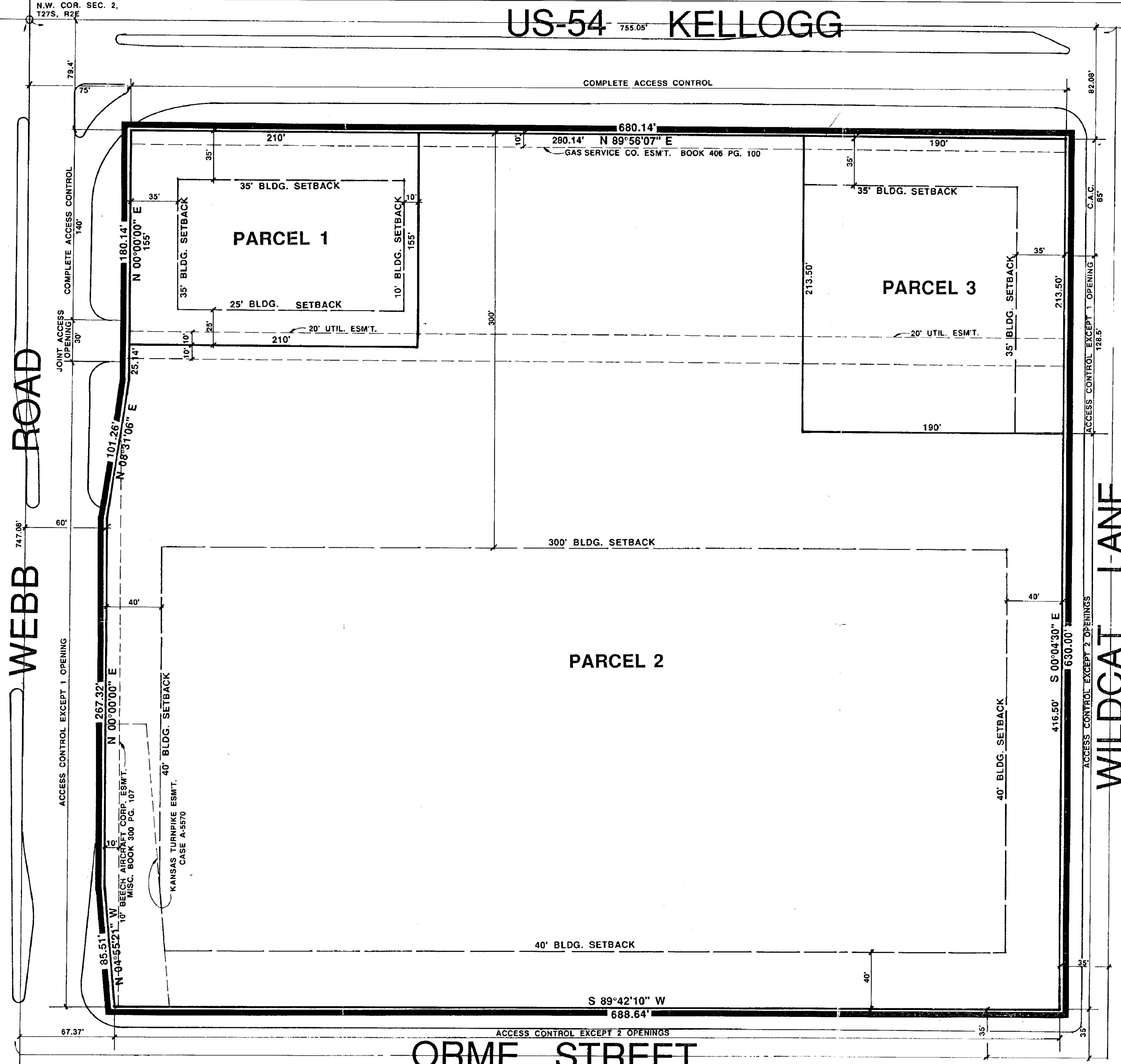




GENERAL PROVISIONS

1. Curb Cuts: 2 curb openings to Webb Road. One opening shall be a joint opening between Parcel 1 and Parcel 2 and one major opening to Parcel 2. There shall be complete access control on the north 140 feet of Parcel 1.
2 Curb opening to Orme Street.
3 Curb openings to Wildcat Lane. 2 openings to Parcel 2 and 1 opening to Parcel 3. There shall be complete access control on the north 85 feet of Parcel 3.
US-54 (Kellogg) shall have complete access control.
2. On-Site signs as permitted by zoning district. A digital L.E.D. Billboard is permitted on Parcel No. 2 and Parcel No. 3 with a maximum area of 672 square feet per side and a maximum height of 50 feet. In the event the L.E.D. Billboard is relocated prior to improvements to Kellogg, it may be placed on Parcel 2, or Parcel 3, so long as it is located south of the south line of the new Kellogg right of way and east of the west line of the new Webb Road right of way as acquired for the Kellogg Improvement project. In the event the sign is within any utility easement, it is the responsibility of owner to obtain permission for such placement and hold-harmless agreement(s) from any and all beneficiaries of the easement.
3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
