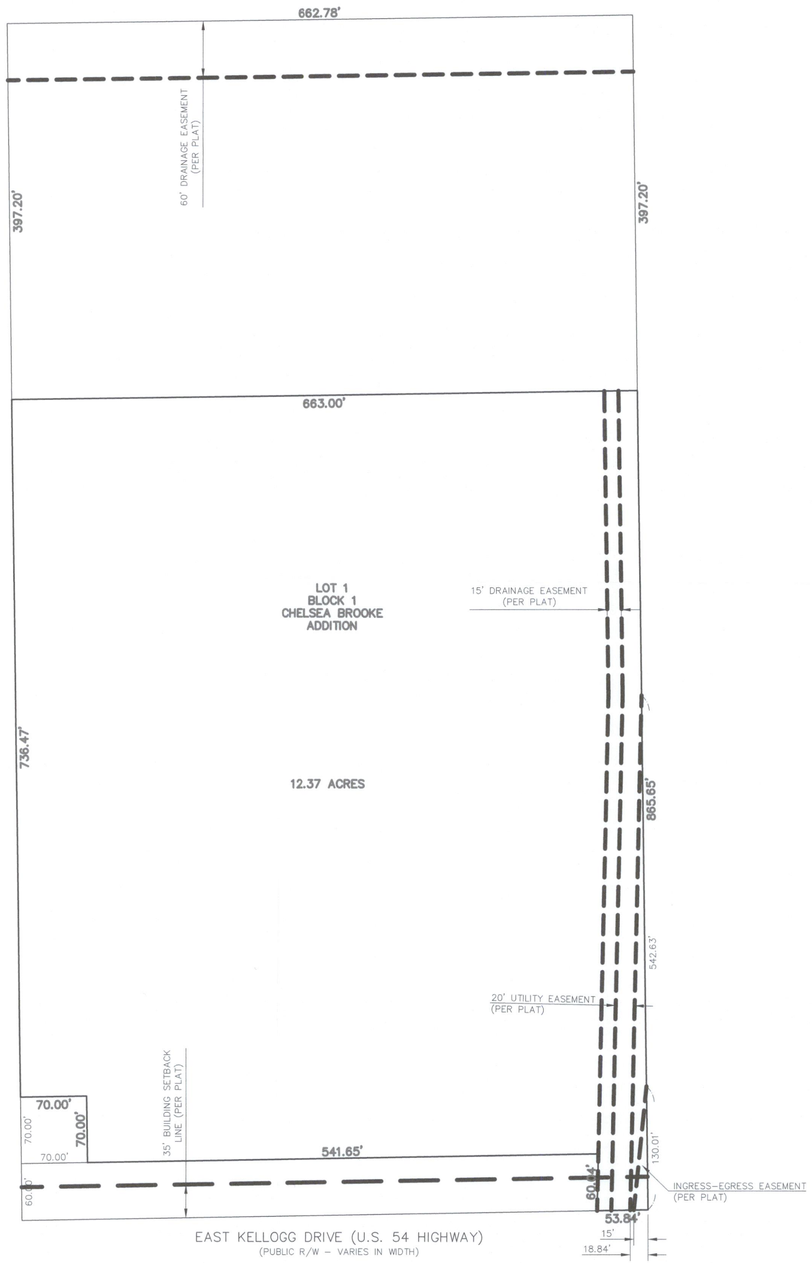
CHELSEA BROOKE CUP

A PORTION OF LOT 1, BLOCK 1, CHELSEA BROOK ADDITION ADDITION, CITY OF WICHITA, SEDGWICK COUNTY, KANSAS







GENERAL PROVISIONS

TOTAL GROSS AREA: 12.37 ACRES±
TOTAL NET AREA: 12.37 ACRES±

THIS DEVELOPMENT IS PROPOSED TO CONTAIN 12.37 NET ACRES± OF "LI" LIMITED INDUSTRIAL ZONING.

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

1. ACCESS CONTROL:
   ACCESS TO KELLOGG DRIVE SHALL BE LIMITED TO TWO (2) RIGHT-IN, RIGHT-OUT PARTIAL MOVEMENT OPENINGS.

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 SETBACK SHALL BE 35' ALONG THE EXISTING PROPERTY LINE FOR KELLOGG AND A 35' SIDE YARD SETBACK ALONG THE EAST PROPERTY LINE. IF SETBACK 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. PRIOR TO FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF, OR HIS/HER DESIGNATED REPRESENTATIVE AND THE ZONING ADMINISTRATOR SHALL APPROVE THE PLAN AS TO THE LOCATION AND DESIGN OF ANY REQUIRED FIRE LANE(S).

7. SIGNAGE:

   TWO POLE SIGNS SHALL BE ALLOWED ALONG THE KELLOGG FRONTAGE. EACH SIGN SHALL BE ALLOWED A MAXIMUM HEIGHT OF 60 FEET. TOTAL ALLOWED SIGNAGE SHALL BE 700 SQUARE FEET. INDIVIDUAL SIGNS SHALL BE LIMITED TO 500 SQUARE FEET MAXIMUM SIZE.

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

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

9. A LANDSCAPE PLAN IN CONFORMANCE WITH THE CITY OF WICHITA LANDSCAPE ORDINANCE, 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 PERMITS

   A FINANCIAL GUARANTEE FRO 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. IF MULTIPLE PARCELS ARE CREATED AT ANY POINT IN THE FUTURE CROSS LOT ACCESS SHALL BE PROVIDED. THE EXISTING 20' INGRESS & EGRESS EASEMENT RECORDED ON FILM 635, PAGE 1382 SHALL REMAIN IN EFFECT.

11. ANY OBJECT PROPOSED TO BE CONSTRUCTED OVER 25 FEET SHALL RECEIVE APPROVAL BY THE FEDERAL AVIATION ADMINISTRATION PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

12. ALL REAR YARDS, ALLEYS AND SERVICE DRIVES SHALL CONFORM TO SECTION III.C.2.B(2) OF THE WICHITA/SEDGWICH COUNTY UNIFIED ZONING CODE.

13. 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.

14. 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. 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 IN ACCORDANCE WITH THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE.

15. A NOTICE OF A CUP NOTING THE CONDITIONS PLACED ON THIS LAND SHALL BE FILED WITH THE SEDGWICK COUNTY REGISTER OF DEEDS.

PARCEL 1:
PROPOSED USES – ALL PERMITTED USES BY RIGHT IN THE "LI" LIMITED INDUSTRIAL ZONING DISTRICT
GROSS AREA – 12.37 ACRES OR 538,837± SQ. FT.
MAXIMUM BUILDING COVERAGE – 30% OR 161651± SQ. FT.
FLOOR AREA RATIO – 0.40
MAXIMUM GROSS FLOOR AREA – 215,535 ± SQ. FT.
MAXIMUM BUILDING HEIGHT – 80 FEET, PLUS TWO FEET OF ADDITIONAL HEIGHT FOR EACH
FOOT OF SETBACK BEYOND THE MINIMUM REQUIRED SETBACKS

LEGAL DESCRIPTION
LOT 1 EXCEPT THE NORTH 397.2 FEET THEREOF AND EXCEPT THE SOUTH 60 FEET THEREOF, BLOCK 1 CHELSEA BROOKE ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.
LESS AND EXCEPT: THAT PART OF LOT 1, BLOCK 1, CHELSEA BROOKE ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 1, 60 FEET NORTH OF THE S.W. CORNER THEREOF; THENCE CONTINUING NORTH, ALONG SAID WEST LINE, 70 FEET; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, 70 FEET; THENCE SOUTH, PARALLEL WITH THE WEST LINE OF SAID LOT 1, 70 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, 70 FEET TO THE POINT OF BEGINNING.

