



Wichita-Sedgwick County Metropolitan Area Planning Department

February 24, 2023

Holland NRE, LLC
5630 W. Kellogg Drive
Wichita, KS 67209

RE: ZON2022-00059 and CUP2022-00049: Zone change request in the City from LC Limited Commercial to OW Office Warehouse (with CUP2022-00049 to amend CUP DP-37 Parcels 29 & 30) on property generally located north of West Kellogg, within one-half mile west of South Eisenhower Pkwy. between South Woodchuck Lane and South Holland Lane.

Dear Applicants;

At its regular meeting on **December 20, 2022**, the Wichita City Council considered the above captioned request. The action of the Council was to **APPROVE** the request subject to the following conditions:

1. Should the applicant install landscaping in lieu of a wall on the west property line, the applicant shall submit a landscape plan to the Planning Department prior to the issuance of building permits.
2. The Development Guidelines shall be modified to read in accordance with the attached recommended text.
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 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.

The General Provisions shall read:

1. This proposed development contains 105.15± gross acres: or, 93.86± net acres exclusive of public streets and drainage right-of-way.
2. There shall be complete access control along both sides of Ridge Road, except for one (1) opening to Parcel 5 and one (1) opening to Parcel 6 in the location as shown on the plan.

Access openings to Maple Street shall be limited to the following:

Two (2) openings for Parcel 24

One (1) opening for Parcel 7

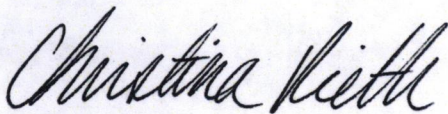
Two (2) openings for Parcel 6 in the locations indicated on the plan The 41 foot opening shall be constructed to major entrance standards and prior to the issuance of any building permits on Parcel 7, the construction of the entrance and a decel lane shall be guaranteed.

There shall be complete access control along U.S. 54 Highway (Kellogg) except for Holland Street. Access to parcels shall also be permitted from the adjacent streets except as indicated on the plan.

3. Minimum front yard setbacks are as shown on the plan. If side and rear yard setback lines are not shown on the plan, they shall be as provided for in the Zoning Ordinance. No setback shall be required between lots where two (2) or more continuous lots are developed as one (1) project. The building setback line from the east property line of Parcel 4 be reduced to 10 feet. (Note: 25' utility easement on plat.)
4.
 - a. Screening and landscaping – a planting strip as indicated on the plan, except for point of ingress and egress, shall be provided and maintained of trees and shrubbery not less than ten (10) feet in width, and shall be of such a type, and maintained in such a manner, that it minimizes any nuisance of the commercial area to the adjacent residential areas. A landscape plan, prepared by a landscape architect, for the planting strip, indicating the locations, type and specifications of plant materials, shall be submitted to the planning department for their review and approval prior to the issuance of any building permit(s) on the parcel(s) involved. (See Adm. Adjust. dated 07-25-97 for revised landscaping for Parcels 5-7).
 - b. A solid or semi-solid wall to prevent the passage of debris or light constructed of brick, stone, masonry, or other similar material (not including wood, woven wire) at least five (5) feet by not more than eight (8) feet high shall be constructed along the property line between Parcel 23 and 24 as shown on the plan if Parcel 24 is developed under the residential alternate. This wall shall be constructed on Parcel 24 and be at the cost of Parcel 24.
 - c. The east side of any building constructed on Parcel [illegible] shall be constructed of brick, stone, masonry, or other similar material in order to provide screening for those properties to the east.
5. Signs shall be permitted in accordance with limitations and requirements of the Zoning Ordinance.
6. Off-street parking for all parcels shall be in accordance with Section 28.04.141 of the Code of the City of Wichita, except to reduce parking for Parcel 14-17 with respect to BLD2003-00589 from 89 spaces to 71 spaces and from 4 accessible to 3 accessible spaces (per Addendum dated 04-04-03 to Administrative Adjustment CUP2003-00009 dated 03-03-03, revised 03-21-03). See Parcel 10 description for additional parking requirements.
7. Final drainage right-of-way shall be determined at the time of platting, and a drainage plan shall be submitted for approval by the Department of Public Works at that time. Drainage costs shall be guaranteed by the developer at the time of platting.
8. Provide 5'-8' high solid wall. Reduce height to 3' between the property line and the 35' setback line. This wall shall be constructed on Parcel 28, 29, and 30.
9. Provide 10' wide planting screen only if Parcel 25 and/or Parcel 24 is developed as apartments. This planting screen shall be considered on Parcel 28. No planting strip shall be required on the east 115 feet of the north boundary of Parcel 28.

