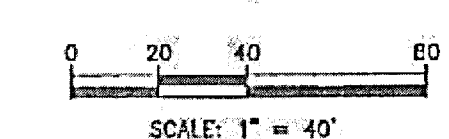
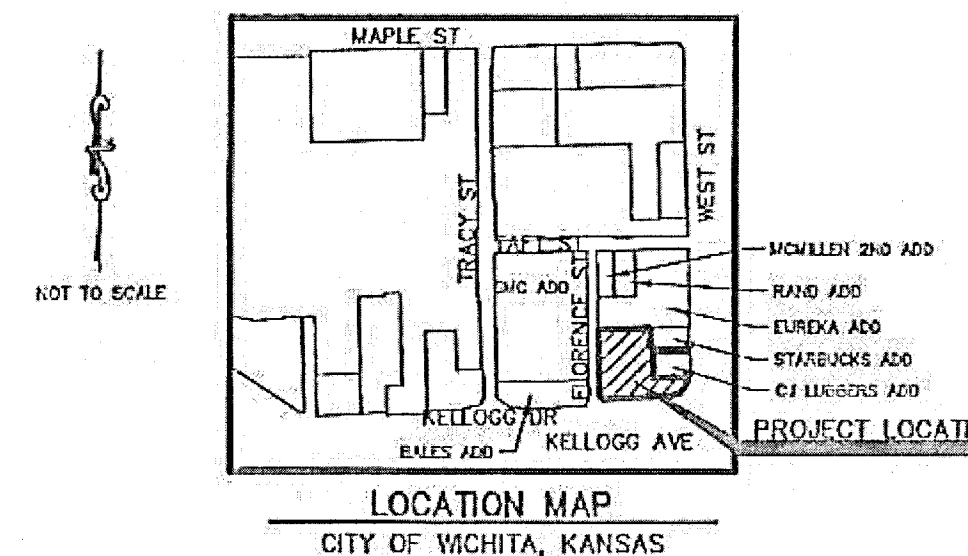


KW FLORENCE COMMUNITY UNIT PLAN DP-334

KW FLORENCE ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

APPROVED CUP
11-27-2019
MAPC 11-27-2019
MAPC 11-27-2019



- LEGEND**
- (P) PLATTED
 - (PL) BEARING & DISTANCE PER KDOT PLAN
235-87 KA-0161-04
 - (M) MEASURED BEARINGS & DISTANCE
 - LINE NOT DRAWN TO SCALE

GENERAL

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LOTS 1, 2, AND 3, BLOCK A, KW FLORENCE ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS

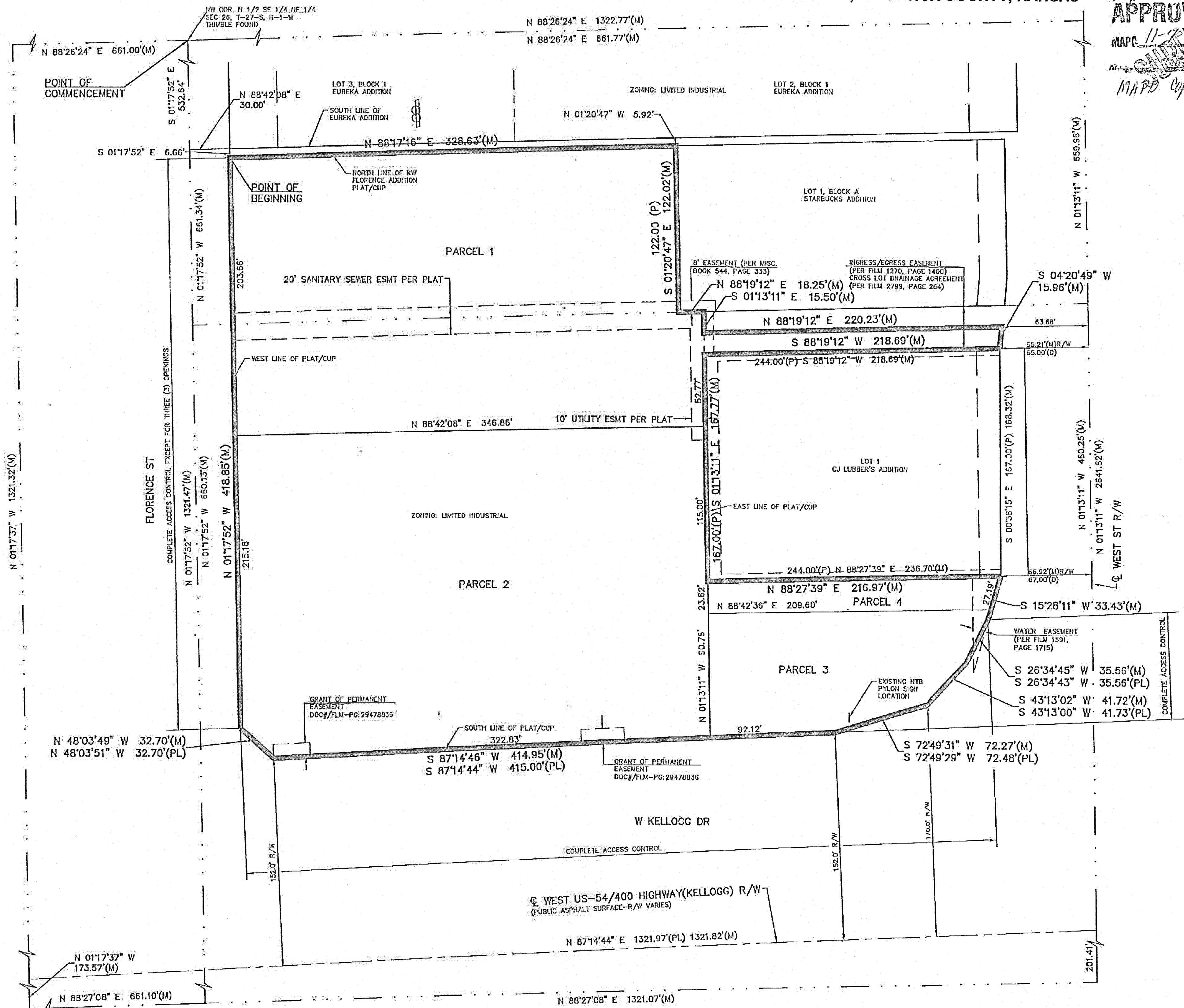
TOTAL GROSS AREA = 3.99 ACRES±
TOTAL NET AREA = 3.99 ACRES±

THIS DEVELOPMENT IS PROPOSED TO CONTAIN 3.99 NET ACRES ± OF "U" ZONING.

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

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PARCEL 1
PROPOSED USES - ALL PERMITTED USES BY RIGHT IN THE "GC" ZONING DISTRICT

GROSS AREA 1.66 ACRES OR 72,344 ± SQ. FT.
MAXIMUM BUILDING COVERAGE - 30% OR 21,703 ± SQ. FT.
FLOOR AREA RATIO - 0.40
MAXIMUM GROSS FLOOR AREA - 28,938 ± SQ. FT.
MAXIMUM BUILDING HEIGHT - 45 FT.

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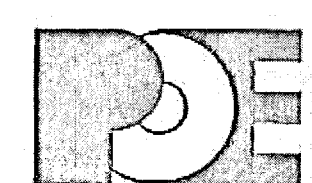
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APPROVED CUP
Cup 200-22
May 22, 2020
Adjusted
8/1/2022
Parcel 6
Copy 2 of 4

POE & ASSOCIATES OF KANSAS, INC.
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5940 E. Central, Suite 200 ■ Wichita, KS 67208-4242
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PH. (316) 440-4304 | FAX (316) 440-4309
wh@kveg.com | www.kveg.com
PROJECT NO. G1750467 SHEET 1 OF 1

File Copy



Wichita-Sedgwick County Metropolitan Area Planning Department

May 22, 2020

Kellogg & West LLC
8110 E. 32nd St. N., Suite 150
Wichita, KS 67226

Kim Edgington
2532 N. Cardinal Drive
Wichita, KS 67204

RE: CUP2020-22 – City Administrative Adjustment to KW Florence CUP DP-334 to General Provision #6 to reflect increase in square footage of off-site signage on CJ Lubbers on property located on the northwest corner of West Kellogg and South West Street

Legal Description: Lots 1, 2 and 3, Block A, KW Florence Addition, Wichita, Sedgwick County, KS

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-334 to General Provision #6 to reflect increase in square footage of off-site signage on CJ Lubbers on property located on the northwest corner of West Kellogg and South West Street.

On the basis of our review, we find that adjusting the CUP in the manner stated as follows is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

General Provision #6: (last paragraph, last line) One of the approved signs in the CUP may be allowed to provide **300 square feet** of off-site signage for adjacent commercial uses.

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" sign should 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.

Handwritten signature of Scott Wadle in blue ink.

Scott Wadle, Interim Director
Metropolitan Area Planning Department

Handwritten signature of John R. Cox, Jr. in blue ink, with the name 'J.R. COX JR.' written above it.

