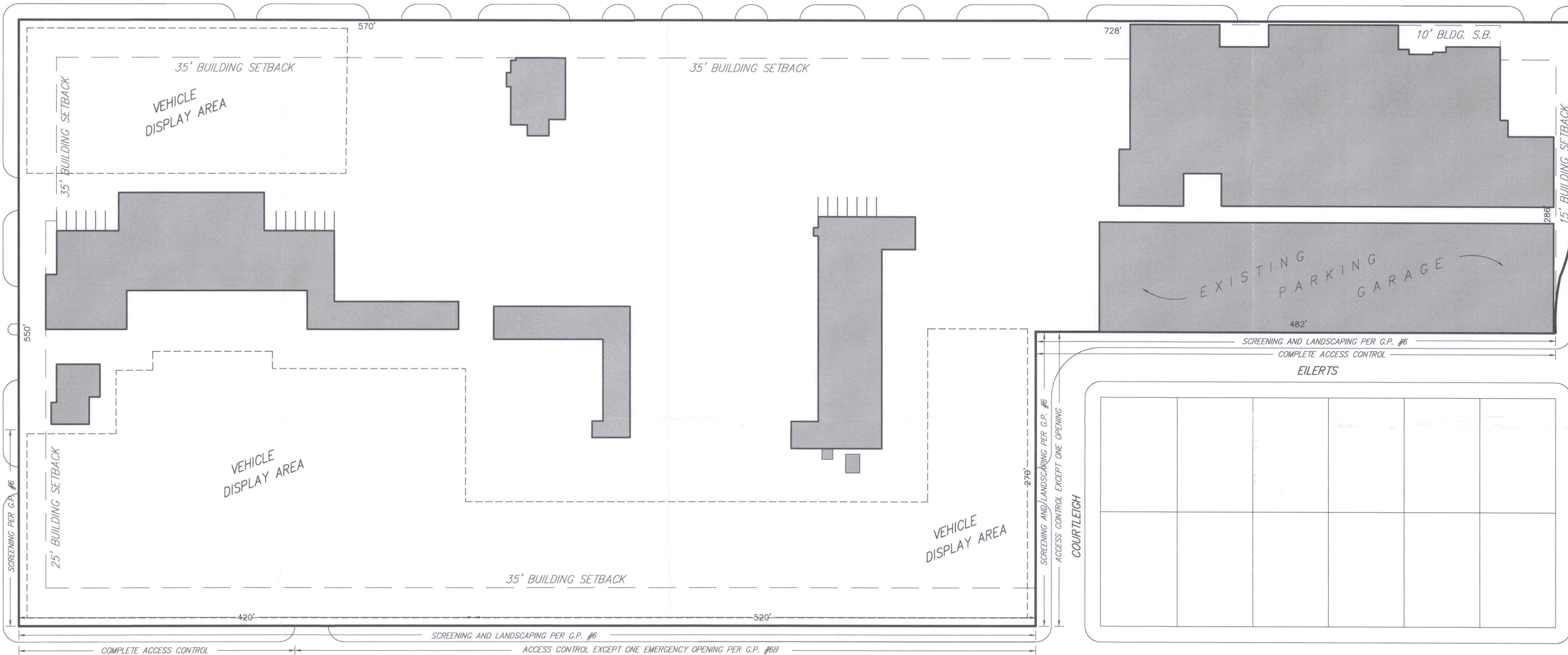


DAVIS-MOORE COMMUNITY UNIT PLAN

KELLOGG (U.S. HIGHWAY 54 CASE NO. A-17549) STREET

KELLOGG DRIVE



GENERAL PROVISIONS:

1. This development contains a net area of 15.25 acres, more or less.
2. Signs shall be permitted in accordance with the City of Wichita Sign Code, except that no billboards, portable signs, or off-site signs shall be permitted.
3. Building setback lines are as shown on the plan.
4. Access control shall be as shown on the plan.
5. Off-street parking shall be provided in accordance with the Unified Zoning Code.
6. Screening and Landscaping:
 - A. A wooden screening fence 6 to 8 feet high shall be provided in place of a solid masonry wall in order to better utilize the existing screening fences, to avoid conflict with utility easements, and to allow for easy expansion should additional property be acquired. A building permit shall be obtained prior to the construction of any fences.

- B. Said screening fence shall be provided along the south parcel line adjacent to Orme and along the east parcel line adjacent to Courtleigh and along the south 180 feet adjacent to Lightner. The required screening fence adjacent to Courtleigh may be removed in the event that a building is constructed adjacent to the property line. In addition, one gated emergency opening may be allowed along the south property line as provided in General Provision #4.
- C. Said street trees shall be planted along the south property lines adjacent to Orme and Ellerts, and the east property line adjacent to Courtleigh at such time a building is constructed along the property line and the existing screening fence is removed as provided in General Provision #6b, and along the south 210 feet of the west property line adjacent to Lightner.
- D. Street trees shall be planted in accordance with the City of Wichita Landscape Ordinance, except that the

- E. Trash receptacles shall be appropriately screened to reasonable hide them from ground view.
- F. A landscape plan prepared by a Landscape Architect for the required plantings, including the type, location and specifications of plant materials shall be submitted to the Planning Department for review and approval prior to the issuance of building permits. A financial guarantee for the required plantings shall be required prior to the issuance of any occupancy permit if said plantings have not been installed.
- G. Failure to properly maintain the required screening or landscaping shall be considered a violation of the C.U.P. after a joint determination by the Director of Planning and the Superintendent of Central Inspection.

- H. All outdoor storage of materials shall be visually screened from all surrounding properties and public rights-of-way. Materials shall not be stored or stacked to where they are visible above screening fences from surrounding properties or public rights-of-way.
7. Fire lane(s) shall be provided in accordance with the fire code of the City of Wichita. No parking shall be allowed in said fire lane(s) 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 location and design of the fire lane(s).
8. A drainage plan and guarantee for drainage improvements shall be provided at the time of platting.
9. Street right-of-way and easement vacations to be accomplished at the time of platting. Final determination of street right-of-way and pavement widths to be determined at the time of platting.

10. All lights shall be shielded to reflect light away from the residential properties adjacent to the C.U.P. Lighting for the south 180 feet of the west 420 feet of the C.U.P. shall have a maximum height of 15 feet.
11. The transfer of title on all or any portion of the land included in the C.U.P. 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 present owners, their successors, assigns and their lessees, unless amended.
12. No exterior audio systems shall be permitted within the south 180 feet of the C.U.P.

PARCEL DESCRIPTION:

Net Area:	664,245 sq. ft. or 15.25 acres
Maximum Building Coverage:	265,698 sq. ft. or 40%
Maximum Floor Area:	298,910 sq. ft.
Maximum Building Height:	35 ft.

Permitted Uses: All uses permitted by the "LC" Limited Commercial district, excluding adult entertainment establishments, sexually oriented business, group residences, correctional placement residences, asphalt/concrete plants, private clubs, taverns, and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. Also permitted is new and used auto sales, leasing, service and all other associated uses, including parking garage (not for public use) for storage of vehicles for lease or sale, vehicles awaiting customer service, and vehicle repair (general) as a primary use. The following "GC" General Commercial uses are permitted: Construction sales and service, ancillary fuel storage, Outdoor storage, Vehicle Repair (general), and Wholesale or Business Services.