If you have any questions concerning this application, please contact our office at 268 4421.

Sincerely,



Christina Rieth
Current Plans
Associate Planner

Copies to: Baughman Company, 315 South Ellis Street, Wichita, KS 67211



Wichita-Sedgwick County Metropolitan Area Planning Department

November 17, 2022

Holland NRE, LLC
5630 W. Kellogg Drive
Wichita, KS 67209

RE: ZON2022-00059 and CUP2022-00049: Zone change request in the City from LC Limited Commercial to OW Office Warehouse (with CUP2022-00049 to amend CUP DP-37 Parcels 29 & 30) on property generally located north of West Kellogg, within one-half mile west of South Eisenhower Pkwy. between South Woodchuck Lane and South Holland Lane.

Dear Applicants;

At its regular meeting on November 17, 2022, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend APPROVAL of the request.

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 December 1, 2022. 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 December 1, 2022 at 5:00 p.m.

This application is scheduled for consideration by the Wichita City Council on Tuesday, December 20, 2022, beginning at 9:00 a.m. 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,

A handwritten signature in cursive script that reads 'Christina Rieth'.

Christina Rieth
Associate Planner

Copies to: MABCD
Jeff Blubaugh, City Council District IV
Rebecca Fields, CSR District IV
Baughman Company, attn: Philip Meyer, 315 South Ellis Street, Wichita, KS 67211
Darcee Lynn Dague, 432 South Woodchuck Lane, Wichita, KS 67209
Carol and Dick Dague, 430 South Woodchuck Lane, Wichita, KS 67209
Elba and Leonardo Sanlate, 7929 West University Avenue, Wichita, KS 67209
Anne Marie Borrell, 7931 West University Avenue, Wichita, KS 67209

(Published in the Wichita Eagle, Dec. 30, 2022)

ORDINANCE NO. 52-011

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

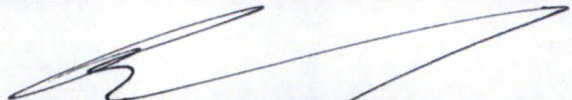
Case No. ZON2022-00059 with CUP2022-00049

Zone change from LC Limited Commercial District to OW Office Warehouse District, subject to the development standards contained in Community Unit Plan DP-37, on property described as:

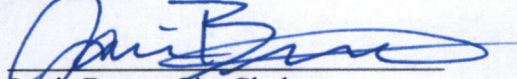
Lots 14 and 15, and Lot 17, EXCEPT the East 60 feet thereof, All in Block 1, Ridge Plaza 4th Addition, Wichita, Sedgwick County, Kansas.

SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.


Brandon J. Whipple, Mayor, City of Wichita

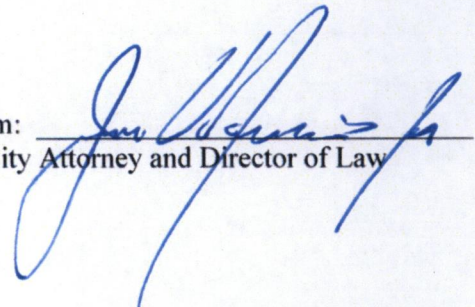
ATTEST:


Jamie Buster, City Clerk

(SEAL)



Approved as to form:
Jennifer Magaña, City Attorney and Director of Law





Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	364301	Print Legal Ad-IPL01035180 - IPL0103518		\$53.65	1	64 L

Attention: Jamie Buster
CITY OF WICHITA/CLERKS OFFICE
455 N MAIN ST FL 13
WICHITA, KS 67202

