

DP-350
APPROVED CUP
MAPE 12-25-18-81
SHEETS 2 of 2

Patented 11-17-23
APPROVED CUP
MAPE Per Admin Adjustment
Prop 3
1 of 4
CUP 3-37

KELLOGG & TRACY CUP

CITY OF WICHITA, SEDGWICK COUNTY, KS.

TOWNE WEST DR.

PARCEL 1
7.866 AC

PARCEL
1-4
0.252 AC

PARCEL 1

PARCEL 1-3
0.504 AC

PARCEL 1-2B
2.669 AC

PARCEL 1-2A
1.284 AC

PARCEL 2

PARCEL 1-2A
PROPOSED USES - ALL PERMITTED USES BY RIGHT IN THE "LI" ZONING DISTRICT EXCEPT THE FOLLOWING USES SHALL NOT BE PERMITTED: CORRECTIONAL FACILITY, SEXUALLY ORIENTED BUSINESS, RODEO IN THE CITY, FREIGHT TERMINAL, GAS AND FUEL STORAGE AND SALES

GROSS AREA 1.284 ACRES OR 55,927 SQ FT
MAXIMUM BUILDING AREA COVERAGE -30% OR 16,778 SQ FT
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MAXIMUM GROSS FLOOR AREA 22,370 SQ FT
MAXIMUM BUILDING HEIGHT - 45 FT

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MAXIMUM GROSS FLOOR AREA 46,507 SQ FT
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GROSS AREA 0.252 ACRES OR 10,971 SQ FT
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MAXIMUM GROSS FLOOR AREA 4,388 SQ FT
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GENERAL
TOTAL GROSS AREA = 14.46 ACRES±
TOTAL NET AREA = 14.46 ACRES±

THIS DEVELOPMENT IS PROPOSED TO CONTAIN 14.46 NET ACRES ± OF "LI" LIMITED INDUSTRIAL ZONING.

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

GENERAL PROVISIONS

1. ACCESS CONTROL: PARCEL 1 - COMPLETE ACCESS CONTROL TO KELLOGG; PARCEL 2 - COMPLETE ACCESS CONTROL TO KELLOGG DRIVE EXCEPT FOR ONE OPENING; ACCESS CONTROL TO TOWNE WEST DRIVE SHALL BE LIMITED TO TWO OPENINGS FOR PARCEL 1. ACCESS TO FLORENCE STREET SHALL BE LIMITED TO FOUR OPENINGS FOR PARCEL 1. ACCESS CONTROL TO TRACY STREET SHALL BE LIMITED TO FOUR OPENINGS FOR PARCEL 1 AND TWO OPENINGS FOR PARCEL 2. THE LOCATION OF DRIVES SHALL BE APPROVED BY THE TRAFFIC ENGINEER PER THE CITY'S ACCESS MANAGEMENT POLICY.

2. ALL NEW 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.

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, TRACY STREET AND TOWNE WEST DRIVE. IF SETBACKS ARE NOT SHOWN, UNDERLYING ZONING DISTRICT SHALL DETERMINE.

5. PARKING RATIO SHALL BE IN ACCORDANCE WITH THE APPROPRIATE CODE OF THE CITY OF WICHITA.

6. PARCEL 1 SIGNAGE:

TWO POLE SIGNS SHALL BE ALLOWED ALONG THE KELLOGG FRONTAGE FOR PARCEL 1. 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. SIGN PANELS MAY BE LOCATED AT ANY HEIGHT UP TO 45 FEET.

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 SQ. FT.

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ONE POLE SIGN SHALL BE ALLOWED ALONG TOWNE WEST DRIVE FRONTAGE. THE SIGN SHALL BE ALLOWED A MAXIMUM HEIGHT OF 25 FEET AND MAXIMUM SIZE OF 150 SQ. FT.

PARCEL 2 SIGNAGE:

ONE POLE SIGN SHALL BE ALLOWED ALONG THE KELLOGG FRONTAGE FOR PARCEL 2. THIS SIGN SHALL BE LOCATED NEAR THE CENTER OF THE PARCEL'S KELLOGG FRONTAGE. THIS SIGN SHALL BE ALLOWED A MAXIMUM HEIGHT OF 60 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 45 FEET.

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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 BEEN PLANTED.

10. A PLAN FOR A PEDESTRIAN WALK SYSTEM SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING PRIOR TO THE ISSUANCE OF BUILDING PERMITS. THE PEDESTRIAN WALK SYSTEM SHALL PROVIDE PEDESTRIAN CONNECTIONS AMONG THE BUILDINGS WITHIN THE DEVELOPMENT AND, AS DETERMINED BY THE DIRECTOR OF PLANNING, SHALL MAKE PROVISIONS TO CONNECT THE BUILDINGS IN THE DEVELOPMENT TO FUTURE SIDEWALKS ALONG TRACY, FLORENCE, AND TOWNE WEST DR.

PARCEL 1
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GROSS AREA 7.866 ACRES OR 342,829 SQ FT
MAXIMUM BUILDING COVERAGE 30% OR 102,849 SQ FT
FLOOR AREA RATIO - 0.40
MAXIMUM GROSS FLOOR AREA 137,131 SQ FT
MAXIMUM BUILDING HEIGHT - 45 FT

PARCEL 2
PROPOSED USES - ALL PERMITTED USES BY RIGHT IN THE "LI" ZONING DISTRICT EXCEPT THE FOLLOWING USES SHALL NOT BE PERMITTED: CORRECTIONAL FACILITY, SEXUALLY ORIENTED BUSINESS, RODEO IN THE CITY, FREIGHT TERMINAL, GAS AND FUEL STORAGE AND SALES

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MAXIMUM GROSS FLOOR AREA - 35,010 ± SQ. FT.
MAXIMUM BUILDING HEIGHT - 45 FT.

ADJUSTMENT #1 11-24-2020
ADJUSTMENT #2 10-12-2023

aubry enterprises.