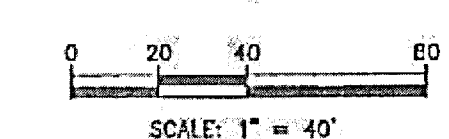
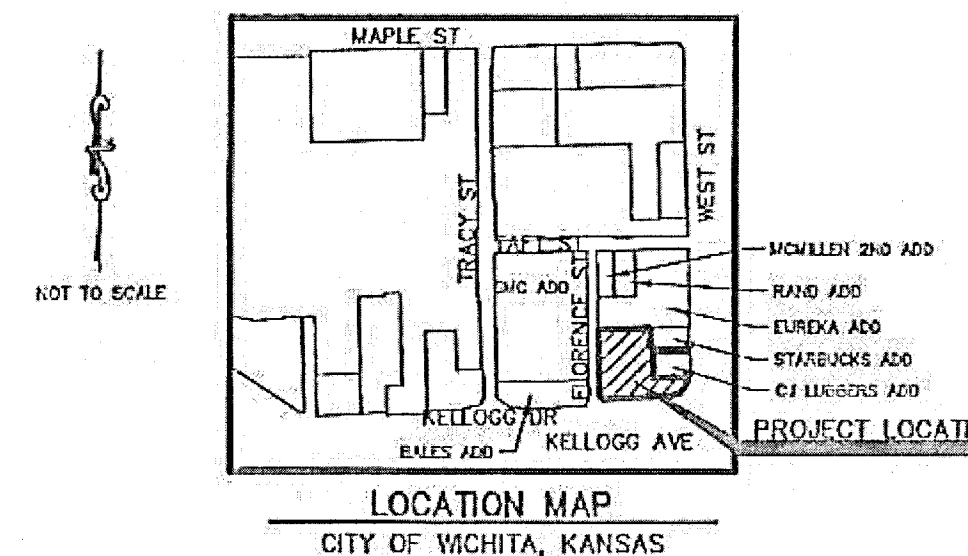
John R. Cox, Jr., Interim Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Jeff Blubaugh, CM District IV
Rebecca Fields, CSR, District IV

KW FLORENCE COMMUNITY UNIT PLAN DP-334

KW FLORENCE ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

APPROVED CUP
MAPC 11-27-2019
MAPC COPY 124



- LEGEND**
