

GENERAL NOTES

1. THIS DEVELOPMENT CONTAINS 12.01± NET ACRES.
2. THE PROPOSED DEVELOPMENT CONTAINS 8 PARCELS WITH COMMERCIAL USES. SEE PARCEL DESCRIPTIONS FOR SPECIFIC USES ON EACH PARCEL.
3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
4. A DRAINAGE PLAN AND GUARANTEES FOR THE DRAINAGE IMPROVEMENTS SHALL BE PROVIDED AT THE TIME OF PLATTING.
- 4A. THE APPLICANT MUST HAVE A PROFESSIONAL ENGINEER CERTIFY THAT THE SITE HAS BEEN GRADED ACCORDING TO THE APPROVED DRAINAGE PLAN.
- 4B. PRIOR TO THE FINAL PLAT GOING TO THE WICHITA CITY COUNCIL IT MUST BE PRESENTED TO THE DAB ALONG WITH THE APPROVED DRAINAGE PLAN FOR CONSIDERATION.
5. A TRAFFIC STUDY IS REQUIRED FOR THIS C.U.P. ISSUES ADDRESSED IN THE TRAFFIC STUDY WILL INCLUDE ACCESS CONTROL, DEDICATIONS, TURN LANES, ACCEL/DECEL LANES AND ANY IMPROVEMENTS OR REDESIGN APPLIED TO BELVIEW, TYLER OR KELLOGG DRIVE WILL HAVE TO BE APPROVED BY THE TRAFFIC ENGINEER. CONTINGENT DEDICATION OF R.O.W. ALONG TYLER SHALL BE RETAINED. CONSIDERATION WILL INCLUDE THE RAISED MEDIAN STRIP SCHEDULED TO GO ON TYLER. NO ACCESS ONTO BELVIEW, UNLESS THE TRAFFIC STUDY INDICATES THE NEED FOR RIGHT TURN ONLY ACCESS ONTO BELVIEW. NO ACCESS ONTO BYRON OR DUBON.
6. PARKING SHALL BE PROVIDED AS PER CODE.
7. THE TRANSFER OF THE TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE DEVELOPMENT DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR DEVELOPMENT AND BE BINDING UPON THE PRESENT LAND OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
8. ALL LIGHTING SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD AND AWAY FROM RESIDENTIAL AREAS. PARKING LOT LIGHT POLES SHALL BE LIMITED TO 25 FEET IN HEIGHT. SIGHT LIGHTING SHALL COMPLY WITH UZC SEC. IV-B4.
9. FIRE LANES SHALL BE IN ACCORDANCE WITH THE CITY OF WICHITA FIRE CODE. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING. DURING THE BUILDING PERMIT REVIEW, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE SHALL APPROVE THE SITE PLAN REGARDING THE DESIGN OF THE FIRE LANES PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
10. TRASH RECEPTACLES SHALL HAVE SOLID SCREENING TO HIDE THEM FROM GROUND VIEW ON ALL COMMERCIAL PARCELS AND SHALL BE OF SAME MATERIAL AND COLOR AS BUILDINGS.
11. ROOF EQUIPMENT SHALL BE SCREENED FROM THE RESIDENTIAL AREAS TO THE WEST AND NORTH AND ADJOINING RIGHTS OF WAY PER UNIFIED ZONING CODE.
12. ARCHITECTURAL CONTROL - ALL BUILDINGS SHALL HAVE CONSISTENT EXTERIOR BUILDING MATERIALS WITH CONSISTENT ARCHITECTURAL CHARACTER, FORM, COLOR, AND TEXTURE, WITH VIVID COLORS LIMITED TO INCIDENTAL ACCENT.
13. SIGNS - NO SIGNS WITH ROTATING OR FLASHING LIGHTS SHALL BE PERMITTED. NO 2 SIGNS SHALL BE LOCATED LESS THAN 150 FEET APART. SIGNS SHALL BE NO HIGHER THAN 25 FEET. SEARCH LIGHTS, BANNERS, PORTABLE SIGNS, MOVING SIGNS, AND OFF-SITE SIGNS (EXCEPT THE ONE ALREADY IN PLACE AT TIME OF C.U.P. APPROVAL) SHALL BE PROHIBITED. THE OFF-SITE SIGN SHALL BE ALLOWED TO ADVERTISE ON-SITE USES.