4. A FIRE LANE, A MINIMUM OF 20 FEET IN WIDTH (WITH SUFFICIENT TURNING RADIUS) CORNERS TO ACCOMMODATE STANDARD FIRE APPARATUS), SHALL BE PROVIDED AROUND ALL MAIN STRUCTURES. SAID FIRE LANE OR LANES SHALL HAVE A MINIMUM OF FIVE INCHES OF ASPHALT THICKNESS. NO PARKING SHALL BE ALLOWED IN SUCH FIRE LANES, ALTHOUGH IT MAY BE USED FOR GENERAL TRAFFIC CIRCULATION AND PASSENGER LOADING AND UNLOADING. PRIOR TO THE FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE SHALL APPROVE THE PLAN AS TO THE LOCATION OF THE FIRE LANE OR LANES.
5. MINIMUM BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN.
6. OFF-STREET PARKING AND LOADING SPACES SHALL BE PROVIDED AS REQUIRED BY ORDINANCE.
7. AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE THE CONSTRUCTION OF DECEL LANES ON WEBB ROAD AND KELLOGG.
8. BUILDINGS ON ALL PARCELS WITHIN THE C.U.P. SHALL SHARE SIMILAR ARCHITECTURAL CHARACTER AND THE SAME PREDOMINANT EXTERIOR BUILDING MATERIAL. METAL SHALL NOT BE PERMITTED AS A PREDOMINANT EXTERIOR BUILDING MATERIAL FOR ANY BUILDING ON THE SITE.
9. AN OVERALL SITE TRAFFIC CIRCULATION PLAN WITH CROSS LOT CIRCULATION AGREEMENTS SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

PARCEL DESCRIPTIONS

PARCEL NO. 1

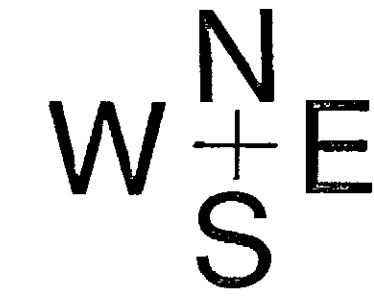
1. NET AREA: 32,550 SQ. FT. OR 0.75 ACRES.
2. MAXIMUM BUILDING COVERAGE: 9,765 SQ. FT. (30% MAX.)
3. MAXIMUM BUILDING HEIGHT: 40 FEET
4. MAXIMUM FLOOR AREA: 9,765 SQ. FT.
5. FLOOR AREA RATIO: 30%
6. PROPOSED USES: FINANCIAL AND OTHER ORIENTED RETAIL BUSINESSES THAT DO NOT INCLUDE CARRY OUT FOOD SERVICES AS THE PRINCIPAL BUSINESS. NO OUTSIDE SALES SHALL BE PERMITTED.
7. MAXIMUM NUMBER OF BUILDINGS: 1

