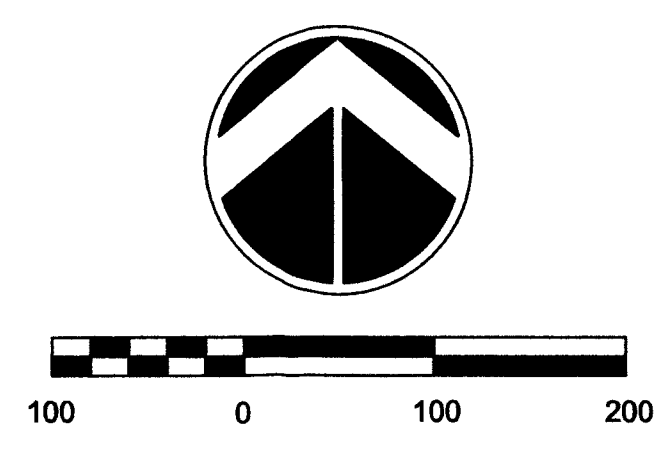
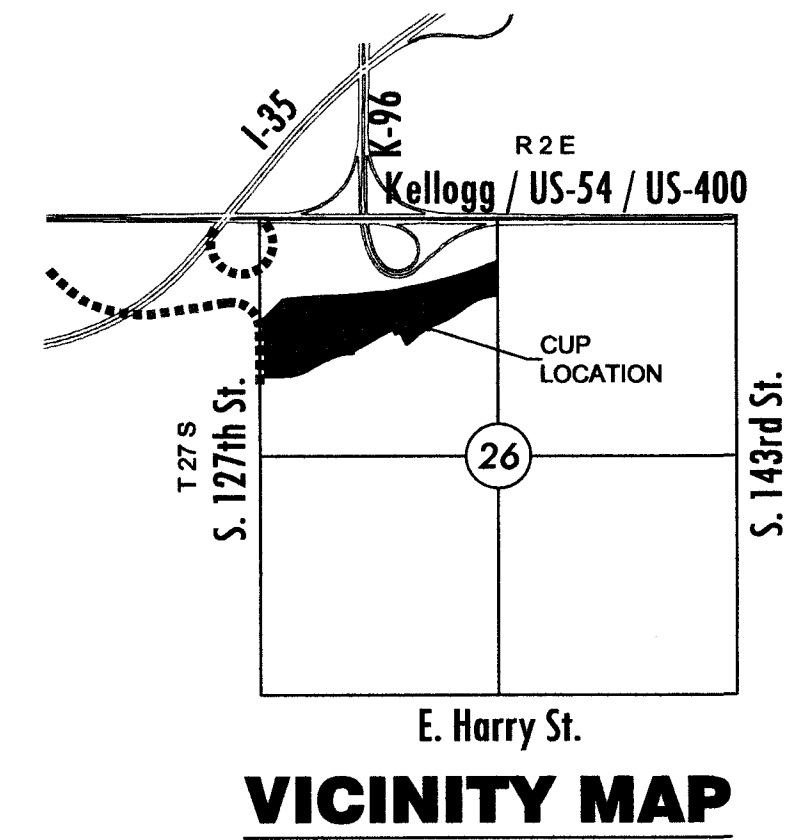


