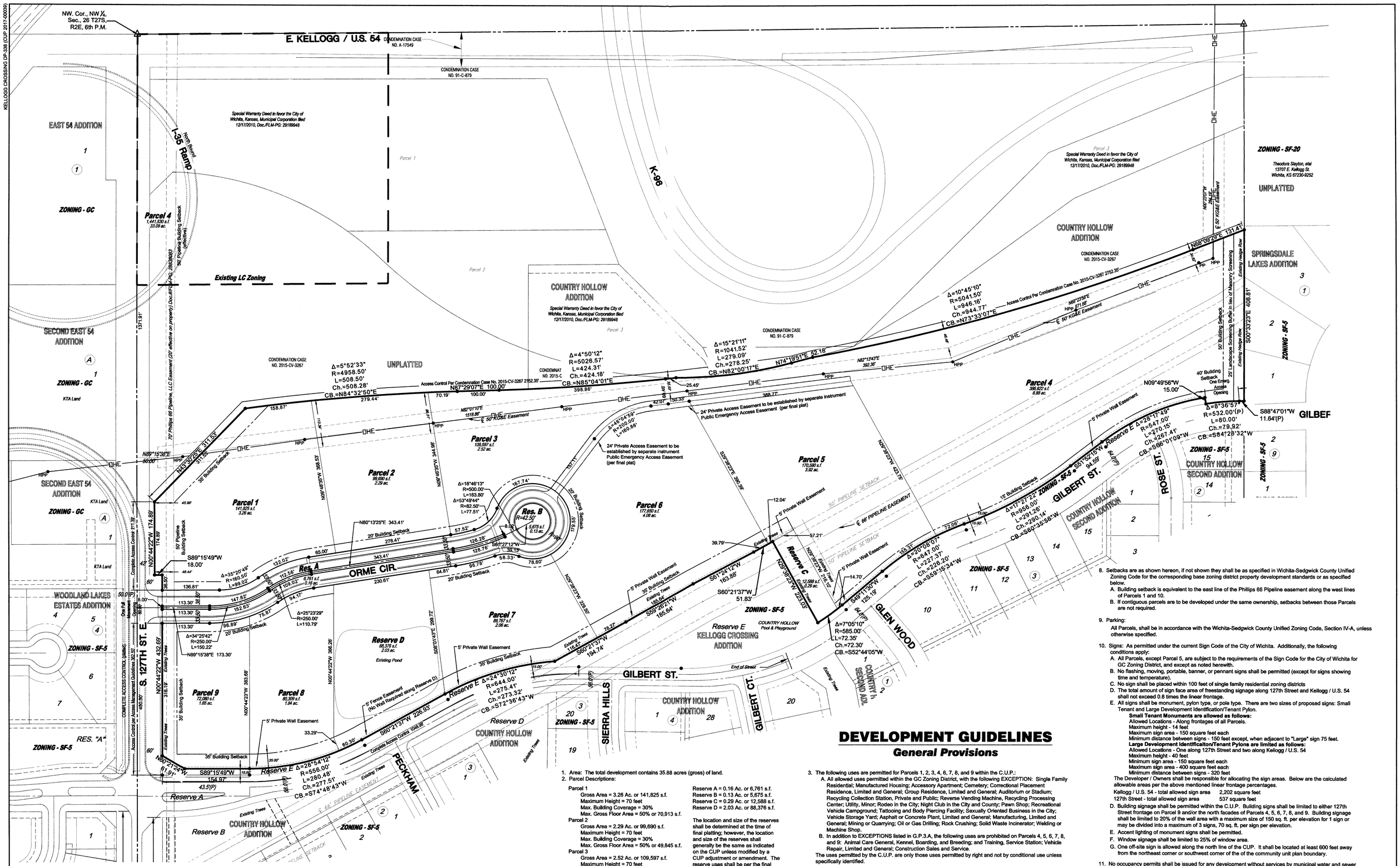

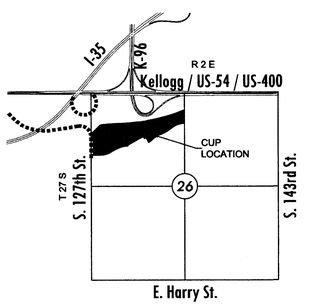

VICINITY MAP

100 0 100 200

APPROVED CUP

MAPC 10-19-17 DM

WCC 11-21-17 DM

MAPD Copy 2 of 4

COMMUNITY UNIT PLAN DP-338

KELLOGG CROSSING

OWNER / DEVELOPER: Country Hollow Investments, LLC 8100 E. 22nd North, #1000 Wichita, KS 67226-2310 (316) 684-7300