PARCEL NO. 2

1. NET AREA: 362,266 SQ. FT. OR 8.31 ACRES.
2. MAXIMUM BUILDING COVERAGE: 108,680 SQ. FT. (30% MAX.)
3. MAXIMUM BUILDING HEIGHT: 40 FEET
4. MAXIMUM FLOOR AREA: 113,349 SQ. FT.
5. FLOOR AREA RATIO: 31.3%
6. PROPOSED USES: SHOPPING CENTER AND/OR OFFICES, PROFESSIONAL PERSONAL SERVICES, COMPARISON AND CONVENIENCE SHOPPING.
7. MAXIMUM NUMBER OF BUILDINGS: 1

PARCEL NO. 3

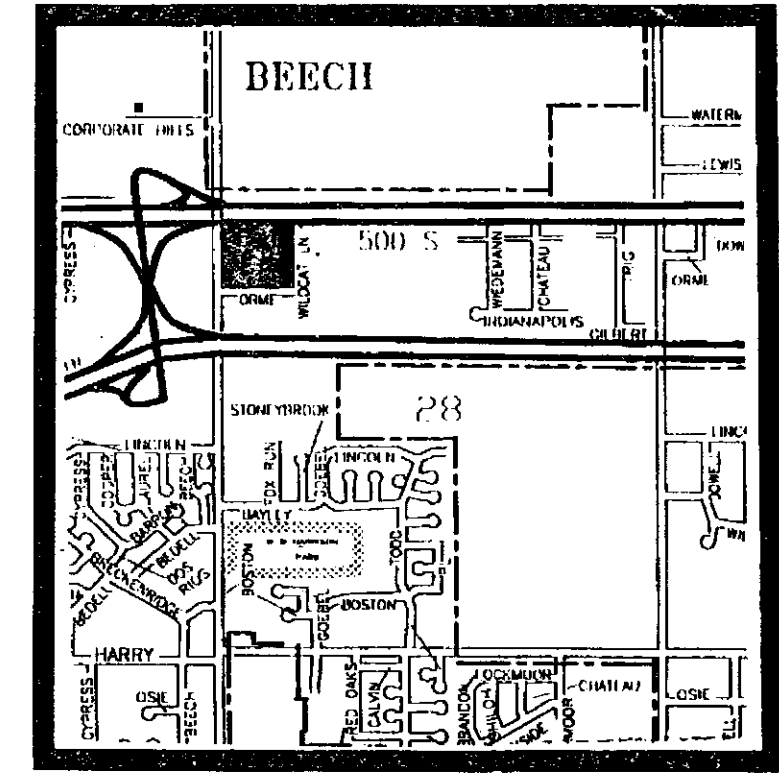
1. NET AREA: 40,565 SQ. FT. OR 0.93 ACRES.
2. MAXIMUM BUILDING COVERAGE: 7,500 SQ. FT.
3. MAXIMUM BUILDING HEIGHT: 25 FEET
4. MAXIMUM FLOOR AREA: 7,500 SQ. FT.
5. FLOOR AREA RATIO: 18.5%
6. PROPOSED USES: RESTAURANTS (INCLUDES FAST FOOD), RETAIL SHOPS, BANKS AND FINANCIAL INSTITUTIONS, OFFICES, MEDICAL AND DENTAL OFFICES OR CLINICS, TIRE, BATTERY AND ACCESSORY STORES, PHARMACIES, SMALL ANIMAL CLINICS, DAY CARE CENTERS, AND FITNESS CENTERS.
7. MAXIMUM NUMBER OF BUILDINGS: 1



SCALE: 1" = 40'-0"