APPROVED CUP
MAPC August 19, 2021
CUP21-43 2 of 4

aubry enterprises.

REGISTERED KANSAS ENGINEERING FIRM CoA #E-3045

ADJUSTMENT DATE 03-26-2025

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.	G21D1807
DRAWN BY	AL
CHECKED BY	SB
CFN	1807CUP
SHEET	1 OF 1

PROJECT:
CHELSEA BROOKE CUP
WICHITA, KANSAS

PREPARED FOR:

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.

Wichita-Sedgwick County Metropolitan Area Planning Department

August 20, 2021

Jeffrey S Greenberg et. al.
270 N 159th Street East
Wichita, KS 67230

RE: **CUP2021-00043:** City request to create Chelsea Brooke CUP DP #358 on property zoned LI Limited Industrial to specify development standards including access points, screening and signage; generally located approximately 700 feet west of South Greenwich Road, on the north side of Kellogg Drive (10900 E Kellogg Drive).

Dear Applicants;

At its regular meeting on **August 19, 2021**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request subject to the following conditions:

1. The CUP shall include a provision stating that any object proposed to be constructed above 25 feet shall receive approval by the Federal Aviation Administration prior to the issuance of building permits.
2. The maximum height of the signs shall be 60 feet, if approved by the Federal Aviation Administration.
3. The CUP text shall be amended to account for the required rear yard, alley, or service drive as require by Section III-C.2.b(2) of the Unified Zoning Code.
4. The site shall be developed in substantial conformance with the revised development guidelines and general provisions of the approved CUP.
5. The applicant shall record a CUP certificate with the Register of Deeds indicating that this tract (referenced as DP-358 Chelsea Brooke CUP) has special conditions for development on the property.
   The applicant shall submit four copies of the approved CUP within 60 days of final approval to the Metropolitan Area Planning Department or the CUP shall be deemed null and void

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on **September 2, 2021.** In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk by **September 2, 2021 at 5:00 p.m.**

If the application is protested, it will be scheduled for consideration by the City Council on **Tuesday, September 21, 2021.** The City Council meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268 4421.

Sincerely,

Philip Zevenbergen, AICP
Associate Planner

Copies to: MABCD
Becky Tuttle, Council Member District II
Cory Buchta, CSR District II
Christian Ablah, 8810 E 32nd Street North, Ste 150, Wichita, KS 67226
Kim Edgington, 2532 N Cardinal Dr, Wichita, KS 67204

Wichita-Sedgwick County Metropolitan Area Planning Department

September 8, 2021

Jeffrey S Greenberg et. al.
270 N 159th Street East
Wichita, KS 67230

RE: **CUP2021-00043:** City request to create Chelsea Brooke CUP DP #358 on property zoned LI Limited Industrial to specify development standards including access points, screening and signage; generally located approximately 700 feet west of South Greenwich Road, on the north side of Kellogg Drive (10900 E Kellogg Drive).

Dear Applicants;

At its regular meeting on **August 19, 2021**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request subject to the following conditions:

1. The CUP shall include a provision stating that any object proposed to be constructed above 25 feet shall receive approval by the Federal Aviation Administration prior to the issuance of building permits.
2. The maximum height of the signs shall be 60 feet, if approved by the Federal Aviation Administration.
3. The CUP text shall be amended to account for the required rear yard, alley, or service drive as require by Section III-C.2.b(2) of the Unified Zoning Code.
4. The site shall be developed in substantial conformance with the revised development guidelines and general provisions of the approved CUP.
5. The applicant shall record a CUP certificate with the Register of Deeds indicating that this tract (referenced as DP-358 Chelsea Brooke CUP) has special conditions for development on the property. The applicant shall submit four copies of the approved CUP within 60 days of final approval to the Metropolitan Area Planning Department or the CUP shall be deemed null and void

No protests were received; therefore, the MAPC's approval is final. A copy of the signed resolution is forthcoming.
If you have any questions concerning this application, please contact our office at 268 4421.

Sincerely,

Philip Zevenbergen, AICP
Associate Planner

Copies to: MABCD
Becky Tuttle, Council Member District II
Cory Buchta, CSR District II
Christian Ablah, 8810 E 32nd Street North, Ste 150, Wichita, KS 67226
Kim Edgington, 2532 N Cardinal Dr, Wichita, KS 67204

RESOLUTION No. CUP2021-00043

A RESOLUTION AUTHORIZING THE APPROVAL OF DP-358 TO CREATE THE CHELSEA BROOKE COMMUNITY UNIT PLAN ON PROPERTY ZONED LI LIMITED INDUSTRIAL; GENERALLY LOCATED ON THE NORTH SIDE OF EAST KELLOGG DRIVE AND WITHIN ONE QUARTER MILE WEST OF SOUTH GREENWICH ROAD IN THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-D, AS ADOPTED BY ORDINANCE NO. 44-975 AS AMENDED.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS:

SECTION 1. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by Section V-D of the Wichita-Sedgwick County Unified Zoning Code, for an approximately 12.37-acre property zoned LI Limited Industrial ("LI") legally described below:

CUP2021-00043
DP-358

Lot 1, EXCEPT the north 397.2 feet thereof and EXCEPT the south 60 feet thereof, block 1, Chelsea Brooke Addition, Wichita, Sedgwick County, Kansas, LESS and EXCEPT: that part of Lot 1, Block 1, Chelsea Brooke addition, Wichita, Sedgwick County, Kansas, described as beginning at a point on the west line of said Lot 1, 60 feet north of the S.W. corner thereof; thence continuing north along said west line, 70 feet; thence east, parallel with the south line of said Lot 1, 70 feet; thence south, parallel with the west line of said Lot 1, 70 feet; thence west, parallel with the south line of said Lot 1, 70 feet to the point of beginning.

DP-358 shall be established subject to the following General Provisions:

GENERAL PROVISIONS
TOTAL GROSS AREA: 12.37 ACRES±
TOTAL NET AREA: 12.37 ACRES±

THIS DEVELOPMENT IS PROPOSED TO CONTAIN 12.37 NET ACRES± OF ``LI" LIMITED INDUSTRIAL ZONING.

