



PARCEL 1

- A. Net Area: 809,087 sq.ft. or 18.53 acres
B. Maximum Building Coverage: 277,729 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 277,729 sq.ft. or 30 percent
D. Floor Area Ratio: 30 percent
E. Maximum Number of Buildings: Three (3)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet, except for architectural features such as peaks which shall not exceed 50 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing

PARCEL 6

- A. Net Area: 54,896 sq.ft. or 1.26 acres
B. Maximum Building Coverage: 16,468 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 16,468 sq.ft. or 30 percent
D. Floor Area Ratio: 30 percent
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing

PARCEL 2

- A. Net Area: 59,677 sq.ft. or 1.37 acres
B. Maximum Building Coverage: 17,903 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 17,903 sq.ft. or 30 percent
D. Floor Area Ratio: 30 percent
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing

PARCEL 7

- A. Net Area: 54,450 sq.ft. or 1.25 acres
B. Maximum Building Coverage: 16,335 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 16,335 sq.ft. or 30 percent
D. Floor Area Ratio: 30 percent
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing

PARCEL 3

- A. Net Area: 667,339 sq.ft. or 15.33 acres
B. Maximum Building Coverage: 200,202 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 200,202 sq.ft. or 30 percent
D. Floor Area Ratio: 30 percent
E. Maximum Number of Buildings: Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet, except for architectural features such as peaks which shall not exceed 50 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing

PARCEL 8

- A. Net Area: 54,450 sq.ft. or 1.25 acres
B. Maximum Building Coverage: 16,335 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 16,335 sq.ft. or 30 percent
D. Floor Area Ratio: 30 percent
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing

PARCEL 4

- A. Net Area: 581,526 sq.ft. or 13.33 acres
B. Maximum Building Coverage: 174,458 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 174,458 sq.ft. or 30 percent
D. Floor Area Ratio: 30 percent
E. Maximum Number of Buildings: Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet, except for architectural features such as peaks which shall not exceed 50 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing

PARCEL 9

- A. Net Area: 54,450 sq.ft. or 1.25 acres
B. Maximum Building Coverage: 16,335 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 16,335 sq.ft. or 30 percent
D. Floor Area Ratio: 30 percent
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing

PARCEL 5

- A. Net Area: 64,468 sq.ft. or 1.48 acres
B. Maximum Building Coverage: 19,341 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 19,341 sq.ft. or 30 percent
D. Floor Area Ratio: 30 percent
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing

PARCEL 10

- A. Net Area: 54,896 sq.ft. or 1.26 acres
B. Maximum Building Coverage: 16,468 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 16,468 sq.ft. or 30 percent
D. Floor Area Ratio: 30 percent
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing

PARCEL 11

- A. Net Area: 50,965 sq.ft. or 1.17 acres
B. Maximum Building Coverage: 15,290 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 15,290 sq.ft. or 30 percent
D. Floor Area Ratio: 30 percent
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing

PARCEL 12

- A. Net Area: 155,074 sq.ft. or 3.56 acres
B. Maximum Building Coverage: 46,522 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 46,522 sq.ft. or 30 percent
D. Floor Area Ratio: 30 percent
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing

RESERVE A

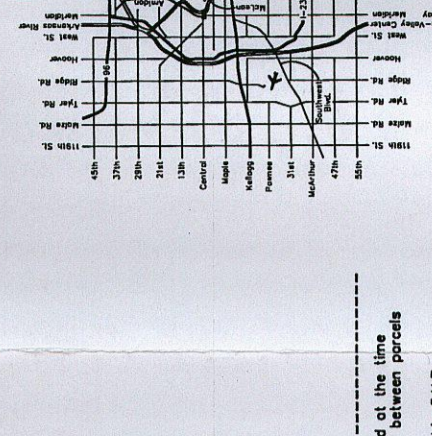
- A. Net Area: 77,537 sq.ft. or 1.78 acres

RESERVE B

- A. Net Area: 125,088 sq.ft. or 2.89 acres

LEGAL DESCRIPTION:

Lots 1-5, Block 1; Lots 1-8, Block 2; Lots 1-7, Block 3; Lots 1-3, Block 4; Reserves A, B, C, D, E, & F, One Kellogg Place Addition, Wichita, Sedgewick County, Kansas.