LEGAL DESCRIPTION
LOTS 1-15, G.M.C. ADDITION, TO WICHITA, SEDGWICK COUNTY, KANSAS
LOT 1, BALES ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS
LOTS 2 AND 3, BLOCK 1, KELLOGG WEST SQUARE ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

0 30 60 120
SCALE: 1" = 60'

 KAW VALLEY ENGINEERING	200 N. EMPORIA, SUITE 100 WICHITA, KANSAS 67202 PH. (316) 440-4304 FAX (316) 440-4309 wh@kveng.com www.kveng.com	PROJECT NO. G14D0016
		DRAWN BY JB
		CHECKED BY LB
		CEN TRACY-CUP SHEET 1 OF 1
PREPARED FOR:	KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/19.	



**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

Kellogg and West, LLC
8110 East 32nd Street North, Ste 150
Wichita, KS 67226

November 17, 2023

Kim Edgington
PSC Consulting, LLC
2532 North Cardinal Drive
Wichita, KS 67204

Jay O'Dell
Aubry Enterprises

RE: CUP2023-00037 – Administrative Adjustment in the City to the Kellogg and Tracy CUP DP-350 to alter parcel boundaries due to lot split on property zoned LI limited Industrial District, located on the north side of West Kellogg Drive, within one-half mile west of South West Street.

Legal Description: Lots 1 and 2, Block A, Don and Darrow Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We received and reviewed your request for an Administrative Adjustment to DP-350 as a result of a Lot Split (LSP2023-00020). It is our understanding that Parcel 1 has been split to create Parcels 1-2A, 1-2B, 1-3 and 1-4.

The following reflects the proposed modifications identified in red letters:

GENERAL PROVISIONS

Parcel 1

Proposed Uses: All permitted uses by-right in the "LI" zoning district except the following uses shall not be permitted: Correctional Facility, Sexually Oriented Business, Rodeo in the City, Freight Terminal, Gas and Fuel Storage and Sales.

Gross Area = ~~12.45 acres or 542,490 +/- sq. ft.~~ 7.866 acres or 342,829 sq. ft.
Max. Building Coverage = 30% or ~~162,745 sq. ft.~~ 102,849 sq. ft.
Floor Area Ratio = 0.40
Max. Gross Floor Area = ~~216,995 sq. ft.~~ 137,131 sq. ft.
Building Height = 45 ft.

Parcel 1-2A

Proposed Uses: All permitted uses by-right in the "LI" zoning district except the following uses shall

not be permitted: Correctional Facility, Sexually Oriented Business, Rodeo in the City, Freight Terminal, Gas and Fuel Storage and Sales.

Gross Area = 1.284 acres or 55,927 sq. ft.
Max. Building Coverage = 30% or 16,778 sq. ft.
Floor Area Ratio = 0.40
Max. Gross Floor Area = 22,370 sq. ft.
Building Height = 45 ft.

Parcel 1-2B

Proposed Uses: All permitted uses by-right in the "LI" zoning district except the following uses shall not be permitted: Correctional Facility, Sexually Oriented Business, Rodeo in the City, Freight Terminal, Gas and Fuel Storage and Sales.

Gross Area = 2.669 acres or 116,267 sq. ft.
Max. Building Coverage = 30% or 34,880 sq. ft.
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Max. Gross Floor Area = 46,507 sq. ft.
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Parcel 1-3

Proposed Uses: All permitted uses by-right in the "LI" zoning district except the following uses shall not be permitted: Correctional Facility, Sexually Oriented Business, Rodeo in the City, Freight Terminal, Gas and Fuel Storage and Sales.

Gross Area = 0.534 acres or 21,962 sq. ft.
Max. Building Coverage = 30% or 6,589 sq. ft.
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Max. Gross Floor Area = 8,785 sq. ft.
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Gross Area = 0.252 acres or 10,971 sq. ft.
Max. Building Coverage = 30% or 3,291 sq. ft.
Floor Area Ratio = 0.40
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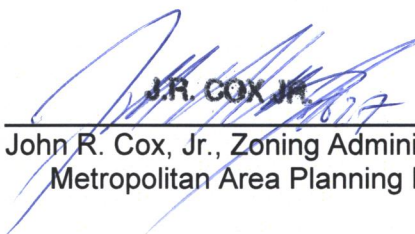
On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

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 one (1) electronic copy and four (4) full-sized paper copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.



Scott Wadle, Director
Metropolitan Area Planning Department



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

cc: MABCD
Jeff Blubaugh, CM District IV
Brooke Kauchak, CSR District IV

DP-350
APPROVED CUP
#APC 12-2-18-84
APP 2 of 2

Parted 11-17-23
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#APC Per Admin Adjustment
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1 of 4 CUP 3-37

KELLOGG & TRACY CUP

CITY OF WICHITA, SEDGWICK COUNTY, KS.

TOWNE WEST DR.

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7.866 AC

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aubry
enterprises.

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0 30 60 120
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DP-350
APPROVED CUP
WAPC 12/20/20
SUPERSEDED
2 of 2

KELLOGG & TRACY CUP

CITY OF WICHITA, SEDGWICK COUNTY, KS.

TOWNE WEST DR.

PARCEL 1

PARCEL 2

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ADJUSTMENT #2 _____-2022

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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, TRACY STREET AND TOWNE WEST DRIVE. IF SETBACKS ARE NOT SHOWN, UNDERLYING ZONING DISTRICT SHALL DETERMINE.
5. PARKING RATIO SHALL BE IN ACCORDANCE WITH THE APPROPRIATE CODE OF THE CITY OF WICHITA.
6. PARCEL 1 SIGNAGE:

TWO POLE SIGNS SHALL BE ALLOWED ALONG THE KELLOGG FRONTAGE FOR PARCEL 1. 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. SIGN PANELS MAY BE LOCATED AT ANY HEIGHT UP TO 45 FEET.

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 SQ. FT.

TWO POLE SIGNS SHALL BE ALLOWED ALONG THE TRACY 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 SQ. FT.

ONE POLE SIGN SHALL BE ALLOWED ALONG TOWNE WEST DRIVE FRONTAGE. THE SIGN SHALL BE ALLOWED A MAXIMUM HEIGHT OF 25 FEET AND MAXIMUM SIZE OF 150 SQ. FT.

