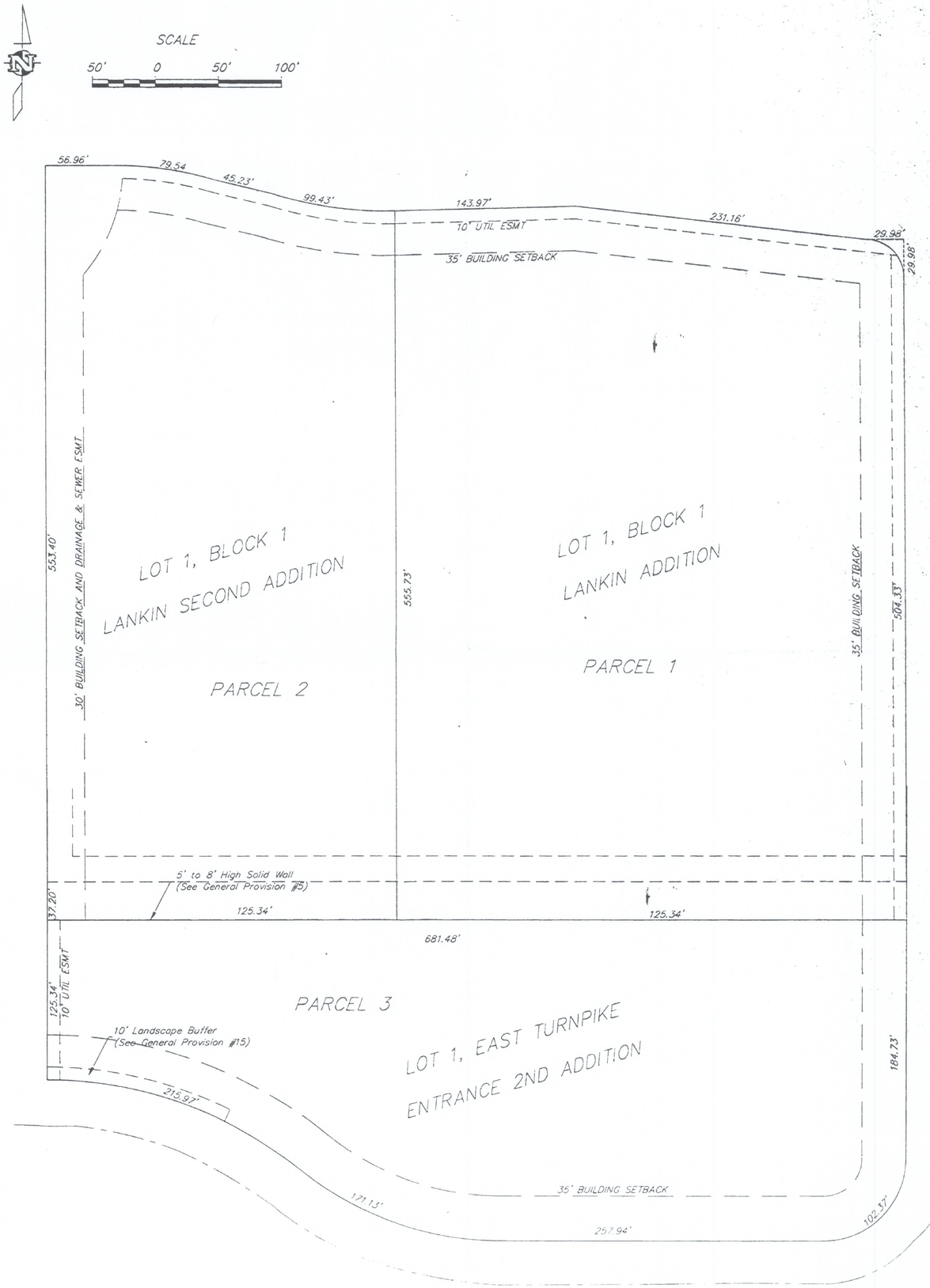


LANKIN HEIGHTS CUP (DP-38)