ADJUSTMENT (CUP2020-07): MARCH 5, 2020
AMENDMENT #13: JANUARY 6, 2016
AMENDMENT #12: OCTOBER 13, 2003
AMENDMENT #11: JULY 14, 2003
AMENDMENT #10: APPROVED NOVEMBER 17, 1998

DP-183
DAVIS-MOORE
COMMUNITY UNIT PLAN

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

Dated 3/5/2020
APPROVED CUP
Per Admin Adjustment
H. Trip 2
Copy 1 of 4
CUP2020-07



Wichita-Sedgwick County Metropolitan Area Planning Department

March 5, 2020

TZS Holdings, LLC
Attn: Zack Steven
6205 E. Kellogg Drive
Wichita, KS 67218-1746

Baughman Company, P.A.
Attn: Russ Ewy
315 Ellis
Wichita, KS 67211

RE: CUP2020-07 – City Administrative Adjustment of Davis-Moore CUP DP-183; generally located on the south side of East Kellogg Drive and west of South Woodlawn Blvd. (6115 E. Kellogg Drive)

Legal Description: Lot 1, Block 1, Davis-Moore 13th Addition, Wichita, Sedgwick County, Kansas; **TOGETHER WITH** the East 130 feet of the West 140 feet of Lot 2, Block A, Hudson Addition to Wichita, Sedgwick County, Kansas; **TOGETHER WITH** Lot 1, Davis-Moore 5th Addition to Wichita, Sedgwick County, Kansas; **TOGETHER WITH** the West 110 feet of Lot 2, except the South 160 feet, Universals First Addition to Wichita, Kansas; **TOGETHER WITH** that part of vacated Waverly Drive lying adjacent to said Universals First Addition, and said Davis-Moore 5th Addition.

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-183 to include Vehicle Repair, General to the Permitted Uses.

On the basis of our review, we find that adjusting the CUP to include Vehicle Repair, General to the Permitted Uses and not permitted only as an accessory use to a new and used auto sales business 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 Knebel, Interim Director
Metropolitan Area Planning Department

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

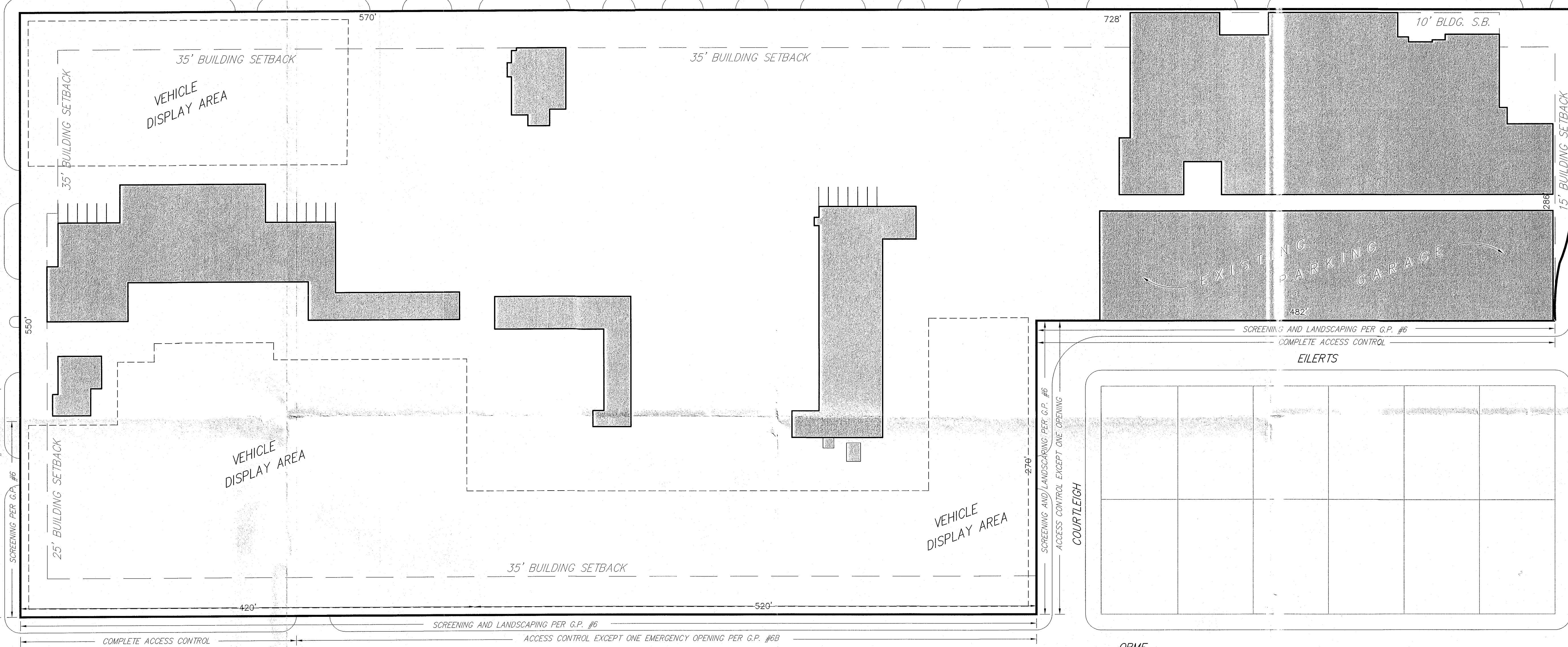
cc: MABCD

James Clendenin, CM District III
Maddy Campbell, CSR District III

DAVIS-MOORE COMMUNITY UNIT PLAN

KELLOGG (U.S. HIGHWAY 54 CASE NO. A-17549) STREET

KELLOGG DRIVE



GENERAL PROVISIONS:

1. This development contains a net area of 15.25 acres, more or less.
2. Signs shall be permitted in accordance with the City of Wichita Sign Code, except that no billboards, portable signs, or off-site signs shall be permitted.
3. Building setback lines are as shown on the plan.
4. Access control shall be as shown on the plan.
5. Off-street parking shall be provided in accordance with the Unified Zoning Code.
6. Screening and Landscaping:
 - A. A wooden screening fence 6 to 8 feet high shall be provided in place of a solid masonry wall in order to better utilize the existing screening fences, to avoid conflict with utility easements, and to allow for easy expansion should additional property be acquired. A building permit shall be obtained prior to the construction of any fences.

- B. Said screening fence shall be provided along the south parcel line adjacent to Orme and along the east parcel line adjacent to Courtleigh and along the south 180 feet adjacent to Lightner. The required screening fence adjacent to Courtleigh may be removed in the event that a building is constructed adjacent to the property line. In addition, one gated emergency opening may be allowed along the south property line as provided in General Provision #4.
- C. Said street trees shall be planted along the south property lines adjacent to Orme and Eilerts, and the east property line adjacent to Courtleigh at such time a building is constructed along the property line and the existing screening fence is removed as provided in General Provision #6b, and along the south 210 feet of the west property line adjacent to Lightner.
- D. Street trees shall be planted in accordance with the City of Wichita Landscape Ordinance, except that the

- number of required trees shall be calculated at 1 tree per 20 linear feet of frontage and planted between the curb and the required screening fence.
- E. Trash receptacles shall be appropriately screened to reasonable hide them from ground view.
 - F. A landscape plan prepared by a Landscape Architect for the required plantings, including the type, location and specifications of plant materials shall be submitted to the Planning Department for review and approval prior to the issuance of building permits. A financial guarantee for the required plantings shall be required prior to the issuance of any occupancy permit if said plantings have not been installed.
 - G. Failure to properly maintain the required screening or landscaping shall be considered a violation of the C.U.P. after a joint determination by the Director of Planning and the Superintendent of Central Inspection.

- H. All outdoor storage of materials shall be visually screened from all surrounding properties and public rights-of-way. Materials shall not be stored or stacked to where they are visible above screening fences from surrounding properties or public rights-of-way.
7. Fire lane(s) shall be provided in accordance with the fire code of the City of Wichita. No parking shall be allowed in said fire lane(s) 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 location and design of the fire lane(s).
8. A drainage plan and guarantee for drainage improvements shall be provided at the time of platting.
9. Street right-of-way and easement vacations to be accomplished at the time of platting. Final determination of street right-of-way and pavement widths to be determined at the time of platting.

10. All lights shall be shielded to reflect light away from the residential properties adjacent to the C.U.P. Lighting for the south 180 feet of the west 420 feet of the C.U.P. shall have a maximum height of 15 feet.
11. The transfer of title on all or any portion of the land included in the C.U.P. 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 present owners, their successors, assigns and their lessees, unless amended.
12. No exterior audio systems shall be permitted within the south 180 feet of the C.U.P.