PARCEL 2 SIGNAGE:

ONE POLE SIGN SHALL BE ALLOWED ALONG THE KELLOGG FRONTAGE FOR PARCEL 2. THIS SIGN SHALL BE LOCATED NEAR THE CENTER OF THE PARCEL'S KELLOGG FRONTAGE. THIS SIGN SHALL BE ALLOWED A MAXIMUM HEIGHT OF 60 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 45 FEET.

ONE POLE SIGN SHALL BE ALLOWED ALONG THE TRACY FRONTAGE. THIS SIGN SHALL BE ALLOWED A MAXIMUM HEIGHT OF 25 FEET AND MAXIMUM SIZE OF 150 SQ. FT.

7. 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 ANY REQUIRED FIRE LANE(S).

8. SCREENING AND LANDSCAPING: SHALL BE PER THE UNIFIED ZONING CODE AND THE CITY OF WICHITA LANDSCAPE ORDINANCE.

TRASH RECEPTACLES, LOADING DOCKS, AND GROUND LEVEL MECHANICAL EQUIPMENT SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.

9. A LANDSCAPE PLAN, PREPARED BY A REGISTERED 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).

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 BEEN PLANTED.

10. A PLAN FOR A PEDESTRIAN WALK SYSTEM SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING PRIOR TO THE ISSUANCE OF BUILDING PERMITS. THE PEDESTRIAN WALK SYSTEM SHALL PROVIDE PEDESTRIAN CONNECTIONS AMONG THE BUILDINGS WITHIN THE DEVELOPMENT AND, AS DETERMINED BY THE DIRECTOR OF PLANNING, SHALL MAKE PROVISIONS TO CONNECT THE BUILDINGS IN THE DEVELOPMENT TO FUTURE SIDEWALKS ALONG TRACY, FLORENCE, AND TOWNE WEST DR.

PARCEL 1
PROPOSED USES - ALL PERMITTED USES BY RIGHT IN THE "LI" ZONING DISTRICT EXCEPT THE FOLLOWING USES SHALL NOT BE PERMITTED: CORRECTIONAL FACILITY, SEXUALLY ORIENTED BUSINESS, RODEO IN THE CITY, FREIGHT TERMINAL, GAS AND FUEL STORAGE AND SALES

GROSS AREA 12.45 ACRES OR 542,490 ± SQ. FT.
MAXIMUM BUILDING COVERAGE - 30% OR 162,745 ± SQ. FT.
FLOOR AREA RATIO - 0.40
MAXIMUM GROSS FLOOR AREA - 216,995 ± SQ. FT.
MAXIMUM BUILDING HEIGHT - 45 FT.

PARCEL 2
PROPOSED USES - ALL PERMITTED USES BY RIGHT IN THE "LI" ZONING DISTRICT EXCEPT THE FOLLOWING USES SHALL NOT BE PERMITTED: CORRECTIONAL FACILITY, SEXUALLY ORIENTED BUSINESS, RODEO IN THE CITY, FREIGHT TERMINAL, GAS AND FUEL STORAGE AND SALES

GROSS AREA 2.01 ACRES OR 87,525 ± SQ. FT.
MAXIMUM BUILDING COVERAGE - 30% OR 26,260 ± SQ. FT.
FLOOR AREA RATIO - 0.40
MAXIMUM GROSS FLOOR AREA - 35,010 ± SQ. FT.
MAXIMUM BUILDING HEIGHT - 45 FT.

APPROVED CUP
10/4
Dated 3/16/20
WAPC 12/20/20

	200 N. EMPORIA, SUITE 100 WICHITA, KANSAS 67202 PH. (316) 440-4304 FAX (316) 440-4309 wh@kveng.com www.kveng.com	PROJECT NO. G14D0016
	KAW VALLEY ENGINEERING	DRAWN BY JB
		CHECKED BY LB
		CITY TRACY-CUP SHEET 1 OF 1
PREPARED FOR:	KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/18	

SCALE: 1" = 60'



Wichita-Sedgwick County Metropolitan Area Planning Department

April 12, 2022

Kellogg & West LLC
8110 E. 32nd St. N. Ste. 210
Wichita, KS 67226

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

RE: CUP2022-00015 – City Administrative Adjustment to CUP DP 350 to permit two signs along the Kellogg frontage on Parcel 2 and eliminate the sign along the frontage of Tracy on property zone LI Limited Industrial, located on the north side of W Kellogg and one-quarter mile west of South West Street.

LEGAL DESCRIPTION: Lots 1-15, GMC Addition, to Wichita, Sedgwick County, Kansas. Lot 1, Bales Addition, to Wichita, Sedgwick County, Kansas. Lots 2 and 3, Block 1, Kellogg West Square Addition, an Addition to Wichita, Sedgwick County, Kansas.

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-350, to reflect modification of General Provision #6. We understand your request to alter General Provision #6 is to modify the location of one sign for Parcel 2 by moving it from the Tracy frontage to the Kellogg frontage. You also request to increase the size of this sign from 150 square feet to 196 square feet. Modifications to the text are identified by red, bold, and italicized text.

6. PARCEL 2 SIGNAGE:

***TWO ONE* POLE SIGNS SHALL BE ALLOWED ALONG THE KELLOGG FRONTAGE FOR PARCEL 2.**

***ONE THIS* SIGN SHALL BE LOCATED NEAR THE CENTER OF THE PARCEL'S KELLOGG FRONTAGE. THIS SIGN SHALL BE ALLOWED A MAXIMUM HEIGHT OF 60 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 60 FEET.**

ONE POLE SIGN SHALL BE ***LOCATED AT THE WEST END OF PARCEL 2 ALLOWED ALONG THE TRACY FRONTAGE.*** THIS SIGN SHALL BE ALLOWED A MAXIMUM HEIGHT OF 25 FEET AND MAXIMUM SIZE OF ***196 150*** SQ. FT.