AMENDMENT #1

Dated 7/13/22
APPROVED CUP
MAPC By Admin Adjustment
Copy 2 of 11 CUP2022-31

GENERAL PROVISIONS

1. On-site signs shall be allowed as per the zoning district except as listed in this provision. Two signs on Parcel 2 shall be allowed to be 60 feet apart. Signs along Kellogg drive shall be limited to no more than four signs. Two of the Kellogg signs shall be allowed to be up to 400 square feet and the total of the remaining signs shall not exceed 300 square feet. One sign along Cyprus shall be allowed to be 40 feet in height in Parcel 1. No billboards shall be permitted. No off-site, portable or rotating signs shall be allowed. For Parcel 3 only those signs permitted in the "LC" zoning district and the original Lankin Heights CUP shall be permitted on this site. No temporary display signs are permitted on any parcel developed with auto sales including the use of commercial banners, portable signs, pennants, streamers, string lights, search lights, bunting, and balloons, except that fixed banners attached to light poles and not exceeding 50 square feet of material per light pole will be permitted. However, in addition to the above, affixed banners or special promotional items shall be limited to twelve (12) events per year and not exceed ninety (90) days per year for all events. One flagpole for the purpose of displaying a United States of America flag shall be allowed be allowed in Parcel 1 or 2. The flagpole shall not be greater than 80 feet in height and may be lighted in accordance with generally accepted principals for display of a USA flag.

2. Access Control will be as follows:

   Parcel 1: 3 Openings along Kellogg Drive
   2 Openings along Cypress Drive
   Parcel 2: 2 Openings along Kellogg Drive
   Parcel 3: 2 Openings along Orme Street
   1 Opening along Cypress Drive

3. Building Setbacks:

   Parcel 1: 35' along Kellogg Drive
   35' along Cypress Drive
   50' along South property line

   Parcel 2: 35' along Kellogg Drive
   50' along South property line
   30' along West property line

   Parcel 3: 35' along Orme Street
   35' along Cypress Drive

4. A planting strip no less than 10 feet wide of low shrubbery shall be provided adjacent to the East property line. No planting shall be required in the 10' strip until the adjacent street is opened and until such time as the adjacent property to the east is developed residentially.

5. A 5' to 8' high wall solid or semisolid wall constructed of brick, stone, masonry architectural tile or other similar material shall be constructed where shown on the plan and at such time as the property to the South develops residentially.

6. Cross lot circulation and internal access shall be provided if multiple ownership occurs on Parcel 3.

7. Areas contained within the described parcels shall be privately owned and maintained. An agreement providing for the maintenance of privately-owned internal drives, parking areas, drainage improvements, etc. shall be submitted to the Planning Director if multiple ownership occurs on parcel 3.

8. All parking, storage, display and drives shall be hard surfaced with concrete or asphalt, or asphaltic concrete on Parcel 3. On Parcel 3 parking barriers shall be installed along all perimeter boundaries adjacent to streets, except at driveway entrances or where fences are erected, to ensure that parked vehicles do encroach onto public right-of-way.

9. 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 and be binding upon the present owners, their successors, and assigns and their leasees unless amended. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

10. All lights shall be shielded to reflect light downward or direct light away from residential areas. All parking lot elements shall be similar and consistent, light poles shall be limited to 24 feet in height, and extended use of back lit canopies and neon lighting are prohibited on Parcel 3.

11. Prior to issuing a building permit on parcel 3 a plan for vehicular circulation and a pedestrian walk system shall be submitted and approved by the Director of Planning.