PARCEL DESCRIPTION:

Net Area:	664,245 sq. ft. or 15.25 acres
Maximum Building Coverage:	265,698 sq. ft. or 40%
Maximum Floor Area:	298,910 sq. ft.
Maximum Building Height:	35 ft.

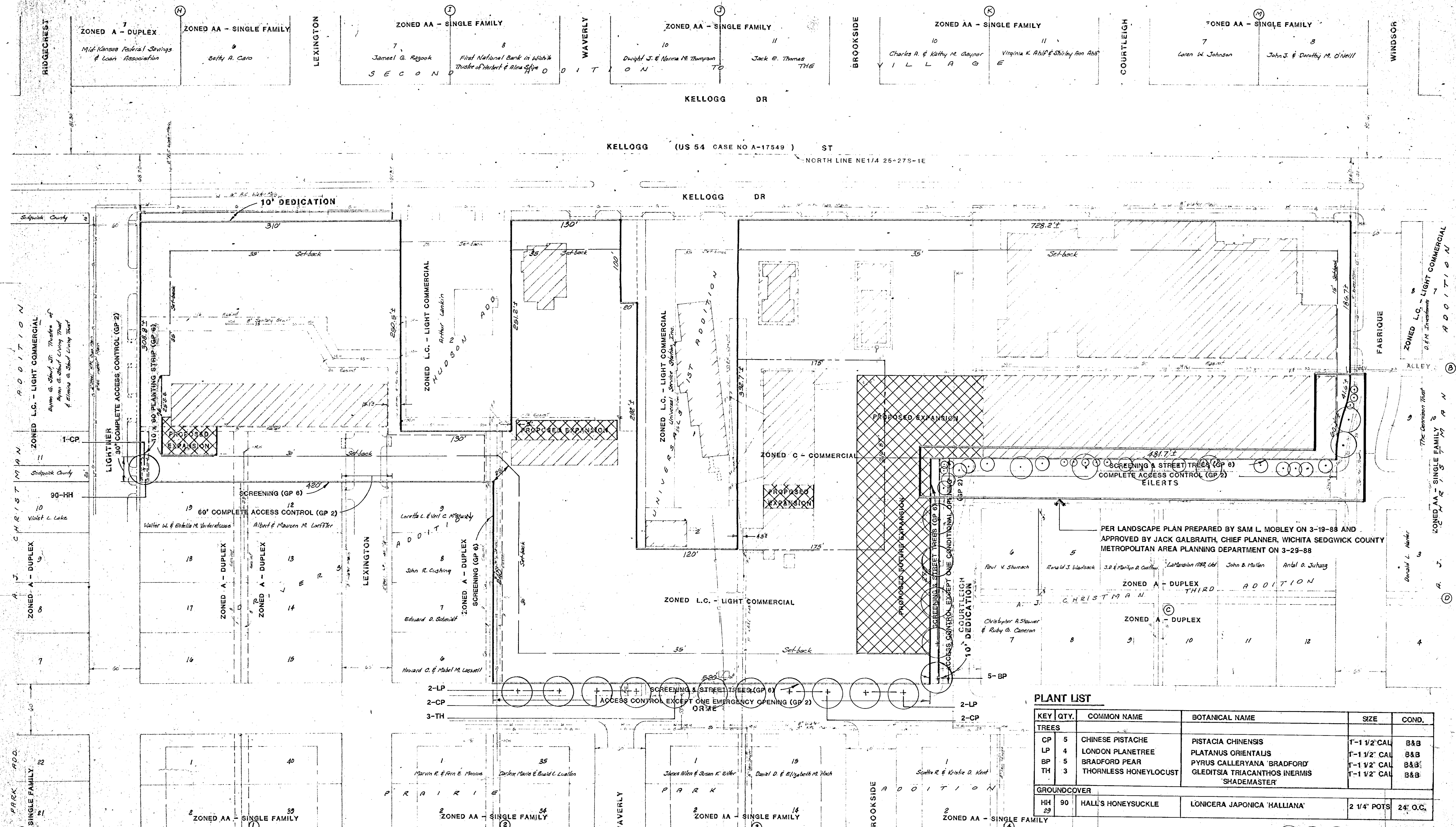
Permitted Uses: All uses permitted by the "LC" Limited Commercial district, excluding adult entertainment establishments, sexually oriented business, group residences, correctional placement residences, asphalt/concrete plants, private clubs, taverns, and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. Also permitted is new and used auto sales, leasing, service and all other associated uses, including parking garage (not for public use) for storage of vehicles for lease or sale, vehicles awaiting customer service, and vehicle repair (general). The following "GC" General Commercial uses are permitted: Construction sales and service, ancillary fuel storage, Outdoor storage, and Wholesale or Business Services.

AMENDMENT #13: JANUARY 6, 2016
AMENDMENT #12: OCTOBER 13, 2003
AMENDMENT #11: JULY 14, 2003
AMENDMENT #10: APPROVED NOVEMBER 17, 1998

AMENDMENT #13
APPROVED CUP
WAF 12-3-15
WCC 1-5-16
MAPD 1 of 2

DP-183
DAVIS-MOORE
COMMUNITY UNIT PLAN

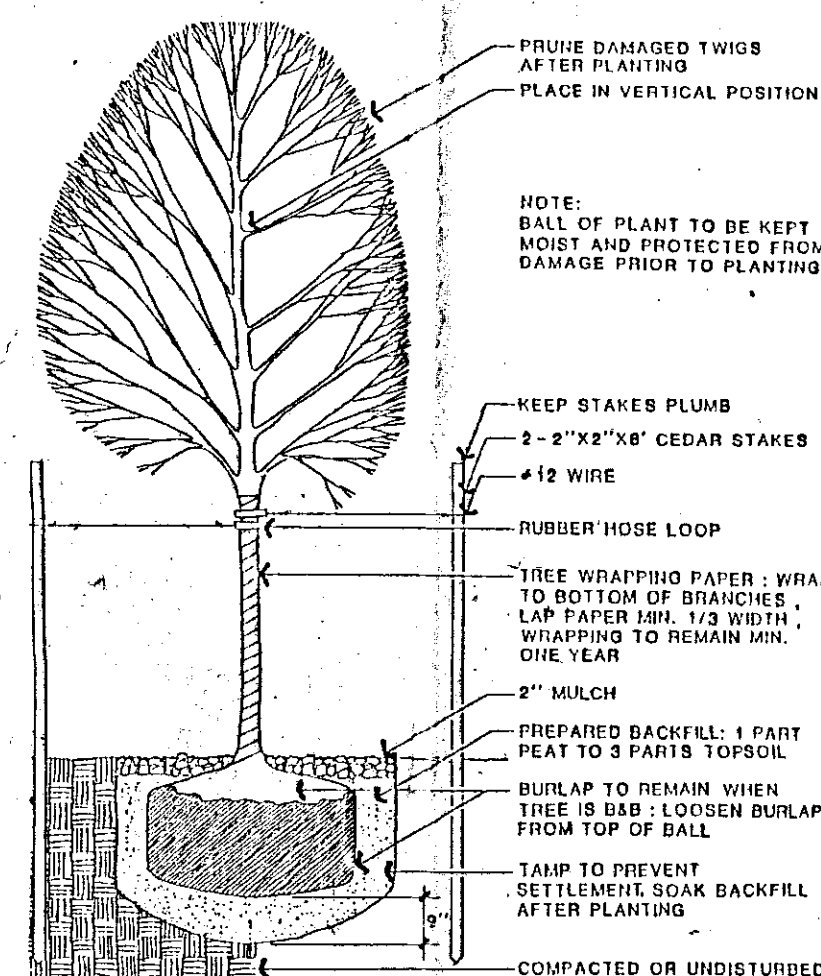
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211