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

1. ACCESS CONTROL:
ACCESS TO KELLOGG DRIVE SHALL BE LIMITED TO TWO (2) RIGHT-IN, RIGHT-OUT PARTIAL MOVEMENT OPENINGS.

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 SETBACK SHALL BE 35' ALONG THE EXISTING PROPERTY LINE FOR KELLOGG AND A 35' SIDE YARD SETBACK ALONG THE EAST PROPERTY LINE. IF SETBACK 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. PRIOR TO FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF, OR HIS/HER DESIGNATED REPRESENTATIVE AND THE ZONING ADMINISTRATOR SHALL APPROVE THE PLAN AS TO THE LOCATION AND DESIGN OF ANY REQUIRED FIRE LANE(S).

7. SIGNAGE:

TWO POLE SIGNS SHALL BE ALLOWED ALONG THE KELLOGG FRONTAGE. EACH SIGN SHALL BE ALLOWED A MAXIMUM HEIGHT OF 60 FEET. TOTAL ALLOWED SIGNAGE SHALL BE 700 SQUARE FEET. INDIVIDUAL SIGNS SHALL BE LIMITED TO 500 SQUARE FEET MAXIMUM SIZE.

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

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

9. A LANDSCAPE PLAN IN CONFORMANCE WITH THE CITY OF WICHITA LANDSCAPE ORDINANCE, 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 PERMITS

A FINANCIAL GUARANTEE FRO 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. IF MULTIPLE PARCELS ARE CREATED AT ANY POINT IN THE FUTURE CROSS LOT ACCESS SHALL BE PROVIDED. THE EXISTING 20' INGRESS & EGRESS EASEMENT RECORDED ON FILM 635, PAGE 1382 SHALL REMAIN IN EFFECT.

11. ANY OBJECT PROPOSED TO BE CONSTRUCTED OVER 25 FEET SHALL RECEIVE APPROVAL BY THE FEDERAL AVIATION ADMINISTRATION PRIOR TO THE ISSUANCE OF

BUILDING PERMITS.

12. ALL REAR YARDS, ALLEYS AND SERVICE DRIVES SHALL CONFORM TO SECTION III.C.2.B(2) OF THE WICHITA/SEDGWICH COUNTY UNIFIED ZONING CODE.

13. 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.

14. 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. 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 IN ACCORDANCE WITH THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE.

15. A NOTICE OF A CUP NOTING THE CONDITIONS PLACED ON THIS LAND SHALL BE FILED WITH THE SEDGWICK COUNTY REGISTER OF DEEDS.

PARCEL 1

PROPOSED USES - ALL PERMITTED USES BY RIGHT IN THE ``LI" LIMITED INDUSTRIAL ZONING DISTRICT

GROSS AREA - 12.37 ACRES OR 538,837± SQ. FT.

MAXIMUM BUILDING COVERAGE - 30% OR 161651± SQ. FT.

FLOOR AREA RATIO - 0.40

MAXIMUM GROSS FLOOR AREA - 215,535 ± SQ. FT.

MAXIMUM BUILDING HEIGHT - 80 FEET, PLUS TWO FEET OF ADDITIONAL HEIGHT FOR EACH FOOT OF SETBACK BEYOND THE MINIMUM REQUIRED SETBACKS

LEGAL DESCRIPTION

LOT 1 EXCEPT THE NORTH 397.2 FEET THEREOF AND EXCEPT THE SOUTH 60 FEET THEREOF, BLOCK 1 CHELSEA BROOKE ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.

LESS AND EXCEPT: THAT PART OF LOT 1, BLOCK 1, CHELSEA BROOKE ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 1, 60 FEET NORTH OF THE S.W. CORNER THEREOF; THENCE

CONTINUING NORTH, ALONG SAID WEST LINE, 70 FEET; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, 70 FEET; THENCE SOUTH, PARALLEL WITH THE WEST LINE OF SAID LOT 1, 70 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, 70 FEET TO THE POINT OF BEGINNING.

The CUP is hereby GRANTED, subject to the following conditions:

1. The maximum height of the signs shall be 60 feet, if approved by the Federal Aviation Administration.
2. The CUP text shall be amended to account for the required rear yard, alley, or service drive as require by Section III-C.2.b(2) of the Unified Zoning Code.
3. The site shall be developed in substantial conformance with the revised development guidelines and general provisions of the approved CUP.
4. The applicant shall record a CUP certificate with the Register of Deeds indicating that this tract (referenced as DP-358 Chelsea Brooke CUP) has special conditions for development on the property.
5. The applicant shall submit four copies of the approved CUP within 60 days of final approval to the Metropolitan Area Planning Department or the CUP shall be deemed null and void.

SECTION 2. That upon the taking effect of this Resolution, the notation of such Community Unit Plan Amendment shall be shown on the "Official Zoning District Map" on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION 3. That this Resolution shall take effect and be in force from and after its adoption by the Governing Body.

Adopted this 8th Day of May, 2025

METROPOLITAN AREA PLANNING COMMISSION

Bryan Frye, Chairman MAPC

ATTEST:

Scott Wadle, Secretary

LEGAL PUBLICATION

OCA 150004

PUBLISHED IN THE WICHITA EAGLE
ON JULY 30, 2021 (250337)
(One Time Only)

MAPC/BZA August 19, 2021
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, August 19, 2021 no earlier than 1:30 p.m.**, the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held virtually, public participation is available in multiple ways, those without technology options can participate by going to the Wichita City Hall Building - 1st Floor Council Chambers - 455 N. Main Street, Wichita, Kansas 67202 (specified at the bottom of this notice). **If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421.**

BZA2021-00038: City Variance to allow a 0-foot setback along Washington Ave on property zoned LI Limited Industrial; generally located on the east side of S Washington Ave and two blocks north of East Harry Street (1420 S. Washington Ave).

CON2021-00001: City Conditional Use to allow Self-Storage, Warehouse on property zoned LC Limited Commercial; generally located on the North side of West Maple Street and within one-half mile West of South West Street (4608 W Maple).

CON2021-00035: City conditional use for Daycare, General in SF-5 Single-Family Residential zoning district for 10 children & 3 staff; generally located 1,000 feet west of North Seneca Ave on the north side of West 53rd Street North (5401 N. Sullivan).

CUP2021-00043: City request to create Chelsea Brooke CUP DP-#358 on property zoned LI Limited Commercial to specify development standards including access points, screening and signage; generally located approximately 700 feet west of North Greenwich Road on the north side of Kellogg Drive (10900 E Kellogg Drive).

VAC2021-00026: City request to vacate a portion of a street right-of-way generally located west of South Hydraulic Avenue, south of East Kellogg Street, north of Indianapolis Street on the east side of South Lulu Street.

VAC2021-00033: City request to vacate the plattor's text of a SF-5 Single-Family Residential zoned platted reserve generally located midway between North West Street and North hoover Road, south of West 29th Street North and west of West Wavecrest Circle.

VAC2021-00034: City request to vacate a portion of platted complete access control on NR Neighborhood Retail zoned property generally located a half mile north of West K-96 Highway on the southeast corner of North Meridian Avenue and West Driftwood Street; Reprocessing of vacation case VAC2013-00045.

VAC2021-00035: City Vacation a portion of a platted reserve to reflect current needs for on-site retention on property zoned LI Limited Industrial; generally located within one-quarter mile east of North Greenwich Road, on the north side of K96 Highway (2620 N Greenwich Ct).