12. Outdoor speakers and sound amplification systems shall not be allowed on Parcel 3.

13. There shall be no elevated platforms for the display of vehicles on Parcel 3.

14. On Parcel 3 all trash receptacles shall be appropriately screened to reasonably hide them from ground view. Screening shall be constructed of materials and/or landscaping compatible with and complementary to the exterior of the buildings to which the trash receptacle provides service, loading docks, and service areas and mechanical equipment shall also be screened from all residential areas with screening and/or landscaping approved by the Director of Planning.

15. The developer shall be required to submit a landscape plan in conformance with the requirements of chapter 10.32 of the Code of the City of Wichita for Parcel 3. In addition a landscape buffer consisting of densely planted evergreens in the southwest corner of Parcel 3. This buffer shall be 150 feet wide by 10 feet deep. No access point shall be permitted through this landscape buffer.

16. This CUP is general in character and will require the submission of a site plan for Parcel 3. This site plan will require administrative approval at the plan review stage prior to issuance of a building permit. The site plan shall show land use relationships, access points, and/or control setback, interior circulation, parking, screening and other similar design considerations.

17. All building exteriors on Parcel 3 shall share a uniform architectural character, and shall be predominately earth tone colors with vivid colors limited to incidental accent.

18. 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.

19. Parcel Description

Parcel 1:

Total Area:	5.26 acres	223,992 S.F.
Maximum Land Coverage(30%):		67,198 S.F.
Maximum Gross Floor Area:		66,000 S.F.
Maximum Height:		35'

Proposed Uses: Automobile and truck sales and service, varied retail, service station, carwash, complete car service complex.
Service Canopies, if any, may extend into setback a maximum of 20 feet, but not into easements.

Parcel 2:

Total Area:	3.67 acres	159,736 S.F.
Maximum Land Coverage(30%):		47,921 S.F.
Maximum Gross Floor Area:		75,000 S.F.
Maximum Height:		35'

Proposed Uses: Automobile and truck sales and service, varied retail, service station, carwash, complete car service complex.
Service Canopies, if any, may extend into setback a maximum of 20 feet, but not into easements.

Parcel 3:

Total Area:	3.35 acres	146,100 S.F.
Maximum Land Coverage(30%):		43,830 S.F.
Maximum Gross Floor Area:		87,660 S.F.
Maximum Height:		35'

Proposed Uses: All uses allowed in GC, except those requiring a conditional use or residential uses.

E:/projects/00014/cup

Revisions:

Per Administrative Adjustment: 4/12/16
Per Administrative Adjustment: 4/20/16
Per Administrative Adjustment: 7/13/22

DP-38 Amendment #1
APPROVED CUP
MAPC 3-30-00 DM
WCC 4-18-00 DM
SUPERSEDED
MAPD 2 of 2

AUSTIN MILLER P.A.
ENGINEERING SERVICES
254 S. Laura, Suite 210 Wichita, KS 67211
316/262-1281 fax 316/262-6773

Wichita-Sedgwick County Metropolitan Area Planning Department

July 13, 2022

Steven Enterprises, LLC
Attn: Terry West
8801 East Kellogg
Wichita, KS 67207

Ferris Consulting
Attn: Greg Ferris
PO Box 573
Wichita, KS 67201

Re: **CUP2022-00031: CUP Administrative Adjustment to Lankin Heights CUP DP-38 to allow replacement of an existing sign in GC General Commercial; generally located on the south side of East Kellogg Drive and within one-half mile east of South Rock Road (8801 E. Kellogg).**

Legal Description: Lot 1, Block 1, Lankin Addition & TH PT VAC ROW LY N LOT 1 BEG NW COR LOT 1 TH N 25 FT TH E 35.61 FT TH ELY 192.95 FT TH ELY 136.15 FT TH SELY 14.97 FT TO PT OF COMP CUR IN N LI LOT 1 TH WLY ALG N LI 375.13 FT TO BEG. AND LOT 1 & TH PT VAC ROW LYING N LOT 1 BEG NE COR LOT 1 THN NLY 25 FT TH WLY 155.4 FT TO PT N LI LOT 1 TH ELY TO BEG BLOCK 1 , Lankin 2nd Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for a CUP Adjustment to reduce the required distance between ground and/or pole signs from 150 feet to 60 feet along 281 feet of frontage of Parcel 2. We understand that the purpose of the request is to permit the replacement of an existing sign that existed prior to the establishment of DP-38. To replace the sign, the existing sign will be removed which would eliminate the non-conforming status and prohibit the erection of a new sign less than 150 from another sign. We also understand that the proposed new sign will not be any greater in height or larger in square footage than the one it is replacing.