LANDSCAPE SCREENING PLANTING PLAN DAVIS-MOORE COMMUNITY UNIT PLAN DP - 183

GENERAL PROVISIONS

- This development is proposed to contain a net area of 10.95 acres more or less.
- Curb cuts - The maximum number of curb cuts to Courtleigh shall be one until such time that a building is constructed. Along the property line, there shall be one curb cut to Courtleigh for emergency access only. There shall be no curb cut to Lexington or Elberta or over the South 30 feet of the parcel adjacent to Elberta.
- Signs shall be permitted in accordance with limitations and requirements of the zoning ordinance, except that no billboards, portable signs or off-site signs shall be permitted.
- Building Setback Lines
 - Kellogg Drive - 35 feet
 - Lightner - 25 feet and 35 feet as shown on the plan.
 - Orse - 35 feet
 - Courtleigh - 35 feet
 - Elberta - 35 feet
 - Fabrique - 15 feet as shown on plan.
 - All Others - shall be 25 feet, 30 feet and zero as shown on the plan.
- Off street parking and loading space shall be provided as required by ordinance.
- Planting and Screening
 - A planting strip no less than 10 feet in width is required along the south 60 feet of the west line of the parcel adjacent to Lightner, except for access points of ingress and egress.
 - A wooden screening fence (8' to 9' high) shall be provided, in place of a solid or semi-solid wall to facilitate the following utilization of the existing wooden screening fence, to allow use of existing wooden screening fences along property lines where utility easements exist. To allow for easy expansion of the site should additional adjacent property be required. A building permit shall be obtained prior to the construction of any fences.
 - A wooden screening fence (8' to 9' high) shall be provided along the following lines:
 - Along the south parcel line extending 420 feet east of Lightner.
 - Along the west parcel line as established 420 feet east of Lightner.
 - Along the south parcel line adjacent to Orse, providing for a gate at the emergency access curb cut as provided for in General Provision #2.
 - Along the east parcel line adjacent to Courtleigh and the south parcel line adjacent to Elberta west of the existing building until such time that a building is constructed adjacent to the property line, at which time the existing wooden screening fence shall be removed.
 - Appropriate Street Trees (as approved by the City Personnel) shall be planted no further apart than 50 feet on center in the public parking area between the curb and wooden screening fence and shall be maintained by the owner of the adjacent parcel.
 - Street Trees shall be provided as follows:
 - Adjacent to Orse
 - Adjacent to Courtleigh at such time that a building is constructed adjacent to the property line and the existing screening fence is removed as provided in General Provision #2.e.(4)
 - Adjacent to Elberta
- Tree receptacles shall be appropriately screened to reasonably hide them from ground view.
- A landscape plan prepared by a landscape architect for the planting strip and the street trees, indicating the type, location and specifications of plant materials shall be submitted to the Planning Department for their review and approval prior to the issuance of building permits. A financial guarantee for the street trees and plant materials shall be required prior to the issuance of any occupancy permit if the trees or plant materials have not been planted.
- Failure to properly maintain the screening fence, street trees or the planting strip shall be considered a violation of the C.U.P. after a joint determination by the Director of Planning and the Superintendent of Central Inspection.
- Fire lane(s) shall be in accordance with the fire code of the City of Wichita. No parking shall be in said fire lane(s) 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 location and design of the fire lane(s).
- A drainage plan and guarantee for drainage improvements shall be provided at the time of platting if necessary.
- Street right-of-way and easement vacations to be accomplished at the time of platting.
- Final determination of street right-of-way and pavement widths to be determined at the time of platting.
- All lights shall be shielded to reflect or direct light away from the residential properties adjacent to the C.U.P.
- The transfer of title on all or any portion of the land included in the C.U.P. shall 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 present owners, their successors and assigns, and their licensees, unless amended.



DECIDUOUS TREE PLANTING

PARCEL DESCRIPTION

- Hot Area: 477,063 sq. ft. ± or 10.95 acres ±
- Maximum Building Coverage: 40% or 180,826 sq. ft. ±
- Maximum Floor Area: 595,881 sq. ft. ± (595,000 sq. ft. ±)
- Maximum Building Height: 35 feet Except for 3-story parking garage: 40 feet
- Proposed Uses: New and used automotive sales, leasing, service and other associated uses, including parking garage (not for public use) for long term and short term storage of vehicles for lease or sale, vehicles awaiting customer service and employee parking, subject to Board of zoning Appeals (BZA) approval. Also to include the temporary use of restaurant, until the existing lease expires.

NOTE: LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITY LINES AND IS RESPONSIBLE FOR ANY DAMAGE DONE TO THEM AS A RESULT OF HIS ACTIONS.

LANDSCAPE PLAN
COMPLYING WITH GENERAL
PROVISION No. 63 OF DP-183
APPROVED
MAY 27-88
MAY 27-88

PLANT LIST

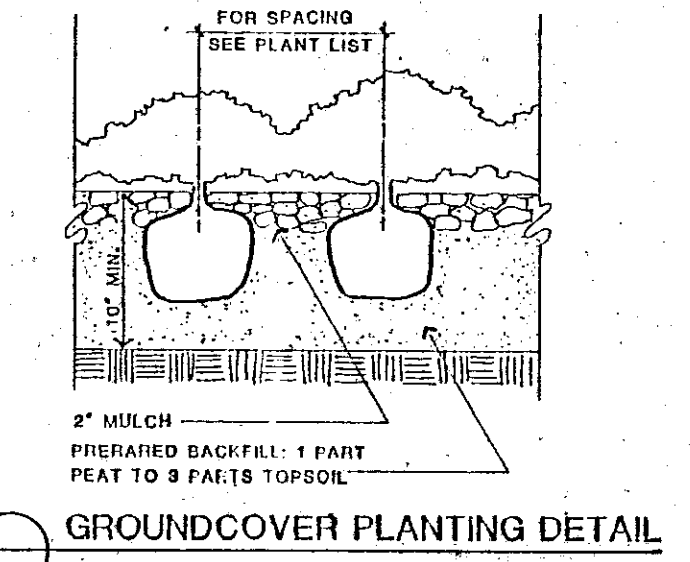
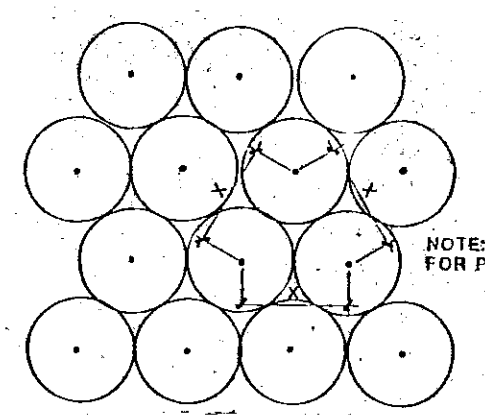
KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.
TREES					
CP	5	CHINESE PISTACHE	PISTACIA CHINENSIS	T-1 1/2' CAL	B&B
LP	4	LONDON PLANETREE	PLATANUS ORIENTALIS	T-1 1/2' CAL	B&B
BP	5	BRADFORD PEAR	PYRUS CALLERYANA 'BRADFORD'	T-1 1/2' CAL	B&B
TH	3	THORNLESS HONEYLOCUST	GLADSTONIA TRIACANTHOS INERMIS SHADEMASTER	T-1 1/2' CAL	B&B
GROUND COVER					
HH	90	HALL'S HONEYSUCKLE	LONICERA JAPONICA 'HALLIANA'	2 1/4' POTS	24" O.C.