ZON2021-00030: City zone change from GO General Office to LC Limited Commercial on two pieces of property generally located 840 feet west and 630 feet south of the southwest corner of West 53rd Street North and North Meridian Avenue.

ZON2021-00037: City Zone Change from SF-5 Single-Family Residential to LC Limited Commercial; generally located southwest of East Harry Street and South Webb Road (1759 S. Webb Road).

ZON2021-00038: City Zone Change from LC Limited Commercial to CBD Central Business District for redevelopment; generally located on the south side of West Douglas Ave and one block east of South Seneca St (929 W Douglas Ave).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the Wichita-Sedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

PLEASE NOTE THIS MEETING IS CONSIDERED AN EMERGENCY MEETING OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION DUE TO COVID-19, WHICH WILL IMPOSE SPECIAL PROCEDURES TO PARTICIPATE IN THE PUBLIC HEARING. THESE ARE AS FOLLOWS:

The meeting will be conducted "virtually" using Go-To-Meeting. You have multiple options to participate: 1) submit comments ahead of time, 2) participate remotely, or 3) attend in-person at the Wichita City Hall Building (see below).

Submit Comments Ahead of Time
You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email; letter; video; and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.

Email	Planning@wichita.gov
Mailing Address	Wichita-Sedgwick County Metropolitan Area Planning Department Attn: **Scott Wadle** 271 W. 3rd Street - Suite 201 Wichita, KS 67202
Phone	316.268.4421
Fax	316.858.7764

Participate Remotely

Please join my meeting from your computer, tablet or smartphone.
https://global.gotomeeting.com/join/651544141

You can also dial in using your phone.
United States: +1 (571) 317-3112
Access Code: 651-544-141

Join from a video-conferencing room or system.
Dial in or type: 67.217.95.2 or inroomlink.goto.com
Meeting ID: 651 544 141
Or dial directly: 651544141@67.217.95.2 or 67.217.95.2##651544141

New to GoToMeeting? Get the app now and be ready when your first meeting starts: https://global.gotomeeting.com/install/651544141

Attend In-Person
You may also participate in the hearing in-person at the Wichita City Hall Council Chambers (455 N. Main Street, Wichita, KS 67202). Please note that security screening is required for public access to the building, self-paid parking is available nearby, and COVID-19 protocols are in place. For more information please visit www.wichita.gov/visitcityhall. The in-person option is primarily intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-268-4464) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on July 29, 2021

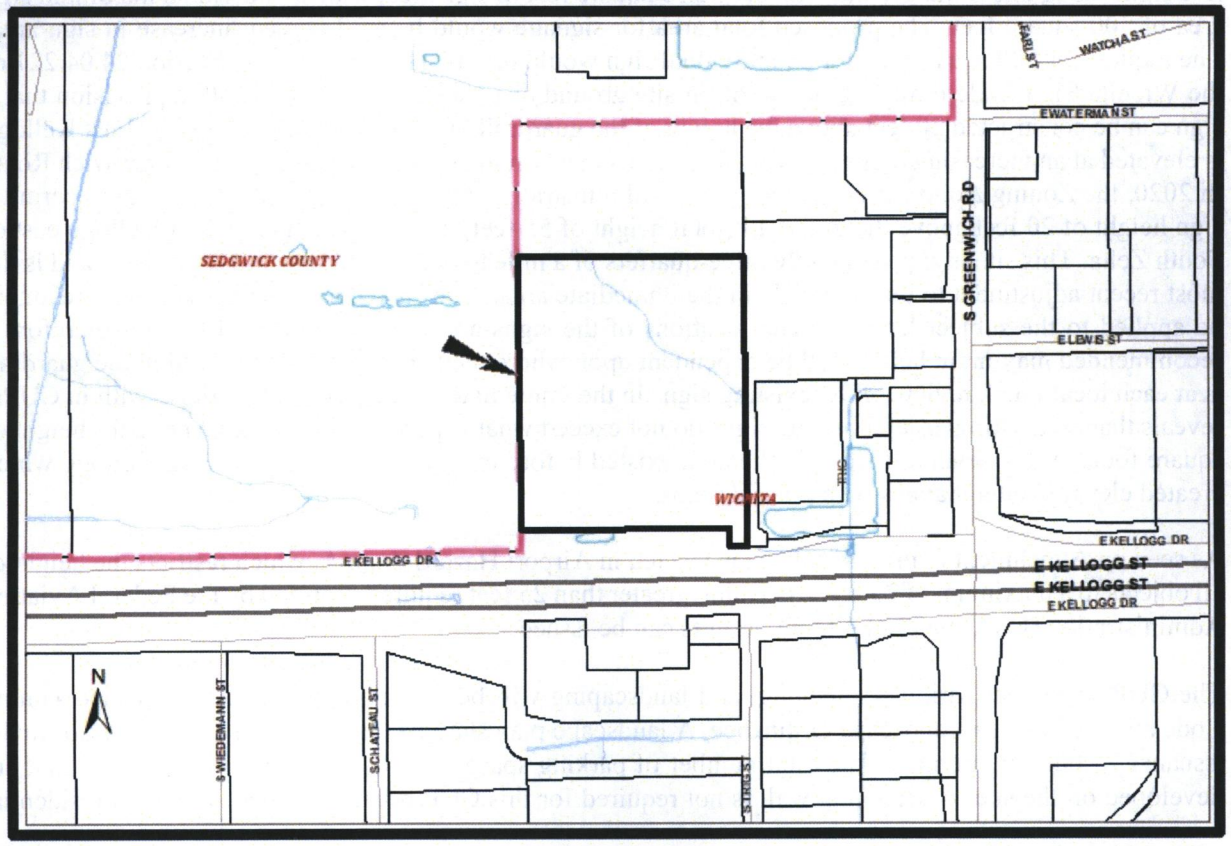
Scott Wadle, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission

WICHITA—SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4.5

STAFF REPORT
MAPC August 19, 2021
DAB II August 9, 2021

CASE NUMBER:	CUP2021-00043 (City)
APPLICANT/AGENT:	Jeffrey S. Greenberg et. al. (applicant)/ Christian Ablah and Kim Edgington (agents)
REQUEST:	To Create the Chelsea Brooke CUP DP-358
CURRENT ZONING:	LI Limited Industrial
SITE SIZE:	12.37 acres
LOCATION:	On the north side of East Kellogg Drive and within one-quarter mile west of South Greenwich Road (10900 E Kellogg).
PROPOSED USE:	To create a Community Unit Plan to specify development standards including access points, screening, and signage.



BACKGROUND: The applicants have submitted a request to form the new Chelsea Brooke Community Unit Plan (DP-358) for property zoned LI Limited Industrial. The property is 12.37 acres and is generally located on the north side of East Kellogg Drive and within one-quarter mile west of South Greenwich Road (10900 East Kellogg). A property over six acres zoned LI Limited Industrial is not required to create a CUP. However, the applicants want to form this CUP to create a cohesive development plan and to afford more signage than is currently permitted. The site is currently vacant. The warehouse structure on the north end of Lot 1, Block 1, Chelsea Brooke Addition is owned by Hawker Beechcraft Corp. It is a separate parcel and is not a part of this application.