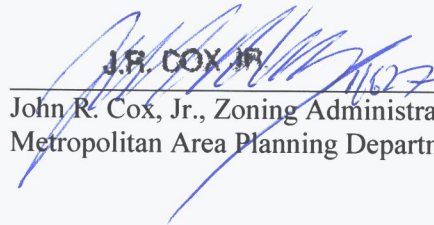
On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

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, Director
Metropolitan Area Planning Department



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

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



Wichita-Sedgwick County Metropolitan Area Planning Department

March 16, 2022

Kellogg & West LLC
8110 E. 32nd St. N. Ste. 210
Wichita, KS 67226

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

RE: CUP2022-00012 – City Administrative Adjustment to the General Provisions of DP-350 (Kellogg & Tracy CUP) located on the northeast corner of Kellogg and Tracy Street.

LEGAL DESCRIPTION: Lots 1-15, GMC Addition, to Wichita, Sedgwick County, Kansas. Lot 1, Bales Addition, to Wichita, Sedgwick County, Kansas. Lots 2 and 3, Block 1, Kellogg West Square Addition, an Addition to Wichita, Sedgwick County, Kansas.

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-350, to reflect modification of General Provisions #1 and #6. We understand your request to alter General Provision #1, to allow two openings along Towne West Drive, is so that the CUP reflects the number of openings allowed on the Don and Darrow Addition plat (approved at MAPC on March 3, 2022). We also understand your request to alter General Provision #6 is to remove the requirement that the two approved signs along Kellogg Drive frontage be located at the southeast and southwest corners of the parcel. Modifications to the text are identified by red, bold, and italicized text.

1. ACCESS CONTROL:

PARCEL 1 - COMPLETE ACCESS CONTROL TO KELLOGG. PARCEL 2 - COMPLETE ACCESS CONTROL TO KELLOGG DRIVE EXCEPT FOR ONE OPENING. ACCESS CONTROL TO TOWNE WEST DRIVE SHALL BE LIMITED TO **ONE TWO OPENINGS** FOR PARCEL 1. ACCESS **CONTROL** TO FLORENCE STREET SHALL BE LIMITED TO FOUR OPENINGS FOR PARCEL 1. ACCESS CONTROL TO TRACY STREET SHALL BE LIMITED TO FOUR OPENINGS FOR PARCEL 1 AND TWO OPENINGS FOR PARCEL 2. THE LOCATION OF DRIVES SHALL BE APPROVED BY THE TRAFFIC ENGINEER PER THE CITY'S ACCESS MANAGEMENT POLICY.

6. PARCEL 1 SIGNAGE:

TWO POLE SIGNS SHALL BE ALLOWED ALONG THE KELLOGG FRONTAGE FOR PARCEL 1. **~~THE SIGNS SHALL BE LOCATED NEAR THE SOUTHEAST AND SOUTHWEST CORNERS OF THE PARCEL.~~** 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. SIGN PANELS MAY BE LOCATED AT ANY HEIGHT UP TO 45 FEET.

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 SQ. FT.

TWO POLE SIGNS SHALL BE ALLOWED ALONG THE TRACY 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 SQ. FT.

ONE POLE SIGN SHALL BE ALLOWED ALONG TOWNE WEST DRIVE FRONTAGE. THE SIGN SHALL BE ALLOWED A MAXIMUM HEIGHT OF 25 FEET AND MAXIMUM SIZE OF 150 SQ. FT.

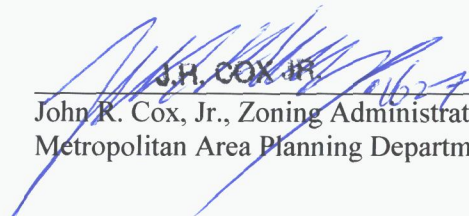
On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

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, Director
Metropolitan Area Planning Department



J.H. COX JR.
John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

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

APPROVED CUP DP 350
MAPE 5-6-2022 Admin Adj. CUP22-20
Copy 1 of 4

UPDATED FEBRUARY 17, 2022 PER FINAL PLAT
DON AND DARROW ADDITION
DATED MARCH 2022 BY
RENAISSANCE INFRASTRUCTURE CONSULTING.

KELLOGG & TRACY CUP

CITY OF WICHITA, SEDGWICK COUNTY, KS.

TAFT AVENUE

PARCEL 1

YOUNG ST.

PARCEL 2

KELLOGG DRIVE

FLORENCE ST.

TRACY ST.

342,820 S.F.
7.868Ac.

20'x20' SS/E
4
10,974 S.F.
0.252Ac.
8' 10" K&E Co. ESW/T.
BK. 491, PG. 832

21,962 S.F.
0.504Ac.

2
172,199 S.F.
3.953Ac.

20'x20' SS/E
10'x10' U/E
FLM 476, PG. 313

CONTROLLED ACCESS
DOC#FLM-PG 2964/859
KDOT ESW/T.
DOC#FLM-PG 2368/700
BK 10776, PG. 0030, 0040, 0042 & 0044

LEGAL DESCRIPTION:

PARCEL 1:

All that part of Lots 1 thru 15, inclusive G.M.C. ADDITION and Lot 1, BALES ADDITION, subdivisions in the City of Wichita, Sedgwick County, Kansas, described by Wayne E. Malnicof, Kansas PS-1239 of Renaissance Infrastructure Consulting dated January 5, 2022, as follows:

Beginning at the northwest corner of said Lot 1 said point being on the South right-of-way line of Taft Avenue as it now exists; thence North 88°28'47" East, along said South right-of-way line, a distance of 591.99 feet to the Northeast corner of said G.M.C. ADDITION, said point being on the West right-of-way line of Florence Street; thence South 01°13'24" East, along said West right-of-way line, a distance of 819.29 feet; thence continuing along said West right-of-way line, South 01°25'00" East a distance of 89.21 feet to point on the North right-of-way line of Kellogg Drive as described in Film 0776, Pages 0030, 0040, 0042 and 0044 recorded in the office of the Register of Deeds, Sedgwick County, Kansas; thence South 17°44'21" West, along said North right-of-way line, a distance of 36.03 feet to a point on the North right-of-way line of said Kellogg Drive as described in Doc#FLM-PG 2964/859 recorded in the office of the Register of Deeds, Sedgwick County, Kansas; thence along said North right-of-way line for the following four courses; thence South 87°14'06" West a distance of 149.39 feet; thence South 88°36'02" West a distance of 210.07 feet; thence North 75°50'28" West a distance of 130.67 feet; thence North 39°48'03" West a distance of 151.72 feet said point being on the East right-of-way line of Tracy Street; thence North 01°15'51" West, along said East right-of-way line, a distance of 790.91 feet to the Point of Beginning, containing 547,765 square feet, or 12.575 acres, more or less.