- (P) PLATTED
 - (PL) BEARING & DISTANCE PER KDOT PLAN
235-87 KA-0161-04
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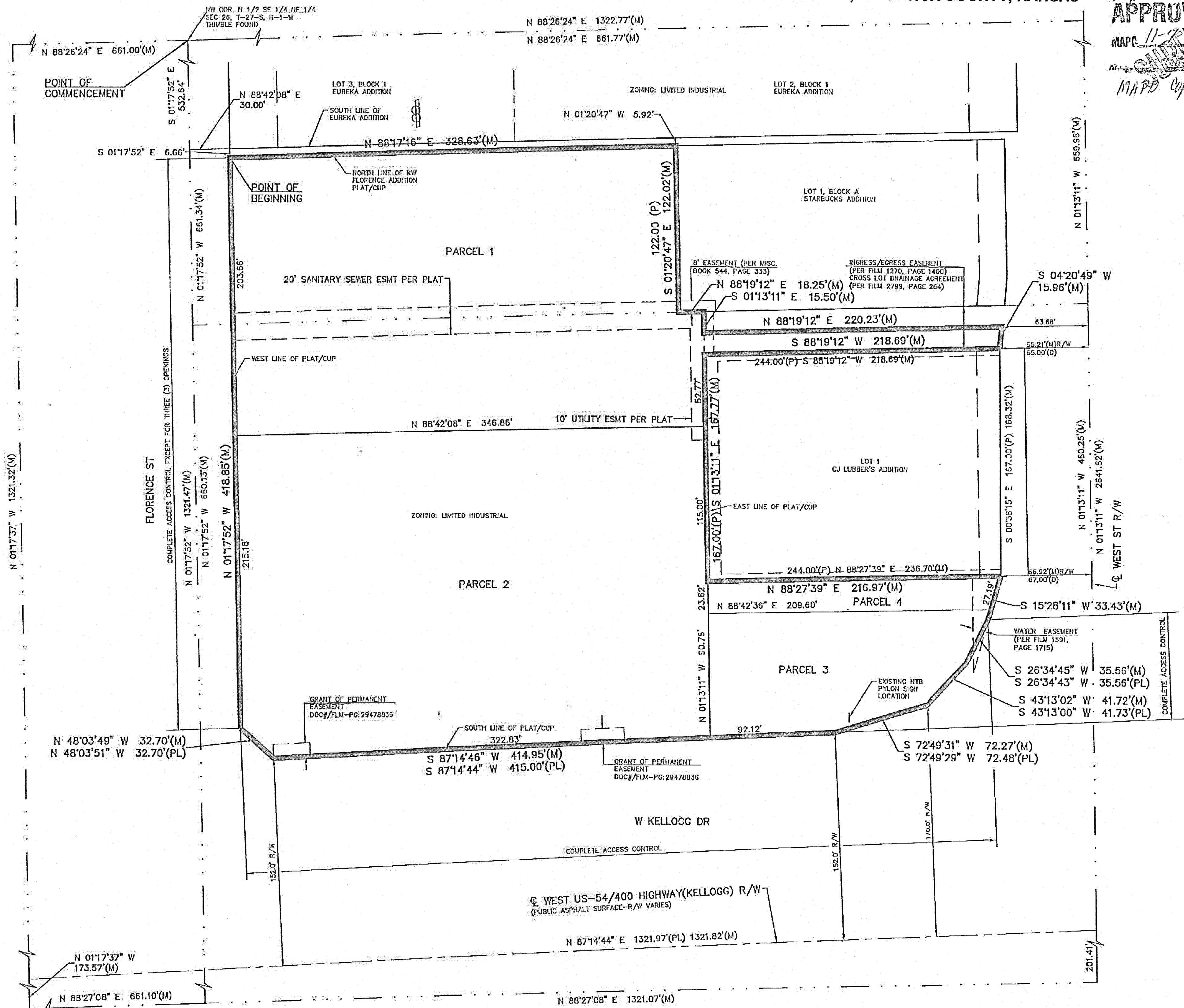
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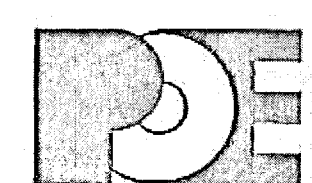
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APPROVED CUP
Cup 200-22
May 22, 2020
Adjusted
8/1/2022
Parcel 6
Copy 2 of 4