The CUP will create one, 12.37-acre parcel with a maximum building coverage of 30 percent, maximum floor area ratio of 0.40, and a maximum building height of 80 feet plus two feet of additional height for each foot of setback beyond the minimum required setbacks. Proposed uses for the parcel are those permitted by-right in the LI Limited Industrial district. The site shall have a minimum 35-foot setback along the south and east property lines. All other setbacks are per the LI zoning district which has no minimum rear or interior side setback requirements. Section III-C.2 of the Unified Zoning Code requires a minimum of a 35-foot setback from street rights-of-way and residential zoning districts. Additionally, it requires a minimum of a 30-foot rear yard, alley or service drive or combination thereof. The CUP does not account for the rear yard, alley or service drive, and staff is recommending the text be amended to include this requirement.

The CUP is proposing two, 60-foot pole signs and a total of 700 square feet of sign area for the entire CUP with an individual sign not exceeding 500 square feet in area. The existing off-site/billboard sign is not included in the boundaries of the CUP and therefore not included as one of the permitted signs. This property has 665.49 linear feet of frontage; Section 24.04 of the Wichita Sign Code permits a total of up to five signs along this frontage, and total of 532.39 square feet of sign area, with an individual maximum sign area of 300 square feet. The proposed total area for signage would be a 32 percent increase in sign area. The request for 500 square feet for an individual sign would be a 67 percent increase. Section 24.04.221 of the Wichita Sign Code limits the height of on-site ground or pole signs to 25 feet, with a provision that a sign can be constructed 20 feet above the height of the guardrail on an elevated right-of-way. East Kellogg is elevated at an increasing height moving east at this location in order to pass over South Greenwich Road. In 2020, the Zoning Administrator approved an Administrative Adjustment (BZA2020-00030) to permit a sign height of 20 feet above the guardrail (total height of 55 feet) on the north side of East Kellogg east of South Zelta. This site is approximately three-quarters of a mile to the east of the subject property and is the most recent adjustment to the sign code in the immediate area.. Staff is recommending the same treatment be applied to the subject location. The locations of the signs are not identified in the CUP; therefore a recommended maximum height will be dependent upon where they are located and how high the guardrail is at each location. A review of the existing signs in the immediate vicinity (including those with in CUPs) reveals that all existing ground or pole signs do not exceed what is permitted by the sign code for height or square footage. However, all signs in the area existed before the recent expansion of East Kellogg which created elevated interchanges with arterial roads.

As seen on Attachment 6, the subject site is located in Airport Hazard Zone A, which restricts the height of all objects to a maximum of 25 feet. Anything greater than 25 feet requires approval by the Federal Aviation Administration (FAA) before building permits can be issued.

The CUP states that parking, screening, and landscaping will be in compliance with the Unified Zoning Code and the Wichita Landscape Ordinance. A landscape plan shall be reviewed and approved prior to the issuance of building permits. The total number of parking spaces will be determined by the uses that are developed on the site. A screening wall is not required for this CUP because it does not abut a residential

zoning district on any property lines. It will require a landscape street yard along East Kellogg with parking lot screening.

Property to the north is zoned LI Limited Industrial and is a warehouse for the Hawker Beechcraft Facility. Property to the east is zoned GC General Commercial and LI and is developed with a church and restaurant. Property to the South is the East Kellogg right-of-way. Property to the west is zoned LI and is the Hawker Beechcraft airfield.

CASE HISTORY: In January 1986, the property was platted as part of Lot 1, Block 1, Chelsea Brooke Addition.

ADJACENT ZONING AND LAND USE:

North:	LI:	Hawker Beechcraft Warehouse and Facility
South:	None:	Kellogg Freeway
East:	GC and LI:	Restaurant and Church
West:	LI:	Hawker Beechcraft Airfield

PUBLIC SERVICES: Public water and sewer are nearby, but may need to be extended to serve development. East Kellogg Drive is a two-lane, one-way frontage road for East Kellogg with no sidewalks. There are no Wichita Transit bus stops in the area.

CONFORMANCE TO PLANS/POLICIES: The request for a new CUP is in conformance with the adopted Comprehensive Plan. The Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as both "New Residential" and "Commercial" on the Future Growth Map Concept Map. The "New Employment" category is described as follows: "Encompasses areas that likely will be developed or redeveloped by 2035 with uses that constitute centers or concentrations of employment primarily in manufacturing, warehousing, distribution, construction, research, technology, business services, or corporate offices.

RECOMMENDATION: Based upon the information available at the time the staff report was prepared it is recommended that the request be **APPROVED**, subject to the following conditions:

1. The CUP shall include a provision stating that any object proposed to be constructed above 25 feet shall receive approval by the Federal Aviation Administration prior to the issuance of building permits.
2. General Provision #7 shall be revised to restrict height to 20 feet above the guardrail at the location of the signs.
3. The CUP text shall be amended to account for the required rear yard, alley, or service drive as require by Section III-C.2.b(2) of the Unified Zoning Code.
4. The site shall be developed in substantial conformance with the revised development guidelines and general provisions of the approved CUP.
5. The applicant shall record a CUP certificate with the Register of Deeds indicating that this tract (referenced as DP-358 Chelsea Brooke CUP) has special conditions for development on the property.
6. The applicant shall submit four copies of the approved CUP within 60 days of final approval to the Metropolitan Area Planning Department or the CUP shall be deemed null and void.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** Property to the north is zoned LI Limited Industrial and is a warehouse for the Hawker Beechcraft Facility. Property to the east is zoned GC General Commercial and LI and is developed with a church and restaurant. Property to the South is the East Kellogg right-of-way. Property to the west is zoned LI and is the Hawker Beechcraft airfield. Because the site is zoned LI Limited Industrial, it does not required a CUP in order to develop. The surrounding area will likely continue to develop with commercial and industrial uses in like manner with current development.

2. **The suitability of the subject property for the uses to which it has been restricted:** The property is currently zoned LI Limited Industrial. The request for the CUP is not changing the base zoning. The surrounding area will likely continue to develop with commercial and industrial uses in like manner with current development.

3. **Extent to which removal of the restrictions will detrimentally effect nearby property:** The property is currently zoned LI Limited Industrial. The request for the CUP is not changing the base zoning. The surrounding area will likely continue to develop with commercial and industrial uses in like manner with current development.

4. **Length of time the property has been vacant as currently zoned:** The site has never been developed.

5. **Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant**: Approval of the request will aide in the development of the property. Denial would presumably represent a loss of economic opportunity to the applicant and/or land owner.

6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The request for a new CUP is in conformance with the adopted Comprehensive Plan. The Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as both "New Residential" and "Commercial" on the Future Growth Map Concept Map. The "New Employment" category is described as follows: "Encompasses areas that likely will be developed or redeveloped by 2035 with uses that constitute centers or concentrations of employment primarily in manufacturing, warehousing, distribution, construction, research, technology, business services, or corporate offices.

