

TOTAL NET AREA = 23.66 ACRES + OR 1,030,9063 SQ. FT.

**GENERAL PROVISIONS**

1. ACCESS CONTROL: ACCESS CONTROL TO ROCK ROAD, ORME, AND MANSFIELD DRIVE SHALL BE AS SHOWN ON THE PLAN. ACCESS CONTROL TO KELLOGG DRIVE FROM PARCEL 1 SHALL BE LIMITED TO THE EXISTING CURB CUTS. ACCESS CONTROL TO THE KELLOGG DRIVE FROM PARCEL 2 SHALL BE LIMITED TO FIVE OPENINGS, ONE OF WHICH SHALL BE CONSTRUCTED TO MAJOR ENTRANCE STANDARDS. THE SIGNALIZED RECONSTRUCTED TO MAJOR ENTRANCE STANDARDS UPON REMOVAL OF THE TWO BUILDINGS THAT LIMIT ENTRANCE CONSTRUCTION AND PRIOR TO SUBSEQUENT ISSUANCE OF ANY MAJOR BUILDING PERMIT.
2. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
3. BUILDING SETBACKS: MINIMUM BUILDING SETBACK SHALL BE AS INDICATED ON THE PLAN.
4. PARKING RATIO SHALL BE IN ACCORDANCE WITH THE APPROPRIATE CODE OF THE CITY OF WICHITA.
5. SIGN: ADVERTISING SIGNS SHALL BE IN ACCORDANCE WITH SECTION 28.04.139, OF THE CODE OF THE CITY OF WICHITA. NO OFF-SITE, PORTABLE, FLASHING, ROTATING OR MOVING SIGNS, SIGNS WITH MOVING LIGHTS, OR SIGNS WHICH CREATE THE ILLUSION OF MOVEMENT SHALL BE PERMITTED, EXCEPT FOR DATE, TIME, TEMPERATURE, OR OTHER PUBLIC SERVICE MESSAGES. SEE B.Z.A. 2000-08 FOR SIGN VARIANCE. NO ADVERTISING SIGNS, FREE STANDING OR ATTACHED TO THE BUILDINGS, SHALL BE PERMITTED ADJACENT TO ORME OR ADJACENT TO MANSFIELD DRIVE FROM ORME TO A POINT 250 FEET SOUTH OF KELLOGG DRIVE.

**MONUMENT SIGNAGE:** KELLOGG DRIVE IS PERMITTED TWO (2) MONUMENT SIGNS AS LOCATED HEREIN, AND PERMITTED TO BE A MAX OF 6' HIGH AND 15' WIDE WITH 500 SF OF SIGNAGE AREA PER FACE FOR UP TO 10 TENANTS. NO TENANT SHALL BE PERMITTED MORE THAN ONE SIGN (TWO SIDED) PER STREET FRONTAGE. ROCK ROAD SHALL BE PERMITTED ONE SIGN AS LOCATED AND 16' HIGH WITH 70 SF OF AVAILABLE SIGNAGE AREA EACH FACE. SIGN LETTERS SHALL BE INTERNALLY ILLUMINATED FROM A CONCEALED SOURCE AND NO ELECTRONIC MESSAGE SIGNS SHALL BE PERMITTED.

6. FIRE LANES: FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING. PRIOR TO FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE SHALL APPROVE THE PLAN AS TO LOCATION AND DESIGN OF THE FIRE LANE(S).
7. SCREENING AND LANDSCAPING: THE PLANTING STRIPS, AS INDICATED IN PARCEL 2 SHALL CONSIST OF TREES, GRASS, AND LOW SHRUBBERY NOT LESS THAN TEN FEET IN WIDTH AND SHALL BE OF SUCH TYPE AND MAINTAINED IN SUCH MANNER AS TO NOT CONSTITUTE A TRAFFIC HAZARD. FAILURE TO PROPERLY MAINTAIN THE PLANTING STRIPS SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION.