1. Area: The total development contains 35.88 acres (gross) of land.
2. Parcel Descriptions:

Parcel 1
Gross Area = 3.26 Ac. or 141,825 s.f.
Maximum Height = 70 feet
Max. Building Coverage = 30%
Max. Gross Floor Area = 50% or 70,913 s.f.
Parcel 2
Gross Area = 2.29 Ac. or 99,690 s.f.
Maximum Height = 70 feet
Max. Building Coverage = 30%
Max. Gross Floor Area = 50% or 49,845 s.f.
Parcel 3
Gross Area = 2.52 Ac. or 109,597 s.f.
Maximum Height = 70 feet
Max. Building Coverage = 30%
Max. Gross Floor Area = 50% or 54,799 s.f.
Parcel 4
Gross Area = 8.88 Ac. or 386,622 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 30%
Max. Gross Floor Area = 35% or 135,318 s.f.
Parcel 5
Gross Area = 4.31 Ac. or 187,852 s.f.
Maximum Height = 70 feet
Max. Gross Floor Area = 50% or 93,926 s.f.
Parcel 6
Gross Area = 3.68Ac. or 160,388 s.f.
Maximum Height = 70 feet
Max. Building Coverage = 30%
Max. Gross Floor Area = 50% or 80,194 s.f.
Parcel 7
Gross Area = 2.06 Ac. or 89,767 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 30%
Max. Gross Floor Area = 40% or 35,907 s.f.
Parcel 8
Gross Area = 1.84 Ac. or 80,309 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 30%
Max. Gross Floor Area = 40% or 32,124 s.f.
Parcel 9
Gross Area = 1.65 Ac. or 72,080 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 30%
Max. Gross Floor Area = 40% or 28,832 s.f.

Reserve A = 0.16 Ac. or 6,761 s.f.
Reserve B = 0.13 Ac. or 5,675 s.f.
Reserve C = 0.29 Ac. or 12,588 s.f.
Reserve D = 2.03 Ac. or 88,376 s.f.

The location and size of the reserves shall be determined at the time of final platting; however, the location and size of the reserves shall generally be the same as indicated on the CUP unless modified by a CUP adjustment or amendment. The reserve uses shall be per the final plat, but are planned to include uses such as landscaping, irrigation, monuments, and other similar uses. Reserve A will also drive access, and Reserve D will also allow drainage, and a 6 foot wrought iron look black metal fence along the south. There shall be secured mutual access to Reserve D to the adjoining Country Hollow residential neighborhood to the south. The terms and provisions of such access shall be as per separately filed declaration of covenants, conditions, and restrictions.

Case History

Orig. Case No. CUP2017-00039
Orig. Case No. ZON2017-00034
Approved by C.C. 11-21-17

DEVELOPMENT GUIDELINES

General Provisions

3. The following uses are permitted for Parcels 1, 2, 3, 4, 6, 7, 8, and 9 within the C.U.P.:
   A. All allowed uses permitted within the GC Zoning District, with the following EXCEPTION: Single Family Residential; Manufactured Housing; Accessory Apartment; Cemetery; Correctional Placement Residence, Limited and General; Group Residence, Limited and General; Auditorium or Stadium; Recycling Collection Station, Private and Public; Reverse Vending Machine, Recycling Processing Center; Utility, Minor; Rodeo in the City; Night Club in the City and County; Pawn Shop; Recreational Vehicle Campground; Tattooing and Body Piercing Facility; Sexually Oriented Business in the City; Vehicle Storage Yard; Asphalt or Concrete Plant, Limited and General; Manufacturing, Limited and General; Mining or Quarrying; Oil or Gas Drilling; Rock Crushing; Solid Waste Incinerator; Welding or Machine Shop.
   B. In addition to EXCEPTIONS listed in G.P.3.A, the following uses are prohibited on Parcels 4, 5, 6, 7, 8, and 9: Animal Care General, Kennel, Boarding, and Breeding; and Training, Service Station; Vehicle Repair, Limited and General; Construction Sales and Service.