PARCEL 2:

LOTS 2 AND 3, BLOCK 1, KELLOGG WEST SQUARE ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

GENERAL
TOTAL GROSS AREA = 14.46 ACRES±
TOTAL NET AREA = 14.46 ACRES±

THIS DEVELOPMENT IS PROPOSED TO CONTAIN 14.46 NET ACRES ± OF "LI" LIMITED INDUSTRIAL ZONING.

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

GENERAL PROVISIONS

1. ACCESS CONTROL: PARCEL 1 - COMPLETE ACCESS CONTROL TO KELLOGG. PARCEL 2 - COMPLETE ACCESS CONTROL TO KELLOGG DRIVE EXCEPT FOR ONE OPENING. ACCESS CONTROL TO TAFT STREET SHALL BE LIMITED TO TWO OPENINGS FOR PARCEL 1. ACCESS CONTROL TO FLORENCE STREET SHALL BE LIMITED TO FOUR OPENINGS FOR PARCEL 1. 3. ACCESS CONTROL TO TRACY STREET SHALL BE LIMITED TO FOUR OPENINGS. 4. ACCESS CONTROL TO TAFT STREET SHALL BE LIMITED TO TWO OPENINGS FOR PARCEL 1 AND TWO OPENINGS FOR PARCEL 2. THE LOCATION OF THE OPENINGS IS SUBJECT TO APPROVAL BY TRAFFIC ENGINEERING.
2. ALL NEW 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.
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, TRACY STREET AND TOWNE WEST DRIVE. IF SETBACKS ARE NOT SHOWN, UNDERLYING ZONING DISTRICT SHALL DETERMINE.
5. PARKING RATIO SHALL BE IN ACCORDANCE WITH THE APPROPRIATE CODE OF THE CITY OF WICHITA.
6. PARCEL 1 SIGNAGE:

TWO POLE SIGNS SHALL BE ALLOWED ALONG THE KELLOGG FRONTAGE FOR PARCEL 1. THE SIGNS SHALL BE LOCATED NEAR THE SOUTHEAST AND SOUTHWEST CORNERS OF THE PARCEL. 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. SIGN PANELS MAY BE LOCATED AT ANY HEIGHT UP TO 45 FEET.

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 SQ. FT.

TWO POLE SIGNS SHALL BE ALLOWED ALONG THE TRACY 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 SQ. FT.

ONE POLE SIGN SHALL BE ALLOWED ALONG TOWNE WEST DRIVE FRONTAGE. THE SIGN SHALL BE ALLOWED A MAXIMUM HEIGHT OF 25 FEET AND MAXIMUM SIZE OF 150 SQ. FT.

PARCEL 2 SIGNAGE:

ONE POLE SIGN SHALL BE ALLOWED ALONG THE KELLOGG FRONTAGE FOR PARCEL 2. THIS SIGN SHALL BE LOCATED NEAR THE CENTER OF THE PARCEL'S KELLOGG FRONTAGE. THIS SIGN SHALL BE ALLOWED A MAXIMUM HEIGHT OF 45 FEET. THIS SIGN SHALL BE ALLOWED UP TO 400 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 45 FEET.

ONE POLE SIGN SHALL BE ALLOWED ALONG THE TRACY FRONTAGE. THIS SIGN SHALL BE ALLOWED A MAXIMUM HEIGHT OF 25 FEET AND MAXIMUM SIZE OF 150 SQ. FT.

7. 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 ANY REQUIRED FIRE LANE(S).

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TRASH RECEPTACLES, LOADING DOCKS, AND GROUND LEVEL MECHANICAL EQUIPMENT SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.

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PARCEL 1

PROPOSED USES - ALL PERMITTED USES BY RIGHT IN THE "LI" ZONING DISTRICT EXCEPT THE FOLLOWING USES SHALL NOT BE PERMITTED: CORRECTIONAL FACILITY, SEXUALLY ORIENTED BUSINESS, RODEO IN THE CITY, FREIGHT TERMINAL, GAS AND FUEL STORAGE AND SALES

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	200 N. EMPORIA, SUITE 100 WICHITA, KANSAS 67202 PH. (316) 440-4304 FAX (316) 440-4309 wn@kveng.com www.kveng.com	PROJECT NO. G14D0016
		DRAWN BY JB
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		CPR TRACY-CUP SHEET 1 OF 1
PREPARED FOR:		KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/18

0 30 60 120
SCALE: 1" = 60'

KELLOGG & TRACY CUP
CITY OF WICHITA, SEDGWICK COUNTY, KS.

TOWNE WEST DR.

PARCEL 1
7.866 AC

PARCEL
1-4
0.252 AC

PARCEL 1

PARCEL 1-3
0.504 AC

PARCEL 1-2B
2.669 AC

PARCEL 1-2A
1.284 AC

PARCEL 2

ADJUSTMENT #1 11-24-2020
ADJUSTMENT #2 10-12-2023

aubry
enterprises.

LEGAL DESCRIPTION
LOTS 1-15, G.M.C. ADDITION, TO WICHITA,
SEDGWICK COUNTY, KANSAS
LOT 1, BALES ADDITION, WICHITA, SEDGWICK
COUNTY, KANSAS
LOTS 2 AND 3, BLOCK 1, KELLOGG WEST
SQUARE ADDITION, AN ADDITION TO WICHITA,
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GENERAL
TOTAL GROSS AREA = 14.46 ACRES±
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COMPLETE ACCESS CONTROL TO KELLOGG DRIVE EXCEPT FOR ONE OPENING. ACCESS CONTROL
TO TOWNE WEST DRIVE SHALL BE LIMITED TO TWO OPENINGS FOR PARCEL 1. ACCESS TO
FLORENCE STREET SHALL BE LIMITED TO FOUR OPENINGS FOR PARCEL 1. ACCESS CONTROL TO
TRACY STREET SHALL BE LIMITED TO FOUR OPENINGS FOR PARCEL 1 AND TWO OPENINGS FOR
PARCEL 2. THE LOCATION OF DRIVES SHALL BE APPROVED BY THE TRAFFIC ENGINEER PER THE
CITY'S ACCESS MANAGEMENT POLICY.

2. ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.

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ENGINEERING DIVISION OF THE CITY OF WICHITA.

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, TRACY STREET AND TOWNE WEST DRIVE. IF SETBACKS ARE NOT
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TWO POLE SIGNS SHALL BE ALLOWED ALONG THE KELLOGG FRONTAGE FOR PARCEL 1. 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.
SIGN PANELS MAY BE LOCATED AT ANY HEIGHT UP TO 45 FEET.

TWO POLE SIGNS SHALL BE ALLOWED ALONG THE FLORENCE FRONTAGE. THE SIGNS SHALL
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TWO POLE SIGNS SHALL BE ALLOWED ALONG THE TRACY FRONTAGE. THE SIGNS SHALL BE
SPACED AT A MINIMUM OF 150 FEET. EACH SIGN SHALL BE ALLOWED A MAXIMUM HEIGHT
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ONE POLE SIGN SHALL BE ALLOWED ALONG TOWNE WEST DRIVE FRONTAGE. THE SIGN
SHALL BE ALLOWED A MAXIMUM HEIGHT OF 25 FEET AND MAXIMUM SIZE OF 150 SQ. FT.

PARCEL 2 SIGNAGE:

One pole sign shall be allowed along the Kellogg frontage for Parcel 2.
this sign shall be allowed a maximum height of 60 ft. this sign shall be
allowed up to 500 sq. ft. of signage, with no single sign (if multiple panels)
greater than 200 sq. ft. Signs panels may be located at any height up to 60 ft.

ONE POLE SIGN SHALL BE ALLOWED ALONG THE TRACY FRONTAGE. THIS SIGN SHALL BE
ALLOWED A MAXIMUM HEIGHT OF 25 FEET AND MAXIMUM SIZE OF 150 SQ. FT.

7. 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 ANY
REQUIRED FIRE LANE(S).

8. SCREENING AND LANDSCAPING: SHALL BE PER THE UNIFIED ZONING CODE AND THE CITY OF
WICHITA LANDSCAPE ORDINANCE.

TRASH RECEPTACLES, LOADING DOCKS, AND GROUND LEVEL MECHANICAL EQUIPMENT SHALL
BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.

9. A LANDSCAPE PLAN, PREPARED BY A REGISTERED 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).

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 BEEN PLANTED.

10. A PLAN FOR A PEDESTRIAN WALK SYSTEM SHALL BE SUBMITTED TO THE DIRECTOR OF
PLANNING PRIOR TO THE ISSUANCE OF BUILDING PERMITS. THE PEDESTRIAN WALK SYSTEM SHALL
PROVIDE PEDESTRIAN CONNECTIONS AMONG THE BUILDINGS WITHIN THE DEVELOPMENT AND, AS
DETERMINED BY THE DIRECTOR OF PLANNING, SHALL MAKE PROVISIONS TO CONNECT THE
BUILDINGS IN THE DEVELOPMENT TO FUTURE SIDEWALKS ALONG TRACY, FLORENCE, AND TOWNE
WEST DR.

PARCEL 1
PROPOSED USES - ALL PERMITTED USES BY RIGHT IN THE "LI" ZONING DISTRICT EXCEPT THE
FOLLOWING USES SHALL NOT BE PERMITTED: CORRECTIONAL FACILITY, SEXUALLY ORIENTED
BUSINESS, RODEO IN THE CITY, FREIGHT TERMINAL, GAS AND FUEL STORAGE AND SALES

GROSS AREA 7.866 ACRES OR 342,829 SQ FT
MAXIMUM BUILDING COVERAGE 30% OR 102,849 SQ FT
FLOOR AREA RATIO - 0.40
MAXIMUM GROSS FLOOR AREA 137,131 SQ FT
MAXIMUM BUILDING HEIGHT - 45 FT

PARCEL 2
PROPOSED USES - ALL PERMITTED USES BY RIGHT IN THE "LI" ZONING DISTRICT EXCEPT THE
FOLLOWING USES SHALL NOT BE PERMITTED: CORRECTIONAL FACILITY, SEXUALLY ORIENTED
BUSINESS, RODEO IN THE CITY, FREIGHT TERMINAL, GAS AND FUEL STORAGE AND SALES

GROSS AREA 2.01 ACRES OR 87,525 ± SQ. FT.
MAXIMUM BUILDING COVERAGE - 30% OR 26,260 ± SQ. FT.
FLOOR AREA RATIO - 0.40
MAXIMUM GROSS FLOOR AREA - 35,010 ± SQ. FT.
MAXIMUM BUILDING HEIGHT - 45 FT.

	200 N. EMPORIA, SUITE 100 WICHITA, KANSAS 67202 PH. (316) 440-4304 FAX (316) 440-4309 wh@kveng.com www.kveng.com	PROJECT NO. 61400016
	KAW VALLEY ENGINEERING	DRAWN BY JB
		CHECKED BY LB
		CFN TRACY-CUP SHEET 1 OF 1
PREPARED FOR:	KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. 15-20. EXPIRES 12/31/18	

0 30 60 120
SCALE: 1" = 60'



Extra
Copy

Wichita-Sedgwick County Metropolitan Area Planning Department

November 24, 2020

Kellogg & West LLC
Attn: Christian Ablah
8100 E. 32nd Street N., Ste. 150
Wichita, KS 67226

Kim Edgington, Zoning Consultant
2532 N. Cardinal Drive
Wichita, KS 67204

RE: CUP2020-00045 – City Administrative Adjustment to Kellogg & Tracy Community Unit Plan DP- 350 to revise General Provision #6 Parcel 2 signage; generally located west of the intersection of South West Street and Kellogg Drive (4448 and 4450 W. Kellogg Drive)

LEGAL DESCRIPTION: Lot 2 and 3 Block 1, Kellogg West Square Addition, City of Wichita, Sedgwick County, Kansas

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-350 to reflect a revision of General Provision #6, Parcel 2: Signage, which shall be replaced with the language below:

Parcel 2 Signage:

One pole sign shall be allowed along the Kellogg frontage for Parcel 2. This sign shall be allowed a maximum height of 60 feet. This sign shall be allowed up to 500 square feet of signage, with no single sign, if multiple panels, greater than 300 square feet. Sign panels may be located at any height up to 60 feet.