LEGAL PUBLICATION

OCA 150004

(Published in the Wichita Eagle,
December 30, 2022)
ORDINANCE NO. 52-011

AN ORDINANCE CHANGING THE
ZONING CLASSIFICATIONS OR DIS-
TRICTS OF CERTAIN LANDS LOCAT-
ED IN THE CITY OF WICHITA, KANSAS,
UNDER THE AUTHORITY GRANTED
BY THE WICHITA-SEDGWICK COUN-
TY UNIFIED ZONING CODE, SEC-
TION V-C, AS ADOPTED BY SECTION
28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERN-
ING BODY

OF THE CITY OF WICHITA, KANSAS.
SECTION 1. That having received a
recommendation from the Planning
Commission, and proper notice hav-
ing been given and hearing held as
provided by law and under authority
and subject to the provisions of The
Wichita-Sedgwick County Unified
Zoning Code, Section V-C, as adopted
by Section 28.04.010, as amended,
the zoning classification or districts of
the lands legally described hereby are
changed as follows:

Case No. ZON2022-00059 with
CUP2022-00049

Zone change from LC Limited Com-
mercial District to OW Office Ware-
house District, subject to the de-
velopment standards contained in
Community Unit Plan DP-37, on prop-
erty described as:

Lots 14 and 15, and Lot 17, EXCEPT
the East 60 feet thereof, All in Block
1, Ridge Plaza 4th Addition, Wichita,
Sedgwick County, Kansas.

SECTION 2. That upon the taking
effect of this ordinance, the above
zoning changes shall be entered and
shown on the "Official Zoning Map"
previously adopted by reference, and
said official zoning map is hereby re-
incorporated as a part of the Wich-
ita-Sedgwick County Unified Zoning
Code as amended.

SECTION 3. That this Ordinance shall
take effect and be in force from and
after its adoption and publication in
the official City paper.

Brandon J. Whipple, Mayor, City of
Wichita

ATTEST:

Jamie Buster, City Clerk

(SEAL) Approved as to form:

Jennifer Magana, City Attorney and
Director of Law

IPL0103518

Dec 30 2022

In The STATE OF KANSAS
In and for the County of Sedgwick

1 insertion(s) published on:

12/30/22

STATE OF KANSAS)

SS

County of Sedgwick)

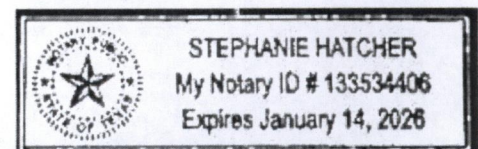
Hayley Martin, of lawful age, being first duly sworn,
deposeth and saith: That he is Record Clerk of The
Wichita Eagle, a daily newspaper published in the City of
Wichita, County of Sedgwick, State of Kansas, and having
a general paid circulation on a daily basis in said County,
which said newspaper has been continuously and
uninterruptedly published in said County for more than
one year prior to the first publication of the notice
hereinafter mentioned, and which said newspaper has
been entered as second class mail matter at the United
States Post Office in Wichita, Kansas, and which said
newspaper is not a trade, religious or fraternal
publication and that a notice of a true copy is hereto
attached was published in the regular and entire
Morning issue of said The Wichita Eagle from 12/30/2022
to 12/30/2022.

I certify (or declare) under penalty of perjury that the
foregoing is true and correct.

DATED: 12/30/2022

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in
Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	337863	Print Legal Ad-IPL00953900 - IPL0095390	OCA 150004	\$211.36	3	84 L

Attention: MANDY HEBERT
CITY OF WICHITA/PLANNING DEPT
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202

LEGAL PUBLICATION

OCA 150004
Published in The Wichita Eagle on October 27, 2022
(One Time Only)
MAPC/EZA November 17, 2022
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, November 17, 2022, no earlier than 1:30 p.m., the WichitaSedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation may also occur through virtual methods (specified at the end of this notice). If you have any questions regarding the meeting or items on this notice, please call the WichitaSedgwick County Metropolitan Area Planning Department at (316) 2684421.