A SOLID OR SEMI-SOLID WALL AT LEAST FIVE FEET, BUT NOT MORE THAN EIGHT FEET HIGH MASONRY WALL EXISTS AND SHALL REMAIN ALONG THE SOUTH PROPERTY LINE OF PARCEL 2, WHERE THE STORAGE AREA, SERVICE AREA, OR THE REAR OF THE NON-RESIDENTIAL BUILDING(S) FACE DIRECTLY INTO A RESIDENTIAL DISTRICT. MINOR AMENDMENT AS REFERENCED IN CUP2022-00004, PERMITS REMOVAL OF EXISTING CHAIN LINK FENCE LOCATED ON WEST AND APPROXIMATELY 380 FEET AND RUNNING PARALLEL TO THE SOUTH LINE OF PARCEL 2 AND REPLACED WITH 6-8 FOOT TALL WOOD FENCE ATTACHING TO THE EXISTING MASONRY WALL ON THE WEST PORTION OF PARCEL 2. SAID FENCE SHALL BE TAPERED DOWN TO 3-FEET FOR THE LAST 70- FEET; NOTE THE FENCE WILL STOP AT THE PLATTED 70 FOOT SETBACK RUNNING PARALLELS TO ROCK ROAD AS SHOWN ON THE 'SHARON RYAN ADDITION' AND CUP-22. THE FENCE WILL HAVE RED CEDAR FENCE PICKETS WITH PRESSURIZED WOOD RUNNERS ATTACHED TO GALVANIZED FENCE POSTS.

NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT, AND A BUILDING PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY WALL.

**PARCEL DESCRIPTION:**

**PARCEL ONE**

PROPOSED USE - FINANCIAL INSTITUTIONS, OFFICE, PERSON SERVICES, RESTAURANTS (EXCLUDING THOSE WITH DRIVE- THROUGH FACILITIES) SERVICE STATIONS (INCLUDING CONVENIENCE SALES), CAR WASH (IF FIRST APPROVED BY THE B.Z.A.), AND RETAIL SALES AS PERMITTED BY THE ZONING DISTRICT