   The uses permitted by the C.U.P. are only those uses permitted by right and not by conditional use unless specifically identified.
4. Architectural Controls:
   All buildings within the C.U.P. shall share a uniform architectural character, color, and similar predominate exterior building material, as determined by the Director of Planning. All building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accents, and must employ materials similar or complementary to surrounding residential areas. The predominate exterior building materials shall be non-metal, unless approved by the Director of Planning.
5. Landscaping for this site shall be required as follows:
   A. Landscaped street yards, buffers, and parking lot landscaping and screening shall be in accordance with the City of Wichita Landscape Ordinance.
   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 Metropolitan Area Planning Department (MAPD) for its review and approval prior to issuance of any building permit(s).
   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.
   D. The Developer shall install evergreen and deciduous trees in the adjoining Reserve E, Kellogg Crossing Addition, 15 feet south of the CUP. Said trees shall not screen the view of the existing pond. The long-term maintenance of plantings within the adjoining 15 foot strip shall be the responsibility of the adjoining HOA, after initial plantings.
6. Lighting:
   A. Lighting shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV.
   B. All Parcels shall share similar or consistent parking lot lighting elements (i.e. fixtures, poles and lamps and etc.), as approved by the Director of the MAPD.
   C. All lighting shall be shielded to direct light disbursement in a downward direction and directed away from residential areas.
   D. Light poles including above ground base shall be limited to 27 feet tall, except 15 feet tall when within 100 feet of residential zoning with residential use.
   E. Extensive use of backlit canopies and neon or fluorescent tube lighting on buildings is not permitted.
   F. Wall-pack lighting shall be prohibited on the south elevations of any buildings within 200 feet of the south line of the CUP.
7. Screening for this site shall be required as follows:
   A. Rooftop mechanical equipment shall be screened from ground level view per Wichita-Sedgwick County Unified Zoning Code.
   B. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened to reasonably hide them from ground view with fencing and/or landscaping.
   C. Outdoor display and storage shall be subject to all conditions of Section III-B.14.e.3.a. for all Parcels.
   D. The east line of Parcel 4 shall have a 25' landscaping buffer in lieu of masonry wall, if the existing hedge row is maintained as a landscape buffer. A 6 foot privacy fence is also required along the easterly line of Parcel 4 for screening for the adjoining residential parcels.
   E. The east 25 feet of Reserve C shall be a landscaping buffer in lieu of masonry wall, if the existing tree row is maintained as a landscape buffer. A 6 foot privacy fence is required along the east line of Reserve C for screening for the adjoining neighborhood park and pool.except Parcel 5 where outdoor storage is prohibited.
   F. The south line of Reserve D is permitted to be a 6 foot wrought iron look black metal fence in lieu of masonry wall. Also, see G.P.5.D.
   G. Unless otherwise noted Screening shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV and Section III-C.2.b.
8. Setbacks are as shown hereon, if not shown they shall be as specified in Wichita-Sedgwick County Unified Zoning Code for the corresponding base zoning district property development standards or as specified below.
   A. Building setback is equivalent to the east line of the Phillips 66 Pipeline easement along the west lines of Parcels 1 and 10.
   B. If contiguous parcels are to be developed under the same ownership, setbacks between those Parcels are not required.
9. Parking:
   All Parcels, shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV-A, unless otherwise specified.
10. Signs: As permitted under the current Sign Code of the City of Wichita. Additionally, the following conditions apply:
   A. All Parcels, except Parcel 5, are subject to the requirements of the Sign Code for the City of Wichita for GC Zoning District, and except as noted herewith.
   B. No flashing, moving, portable, banner, or pennant signs shall be permitted (except for signs showing time and temperature).
   C. No sign shall be placed within 100 feet of single family residential zoning districts
   D. The total amount of sign face area of freestanding signage along 127th Street and Kellogg / U.S. 54 shall not exceed 0.8 times the linear frontage.
   E. All signs shall be monument, pylon type, or pole type. There are two sizes of proposed signs: Small Tenant and Large Development Identification/Tenant Pylon.
      Small Tenant Monuments are allowed as follows:
      Allowed Locations - Along frontages of all Parcels.
      Maximum height - 14 feet
      Maximum sign area - 150 square feet each
      Minimum distance between signs - 150 feet except, when adjacent to "Large" sign 75 feet.
      Large Development Identificaiton/Tenant Pylons are limited as follows:
      Allowed Locations - One along 127th Street and two along Kellogg / U.S. 54
      Maximum height - 40 feet
      Minimum sign area - 150 square feet each
      Maximum sign area - 400 square feet each
      Minimum distance between signs - 320 feet