CUP2022-00049: Request in the City for a minor amendment to Parcels 29 & 30 of the Ridge Plaza CUP DP-37 (with ZON2022-00059 for OW Office Warehouse) on property zoned LC Limited Commercial; generally located north of W. Kellogg, one-quarter mile west of S. Eisenhower Pkwy, between S. Woodchuck and S. Holland.

DER2022-00008: Community Investments Plan Update of population forecast, Wichita Future Growth Concept Map, and financial forecast.

DER2022-00009: Amendment to the Wichita-Sedgwick County Unified Zoning Code regarding the definitions of a "Day Care, General" and "Day Care, Limited", and number of pupils, employees and loading spaces to conform to state regulations.

PUD2022-00021: Zone change request in the City from LC Limited Commercial, GO General Office, and TF-3 Two-Family Residential to create the Hunter Health Planned Unit Development to expand the existing medical use; generally located on the northwest corner of East Central Avenue and North Grove Street.

VAC2022-00032: Reprocessing a request in the City to vacate an alley right-of-way abutting property zoned LC Limited Commercial District, generally located northeast of North Meridian Avenue and Kellogg.

VAC2022-00033: Request in the City to vacate a platted alley right-of-way abutting property zoned GO General Office District and TF-3 Two-Family Residential District; generally located on the northeast corner of East Central Avenue and North Grove Street.

ZON2022-00057: Zone change request in the City to amend Protective Overlay PO #257 to permit duplexes on property zoned B Multi-Family Residential; generally located North of Maple Street and South of West Douglas Avenue, on the east side of South Anna Street (230 South Anna Street).

ZON2022-00058: Zone change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District; generally located within one-half mile west of North Arkansas Ave, within one block north of West 21st Street North (2331 North Burns).

ZON2022-00059: Zone change request in the City from LC Limited Commercial to OW Office Warehouse (with CUP2022-00049 to amend CUP DP-37) on property generally located north of West Kellogg, within one-half mile west of South Eisenhower Pkwy, between South Woodchuck Lane and South Holland Lane.

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 WichitaSedgwick 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.

Options to participate (see below):

1) Participate virtually

2) Attend in-person at the Ronald Reagan Building

3) Submit comments ahead of time

Participate Virtually

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 Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202. 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 (316-2684464) by 5pm, 3 days prior to the meeting.

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

WITNESS MY HAND on October 27, 2022

Scott Wadle, Secretary

WichitaSedgwick County

Metropolitan Area Planning Commission

IPL0095390

Oct 27 2022

In The STATE OF KANSAS
In and for the County of Sedgwick

No. of Insertions: 1

Beginning Issue of: 10/27/2022

Ending Issue of: 10/27/2022

STATE OF KANSAS)

SS

County of Sedgwick)

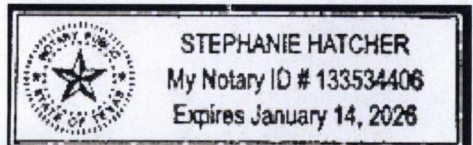
Hayley Martin, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 10/27/2022 to 10/27/2022.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED: 10/27/2022

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in
Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

STAFF REPORT

MAPC: November 17, 2022

DAB IV: November 7, 2022

CASE NUMBER: ZON2022-00059 and CUP2022-00049 (City)

APPLICANT/AGENT: Holland NRE, LLC (Applicant)/Baughman Company, P.A. (Agent)