LEGEND

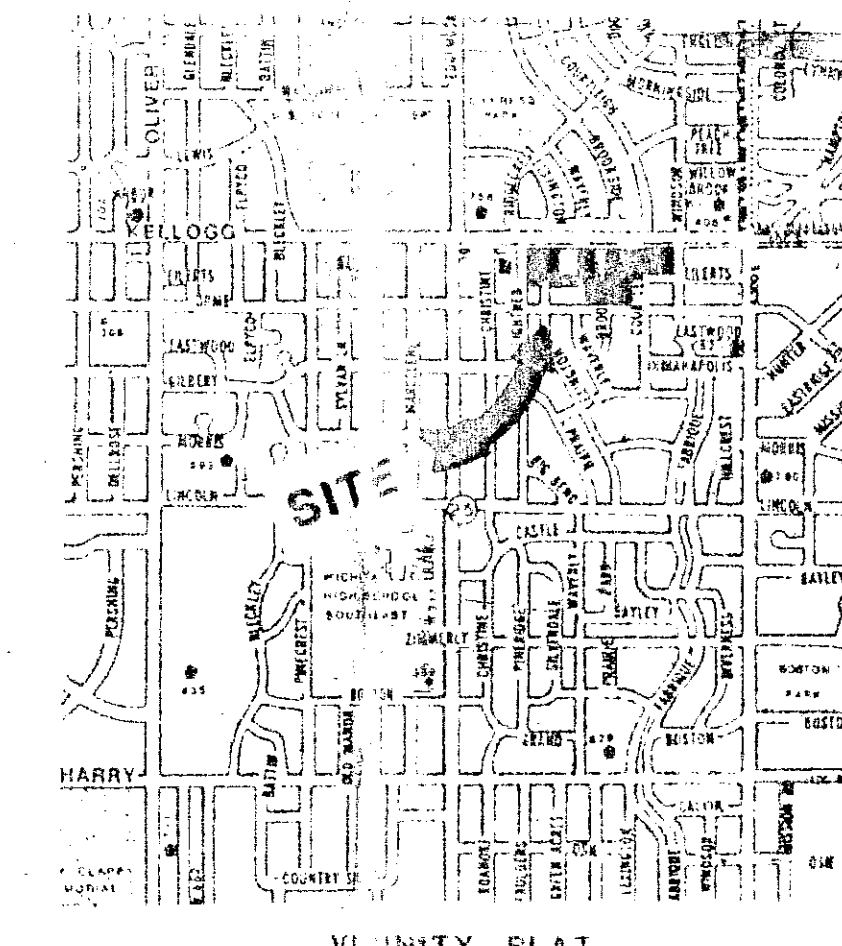
- PROPOSED SHADE TREE
- PROPOSED GROUND COVER



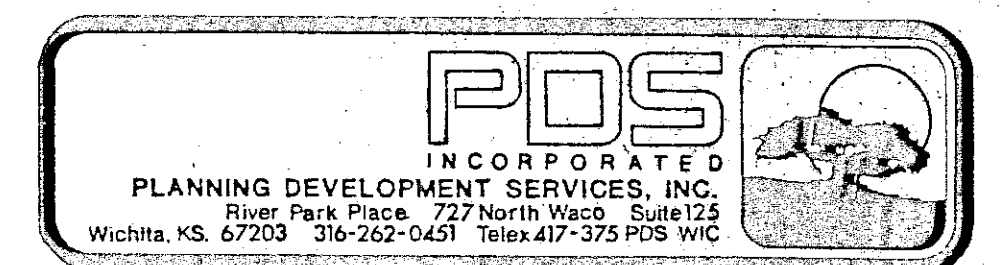
SCALE 1"=50'0"



GROUND COVER PLANTING DETAIL

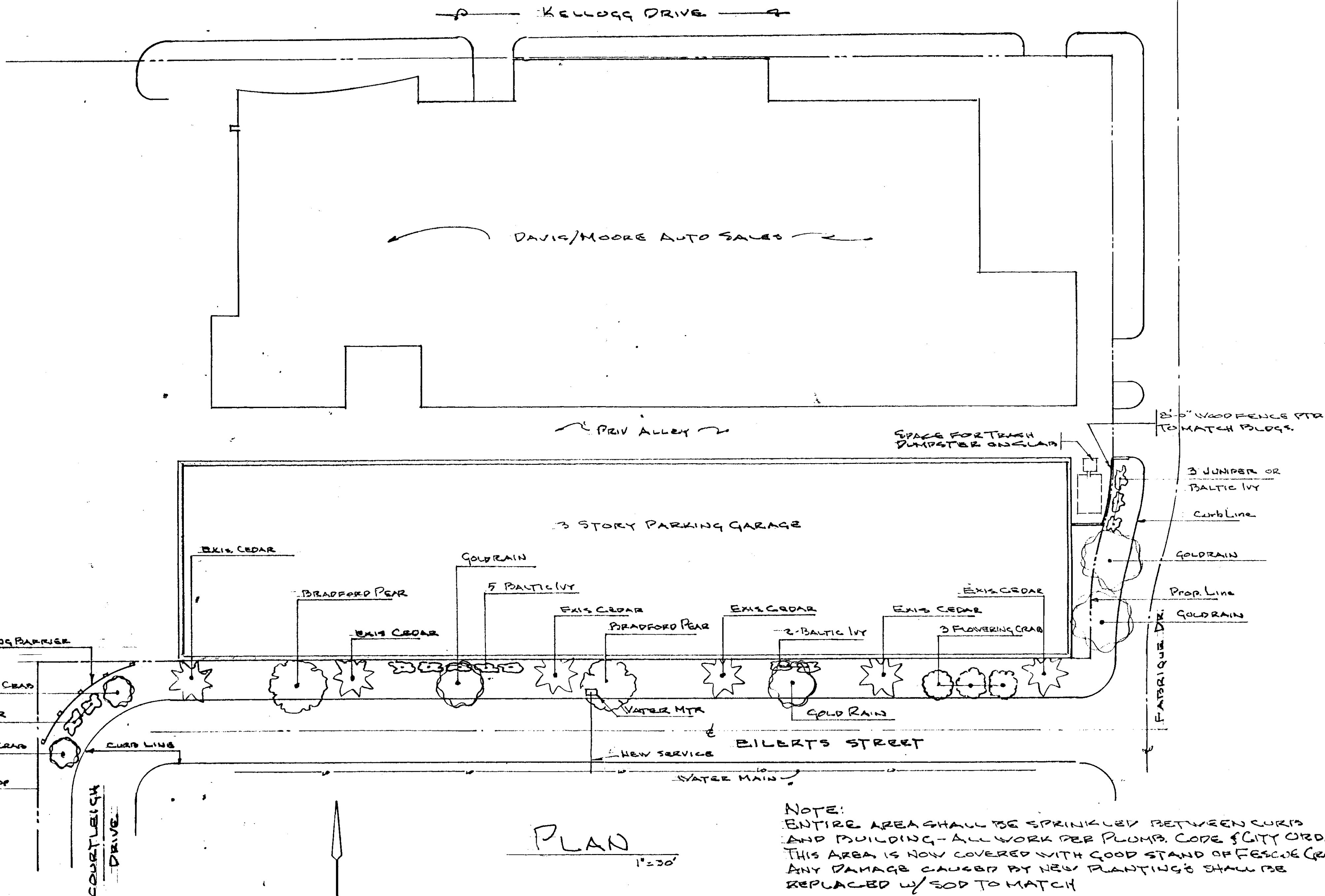


VICINITY PLAT



BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316-262-7271 • 316 ELLIS • WICHITA, KANSAS 67211