The following text of General Provision #1 reflects the proposed modifications identified in bold, red, italic text:

1. On-site signs shall be allowed as per the zoning district except as list in this provision. ***Two signs on Parcel 2 shall be allowed to be 60 feet apart.*** Signs along Kellogg Drive shall be limited to no more than four signs. Two of the Kellogg signs shall be allowed to be no more than 47 feet in height. One Kellogg sign shall be allowed to be up to 400 square feet and the total of the remaining signs shall not exceed 300 square feet. One sign along Cyprus shall be allowed to be 40 feet in height on Parcel 1. No billboards shall be permitted. No off-site, portable or rotating signs shall be allowed. For Parcel 3, only those signs permitted in the "LC" zoning district and the original Lankin Heights CUP shall be permitted on this site. No temporary display signs are permitted on any parcel developed with auto sales including the use of commercial banners, portable signs, pennants, streamers, string lights, search lights, bunting, and balloons, except that fixed banners attached to light poles and not exceeding 50 square feet of material per light pole will be permitted. However,

in addition to the above, affixed banners or special promotional items shall be limited to twelve (12) events per year and not exceed ninety (90) days per year for all events. One flagpole for the purpose of displaying a United States of America flag shall be allowed on Parcels 1 or 2. The flagpole shall not be greater than 80 feet in height and may be lighted in accordance with generally accepted principals for display of the USA flag.

Our signatures below indicate that a Sign Code Adjustment to reduce the distance between signs on Parcel 2 from 150 feet to 60 feet is hereby GRANTED, subject to the following conditions:

1) The Administrative Adjustment is to allow a reduction of required separation on Parcel 2 from 150 feet to 60 feet; all signage on the site shall otherwise conform to the provision of CUP DP-38 unless a separate adjustment or amendment is approved.

2) The sign shall be in general conformance with the approved elevation and site plan. The sign shall be permitted and installed within one year from the date of approval.

3) The sign shall not be located within any easement unless appropriate permission has been obtained.

4) The sign shall not be located within any driveway sight triangle.

5) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The "Development Application" sign should now be removed from the property.

Scott Wadle, Director
Metropolitan Area Planning Department

J.R. COX JR.