14. PARCELS SHALL BE ALLOWED THE FOLLOWING SIGNAGE AMOUNTS:
 PARCEL 1: 300 s.f. ALONG KELLOGG, 250 s.f. ALONG TYLER
 PARCEL 2: 75 s.f.
 PARCEL 3: 75 s.f.
 PARCEL 4: 75 s.f.
 PARCEL 5: 75 s.f.
 PARCEL 6: 75 s.f.
 PARCEL 7: 75 s.f.
 PARCEL 8: 100 s.f.
- TOTAL SQUARE FOOTAGE ALLOWED FOR SIGNAGE PER PARCEL, SHALL NOT EXCEED 80% OF THE FRONTAGE PER PARCEL. NO INDIVIDUAL SIGN SHALL EXCEED 300 s.f.
- 14.A. PARCELS 4 AND 5 SHALL SHARE A PYLON SIGN.
- 14.B. WINDOW SIGNS SHALL BE LIMITED TO 25% OF WINDOW AREA.
15. IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE FILED WITH THE PLAT OF THE AREA.
16. LANDSCAPE BUFFERS AND SCREENING - SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ORDINANCE OF THE CITY OF WICHITA EXCEPT THAT LANDSCAPING SHALL BE 1-1/2 TIMES THE LANDSCAPE PLAN REQUIREMENT. EVERGREENS SHALL BE USED IN THIS LANDSCAPE BUFFER AND ALL MATURE EXISTING TREES WITHIN THIS LANDSCAPE BUFFER SHALL BE KEPT AND INCORPORATED INTO THE LANDSCAPE PLAN WHEN POSSIBLE. A LANDSCAPE PLAN INDICATING THE LOCATION, TYPE, AND SPECIFICATION OF PLANT MATERIALS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S). THE LANDSCAPE PLAN SHALL ALSO STATE HOW WATER IS TO BE PROVIDED TO THE PLANT MATERIALS. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN INSTALLED.
17. CROSS LOT CIRCULATION AGREEMENTS SHALL BE REQUIRED ON ALL PARCELS AT THE TIME OF PLATTING TO ASSURE INTERNAL VEHICULAR MOVEMENT BETWEEN PARCELS.
18. A PEDESTRIAN CIRCULATION SYSTEM, TO BE APPROVED BY THE PLANNING DIRECTOR PRIOR TO ISSUING ANY BUILDING PERMIT, SHALL BE PREPARED WHICH PROVIDES PEDESTRIAN CONNECTIONS FROM THE BUILDINGS WITHIN THE CUP TO THE SIDEWALKS ON TYLER, AND PROVIDES CONNECTIONS BETWEEN THE BUILDINGS.
19. 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 GOVERNING BODY, AND ANY SUBSTANTIAL DEVIATION OF THE PLAN, AS DETERMINED BY THE ZONING ADMINISTRATOR AND THE DIRECTOR OF PLANNING, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING CONSTRUCTION OF THE PROPOSED DEVELOPMENT.
20. ANY MAJOR CHANGES IN THIS DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND TO THE GOVERNING BODY FOR THEIR CONSIDERATION.
21. A MASONRY SCREEN WALL, 8 FEET IN HEIGHT, WITHIN A 5 FOOT WALL EASEMENT SHALL BE REQUIRED ON THE NORTH AND WEST PROPERTY LINES WHERE ADJUTING RESIDENTIAL ZONING.
22. A DESIGNATED ACCESS DRIVE SHALL PROVIDE CIRCULATION TO PARCELS, AND SHALL NOT HAVE PARKING ACCESS DIRECTLY FROM THE DRIVE. A CIRCULATION PLAN SHALL BE APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO ISSUING BUILDING PERMITS. THE APPLICANT MUST HAVE A PROFESSIONAL ENGINEER CERTIFY THAT THE SITE HAS BEEN GRADED ACCORDING TO THE APPROVED DRAINAGE PLAN.

