kellogg and west of West Street.

Dear applicants:

At its regular meeting on **November 7, 2013**, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to **APPROVE** the request subject to platting within two years and the following conditions:

A. General Provision #1 shall be amended to allow one opening to Kellogg.
B. General Provision #6 shall be amended to limit the Kellogg frontage to a total of 500 square feet of signage.
C. 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 file written protest petitions on land use 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 located 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 **November 21, 2013, at 5:00 p.m.**

If protests are received, this application will be forwarded to the City Council for consideration at its regular meeting on **Tuesday, December 10, 2013**. This meeting will be held in the City Council

Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas.

NOTICE: The public hearing on planning items is conducted by the MAPC under provisions of State Law. Adopted policy is that the City Council will not take additional testimony on zoning related applications and other issues for which the MAPC has held a public hearing. However, interested parties may file a written statement with the City Clerk by 5:00 p.m. on the Wednesday preceding this meeting, providing new facts on the issue or alleging an unfair hearing. The Council will determine from such statements whether to return the issue to the MAPC for reconsideration or to reverse their recommendation.

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,

Jess McNeely, AICP
Senior Planner
Current Plans Division

Copies to: Jeff Blubaugh, WCC CM IV
Kelli Geier, NA IV
Julianne Kallman, Engineering
JR Cox, MABCD
Tom Stolz, MABCD
Paul Hays, MABCD