21 MARCH 1988



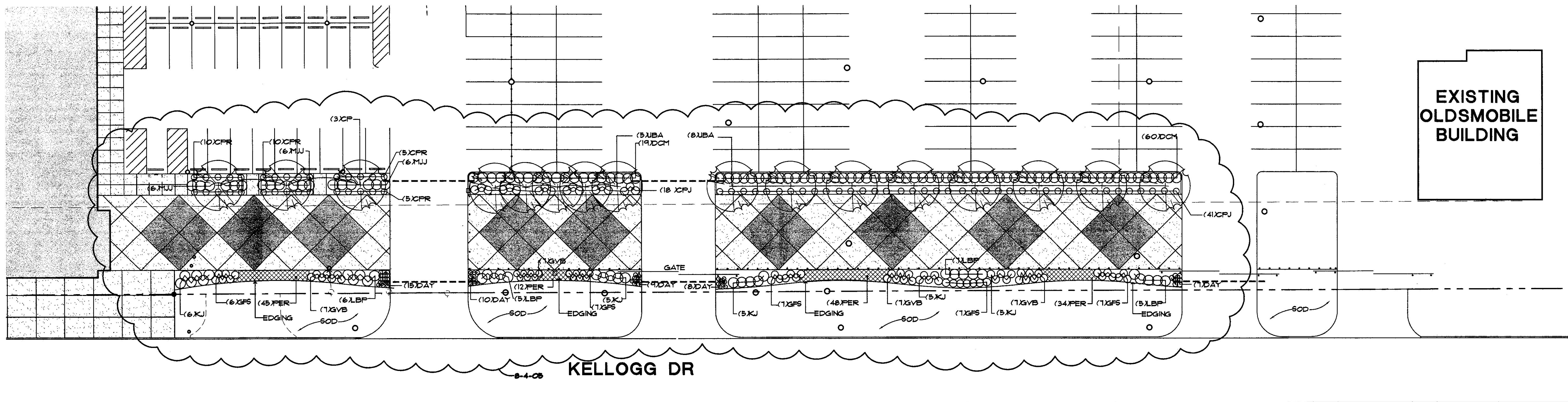
NOTE:
 ENTIRE AREA SHALL BE SPRINKLED BETWEEN CURBS
 AND BUILDING - ALL WORK PER PLUMB. CODE & CITY ORD.
 THIS AREA IS NOW COVERED WITH GOOD STAND OF FESCUE GRASS
 ANY DAMAGE CAUSED BY NEW PLANTINGS SHALL BE
 REPLACED W/ SOD TO MATCH

LANDSCAPE PLAN APPROVED
 IN ASSOCIATION WITH DAVIS-
 MOORE COMMERCIAL C.U.P. - DP-183
 (SUPERCEDES BZA 26-86)

MAILED COPY 1 OF 2

PLANTING PLAN			
Sara L. Mobley ARCHIT.		SCALE	DRAWN BY SUM
410 SOUTH RIDGE ROAD WICHITA, KAN.		1"=30'	REVISED
DAVIS/MOORE OLDSMOBILE INC			
6215 E KELLOGG, WICHITA KANSAS			
DATE	APPROVED BY	DRAWING NUMBER	
3-19-88		1 of 1	

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A SITE LANDSCAPE PLAN

GENERAL LANDSCAPE SPECIFICATIONS

1. Landscape contractor shall provide all labor, materials and service necessary to furnish and install plantings as specified herein and as shown on these plans.
2. No material substitutions shall be made without Owner/Architect's approval. Alternate materials of similar size and character may be considered if specified plant materials cannot be obtained. Owner/Architect reserves the right to adjust plant list as deemed necessary.
3. Total quantities of materials shown on drawings shall take precedence over quantities shown on the plant schedule. Landscape contractor shall be responsible for verifying all quantities on the planting plans.
4. When clay soil is encountered in the establishment of the lawn or the installation of the plant material, it shall be improved in accordance with standard trade practice (i.e. addition of lime gypsum, etc.).
5. Re-establish turf in all the areas disturbed by grading or utility trenching in the ROW.
6. After planting is completed, repair injuries to all plants as required. Limit amount of pruning to a minimum necessary to remove dead or injured twigs and branches. Prune in such a manner as not to change natural habit or shape of plant. Make cuts flush, leaving no stubs. Cut of one inch (1") or more to be planted with tree paint. Central leaders shall not be removed.
7. Use triangular spacing in all ground cover and annual beds unless stated otherwise on plans.
8. Plant ground cover within one foot (1') of trunk of trees or shrubs planted within area. Planting arrangement shall be triangular, with proper on-center spacing between plants.
9. Heavy duty black plastic edging shall be used to separate all turf areas from planting beds. Place edging flush with grade (see planting details).
10. Use shredded cypress mulch in all planting beds. Landscape contractor shall supply Owner/Architect with a sample of mulch for approval prior to starting construction.
11. Place mulch in beds and tree saucers per planting details.
12. Planting beds receiving mulch are to be free of weeds and grass. Treat beds with a pre-emergent herbicide prior to planting and mulch placement. Apply in accordance with standard trade practice. Do not apply herbicide in annual/perennial beds.
13. Seasonal annual/perennial beds are to be planted with local materials that will offer the longest lasting, boldest color display beginning at the time of installation.
14. Landscape contractor to remove tree stakes, tree wrap, and remove all dead wood on trees and shrubs one year after provisional acceptance.
15. Report any discrepancies in the planting plan to the architect prior to starting construction.
16. Prior to any excavation for landscaping purposed, the location of underground utilities shall be determined by calling the local utility companies. Landscape contractor shall be responsible for any damage done to existing utilities.
17. The landscape contractor is to be responsible for all permits required and is to see that all work is performed in accordance with state and local codes.
18. Topsoil hauled onto the site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic representing local soils which produce heavy growth of crops, grass or other vegetation. It shall be free of subsoil, clay lumps, brush, weeds, roots, stones, trash, or other matter toxic to plant growth.
19. All grass areas called out on the plans are to be seeded/sodded with local industry standard type variety. Submit seed type to Architect prior to installation. Starter fertilizer is also to be applied using local industry standards.

GENERAL IRRIGATION SPECIFICATIONS

1. Irrigation - Water for establishment and maintenance of plant materials on this project will be provided by an irrigation system.
2. Contractor will verify static pressure and volume of site water supply and design entire irrigation system accordingly. Each zone of irrigation system is to be designed with a maximum of 35 gallons per minute.
3. The Contractor shall submit shop drawings to Owner's representative prior to construction with will illustrate type of head, valve location, piping and accessories, show design pressure, valve sizes, gpm requirements and pipe sizes.
4. System is to consist of separate drip emitter zones, spray head zones, and turf rotor zones. Each with separate valves and stations on the controller.
5. Controller(s) is to be a solid state type with lockable cabinet. Controller must have dual programming, drip stations and be capable of multiple valves per station.
6. Rainswitch shall be located near controller. Wire so rainswitch interrupts valve common and leaves clock activated.
7. Manual drain valves are to be located at the ends and low points of the irrigation mainline. Place manual valves in latchable valve box for easy access. Place on cubic foot of gravel below valve.
8. Automatic drain valves are to be located at all low points of irrigation lateral lines. Where low point is at end of line, locate valve at a minimum of 12" from end sprinkler head. Place valves on top of one cubic foot of fill gravel.
9. Provide PVC sleeves for irrigation pipes and wiring that crosses under walks, streets, concrete pads and building pads. Combine piping whenever possible to save on sleeving materials. Coordinate installation of sleeves with general contractor to install before paving operations have commenced.
10. When installing irrigation pipe along curbs or in islands, place pipe as near to curb as possible to allow for planting trees, shrubs and groundcovers.
11. Drip emitter zones require an underground pressure regulator and a filter with 150 mesh screen located after each drip zone valve.
12. Use the following guidelines when design and installing drip system, based on one (1) gallon per hour emitters:
 - 1 drip emitter per one square foot of annual bed.
 - 1 drip emitter per two 2'-4' groundcover.
 - 1 drip emitter per 1 gallon groundcover.
 - 2 drip emitter per one 1-5 gallon shrub.
 - 4 drip emitter per 1'-3' caliper tree located in planter bed.
13. Drip irrigation line shall be installed above grade but beneath mulch. Drip distribution pipe shall be secured to grade by the use of "u" shaped stakes. The emitters stated above shall be inserted into these lines. Polyethylene resin emitter distribution tubing shall distribute water to the crown of the plants. Each surfaced end of distribution tube will be fitted with an insect cap and elevated at a minimum of 2" above grade.
14. Adjust all irrigation equipment so that sidewalks, paving, fences and buildings remain dry of direct spray for excess water run-off.