PARCEL DESCRIPTION

- PARCEL 1**
 USES - ALL USES PERMITTED IN "GC" EXCEPT REHABILITATION SERVICES, KENNELS, OUTDOOR RECREATION FACILITIES, AUTOMOTIVE VOCATIONAL SCHOOLS, VEHICLE STORAGE YARDS, LOUDSPEAKERS. ANY MOTEL OR HOTEL IN PARCEL 1 CANNOT HAVE WINDOWS FACING THE NORTH OR WEST RESIDENTIAL AREAS. ALL VEHICLE REPAIR SHALL BE PERFORMED INDOORS ONLY.
 GROSS AREA - 280,386.44 s.f.
 MAX. BUILDING COVERAGE - 84,115.93 s.f. (30%)
 MAX. GROSS FLOOR AREA - 89,723.66 s.f.
 FLOOR AREA RATIO - 0.32'
 MAX. BUILDING HEIGHT - 35'
 MAX. NUMBER OF BUILDINGS - 2
 PARKING - AS PER CODE
- PARCEL 2**
 USES - SAME AS PARCEL 1
 GROSS AREA - 21,444.91 s.f.
 MAX. BUILDING COVERAGE - 6,433.47 s.f. (30%)
 MAX. GROSS FLOOR AREA - 6,862.37 s.f.
 FLOOR AREA RATIO - 0.32'
 MAX. BUILDING HEIGHT - 35'
 MAX. NUMBER OF BUILDINGS - 2
 PARKING - AS PER CODE
- PARCEL 3**
 USES - SAME AS PARCEL 1
 GROSS AREA - 28,000 s.f.
 MAX. BUILDING COVERAGE - 8,400 s.f. (30%)
 MAX. GROSS FLOOR AREA - 9,960 s.f.
 FLOOR AREA RATIO - 0.32'
 MAX. BUILDING HEIGHT - 35'
 MAX. NUMBER OF BUILDINGS - 2
 PARKING - AS PER CODE
- PARCEL 4**
 USES - SAME AS PARCEL 1
 GROSS AREA - 29,000 s.f.
 MAX. BUILDING COVERAGE - 8,700 s.f. (30%)
 MAX. GROSS FLOOR AREA - 9,280 s.f.
 FLOOR AREA RATIO - 0.32'
 MAX. BUILDING HEIGHT - 35'
 MAX. NUMBER OF BUILDINGS - 2
 PARKING - AS PER CODE
- PARCEL 5**
 USES - SAME AS PARCEL 1
 GROSS AREA - 29,000 s.f.
 MAX. BUILDING COVERAGE - 8,700 s.f. (30%)
 MAX. GROSS FLOOR AREA - 9,280 s.f.
 FLOOR AREA RATIO - 0.32'
 MAX. BUILDING HEIGHT - 35'
 MAX. NUMBER OF BUILDINGS - 2
 PARKING - AS PER CODE
- PARCEL 6**
 USES - SAME AS PARCEL 1
 GROSS AREA - 38,704.48 s.f.
 MAX. BUILDING COVERAGE - 11,611.34 s.f. (30%)
 MAX. GROSS FLOOR AREA - 12,385.43 s.f.
 FLOOR AREA RATIO - 0.32'
 MAX. BUILDING HEIGHT - 35'
 MAX. NUMBER OF BUILDINGS - 2
 PARKING - AS PER CODE
- PARCEL 7**
 USES - SAME AS PARCEL 1
 GROSS AREA - 34,021.25 s.f.
 MAX. BUILDING COVERAGE - 10,206.38 s.f. (30%)
 MAX. GROSS FLOOR AREA - 10,886.81 s.f.
 FLOOR AREA RATIO - 0.32'
 MAX. BUILDING HEIGHT - 35'
 MAX. NUMBER OF BUILDINGS - 2
 PARKING - AS PER CODE
- PARCEL 8**
 USES - SAME AS PARCEL 1
 GROSS AREA - 40,687.99 s.f.
 MAX. BUILDING COVERAGE - 12,206.40 s.f. (30%)
 MAX. GROSS FLOOR AREA - 13,020.16 s.f.
 FLOOR AREA RATIO - 0.32'
 MAX. BUILDING HEIGHT - 35'
 MAX. NUMBER OF BUILDINGS - 2
 PARKING - AS PER CODE

FILENAME: 818/CUP-REV.DWG

AM CONSULTING, Inc.