   The Developer / Owners shall be responsible for allocating the sign areas. Below are the calculated allowable areas per the above mentioned linear frontage percentages.

Kellogg / U.S. 54 - total allowed sign area	2,202 square feet
127th Street - total allowed sign area	537 square feet

   D. Building signage shall be permitted within the C.U.P. Building signs shall be limited to either 127th Street frontage on Parcel 9 and/or the north facades of Parcels 4, 5, 6, 7, 8, and 9. Building signage shall be limited to 20% of the wall area with a maximum size of 150 sq. ft. per elevation for 1 sign or may be divided into a maximum of 3 signs, 70 sq. ft. per sign per elevation.
   E. Accent lighting of monument signs shall be permitted.
   F. Window signage shall be limited to 25% of window area.
   G. One off-site sign is allowed along the north line of the CUP. It shall be located at least 600 feet away from the northeast corner or southwest corner of the of the community unit plan boundary.
11. No occupancy permits shall be issued for any development without services by municipal water and sewer services.
12. All proposed new utilities shall be installed underground.
13. The following transportation improvements and Parcel access shall be provided:
   A. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between Parcels within the C.U.P.
   B. Access controls shall be as shown on the Final Plat and revised upon the C.U.P.
   C. An overall site circulation plan shall be submitted for review and approval by the Director of Planning, in concurrence with the Zoning Administrator and Traffic Engineer. The circulation plan shall assure smooth internal vehicular and pedestrian movements, pedestrian connectivity to major arterial and within buildings on the CUP and may provide connections to adjoining properties, and ensure that the main drives are not blocked by parking spaces directly backing onto the main drive aisles.
   D. A plan for a pedestrian walk system shall be a requirement of the C.U.P. The walk system shall link proposed buildings with the entrances and sidewalks to 127th Street and shall be assured by required submission and approval of circulation plans by the Director of Planning prior to issuing building permits.
14. Grading Plan:
   A lot grading plan will be prepared in conformance with the Drainage Concept Plan for review prior to the issuance of a Building Permit.
15. Final determination of minimum pad elevations (at least 2 feet higher than the 100 year flood elevation), street right(s)-of-way, easements, and pavement widths on public private streets shall be resolved at the time of platting. Drainage requirements and improvements shall be determined at the time of platting. If necessary, the CUP development plan shall be adjusted or amended to reflect final drainage requirements."
16. Title:
   The transfer of the title on all or any portion of the land included in the Community Unit Plan does not constitute a termination of the plan or any portion thereof; but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns and amended. However, the Director of the MAPD, with the concurrence of the Zoning Administrator, may approve minor adjustments to the conditions in this overlay, consistent with the approved development plan, without filing a formal ordinance amendment.
17. 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.
18. Any major changes within this Community Unit Plan shall be submitted to the Planning Commission and the Governing Body for their consideration. Amendments, adjustments, or interpretations to the C.U.P. shall be done in accordance with the Unified Zoning Code.

MKEC
Wichita, KS • 316.684.9600

Current Copy: 03-28-19

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KELLOGG CROSSING DP-338 (CUP 2017-00039)