GENERAL PROVISIONS:

- 1. Total Gross Land Area: 3,236,072 sq.ft. or 74,292 acres
Total Net Land Area: 2,761,268 sq.ft. or 63,392 acres
2. Total Net Building Coverage: 828,381 sq.ft.
Total Net Floor Area: 828,381 sq.ft.
3. Parking shall be provided in accordance with Article IV of the Zoning Code, unless otherwise specified in the parcel descriptions.
4. Setbacks are as indicated on the C.U.P. drawing, or as specified in the Zoning Code. If no setbacks are shown on the drawing, the setbacks will not be required.
5. A. Drainage Plan shall be submitted to City Engineering for review and approval. All drainage shall be provided at the time of platting improvements.
6. Guarantees for street improvements shall be determined at the time of platting.
7. Signs shall be in accordance with the Sign Code of the City of Wichita with the following conditions:
A. Each parcel is permitted at least one freestanding sign per acre of land with the following area restrictions:
Parcel 1: 200 sq. ft. of signage along Kellogg Drive and Greenwood St.
Parcel 2: 170 sq. ft. of signage along Kellogg Drive.
Parcel 3: 250 sq. ft. of signage along Kellogg Drive.
Parcel 4: 150 sq. ft. of signage along Kellogg Drive.
Parcel 5: 150 sq. ft. of signage along Kellogg Drive.
Parcel 6: 150 sq. ft. of signage along Kellogg Drive.
Parcel 7: 150 sq. ft. of signage along Kellogg Drive.
Parcel 8: 150 sq. ft. of signage along Kellogg Drive.
Parcel 9: 150 sq. ft. of signage along Kellogg Drive.
Parcel 10: 150 sq. ft. of signage along Kellogg Drive.
Parcel 11: 150 sq. ft. of signage along Kellogg Drive.
Parcel 12: 100 sq. ft. of signage along Greenwood.
B. There shall be one building sign permitted per parcel with a maximum height of 10 feet. No freestanding signs are permitted along I-35 Kansas Turnpike.

- C. As the frontage develops along the arterial roadways, signs shall be spaced a minimum of 150' apart, irrespective of how land is leased or sold.
D. Flashing signs (except for signs showing only time, temperature and other public service messages), rotating or moving signs, signs with moving lights or signs that create illusions of movement are not permitted.
E. Portable and off-site signs are not permitted, including billboards.
F. Window display signs are limited to 25% of the window area.
G. All freestanding signs shall have a maximum height of 20 feet for Parcels 5-12 and 30 feet for Parcels 1-4. The freestanding signs permitted for Parcels 1-4 shall be placed within the median of the major openings or within a platted reserve, if required.
8. Access Controls shall be as shown on the final plat.
9. All exterior lighting shall be shielded to direct light downwards in a downward direction.
10. All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
A. Limited height of light poles to 24 feet, and 30 feet for Parcels 1, 3 and 4.
B. Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
11. Utilities shall be installed underground on all parcels.
12. Landscaping for this site shall be required as follows:
A. Development of all parcels within the C.U.P. shall comply with the Landscape Ordinance of the City of Wichita.
B. Parcels 1, 3 and 4 shall comply with the standard parking lot landscape requirement of the Landscape Ordinance.
C. Parcels 1, 3 and 4 shall install the equivalent number of trees as required by the landscape street yard requirement of the Landscape Ordinance along I-35 Kansas Turnpike.

- D. Landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced parcels, indicating the type, location, and specifications of all plant materials to be used, and approval prior to issuance of a building permit.
E. A financial guarantee for the plant material, expressed on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
13. Rooftop mechanical equipment shall be screened from ground level view per Unified Zoning Code.
14. Loading areas, trash enclosures and outdoor storage areas shall be screened from ground level view with screening walls that are masonry or are consistent with the building wall materials, or as approved by the Director of Planning and the Zoning Administrator, along I-35 Kansas Turnpike, Kellogg and Greenwood Road.
15. All buildings in Parcels 1, 3, & 4, Parcels 5 - 11 and Parcels 12 & 13, as grouped together, shall show uniform architectural character, color, texture, and the same predominant exterior finish. Buildings shall be predominantly earth-tone colors, with void colors limited to incidental accent.
16. Fire lamps shall be in accordance with the Fire Code of the City of Wichita. Although they may be used for passenger loading and unloading, the Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of building permits.
17. All parcels shall be permitted the uses of the General Commercial District, with the exception of Parcel 12, which is limited to within the City of Wichita. This C.U.P. shall allow the use of adult entertainment establishments, group homes, group residential, correctional placement, restaurants, private clubs, taverns, and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment.

- 18. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between parcels within the C.U.P.
19. Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.
20. The transfer of title of all or any portion of land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall remain in effect and shall be binding upon present owners, their successors and assigns.
21. 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 Director of Planning and the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
22. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
23. A plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits.
24. No development shall occur until such time as municipal water and sewer service are provided to the site.
25. The frontage road shall be constructed at the time Kellogg is rebuilt to a freeway or expressway standard, or as approved by the City Engineer.
26. Until such time as Kellogg (US HWY 54) is improved to a freeway or expressway standard, the C.U.P. shall be restricted to maximum traffic generation of 200 vehicles per hour per acre to avoid traffic generation concerns and to maintain an adequate level of service on surrounding roadways.



SCALE: 1" = 200'

DP-196 AMENDMENT #1

ONE KELLOGG PLACE COMMUNITY UNIT PLAN

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