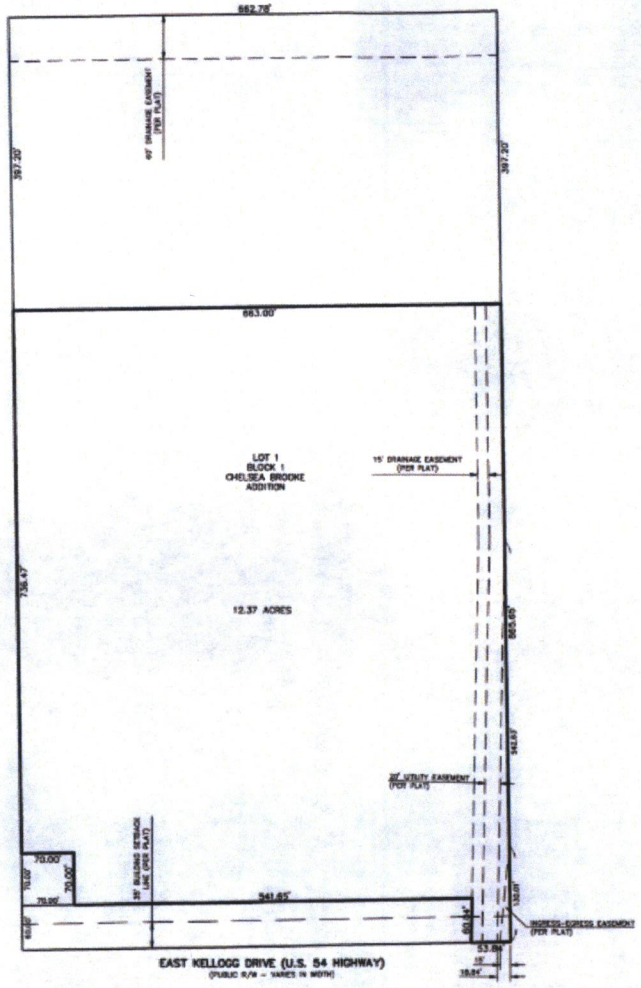
7. **Impact of the proposed development on community facilities:** The proposed use is not anticipated to have substantial detrimental impacts on community facilities.

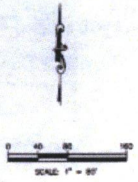
Attachments:

1. CUP Drawing
2. Aerial Map
3. Zoning Map
4. Land Use Map
5. Airport Hazard Zone Map
6. Existing Area Signage Map
7. Site Pictures

CHELSEA BROOKE CUP

A PORTION OF LOT 1, BLOCK 1, CHELSEA BROOK ADDITION ADDITION, CITY OF WICHITA, SEDGWICK COUNTY, KANSAS





GENERAL PROVISIONS
TOTAL GROSS AREA: 12.37 ACRES±
TOTAL NET AREA: 12.37 ACRES±

THIS DEVELOPMENT IS PROPOSED TO CONTAIN 12.37 NET ACRES± OF "LI" LIMITED INDUSTRIAL ZONING.

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

1. ACCESS CONTROL:
   ACCESS TO KELLOGG DRIVE SHALL BE LIMITED TO TWO (2) RIGHT-IN, RIGHT-OUT PARTIAL MOVEMENT OPENINGS.
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 SETBACK SHALL BE 35' ALONG THE EXISTING PROPERTY LINE FOR KELLOGG AND A 35' SIDE YARD SETBACK ALONG THE EAST PROPERTY LINE. IF SETBACK 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. PRIOR TO FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF, OR HIS/HER DESIGNATED REPRESENTATIVE AND THE ZONING ADMINISTRATOR SHALL APPROVE THE PLAN AS TO THE LOCATION AND DESIGN OF ANY REQUIRED FIRE LANE(S).
7. SIGNAGE:
   TWO POLE SIGNS SHALL BE ALLOWED ALONG THE KELLOGG FRONTAGE. EACH SIGN SHALL BE ALLOWED A MAXIMUM HEIGHT OF 60 FEET. TOTAL ALLOWED SIGNAGE SHALL BE 700 SQUARE FEET. INDIVIDUAL SIGNS SHALL BE LIMITED TO 500 SQUARE FEET MAXIMUM SIZE.
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 IN CONFORMANCE WITH THE CITY OF WICHITA LANDSCAPE ORDINANCE, 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 PERMITS
   A FINANCIAL GUARANTEE FRO 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. IF MULTIPLE PARCELS ARE CREATED AT ANY POINT IN THE FUTURE CROSS LOT ACCESS SHALL BE PROVIDED. THE EXISTING 25' INGRESS & EGRESS EASEMENT RECORDED ON FILM 635, PAGE 1382 SHALL REMAIN IN EFFECT.
11. 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.
12. 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. 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 IN ACCORDANCE WITH THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE.
13. A NOTICE OF A CUP NOTING THE CONDITIONS PLACED ON THIS LAND SHALL BE FILED WITH THE SEDGWICK COUNTY REGISTER OF DEEDS.

PARCEL 1
PROPOSED USES – ALL PERMITTED USES BY RIGHT IN THE "LI" LIMITED INDUSTRIAL ZONING DISTRICT
GROSS AREA – 12.37 ACRES OR 538,837± SQ. FT.
MAXIMUM BUILDING COVERAGE – 30% OR 161651± SQ. FT.
FLOOR AREA RATIO – 0.40
MAXIMUM GROSS FLOOR AREA – 215,535 ± SQ. FT.
MAXIMUM BUILDING HEIGHT – 80 FEET, PLUS TWO FEET OF ADDITIONAL HEIGHT FOR EACH
FOOT OF SETBACK BEYOND THE MINIMUM REQUIRED SETBACKS