CONSULTING
ENGINEERING SERVICES
 142 N. Emporia Wichita, KS 67202
 316/265-2870 fax 316/265-2830

**HOLLAND COMMERCIAL
 C.U.P. (DP- 268)**

DATE OF PREPARATION: 05/14/09

APPROVED CUP
 DP-268
 5/14/09
 10:03 AM
 10/10/09
 10:03 AM
 10/10/09

APPROVED CUP
 5/14/09
 10:03 AM
 10/10/09



Wichita-Sedgwick County Metropolitan Area Planning Department

Holland Ventures, LLC
PO Box 77102
Wichita, KS 672777

August 15, 2023

KE Miller Engineering
117 Lewis Street
Wichita, KS 67202

RE: CUP2023-00016: CUP Minor Amendment in the City to CUP DP-268 to allow on-site advertising on an off-site billboard; generally located on the northwest side of West Kellogg Drive, within 300 feet west of North Tyler Road.

Dear Applicant;

At its regular meeting on **June 8, 2023**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the CUP Amendment subject to the following conditions:

1. The existing billboard sign on Parcel 5 may advertise on-site uses within CUP DP-268.
2. If the existing billboard sign on Parcel 5 is used to advertise on-site uses, no other on-site signs shall be permitted on any Parcel in CUP DP-268 along West Kellogg Drive.
3. The site shall be developed in substantial conformance to the original development guidelines and general provisions of the approved CUP DP-268
4. The applicant shall submit four copies of the approved CUP within 60 days of final approval to the Metropolitan Area Planning Department or the CUP shall be deemed null and void.

No protests were filed against this application. Therefore, the MAPC decision is final.

This is a reminder that the 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,

Philip Zeyenbergen, AICP
Current Plans
Division Manager

Copies to: MABCD
Jeff Blubaugh, City Council District IV
Brooke Kauchak, CSR District IV

RESOLUTION No. **CUP2023-00016**

A RESOLUTION AUTHORIZING AN AMENDMENT TO DP-268 HOLLAND COMMERCIAL COMMUNITY UNIT PLAN TO PERMIT ALLOW ON-SITE ADVERTISING ON AN OFF-SITE BILLBOARD; ON PROPERTY ZONED GC GENERAL COMMERCIAL; GENERALLY LOCATED ON SOUTH SIDE OF WEST KELLOGG DRIVE, WITHIN 300 FEET WEST OF SOUTH TYLER ROAD, IN THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-E, AS ADOPTED BY ORDINANCE NO. 44-975 AS AMENDED.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS:

SECTION 1. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by Section V-E of the Wichita-Sedgwick County Unified Zoning Code, for an approximately 0.54-acre property zoned GC General Commercial with CUP DP-268, legally described below:

CUP2023-00016

DP-268

Lot 5, Block 1, Replat of Holland Commercial Addition, Wichita, Sedgwick County, Kansas

Amended text to CUP DP-268 shall read as follows:

GENERAL PROVISIONS – DP-268 –HOLLAND COMMERCIAL CUP

Provision 13: Signs—No signs with rotating or flashing lights shall be permitted. No two signs shall be located less than 150 feet apart. Signs shall be no higher than 25 feet. Search lights, banners, portable signs, moving signs, and off-site signs (except the one already in place at time of CUP approval) shall be prohibited. The off-site sign shall be allowed to advertise on-site uses.

The amendment is hereby GRANTED, subject to the following conditions:

1. The existing billboard sign on Parcel 5 may advertise on-site uses within CUP DP-268.
2. If the existing billboard sign on Parcel 5 is used to advertise on-site uses, no other on-site signs shall be permitted on any Parcel in CUP DP-268 along West Kellogg Drive.
3. The site shall be developed in substantial conformance to the original development guidelines and general provisions of the approved CUP DP-268
4. The applicant shall submit four copies of the approved CUP within 60 days of final approval to the Metropolitan Area Planning Department or the CUP shall be deemed null and void.