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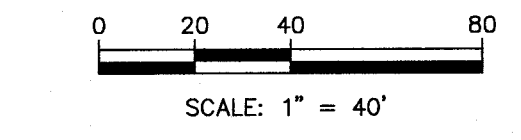
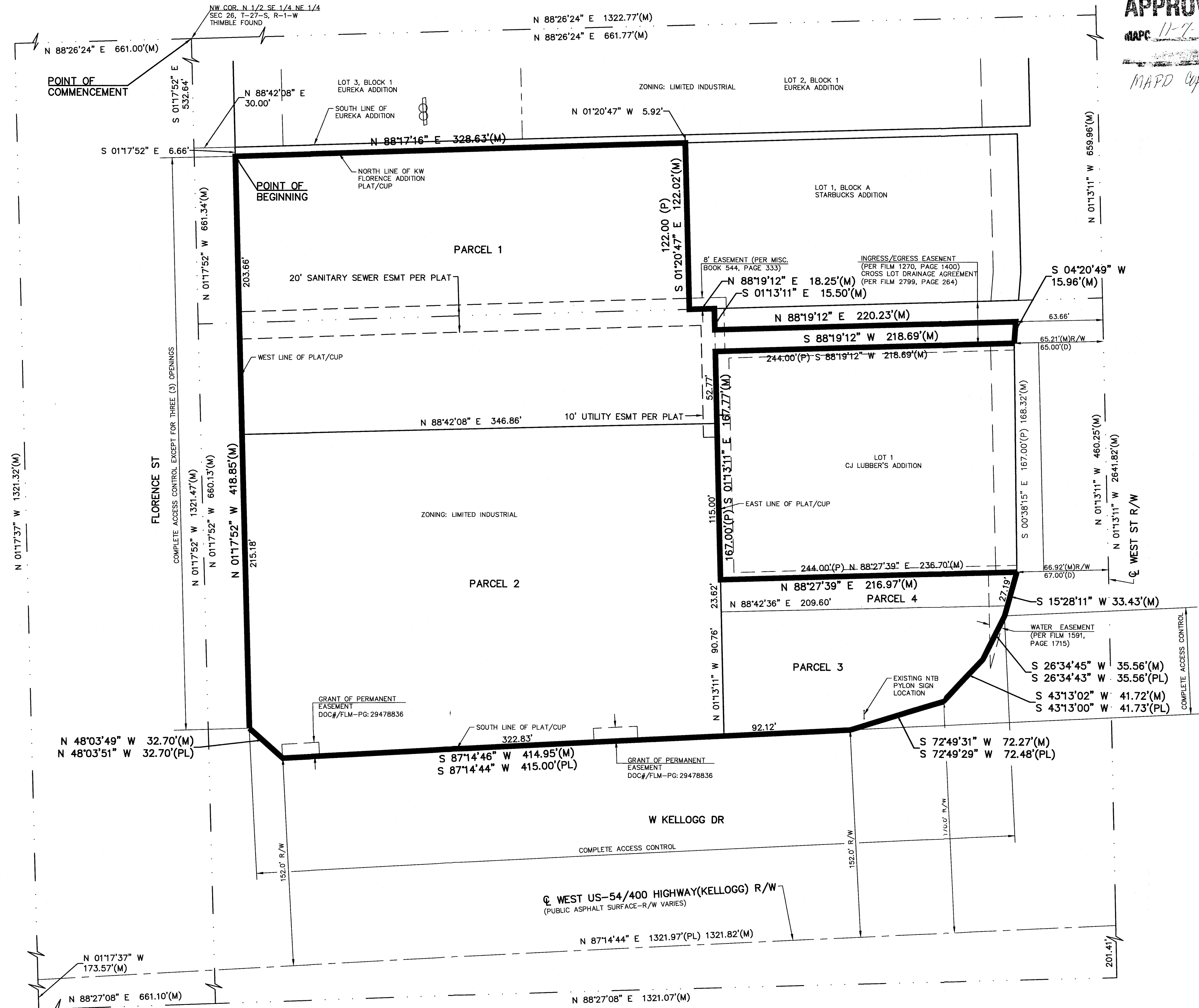
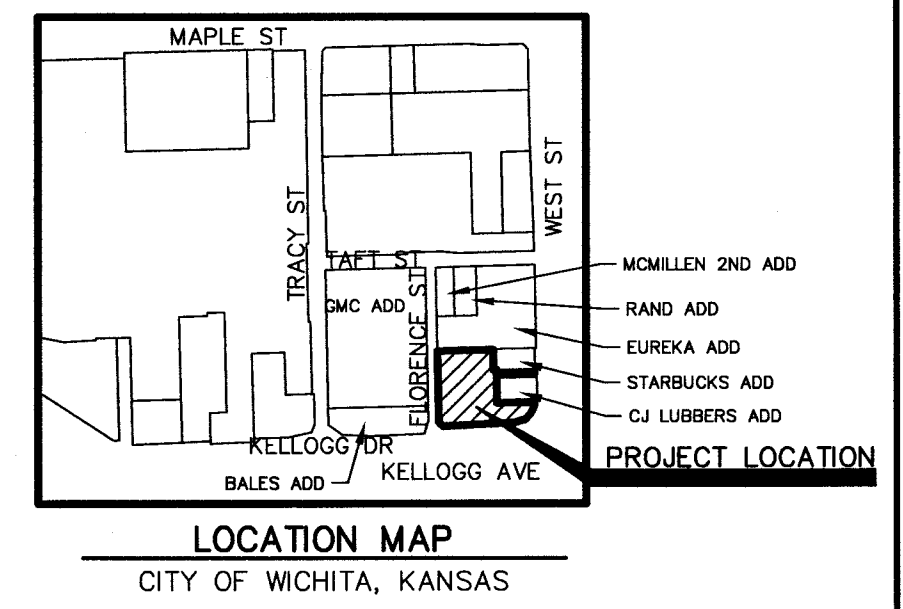