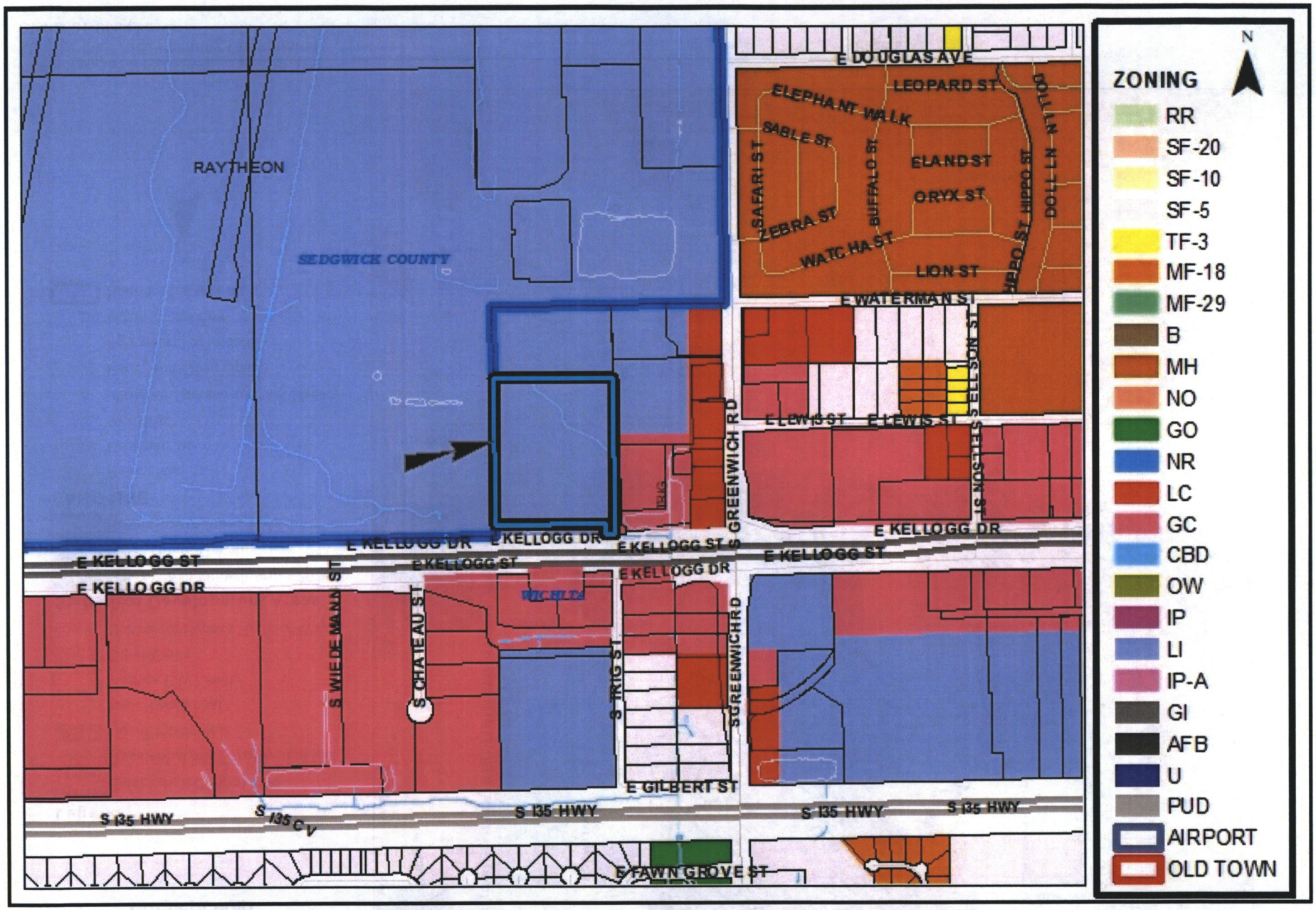
LEGAL DESCRIPTION
LOT 1 EXCEPT THE NORTH 397.2 FEET THEREOF AND EXCEPT THE SOUTH 60 FEET THEREOF, BLOCK 1 CHELSEA BROOKE ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.
LESS AND EXCEPT: THAT PART OF LOT 1, BLOCK 1, CHELSEA BROOKE ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 1, 60 FEET NORTH OF THE S.W. CORNER THEREOF; THENCE CONTINUING NORTH, ALONG SAID WEST LINE, 70 FEET; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, 70 FEET; THENCE SOUTH, PARALLEL WITH THE WEST LINE OF SAID LOT 1, 70 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, 70 FEET TO THE POINT OF BEGINNING.

KAW VALLEY ENGINEERING
200 N. EMPORIA, SUITE 100
WICHITA, KANSAS 67202
PH. (316) 440-4304 | FAX (316) 440-4306

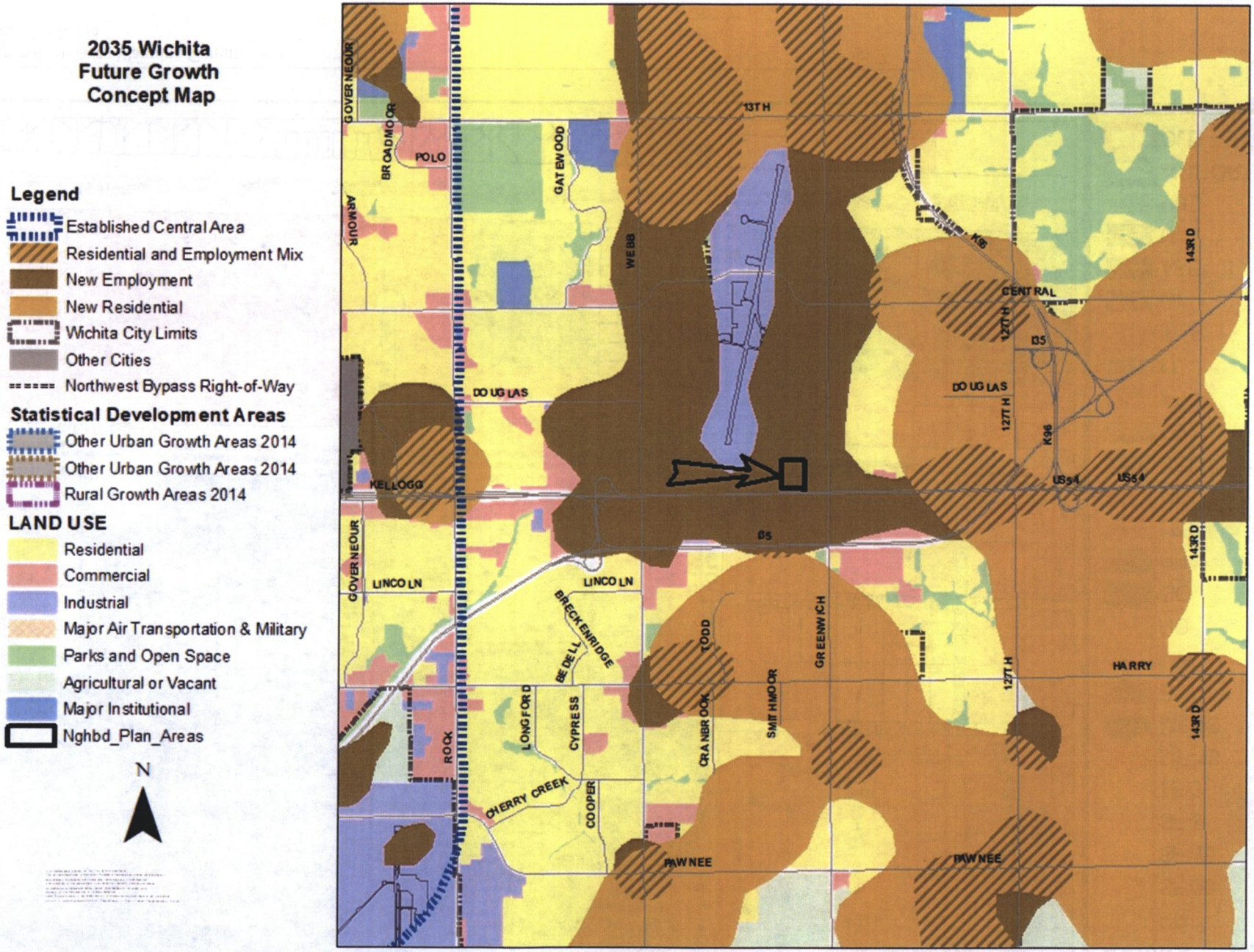
PROJECT: CHELSEA BROOKE CUP
WICHITA, KANSAS
PREPARED FOR:
PROJECT #: 20210807
DRAWN BY: JL
CHECKED BY: SM
DATE: 10/07/21
SHEET: 1 OF 1