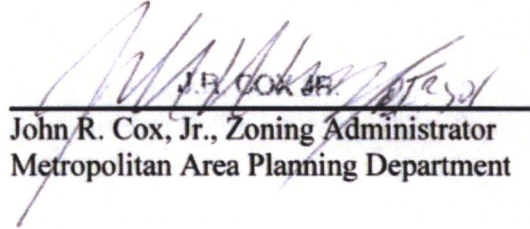
On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

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 one (1) electronic copy and four (4) copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.



Scott Wadle, Director
Metropolitan Area Planning Department


J.R. COX JR.
John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

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

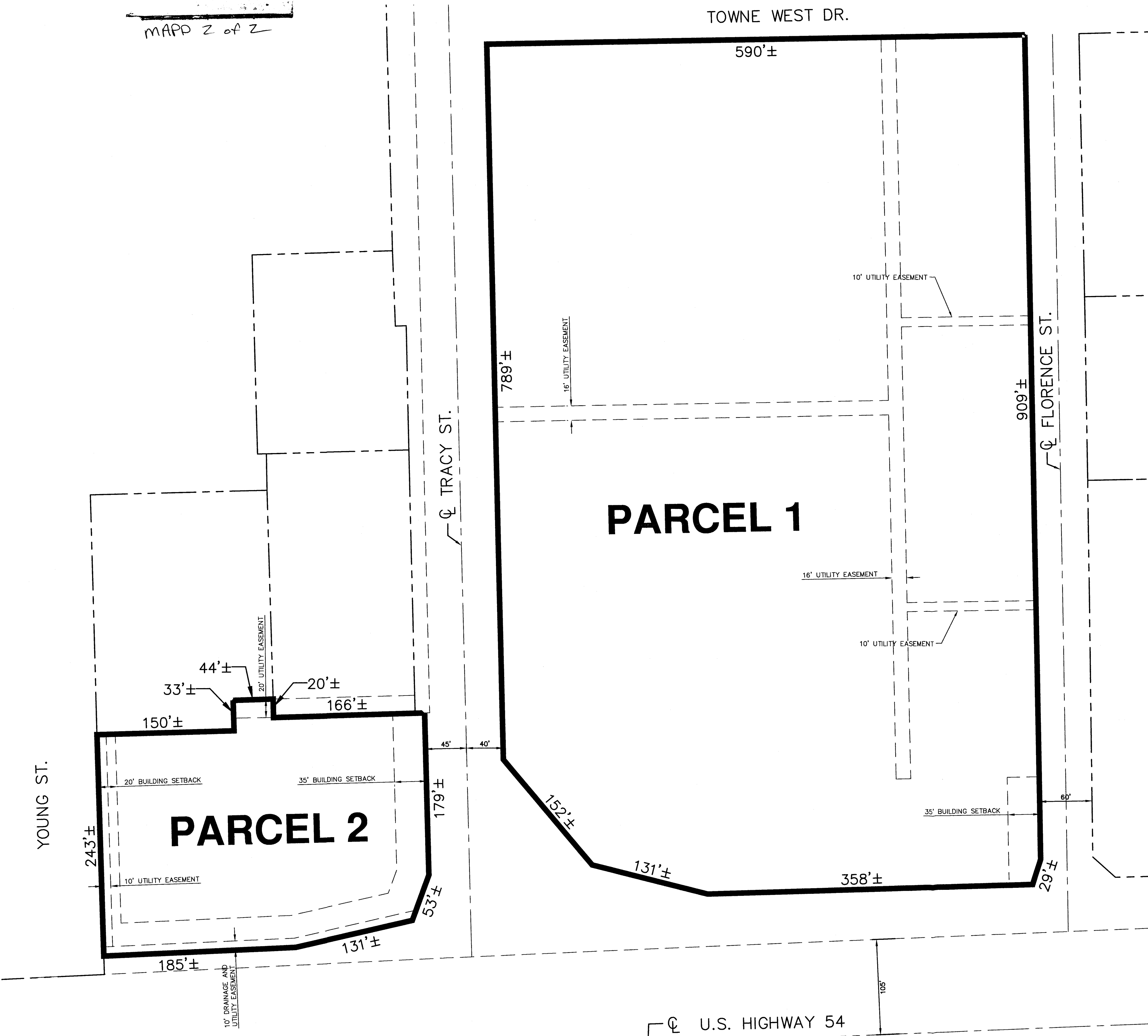
DP-350
APPROVED CUP

MAPC 12-20-18 SK
MAP 2 of 2

KELLOGG & TRACY CUP

CITY OF WICHITA, SEDGWICK COUNTY, KS.

TOWNE WEST DR.



GENERAL
TOTAL GROSS AREA = 14.46 ACRES±
TOTAL NET AREA = 14.46 ACRES±

THIS DEVELOPMENT IS PROPOSED TO CONTAIN 14.46 NET ACRES ± OF "LI" LIMITED INDUSTRIAL ZONING,

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

GENERAL PROVISIONS

1. ACCESS CONTROL: PARCEL 1 — COMPLETE ACCESS CONTROL TO KELLOGG. PARCEL 2 — COMPLETE ACCESS CONTROL TO KELLOGG DRIVE EXCEPT FOR ONE OPENING. ACCESS CONTROL TO TOWNE WEST DRIVE SHALL BE LIMITED TO ONE OPENING FOR PARCEL 1. ACCESS TO FLORENCE STREET SHALL BE LIMITED TO FOUR OPENINGS FOR PARCEL 1. ACCESS CONTROL TO TRACY STREET SHALL BE LIMITED TO FOUR OPENINGS FOR PARCEL 1 AND TWO OPENINGS FOR PARCEL 2. THE LOCATION OF DRIVES SHALL BE APPROVED BY THE TRAFFIC ENGINEER PER THE CITY'S ACCESS MANAGEMENT POLICY.