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PROJECT NO. G1750467 SHEET 1 OF 1

KW FLORENCE COMMUNITY UNIT PLAN DP-334

KW FLORENCE ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

APPROVED CUP
11-7-2013
MAPD COPY 124



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ADJUSTMENT #1: 12-06-2017
ADJUSTMENT #2: 06-21-2018



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PROJECT NO. G17S0467 SHEET 1 OF 1

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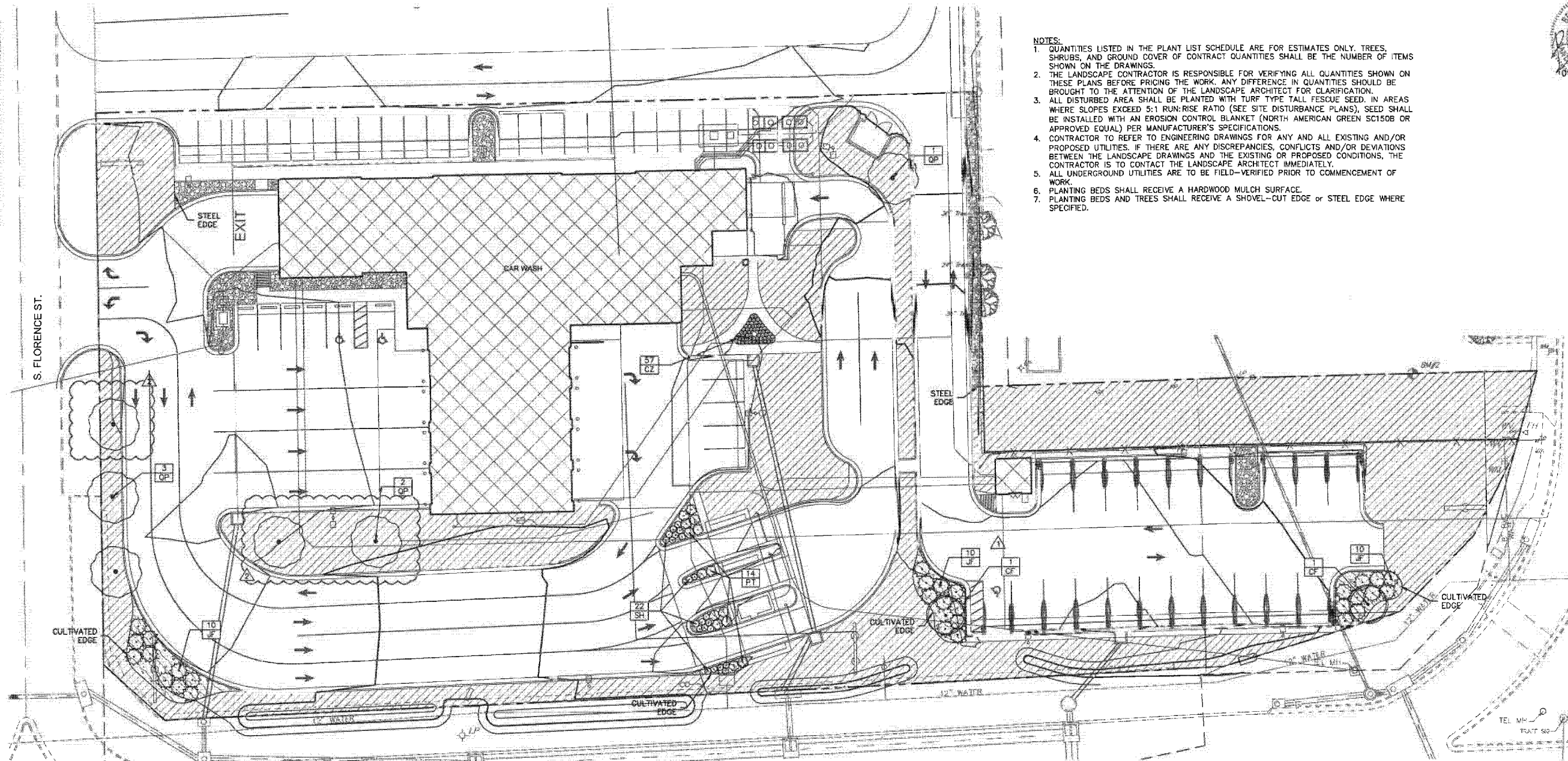
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PLANT SCHEDULE AREA 1

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER
	CF	2	CERCIS CANADENSIS 'FOREST PANSY'™	FOREST PANSY REDBUD	B & B	2"
	QF	6	QUERCUS SHUMARDII 'PANACHE'	PANACHE SHUMARD OAK	B & B	2"
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	CZ	57	COREOPSIS VERTICILLATA 'ZAGREB'	ZAGREB THREAD LEAF COREOPSIS	1 GAL	
	JF	90	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL	
	PT	14	PHYSCARPUS OPULIFOLIUS 'TINY WINE'	TINY WINE NINEBARK	1 GAL	
	SH	22	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1 GAL	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME		
	RC	1524 SF	RIVER ROCK COBBLE	RIVER ROCK COBBLE		
	MS	1,114 SF	SHREDDED HARD WOOD MULCH	WOOD MULCH		
	SB	25,752 SF	TALL FESCUE TYPE TURF			

LANDSCAPE REQUIREMENTS

STREET FRONTAGE

West Kellie Street (Math. 2)
175-275 lf of Average Depth
10 Square Feet / Linear Foot
347 Linear Feet of Frontage
74 Building Wall Line Dist.
273 x 10 = 2,730 Square Feet of Street Frontage