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

cc: MABCD
Becky Tuttle, City Council District II
Cory Buchta, CRS District II

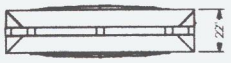


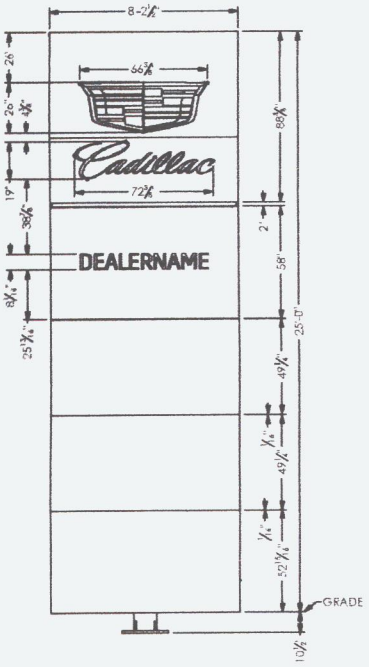
SITE PLAN

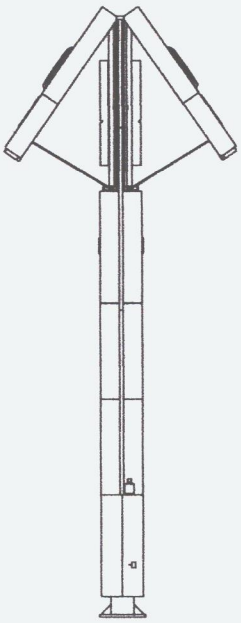
APPROVED 7/25/22 BY

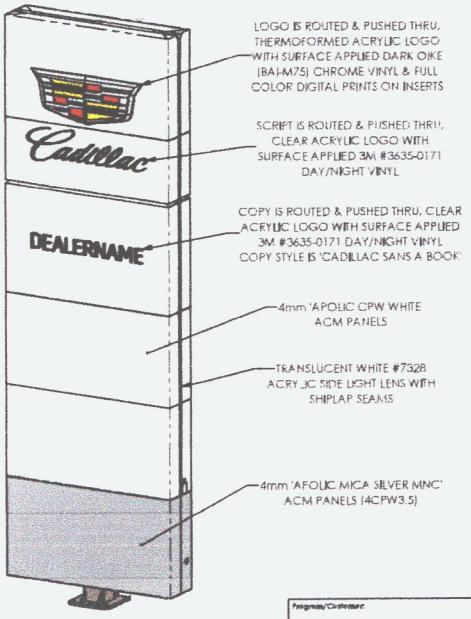
2 of 2

REVISIONS					
ZONE	REV.	ECR NUMBER	REV CHANGE	REV DATE	REV DRAFTER
	A	3/039	INITIAL RELEASE	11/23/2019	BR
A2	B	44422	MULTIPLE UPDATES INCLUDING DESIGN IMPROVEMENTS, 24V MINIMAX LED CONVERSION, AND ACM DENSITY.	10/30/2020	BR









Program/Customer:	CADILLAC
Interior/Exterior:	EXTERIOR
Sign Type:	MONOLITH
Engineer:	MATT SMITH
Windspeed:	115 MPH IBC 2015
Illumination:	ILLUMINATED
Voltage:	