SECTION 2. That upon the taking effect of this Resolution, the notation of such Community Unit Plan Amendment shall be shown on the “Official Zoning District Map” on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION 3. That this Resolution shall take effect and be in force from and after its adoption by the Governing Body.


Adopted this 10th Day of August, 2023

METROPOLITAN AREA PLANNING COMMISSION



Ann M. Fox, Chairman

ATTEST:



Scott Wadle, Secretary



Beaufort Gazette
 Belleville News-Democrat
 Bellingham Herald
 Bradenton Herald
 Centre Daily Times
 Charlotte Observer
 Columbus Ledger-Enquirer
 Fresno Bee

The Herald - Rock Hill
 Herald Sun - Durham
 Idaho Statesman
 Island Packet
 Kansas City Star
 Lexington Herald-Leader
 Merced Sun-Star
 Miami Herald

el Nuevo Herald - Miami
 Modesto Bee
 Raleigh News & Observer
 The Olympian
 Sacramento Bee
 Fort Worth Star-Telegram
 The State - Columbia
 Sun Herald - Biloxi

Sun News - Myrtle Beach
 The News Tribune Tacoma
 The Telegraph - Macon
 San Luis Obispo Tribune
 Tri-City Herald
 Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	421232	Print Legal Ad-IPL01228220 - IPL0122822	OCA 150004	\$221.44	3	88 L

Attention: MANDY HEBERT
 CITY OF WICHITA/PLANNING DEPT
 271 WEST THIRD ST., 2ND FL, SU 203
 WICHITA, KS 67202

MHEBERT@wichita.gov

LEGAL PUBLICATION

OCA 150004

Published in The Wichita Eagle on May 18, 2023

(One Time Only)

MAPC/BA June 8, 2023

OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, June 8, 2023, no earlier than 1:30 p.m., the WichitaSedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation may also occur through virtual methods (specified at the end of this notice). If you have any questions regarding the meeting or items on this notice, please call the WichitaSedgwick County Metropolitan Area Planning Department at (316) 2684421.

EA2023-00028: Variance request in the City to reduce the side and the rear setback to bring carport into compliance and permit an addition on the rear, on property zoned SF-5 Single-Family; located within one-block north of West 1st Street North and one-quarter mile west of North Seneca (212 N. Elizabeth).

CON2023-00020: Request in the City for a Conditional Use to permit Nightclub in the City and Mobile Food Unit on property zoned LC Limited Commercial District; generally located on the southeast corner of West 21st Street North and North Waco Avenue (366 W. 21st St. N.)

CON2023-00022: Conditional Use request in the City to expand existing electric substation on property zoned LI Limited Industrial; generally located within one block south of East Central Avenue, and two-blocks west of North Washington Avenue (402 N. Maple).

CLP2023-00016: CLP Minor Amendment in the City to CLP DP-268 to allow on-site advertising on an off-site billboard; generally located on the northwest side of West Kellogg Drive, within 300 feet west of North Tyler Road.

VAC2023-00016: Request in the City to vacate 25-foot front building setback on property zoned TF-3 Two-Family Residential; located within one-quarter mile north of East Douglas Avenue, one-half mile west of North 127th Street East.

VAC2023-00017: Vacation request in the City for a portion of a platted 20-foot alley; generally located between North Santa Fe and North St. Francis and between East Pine Street and East Murdock Avenue (abutting 700 N. St. Francis).

VAC2023-00018: Vacation request in the City of a portion of complete access control to open a new access point and close an existing access point on property zoned LC & GC with PO-36; generally located on the west side of North Maize Road, within one-quarter mile north of West 21st Street North.

ZON2023-00021: Zone change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District for the development of duplexes; generally located on the east side of North Hillside Avenue and within one-half mile north of East 45th Street North.

ZON2023-00026: Zone change request in the City from SF-5 Single-Family Residential District to GC General Commercial District with Protective Overlay #411; generally located on the north side of West Maple Street, within 500 feet west of North Tyler Road (8924 W. Maple St.).

ZON2023-00027: Zone change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District for the development of duplexes; generally located on the east side of North Tyler Road, within one-half mile north of West 29th Street North (3320 N. Tyler Rd).