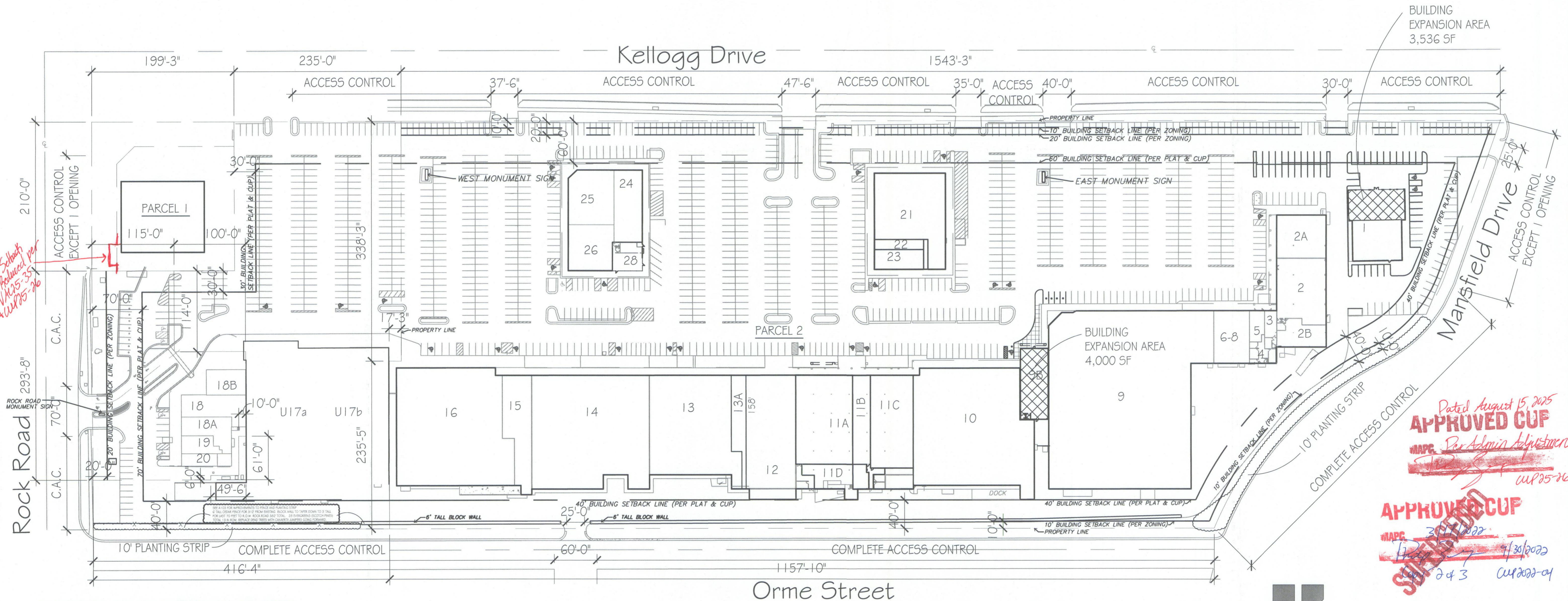
NET AREA	-0.92 ACRES + (40,200 SQ.FT.)
MAXIMUM BUILDING COVERAGE	-22.14% OR 8,900 SQ.FT.
FLOOR AREA RATIO	-22.14%
MAXIMUM GROSS FLOOR AREA	-8,900 SQ.FT.
MAXIMUM BUILDING HEIGHT	-35 FEET
MAXIMUM NUMBER OF BUILDINGS	-ONE (TWO FOR SERVICE STATIONS)

**PARCEL TWO**

PROPOSED USE- SHOPPING CENTER, RESTAURANTS, FINANCIAL INSTITUTIONS, OFFICE, PERSONAL SERVICES, AND RETAIL SALES, AS PERMITTED BY THE ZONING DISTRICT.

NET AREA	-22.74 ACRES + (990,763 SQ.FT.)
MAXIMUM BUILDING COVERAGE	- 30.32% or less 301,898 SQ. FT. PER ADM., ADJ 12-13-90
FLOOR AREA RATIO	- 40.42%
MAXIMUM GROSS FLOOR AREA	- 400,505 SQ.FT.
MAXIMUM BUILDING HEIGHT	-35 FEET
MAXIMUM NUMBER OF BUILDINGS	-EIGHT

1-11-13 REVISION  
-22.7917 ACRES + (992,806.45)  
-ACTUAL: 300,667 SF. FT.  
-ADDITIONAL: 7,536 SF. FT.  
-TOTAL: 31% ; 308,203 SF. FT.



*5' Sign  
Reduced per  
WKS 25-33  
10/20/25-26*

*Dated August 15, 2025*  
**APPROVED CUP**  
MAPC *Per Admin Adjustment*  
*WKS 25-26*  
**APPROVED CUP**  
MAPC *3/11/2022*  
*243* *9/30/2022*  
*CUP 2022-04*

**EASTGATE SHOPPING CENTER  
COMMUNITY UNIT PLAN DP-22 AMENDMENT NO. 5  
CUP MINOR AMENDMENT TO PROVISION #7'S SCREENING REQ. -APPROVED 3-17-22**

\*The action of the MAPC (on Sept 08, 2016) was to APPROVE the amendment to the CUP as recommended by staff by a vote of 10 to 0 with the provision that a condition be added that the signage shall be internally lit and no electronic message sign shall be permitted.  
REVISED MAY 24, 2022 FOR ORME ST PLANTINGS  
REVISED JUNE 9, 2022 PROVISION #7

**SITE PLAN**  
SCALE: NONE

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