REVISED PLANT LIST

KEY QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
TREES				
UBA 13	URBANITE ASH	Fraxinus sp.	2" to 2 1/2" cal.	Balled-in-Burlap
CP 3	CHANTICLEER PEAR	Pyrus calleryana	1 1/2" to 2" cal.	Balled-in-Burlap
SHRUBS				
AWG 25	ANTHONY WATERER SPIREA	Spiraea banatae 'Anthony Waterer'	2 gal.	Container
CPJ 58	CREeping JUNIPER	Juniperus horizontalis	2 gal.	Container
GFS 27	GOLDFLAME SPIREA	Spiraea bumalda 'Goldflame'	2 gal.	Container
KJ 26	KALLAY JUNIPER	Juniperus chinensis 'Kallay's Compact'	2 gal.	Container
LBP 20	LIVBOY PYRACANTHA	Pyracantha coccinea	5 gal.	Container
GV 31	GREEN VELVET BOXWOOD	Buxus microphylla cv.	2 gal.	Container
DAY 48	DAYLILY	Hemerocallis (varying color)	1 gal.	Container
DCM 58	DWARF CRAPENYCLE	Lagerströmia indica	2 gal.	Container
MJ 13	MONT JULEP JUNIPER	Juniperus chinensis sp.	5 gal.	Container
CPR 30	CARPET ROSE	Rosa Species	2 gal.	Container
PER 139	PERENNIALS	Seasonal Variety	1 gal.	Container

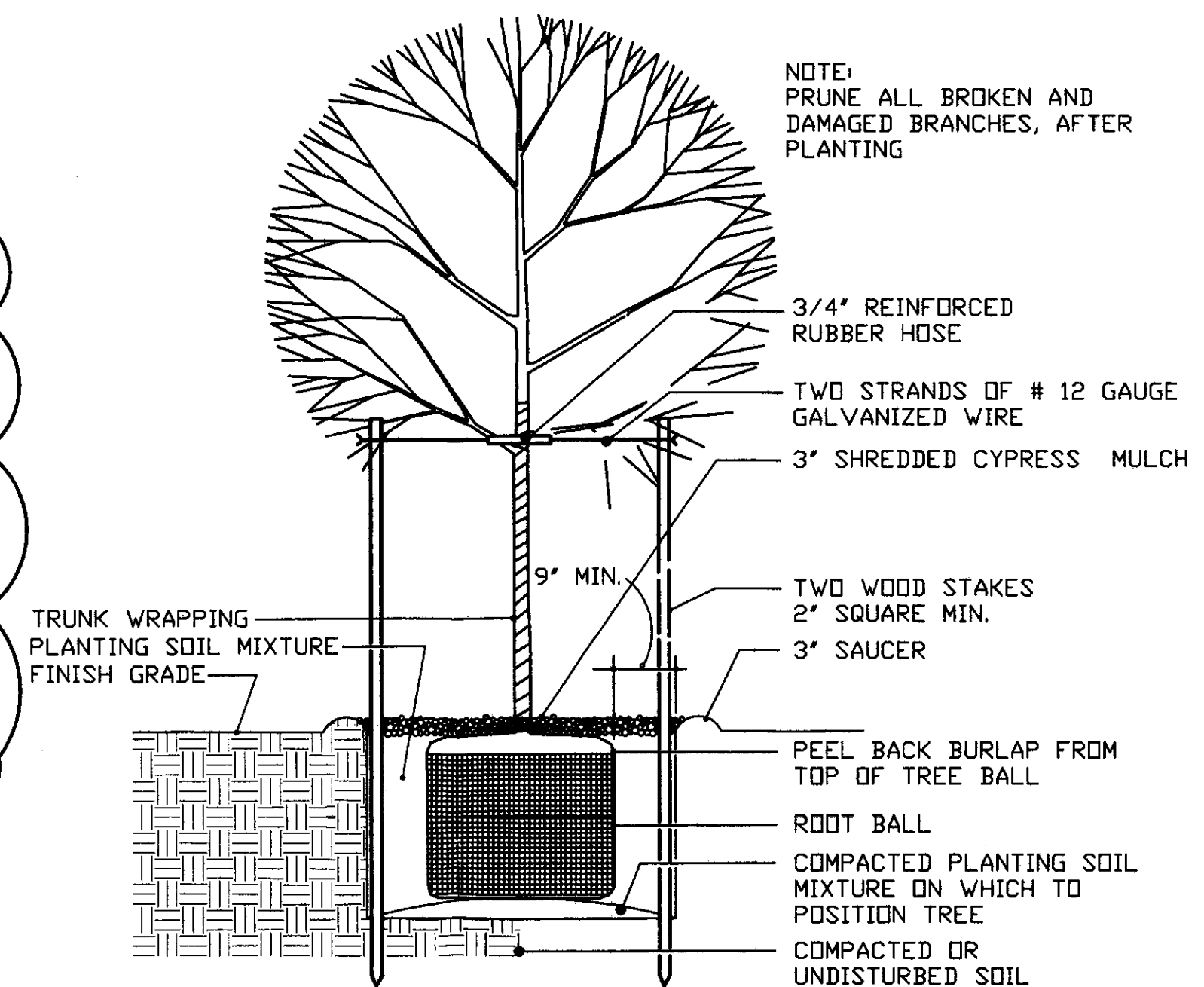
***IF THERE ARE ANY DISCREPANCIES IN PLANT QUANTITIES, THE PLANTING PLAN WILL DICTATE.

Parcel #1: Lot 1, Davis-Moore 5th Addition, Wichita, Kansas; TOGETHER with Lot 1, Block 1, Davis-Moore 13th Addition, Wichita, Sedgwick County, Kansas; TOGETHER with Lot 2, Hudson Addition to Wichita, Sedgwick County, Kansas, except the west 10 feet thereof, and except the east 100 feet thereof; TOGETHER with the west 30 feet of vacated Haverly; TOGETHER with the west 110 feet of Lot 1, Universal First Addition to Wichita, Kansas, the north 50 feet of the west 110 feet of Lot 2, Universal First Addition to Wichita, Kansas.

Parcel #2: Lots 1, 2, 3, 4, 5, 6, 7 and 8, and the north half of the vacated alley adjacent on the south A.J. Christman Third Addition, Wichita, Kansas.