AGI

25' MONOLITH

GM-CAD-P25-115

SCALE: 1:48

WEIGHT = 3379lbs

C:\AGI PDM\Customers\Cadillac\SIGN FAMILY\P25\GM-CAD-P25-115

SHEET 1 OF 4

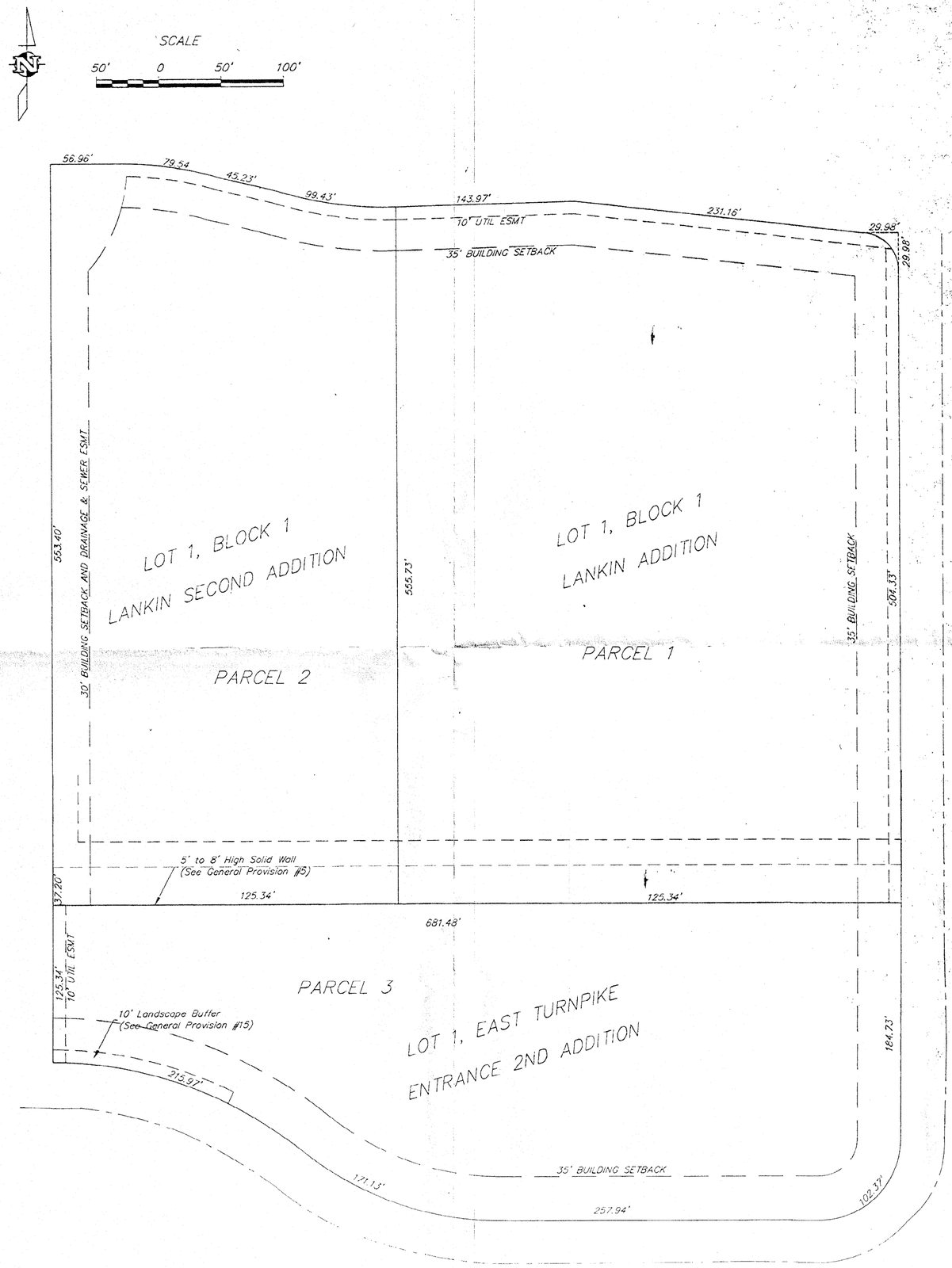
SITE PLAN

APPROVED 7/25/22 BY

1 of 2

LANKIN HEIGHTS CUP (DP-38)

AMENDMENT #1



GENERAL PROVISIONS

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   50' along South property line

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7. Areas contained within the described parcels shall be privately owned and maintained. An agreement providing for the maintenance of privately-owned internal drives, parking areas, drainage improvements, etc. shall be submitted to the Planning Director if multiple ownership occurs on parcel 3.

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15. The developer shall be required to submit a landscape plan in conformance with the requirements of chapter 10.32 of the Code of the City of Wichita for Parcel 3. In addition a landscape buffer consisting of densely planted evergreens in the southwest corner of Parcel 3. This buffer shall be 150 feet wide by 10 feet deep. No access point shall be permitted through this landscape buffer.

16. This CUP is general in character and will require the submission of a site plan for Parcel 3. This site plan will require administrative approval at the plan review stage prior to issuance of a building permit. The site plan shall show land use relationships, access points, and/or control setback, interior circulation, parking, screening and other similar design considerations.

17. All building exteriors on Parcel 3 shall share a uniform architectural character, and shall be predominately earth tone colors with vivid colors limited to incidental accent.

18. 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.