REQUEST: OW Office Warehouse District; Amendment to CUP DP-37

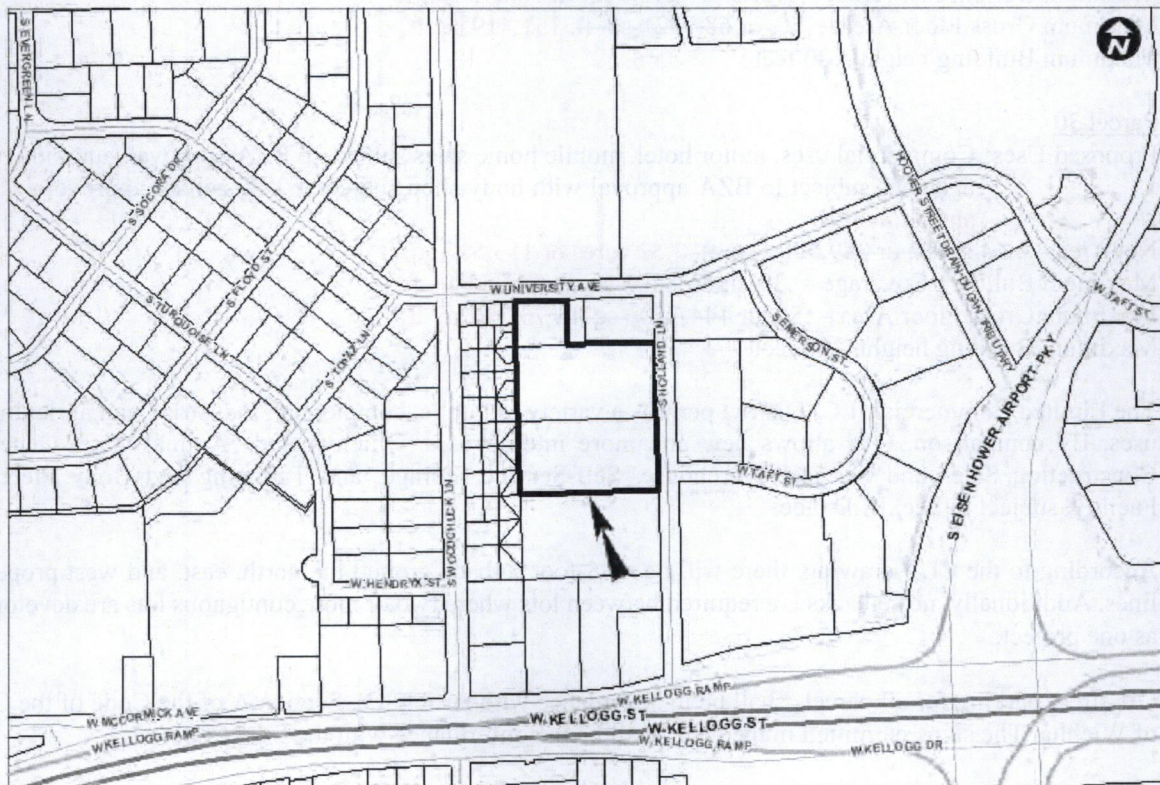
CURRENT ZONING: LC Limited Commercial District

SITE SIZE: 6.95 acres

LOCATION: Generally located north of West Kellogg between South Woodchuck Lane and South Holland Lane

PROPOSED USE: Allow the potential for future Office Warehouse development

RECOMMENDATION: Approve with conditions



On the north end of the subject site, the CUP drawing originally required a planting strip that measures at least ten feet in width along the north property line of Parcel 28 if Parcel 24 and/or Parcel 25 are to be developed as apartments. However, the parcels are now part of the Ashley Towne Centre CUP (DP-270) and are developed as a retail store. Therefore, the planting strip is no longer required on the northern edge.

On the west end of the property, General Provision 8 of the CUP requires a five- to eight-foot-high solid wall to be constructed on Parcels 28, 29, and 30. A six-foot solid screening fence is constructed along the majority of this property line. There is one location toward the south side of Parcel 30 where the fence does not exist. Additionally, portions of this property line have mature vegetation. The way in which Provision 8 is written, upon development of Parcels 29 and 30, the solid fence will have to be upgraded to a wall unless Provision 8 is otherwise amended. Given the request to permit an increase in intensity on Parcel 29, staff is recommending the wall requirement and landscaping to be required. The landscape plan will be submitted to Planning and approved prior to building permits.