DEVELOPMENT GUIDELINES
General Provisions

- Area: The total development contains 35.88 acres (gross) of land.
- Parcel Descriptions:
 - Parcel 1: Gross Area = 3.26 Ac. or 141,825 s.f. Max. Building Coverage = 30%. Max. Gross Floor Area = 50% or 70,913 s.f.
 - Parcel 2: Gross Area = 2.29 Ac. or 99,690 s.f. Max. Building Coverage = 30%. Max. Gross Floor Area = 50% or 49,845 s.f.
 - Parcel 3: Gross Area = 2.52 Ac. or 109,597 s.f. Max. Building Coverage = 30%. Max. Gross Floor Area = 50% or 54,789 s.f.
 - Parcel 4: Gross Area = 8.88 Ac. or 386,622 s.f. Max. Building Coverage = 30%. Max. Gross Floor Area = 35% or 135,318 s.f.
 - Parcel 5: Gross Area = 4.31 Ac. or 187,852 s.f. Max. Building Coverage = 30%. Max. Gross Floor Area = 50% or 93,926 s.f.
 - Parcel 6: Gross Area = 3.68 Ac. or 160,388 s.f. Max. Building Coverage = 30%. Max. Gross Floor Area = 50% or 80,194 s.f.
 - Parcel 7: Gross Area = 2.06 Ac. or 89,767 s.f. Max. Building Coverage = 30%. Max. Gross Floor Area = 40% or 35,807 s.f.
 - Parcel 8: Gross Area = 1.84 Ac. or 80,309 s.f. Max. Building Coverage = 30%. Max. Gross Floor Area = 40% or 32,124 s.f.
 - Parcel 9: Gross Area = 1.65 Ac. or 72,080 s.f. Max. Building Coverage = 30%. Max. Gross Floor Area = 40% or 28,832 s.f.
- The following uses are permitted for Parcels 1, 2, 3, 4, 6, 7, 8, and 9 within the C.U.P.:
 - A. All allowed uses permitted within the GC Zoning District, with the following EXCEPTION: Single Family Residential; Manufactured Housing; Accessory Apartment; Cemetery; Correctional Placement; Residence, Limited and General; Group Residence, Limited and General; Auditorium or Stadium; Recycling Collection Station, Private and Public; Reverse Vending Machine; Recycling Processing Center; Utility, Minor; Rodeo in the City; Night Club in the City and County; Pawn Shop; Recreational Vehicle Campground; Tattooing and Body Piercing Facility; Sexually Oriented Business in the City; Vehicle Storage Yard; Asphalt or Concrete Plant, Limited and General; Manufacturing, Limited and General; Mining or Quarrying; Oil or Gas Drilling; Rock Crushing; Solid Waste Incinerator; Welding or Machine Shop.
 - B. In addition to EXCEPTIONS listed in G.P.3.A, the following uses are prohibited on Parcels 4, 5, 6, 7, 8, and 9: Animal Care General, Kennel, Boarding, and Breeding; and Training, Service Station; Vehicle Repair, Limited and General; Construction Sales and Service.
- Architectural Controls: All buildings within the C.U.P. shall share a uniform architectural character, color, and similar predominate exterior building material, as determined by the Director of Planning. All building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accents, and must employ materials similar or complementary to surrounding residential areas. The predominate exterior building materials shall be non-metal, unless approved by the Director of Planning.
- Landscaping for this site shall be required as follows:
 - A. Landscaped street yards, buffers, and parking lot landscaping and screening shall be in accordance with the City of Wichita Landscape Ordinance.
 - B. A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Metropolitan Area Planning Department (MAPD) for its review and approval prior to issuance of any building permit(s).
 - C. A financial guarantee for the plant material approved 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.
 - D. The Developer shall install evergreen and deciduous trees in the adjoining Reserve E, Kellogg Crossing Addition, 15 feet south of the CUP. Said trees shall not screen the view of the existing pond. The long-term maintenance of plantings within the adjoining 15 foot strip shall be the responsibility of the adjoining HOA, after initial plantings.
- Lighting:
 - A. Lighting shall be in accordance with the Wichita-Sedgewick County Unified Zoning Code, Section IV.
 - B. All Parcels shall share similar or consistent parking lot lighting elements (i.e. fixtures, poles and lamps and etc.), as approved by the Director of the MAPD.
 - C. All lighting shall be shielded to direct light disbursement in a downward direction and directed away from residential areas.
 - D. Light poles including above ground base shall be limited to 27 feet tall, except 15 feet tall when within 100 feet of residential zoning with residential use.
 - E. Extensive use of backlit canopies and neon or fluorescent tube lighting on buildings is not permitted.
 - F. Wall pack lighting shall be prohibited on the south elevations of any buildings within 200 feet of the south line of the CUP.
- Screening for this site shall be required as follows:
 - A. Rooftop mechanical equipment shall be screened from ground level view per Wichita-Sedgewick County Unified Zoning Code.
 - B. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened to reasonably hide them from ground view with fencing and/or landscaping.
 - C. Outdoor display and storage shall be subject to all conditions of Section III-B.14.6.3.a, for all Parcels.
 - D. The east line of Parcel 4 shall have a 25' landscaping buffer in lieu of masonry wall, if the existing hedge row is maintained as a landscape buffer. A 6 foot privacy fence is also required along the easterly line of Parcel 4 for screening for the adjoining residential parcels.
 - E. The east 25 feet of Reserve C shall be a landscaping buffer in lieu of masonry wall, if the existing tree row is maintained as a landscape buffer. A 6 foot privacy fence is required along the east line of Reserve C for screening for the adjoining neighborhood park and pool, except Parcel 5 where outdoor storage is prohibited.
 - F. The south line of Reserve D is permitted to be a 6 foot wrought iron look black metal fence in lieu of masonry wall. Also, see G.P.5.D.
 - G. Unless otherwise noted Screening shall be in accordance with the Wichita-Sedgewick County Unified Zoning Code, Section IV and Section III-C.2.b.



APPROVED CUP

10-19-17 DM
11-21-17 DM
MAPD Copy 2 of 4

COMMUNITY UNIT PLAN DP-338
KELLOGG CROSSING

Case History
Orig. Case No. CJP2017-00039
Orig. Case No. ZON2017-00034
Approved by C.C. 11-21-17

OWNER / DEVELOPER: Country Hollow Investments, LLC 8100 E. 22nd North, #1000 Wichita, KS 67226-2310 (316) 684-7300