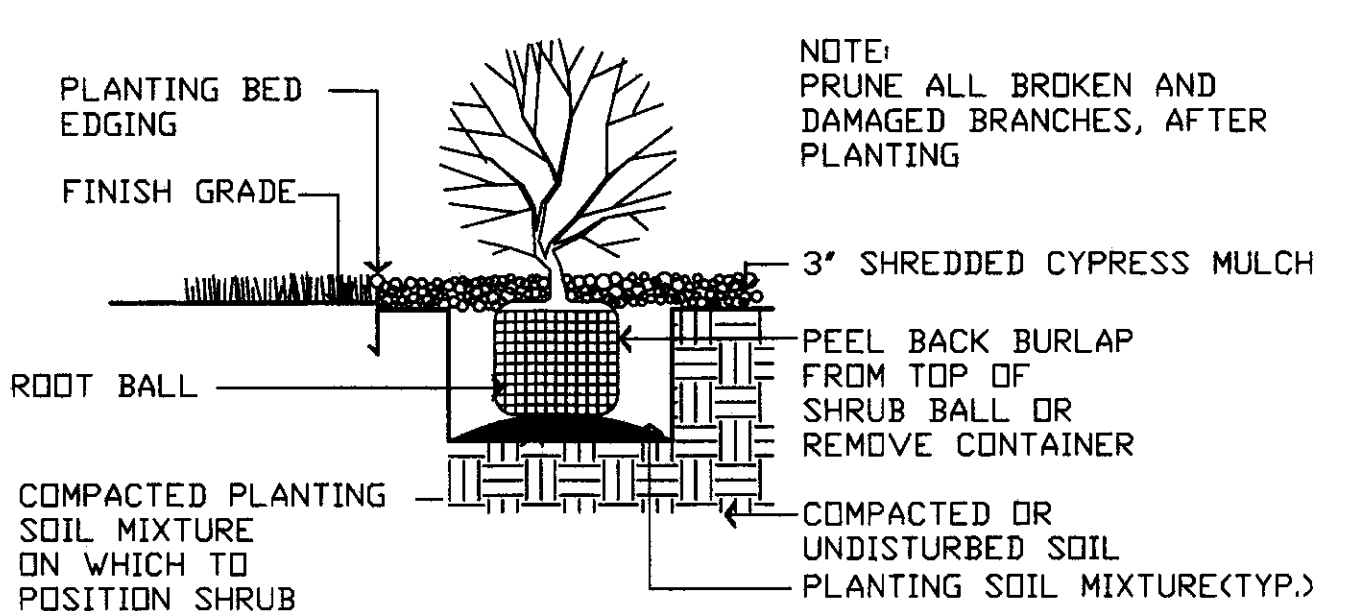
LANDSCAPE ORDINANCE CALC'S

KELLOGG DRIVE	10 SF. X 522' = 5,220 S.F.
LANDSCAPE YARD REQUIRED:	15,856 S.F.
LANDSCAPE YARD SHOWN:	5220/500 = 11 SHADE TREES
STREET YARD TREES REQUIRED:	11 SHADE TREES
STREET YARD TREES PROVIDED:	14 SPACES/20 = 4 SHADE TREES
PARKING LOT TREE REQUIRED:	4 SHADE TREES
PARKING LOT TREES SHOWN:	30 SPACES/20 = 1.5 or 2 SHADE TREES
PARKING LOT TREE REQUIRED:	2 SHOWN
PARKING LOT SCREENING:	AS SHOWN
LANDSCAPE BUFFERS REQUIRED:	NONE

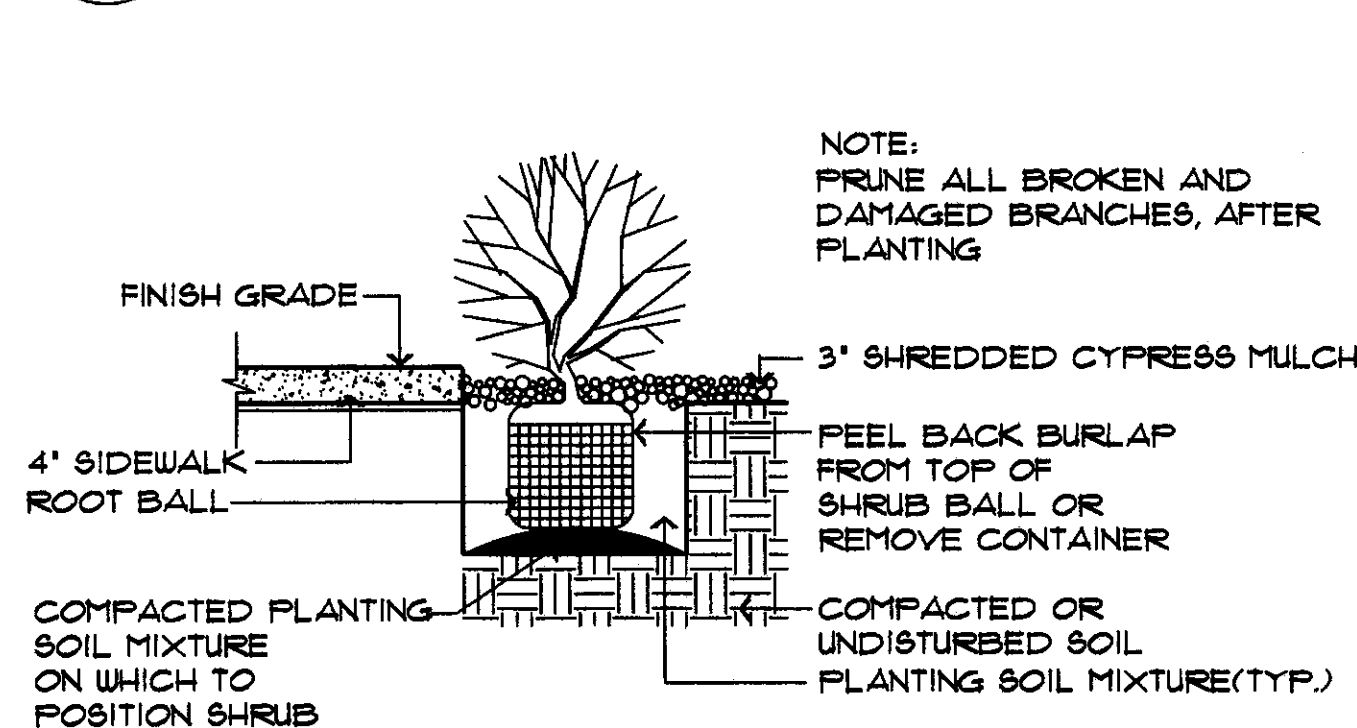


1 DECIDUOUS TREE PLANTING DETAIL

- NOT TO SCALE
- SPECIFICATIONS:
1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
 2. WATER THOROUGHLY AFTER INSTALLATION.
 3. REMOVE SAUCER AND STAKES TWO YEARS OR LESS AFTER INSTALLATION.
 4. PROVIDE DRAINAGE FOR PLANTING PIT IF IN IMPERMEABLE SOIL.



3 SHRUB PLANTING DETAIL AT EDGING/BED AREAS



4 SHRUB PLANTING DETAIL AT SIDEWALK/BED AREAS

NOT TO SCALE

DATE DRAWN
REVISIONS

PRINTS ISSUED

OWNER REVIEW
4-8-05

REVISION
(AS-BUILT)
8-04-05

JEFF KREHBIEL
ASSOCIATES
ARCHITECTURE
1302 E. LEWIS WICHITA, KS 67211
TEL: 781-277-1111
FAX: 781-277-1112
WWW.JKARCHITECTURE.COM
JKARCHITECTURE@GMAIL.COM

DATE
© Copyright 2005
Jeff Krehbiel Associates

A REMODEL FOR:
DAVIS-MOORE CHRYSLER
6205 E. KELLOGG
WICHITA, KANSAS

PROJECT NUMBER
03010
SHEET TITLE
SITE LANDSCAPE
AS-BUILT

SHEET NUMBER

SL1R

OF SHEETS



Wichita-Sedgwick County Metropolitan Area Planning Department

December 4, 2015

Norma J. Davis & K-Da Inc.
PO Box 780047
Wichita, KS 67278

Baughman Company, PA
Attn: Russ Ewy
315 Ellis
Wichita KS 67211

RE: ZON2015-49 and CUP2015-43- City zone change request from LC Limited Commercial to GC General Commercial and amendment to DP 183 to permit select GC General Commercial uses; generally located south of US 54 and west of Woodlawn (6215 East Kellogg).

Dear Applicants:

At its regular meeting on **December 3, 2015**, 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 the following conditions:

- (1) The CUP General Provision #6 shall be amended to require that all outdoor storage of materials shall be visually screened from all surrounding properties and public right of way; materials shall not be stored or stacked to where they are visible above screening fences from surrounding properties or public right of way.
- (2) 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 **December 17, 2015, at 5:00 p.m.**

This application will be forwarded to the City Council for consideration at its regular meeting on **Tuesday, January 5, 2016**. This meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas.

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

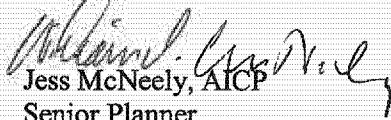
T 316.268.4421 **F** 316.268.4390

www.wichita.gov

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: James Clendenin, WCC CM III
Teia Wair, CSR III
JR Cox, MABCD
Tom Stolz, MABCD
Paul Hays, MABCD
Julianne Kallman, City Engineering