19. Parcel Description

Parcel 1:

Total Area:	5.26 acres	223,992 S.F.
Maximum Land Coverage(30%):		67,198 S.F.
Maximum Gross Floor Area:		66,000 S.F.
Maximum Height:		35'

Proposed Uses: Automobile and truck sales and service, varied retail, service station, carwash, complete car service complex.
Service Canopies, if any, may extend into setback a maximum of 20 feet, but not into easements.

Parcel 2:

Total Area:	3.67 acres	159,736 S.F.
Maximum Land Coverage(30%):		47,921 S.F.
Maximum Gross Floor Area:		75,000 S.F.
Maximum Height:		35'

Proposed Uses: Automobile and truck sales and service, varied retail, service station, carwash, complete car service complex.
Service Canopies, if any, may extend into setback a maximum of 20 feet, but not into easements.

Parcel 3:

Total Area:	3.35 acres	146,100 S.F.
Maximum Land Coverage(30%):		43,830 S.F.
Maximum Gross Floor Area:		87,660 S.F.
Maximum Height:		35'

Proposed Uses: All uses allowed in GC, except those requiring a conditional use or residential uses.

E:/projects/00014/cup

Revisions:

Per Administrative Adjustment: 4/12/16
Per Administrative Adjustment: 4/20/16

DP-38 Amendment #1

APPROVED CUP

MAPC 3-30-00 DM

WCC 4-18-00 DM

MAPD 2 of 2

AUSTIN MILLER P.A.
ENGINEERING SERVICES
254 S. Laura; Suite 210 Wichita, KS 67211
316/262-1281 fax: 316/262-6773

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 20, 2016

Steven Enterprises LLC attn. Brandon Steven
8801 E. Kellogg
Wichita, KS 67207

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

RE: CUP2016-13 -City Community Unit Plan (DP-38) administrative adjustment to allow an increase in allowable gross floor area on Parcel 1, generally located at the southwest corner of East Kellogg and South Cypress Drive (8701 & 8801 E. Kellogg).

Dear Applicants:

We received and reviewed your request for an administrative adjustment to the above-referenced community unit plan, DP-38, the Lankin Heights Community Unit Plan (CUP). We understand that you wish to increase the allowable gross floor area on Parcel 1 by 10%, from 60,000 to 66,000, for a site renovation project.

On the basis of our review, we find that adjusting the CUP in the manner stated in the above paragraph is consistent with the approved CUP and will not have an adverse effect on the CUP or on 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" signs may 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.

Dale Miller
Director of Planning

Thomas J. Stolz
MABCD Director

cc: JR Cox, MABCD
Paul Hays, MABCD
Pete Meitzner, CM District II
Laura Rainwater, Community Service Representative District II

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 12, 2016

Steven Enterprises LLC attn. Brandon Steven
8801 E. Kellogg
Wichita, KS 67207

Ferris Consulting attn. Greg Ferris
PO Box 573
Wichita, KS 67201

RE: CUP2016-14 -City Community Unit Plan (DP-38) administrative adjustment to allow an increase in sign height and remove the restriction against moving and flashing signs, generally located at the southwest corner of East Kellogg and South Cypress Drive (8701 & 8801 E. Kellogg).

Dear Applicants:

We received and reviewed your request for an administrative adjustment to the above-referenced community unit plan, DP-38, the Lankin Heights Community Unit Plan (CUP). We understand that you wish to increase the permitted height of two signs on the property from 30 to 47 feet and eliminate the CUP prohibition of moving and flashing signs. Therefore General Provision 1 of DP-38 shall be adjusted to state the permitted height of signs along Kellogg are not to exceed 47 feet in height for two signs, and eliminate "flashing" and "moving" from the list of prohibited signs.

On the basis of our review, we find that adjusting the CUP in the manner stated in the above paragraph is consistent with the approved CUP and will not have an adverse effect on the CUP or on 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" signs may 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.

Dale Miller
Director of Planning

Thomas J. Stolz
MABCD Director

cc: JR Cox, MABCD
Pete Meitzner, CM District II
Laura Rainwater, Community Service Representative District II