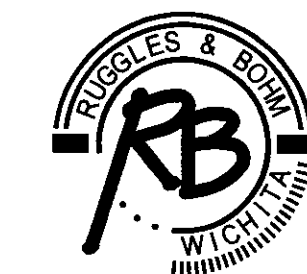
TOTAL AREA: 9.99 ACRES

DR 82
CROSSTOWN EAST
AMENDMENT #2
APPROVED CUP
DATE 10-10-13
MAP 102



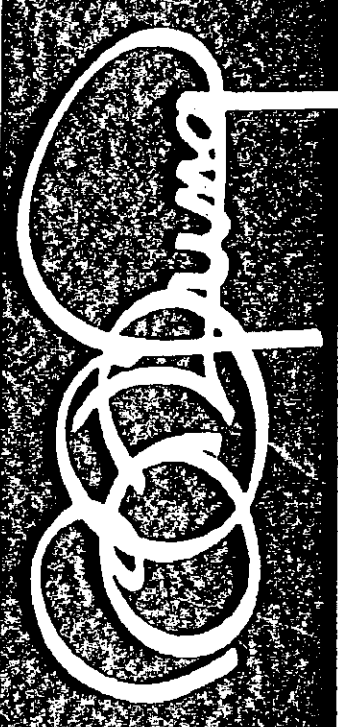
LOCATION MAP NO SCALE

Ruggles & Bohm, P.A.
Engineering, Surveying, Land Planning
924 North Main
Wichita, Kansas 67203
www.rbkansas.com
(316) 264-8008
(316) 264-4621 fax
E-mail: info@rbkansas.com



DWG FILE: CUP
PROJECT NO. 34532
AUGUST 30, 2013

COMMUNITY UNIT PLAN DP-82 CROSS TOWN EAST



BILL G. YUNG DESIGN
4912 E 28TH STREET NORTH
WICHITA, KS 67220
316-683-5567
FAX 316-683-5266

DATE DEC. 14, 1991
REV. December 17, 1991

SHEET TITLE
COMMUNITY UNIT PLAN

PROJECT
CROSS TOWN EAST

SHEET
OF



Wichita-Sedgwick County Metropolitan Area Planning Department

October 14, 2013

Hoover Road, LLC c/o John Stevens
1223 N. Rock Rd., E-200
Wichita, KS 67206

Ferris Consulting c/o Greg Ferris
PO Box 573
Wichita, KS 67201

RE: CUP2013-30 - City request to amend CUP DP-82, to increase the height of an off-site sign located on Parcel 2, generally located on the southeast corner of the Kellogg Street and Webb Road intersection.

Dear Applicants:

At its regular meeting on **October 10, 2013**, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to **APPROVE** the request, with the following conditions:

- (1) General Provision #2 shall be amended to increase the permitted off-site sign height from 30 to 50 feet.
- (2) The proposed sign shall meet all local, state and federal regulatory requirements with all required approvals, to include FAA approval, and shall conform to the approved site plan.
- (3) The applicant shall submit four revised copies of the CUP to the Metropolitan Area Planning Department within 60 days of approval or the request shall be considered denied and closed.
- (4) If the Zoning Administrator finds that there is a violation of any of the conditions of the CUP amendment, 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 the CUP amendment null and void.

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

T 316.268.4421 F 316.268.4390

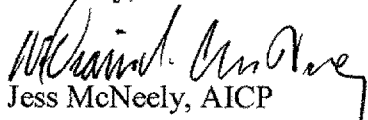
www.wichita.gov

NOTICE: The public hearing on planning items is conducted by the MAPC under provisions of State Law. Adopted policy is that the City Council will not take additional testimony on zoning related applications and other issues for which the MAPC has held a public hearing. However, interested parties may file a written statement with the City Clerk by 5:00 p.m. on the Wednesday preceding this meeting, providing new facts on the issue or alleging an unfair hearing. The Council will determine from such statements whether to return the issue to the MAPC for reconsideration or to reverse their recommendation.

Property owners may also file written protest petitions on zoning related items heard by the MAPC. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk within 14 days of the conclusion of the MAPC hearing, by **October 24, 2013, at 5 p.m.** Such petitions may cause the application to be disapproved, if the land area encompassed by the protesting owners exceeds 20% of the land area within 200 feet of the perimeter of the application area, unless the Council overrides such a protest and approves the application by a vote of 6 of its members.

If protests are filed, your application will be forwarded to the **November 19, 2013** City Council meeting for review and final action. If there are no protests the MAPC recommendation is final. This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,



Jess McNeely, AICP

Senior Planner

Current Plans Division

Cc: Pete Meitzner, WCC II, (e-mail)
Megan Buckmaster, NA II, (e-mail)
Tom Stolz, MABCD, (e-mail)
JR Cox, MABCD, (e-mail)