Properties to the north of the parcels are zoned LC Limited Commercial District and SF-5 Single-Family Residential District. The LC zoned parcel is within CUP DP-37 and is developed with commercial office space, and the SF-5 zoned parcel is developed with an elementary school. Adjacent to the school and north of the CUP DP-37 is a retail store zoned LC Limited Commercial District. Property south of the parcels is zoned LC Limited Commercial District, is within CUP DP-37, and is developed with multi-family residential dwellings. Properties to the east are zoned LC Limited Commercial District, are within CUP DP-37, and are developed with office uses. Properties to the west are zoned TF-3 Two-Family Residential District, are within the CUP, and are developed with duplexes.

CASE HISTORY: On March 31, 1970, the Community Unit Plan Development Plan 37 (CUP DP-37) was created. On July 22, 1973, the Ridge Plaza 4th Addition was created. There are no other zoning cases associated with these parcels.

ADJACENT ZONING AND LAND USE:

North:	LC (CUP DP-37), SF-5, LC	Commercial office space, school, retail store
South:	LC (CUP DP-37)	Group residences
East:	LC (CUP DP-37)	Office parks
West:	TF-3 (CUP DP-37)	Duplexes

PUBLIC SERVICES: Public water and sewer are nearby but may need to be extended to serve the new development. The site has access to West University Avenue and South Holland Lane, which are both two-lane, paved local streets with no sidewalks on either side. Wichita Transit serves this site within one-half mile east, on the northeast corner of West Taft Street and South Ridge Road.

CONFORMANCE TO PLANS/POLICIES: The requested zone change and CUP amendment are in conformance with the adopted Comprehensive Plan. The Wichita-Sedgwick County Comprehensive Plan within the *Community Investments Plan* identifies the site as a "New Employment" on the Future Growth Map Concept Map, which can be described as follows: "*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. Major shopping centers and office parks likely will be developed within this area as well, based upon market driven location factors.*"

RECOMMENDATION: Based upon the information available at the time the staff report was prepared

6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requests for the CUP amendment and zone change are in conformance with the *Community Investments Plan*, as identified in the report.

7. **Impact of the proposed development on community facilities:** The proposed use is not anticipated to have substantial detrimental impacts on community facilities. The commercial activity will likely bring a marginal increase in traffic but is not anticipated to have a significant negative impact on community facilities.

Attachments:

1. CUP General Provisions
2. Recommended CUP Text
3. CUP Drawing
4. Aerial Map
5. Future Land Use Map
6. Zoning Map
7. Site Pictures

5. Signs shall be permitted in accordance with limitations and requirements of the Zoning Ordinance.
 6. Off-street parking for all parcels shall be in accordance with Section 28.04.141 of the Code of the City of Wichita, except to reduce parking for Parcel 14-17 with respect to BLD2003-00589 from 89 spaces to 71 spaces and from 4 accessible to 3 accessible spaces (per Addendum dated 04-04-03 to Administrative Adjustment CUP2003-00009 dated 03-03-03, revised 03-21-03). See Parcel 10 description for additional parking requirements.
 7. Final drainage right-of-way shall be determined at the time of platting, and a drainage plan shall be submitted for approval by the Department of Public Works at that time. Drainage costs shall be guaranteed by the developer at the time of platting.
 8. Provide 5'-8' high solid wall. Reduce height to 3' between the property line and the 35' setback line. This wall shall be constructed on Parcel 28, 29, and 30.
 9. Provide 10' wide planting screen only if Parcel 25 and/or Parcel 24 is developed as apartments. This planting screen shall be considered on Parcel 28. No planting strip shall be required on the east 115 feet of the north boundary of Parcel 28.
-

2035 Wichita Future Growth Concept Map

Legend

-  Established Central Area
-  Residential and Employment Mix
-  New Employment
-  New Residential
-  Wichita City Limits
-  Other Cities
-  Northwest Bypass Right-of-Way
- Statistical Development Areas**
 -  Other Urban Growth Areas 2014
 -  Other Urban Growth Areas 2014
 -  Rural Growth Areas 2014
- LAND USE**
 -  Residential
 -  Commercial
 -  Industrial
 -  Major Air Transportation & Military
 -  Parks and Open Space
 -  Agricultural or Vacant
 -  Major Institutional
 -  Nghbd_Plan_Areas



Looking east towards site



Looking south towards site



Looking north towards site



Looking west towards site