1-175 lf of Average Depth
8 Square Feet / Linear Foot
217 Linear Feet of Frontage
74 Building Wall Line Dist.
143 x 8 = 1,144 Square Feet of Street Frontage
4,174 Square Feet of Street Frontage Provided

South West Street (Math. 1)
1-175 lf of Average Depth
8 Square Feet / Linear Foot
90 Linear Feet of Frontage
90 x 8 = 720 Square Feet of Street Frontage
720 Square Feet of Street Frontage Provided

Every 500 Square Feet of Required Street Frontage Landscape requires 1 Shade Tree or 2 Ornamental Trees
4,894 / 500 = 10 Shade Trees or 20 Ornamental Trees Required
6 Shade Trees, 4 Ornamental Trees and 40 Shrubs Provided

PARKING LOT TREES

Every 20 Stalls requires 1 Shade Tree or 2 Ornamental Trees
55 Parking Stalls = 3 Shade Trees or 6 Ornamental Trees
3 Shade Trees Provided

SCREENING

Continuous Berm Around Queuing Area

- NOTES:
- QUANTITIES LISTED IN THE PLANT LIST SCHEDULE ARE FOR ESTIMATES ONLY. TREES, SHRUBS, AND GROUND COVER OF CONTRACT QUANTITIES SHALL BE THE NUMBER OF ITEMS SHOWN ON THE DRAWINGS.
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK. ANY DIFFERENCE IN QUANTITIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
 - ALL DISTURBED AREA SHALL BE PLANTED WITH TURF TYPE TALL FESCUE SEED. IN AREAS WHERE SLOPES EXCEED 5:1 RUN:RISE RATIO (SEE SITE DISTURBANCE PLANS), SEED SHALL BE INSTALLED WITH AN EROSION CONTROL BLANKET (NORTH AMERICAN GREEN SC150B OR APPROVED EQUAL) PER MANUFACTURER'S SPECIFICATIONS.
 - CONTRACTOR TO REFER TO ENGINEERING DRAWINGS FOR ANY AND ALL EXISTING AND/OR PROPOSED UTILITIES. IF THERE ARE ANY DISCREPANCIES, CONFLICTS AND/OR DEVIATIONS BETWEEN THE LANDSCAPE DRAWINGS AND THE EXISTING OR PROPOSED CONDITIONS, THE CONTRACTOR IS TO CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.
 - ALL UNDERGROUND UTILITIES ARE TO BE FIELD-VERIFIED PRIOR TO COMMENCEMENT OF WORK.
 - PLANTING BEDS SHALL RECEIVE A HARDWOOD MULCH SURFACE.
 - PLANTING BEDS AND TREES SHALL RECEIVE A SHOVEL-CUT EDGE or STEEL EDGE WHERE SPECIFIED.

LANDSCAPE PLAN

APPROVED:
DATE: 9/26/18
SUPERVISOR:
DP-334

SCALE IN FEET
0 10 20 40

LANDSCAPE PLAN
CHARLES OF WICHITA (SOUTHWEST)
WEST KELLOGG & WEST STREET, WICHITA KS

SHEET TITLE:

CONSTRUCTION DOCUMENTS
DATE: FEBRUARY 26, 2018
JOB NO.:
FILE NAME:
PLOT DATE:
REVISIONS/DATE:
1-CITY-4.11.18
2-OWNER-6.19.18

L1.0

SHEET OF

CAR WASH

OLSSON ASSOCIATES
3001 West 10th Street
Wichita, Kansas 67203
TEL: 316.262.1234
FAX: 316.262.1235

PLANS PREPARED BY:





Wichita-Sedgwick County Metropolitan Area Planning Department

Russ Ewy
Baughman Company
315 Ellis Ave
Wichita, KS 67211

September 25, 2017

RE: CUP2017-000040 – City and County request to create DP-334 West Kellogg Commercial Community Unit Plan, generally located at the northeast corner of the intersection of US Highway 54 and 135th Street West

Dear Mr. Ewy,

At its regular meeting on September 21, 2017, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request.

Property owners opposed to the application may file with the City Clerk 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 October 5, 2017. 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 October 5, 2017, at 5:00 p.m.