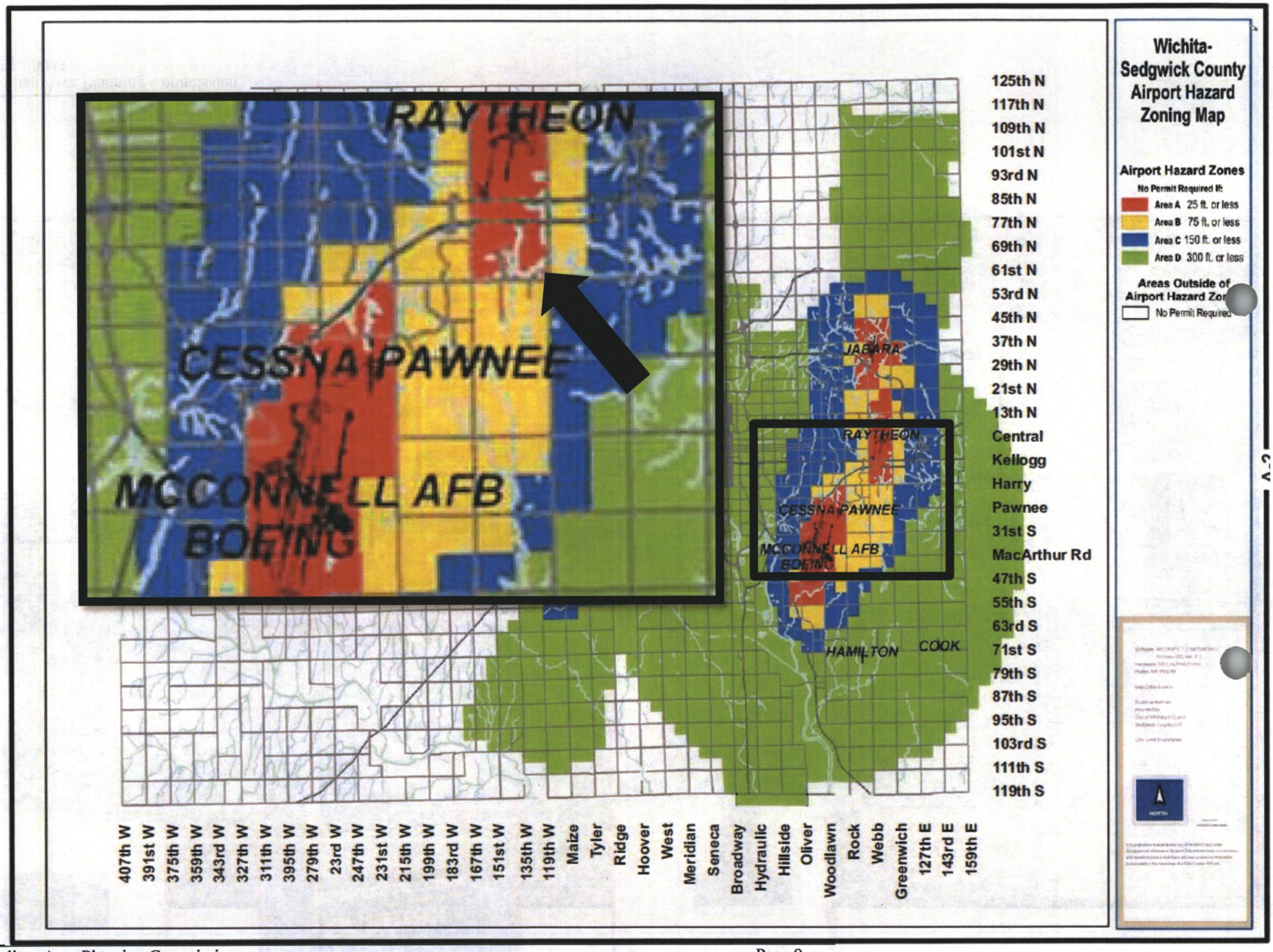
THE DRAWING SHALL NOT BE USED BY ANY PERSON, FIRM OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.


N
E KELLOGG DR
E KELLOGG ST
E KELLOGG ST
E KELLOGG DR
E KELLOGG ST


ZONING
RR
SF-20
SF-10
SF-5
TF-3
MF-18
MF-29
B
MH
NO
GO
NR
LC
GC
CBD
OW
IP
LI
IP-A
GI
AFB
U
PUD
AIRPORT
OLD TOWN
N
RAYTHEON
SEDGWICK COUNTY
E DOUGLAS AVE
LEOPARD ST
ELEPHANT WALK
SABLE ST
SAFARI ST
BUFFALO ST
ELAND ST
ORYX ST
ZEBRA ST
WATCHA ST
LION ST
HIPPO ST
E WATERMAN ST
S ELLSON ST
E LEWIS ST
GREENWICH RD
E KELLOGG DR
E KELLOGG ST
S WIEDEMANN ST
S CHATEAU ST
S TRIG ST
E GILBERT ST
S 135 HWY
S 135 CV
E FAWN GROVE ST

2035 Wichita Future Growth Concept Map




Wichita-
Sedgwick County
Airport Hazard
Zoning Map
Airport Hazard Zones
No Permit Required If:
Area A 25 ft. or less
Area B 75 ft. or less
Area C 150 ft. or less
Area D 300 ft. or less
Areas Outside of
Airport Hazard Zo
No Permit Required
RAYTHEON
CESSNA PAWNEE
MCCONNELL AFB
BOEING
JABARA
HAMILTON
COOK
125th N
117th N
109th N
101st N
93rd N
85th N
77th N
69th N
61st N
53rd N
45th N
37th N
29th N
21st N
13th N
Central
Kellogg
Harry
Pawnee
31st S
MacArthur Rd
47th S
55th S
63rd S
71st S
79th S
87th S
95th S
103rd S
111th S
119th S
407th W
391st W
375th W
359th W
343rd W
327th W
311th W
395th W
279th W
23rd W
247th W
231st W
215th W
199th W
183rd W
167th W
151st W
135th W
119th W
Maize
Tyler
Ridge
Hoover
West
Meridian
Seneca
Broadway
Hydraulic
Hillside
Oliver
Woodlawn
Rock
Webb
Greenwich
127th E
143rd E
159th E


FLOOR & DECOR
CARmax
THE AUTO SUPERSTORE
OPEN
CUP2021-00043
S GREENWICH RD
E KELLOGG DR
S WILDCAT LN
S CHATEAU ST
S WEBB RD
54
35
ALL ANGLES
NISSAN
Morningstar

Looking northeast at site



Looking northwest at and away from site



Looking southwest away from site



Looking east along Kellogg Drive



Looking northeast away from site