2. ALL NEW 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.

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, TRACY STREET AND TOWNE WEST DRIVE. IF SETBACKS ARE NOT SHOWN, UNDERLYING ZONING DISTRICT SHALL DETERMINE.

5. PARKING RATIO SHALL BE IN ACCORDANCE WITH THE APPROPRIATE CODE OF THE CITY OF WICHITA.

6. PARCEL 1 SIGNAGE:

TWO POLE SIGNS SHALL BE ALLOWED ALONG THE KELLOGG FRONTAGE FOR PARCEL 1. THE SIGNS SHALL BE LOCATED NEAR THE SOUTHEAST AND SOUTHWEST CORNERS OF THE PARCEL. 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. SIGN PANELS MAY BE LOCATED AT ANY HEIGHT UP TO 45 FEET.

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 SQ. FT.

TWO POLE SIGNS SHALL BE ALLOWED ALONG THE TRACY 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 SQ. FT.

ONE POLE SIGN SHALL BE ALLOWED ALONG TOWNE WEST DRIVE FRONTAGE. THE SIGN SHALL BE ALLOWED A MAXIMUM HEIGHT OF 25 FEET AND MAXIMUM SIZE OF 150 SQ. FT.

PARCEL 2 SIGNAGE:

ONE POLE SIGN SHALL BE ALLOWED ALONG THE KELLOGG FRONTAGE FOR PARCEL 2. THIS SIGN SHALL BE LOCATED NEAR THE CENTER OF THE PARCEL'S KELLOGG FRONTAGE. THIS SIGN SHALL BE ALLOWED A MAXIMUM HEIGHT OF 45 FEET. THIS SIGN SHALL BE ALLOWED UP TO 400 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 45 FEET.

ONE POLE SIGN SHALL BE ALLOWED ALONG THE TRACY FRONTAGE. THIS SIGN SHALL BE ALLOWED A MAXIMUM HEIGHT OF 25 FEET AND MAXIMUM SIZE OF 150 SQ. FT.

7. 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 ANY REQUIRED FIRE LANE(S).

8. SCREENING AND LANDSCAPING: SHALL BE PER THE UNIFIED ZONING CODE AND THE CITY OF WICHITA LANDSCAPE ORDINANCE.

TRASH RECEPTACLES, LOADING DOCKS, AND GROUND LEVEL MECHANICAL EQUIPMENT SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.

9. A LANDSCAPE PLAN, PREPARED BY A REGISTERED 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).

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 BEEN PLANTED.

10. A PLAN FOR A PEDESTRIAN WALK SYSTEM SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING PRIOR TO THE ISSUANCE OF BUILDING PERMITS. THE PEDESTRIAN WALK SYSTEM SHALL PROVIDE PEDESTRIAN CONNECTIONS AMONG THE BUILDINGS WITHIN THE DEVELOPMENT AND, AS DETERMINED BY THE DIRECTOR OF PLANNING, SHALL MAKE PROVISIONS TO CONNECT THE BUILDINGS IN THE DEVELOPMENT TO FUTURE SIDEWALKS ALONG TRACY, FLORENCE, AND TOWNE WEST DR.

PARCEL 1

PROPOSED USES — ALL PERMITTED USES BY RIGHT IN THE "LI" ZONING DISTRICT EXCEPT THE FOLLOWING USES SHALL NOT BE PERMITTED: CORRECTIONAL FACILITY, SEXUALLY ORIENTED BUSINESS, RODEO IN THE CITY, FREIGHT TERMINAL, GAS AND FUEL STORAGE AND SALES

GROSS AREA 12.45 ACRES OR 542,490 ± SQ. FT.
MAXIMUM BUILDING COVERAGE — 30% OR 162,745 ± SQ. FT.
FLOOR AREA RATIO — 0.40
MAXIMUM GROSS FLOOR AREA — 216,995 ± SQ. FT.
MAXIMUM BUILDING HEIGHT — 45 FT.

PARCEL 2

PROPOSED USES — ALL PERMITTED USES BY RIGHT IN THE "LI" ZONING DISTRICT EXCEPT THE FOLLOWING USES SHALL NOT BE PERMITTED: CORRECTIONAL FACILITY, SEXUALLY ORIENTED BUSINESS, RODEO IN THE CITY, FREIGHT TERMINAL, GAS AND FUEL STORAGE AND SALES.

GROSS AREA 2.01 ACRES OR 87,525 ± SQ. FT.
MAXIMUM BUILDING COVERAGE — 30% OR 26,260 ± SQ. FT.
FLOOR AREA RATIO — 0.40
MAXIMUM GROSS FLOOR AREA — 35,010 ± SQ. FT.
MAXIMUM BUILDING HEIGHT — 45 FT.

LEGAL DESCRIPTION
LOTS 1-15, G.M.C. ADDITION, TO WICHITA,
SEDGWICK COUNTY, KANSAS

LOT 1, BALES ADDITION, WICHITA, SEDGWICK
COUNTY, KANSAS

LOTS 2 AND 3, BLOCK 1, KELLOGG WEST
SQUARE ADDITION, AN ADDITION TO WICHITA,
SEDGWICK COUNTY, KANSAS

0 30 60 120
SCALE: 1" = 60'

 KAW VALLEY ENGINEERING	200 N. EMPORIA, SUITE 100 WICHITA, KANSAS 67202 PH. (316) 440-4304 FAX (316) 440-4309 wh@kveng.com www.kveng.com	PROJECT NO. G14D0016
		DRAWN BY JB
		CHECKED BY LB
		CEN TRACY-CUP SHEET 1 OF 1
PREPARED FOR:	KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/18	