This application will be presented to the City Council on Tuesday, October 24, 2017, beginning at 9:00 a.m. The City Council meeting will be held in 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,


Kyle C. Kobe
Associate Planner

Copies to: West Kellogg LC. Attn: W.E. Lusk, Jr., 1608 E. Lewis, Wichita, KS.
Perfection Signature Properties LLC. Attn: Scott A. Lehner, 11828 W. Central, Ste 124, Wichita. KS
MABCD
Jeff Blubaugh, Council Member District IV
Rebecca Fields, CSR IV



Wichita-Sedgwick County Metropolitan Area Planning Department

January 22, 2018

Kellogg & West LLC
8110 E. 32nd St. N., Suite 150
Wichita, KS 67226

Kim Edgington
2532 N. Cardinal Drive
Wichita, KS 67204

RE: CUP2017-54 – City Administrative Adjustment to KW Florence CUP DP-334 to increase size of the CUP, correct signage allotments and access controls on property located on the northwest corner of West Kellogg and South West Street

Legal Description: A portion of the Northeast Quarter of Section 26, Township 27 South, Range 1 West of the 6th P.M., Wichita, Sedgwick County, KS

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-334, to increase size of the CUP, correct signage allotments and access controls on property located on the northwest corner of West Kellogg and South West Street. The subject property is currently in the re-platting process (SUB2017-36). Upon completion of platting, the official zoning map will reflect the CUP on this property.

On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

Summary of changes for CUP DP-334

1. *Legal description revised to match plat*
2. *Total gross area and total net area revised to match new legal description*
3. *General Provision #1: Complete access control along Kellogg. Access control to Florence shall be limited to three openings. Access control to West Street shall be limited to two openings, per plat.*
4. *General Provision #6: In paragraph 1 correct typographical error from 400 square foot sign to 500 square foot sign.*
Add the following paragraphs:
Two pole signs shall be allowed along the Florence frontage. The signs shall be spaced at a minimum of 150 feet. Each sign shall be allowed a maximum height of 25 feet and maximum size of 150 square feet.

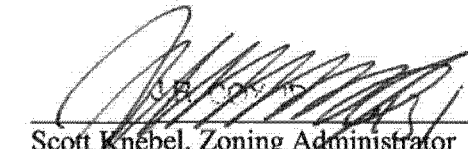
One pole sign shall be allowed along the West Street frontage. The sign shall be allowed a maximum height of 25 feet and a maximum size of 150 square feet. The existing 14' x 48' billboard sign shall be allowed and shall not reduce the allowed size or height of any other signage in the CUP. The existing 24 foot high, 98 square foot sign along Kellogg shall be allowed as an off-site sign and shall not reduce the allowed size or height of any other signage in the CUP. In the event this sign is removed the approved signs in the CUP may be allowed to provide 100 square feet of off-site signage for adjacent commercial uses.

5. *General Provision #8: Remove reference to construction of any wall and wall construction in any utility easement.*

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" sign should 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
Metropolitan Area Planning Department


Scott Knebel, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Jeff Blubaugh, CM District IV
Rebecca Fields, CSR, District IV



Wichita-Sedgwick County Metropolitan Area Planning Department

November 7, 2013

Chen Suhua
7616 W. Oneil
Wichita, KS 67212

Kim Edgington
2532 N. Cardinal Dr.
Wichita, KS 67204

Poe & Associates
5940 E. Central
Wichita, KS 67208

RE: CUP2013-34 - City Community Unit Plan creation of DP-334, the KW Florence Commercial Community Unit Plan (CUP), generally located north of Kellogg and west of West Street.

Dear applicants:

At its regular meeting on **November 7, 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 subject to platting within two years and the following conditions:**

- A. General Provision #1 shall be amended to allow one opening to Kellogg.
- B. General Provision #6 shall be amended to limit the Kellogg frontage to a total of 500 square feet of signage.
- C. 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.

Property owners may file written protest petitions on land use 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 located 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 **November 21, 2013, at 5:00 p.m.**

If protests are received, this application will be forwarded to the City Council for consideration at its regular meeting on **Tuesday, December 10, 2013**. This meeting will be held in the City Council

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

T 316.268.4421 F 316.268.4390

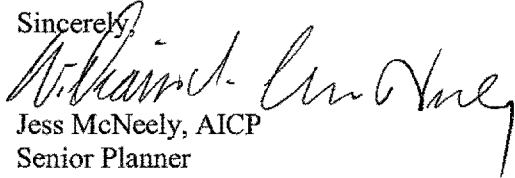
www.wichita.gov

Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas.

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.

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 black ink, appearing to read "Jess McNeely", is written over the typed name.

Jess McNeely, AICP
Senior Planner
Current Plans Division

Copies to: Jeff Blubaugh, WCC CM IV
 Kelli Geier, NA IV
 Julianne Kallman, Engineering
 JR Cox, MABCD
 Tom Stolz, MABCD
 Paul Hays, MABCD