ZON2023-00028: Zone change request in the City from SF-5 Single-Family Residential to TF-3 Two-Family Residential to permit development of duplexes on property; generally located on the east side of South Maize Road, within one-half mile north of West 31st Street South (2816 S. Maize Rd).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the WichitaSedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

Options to participate (see below):

- 1) Participate virtually
- 2) Attend in-person at the Ronald Reagan Building
- 3) Submit comments ahead of time

Participate Virtually

Join Zoom Meeting

<https://us06web.zoom.us/j/4089866967?pwd=eOk3bW0ySjBibkFJQTdFY0xPVkVEXU00>

Meeting ID: 408 986 6967

Passcode: 094136

One tap mobile

+16699006833_4089866967#,,,,*094136# US (San Jose)

+17193594580_4089866967#,,,,*094136# US

Meeting ID: 408 986 6967

Passcode: 094136

Find your local number: <https://us06web.zoom.us/j/4089866967>

Attend In-Person

You may also participate in the hearing in-person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202. The in-person option is primarily intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-2684464) by 5pm, 3 days prior to the meeting.

Submit Comments Ahead of Time
 You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email; letter; video; and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.

Email Planning@wichita.gov
 Mailing Address Wichita-Sedgwick County Metropolitan Area Planning Department
 Attn: Scott Wedle

271 W. 3rd Street – Suite 201

Wichita, KS 67202

Phone 316.268.4421

Fax 316.858.7764

WITNESS MY HAND on May 18, 2023

Scott Wedle, Secretary

WichitaSedgwick County

Metropolitan Area Planning Commission

IPL0122822

May 18 2023

In The STATE OF KANSAS
 In and for the County of Sedgwick

1 insertion(s) published on:
 05/18/23

STATE OF KANSAS)

SS

County of Sedgwick)

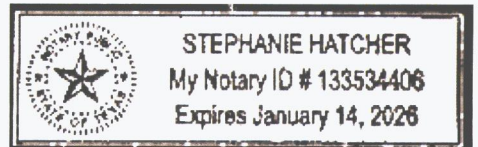
Hayley Martin, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 05/18/2023 to 05/18/2023.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED: 06/22/2023

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in
 Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!

EE



AGENDA ITEM NO. 4.5

STAFF REPORT
 MAPC: June 8, 2023
 DAB IV: June 5, 2023

CASE NUMBER: CUP2023-00016 (City)

APPLICANT/AGENT: Holland Ventures, LLC (applicant), K.E. Miller Engineering (agent)

REQUEST: Minor amendment to the Holland Commercial Community Unit Plan DP-268

CURRENT ZONING: GC General Commercial District with CUP DP-268

SITE SIZE: 0.54 acres

LOCATION: Generally located on the northwest side of West Kellogg Drive, within 300 west feet of South Tyler Road.

PROPOSED USE: To permit advertising for an on-site use on an existing off-site billboard sign.

RECOMMENDATION: Denial.



BACKGROUND: The applicant is requesting a minor amendment to the Holland Commercial Community Unit Plan DP-268 to permit advertising for an on-site use on an existing off-site billboard. The subject property is zoned GC General Commercial District with CUP DP-268 and is generally located on the northwest side of West Kellogg Drive, within 300 feet west of South Tyler Road. The subject parcel and those abutting it are used as Construction Sales and Service for Holland Paving Construction.

Properties north, east, and west of the subject site are zone GC General Commercial District and are located within the Holland Commercial Community Unit Plan. The CUP is developed with strip retail uses fronting South Tyler Road and Holland Paving Operations along West Kellogg Drive. The northwest corner of the CUP is a multi-dwelling parcel, developed with four single-family residences. South of the site and across Kellogg Street/US 54 are properties are zoned GC General Commercial District, LI Limited Industrial District, and PUD Planned Unit Development District. These properties to the south are developed with vehicle sales, restaurants and retail, vehicle repair, self-storage, and manufacturing uses. Lots to the west and north of the CUP boundary, across Bryon Road & W. Belview Avenue, are zoned SF-5 Single-family Residential District and are developed with single-family residences. East of the CUP boundary, across South Tyler Road, are properties zoned LC Limited Commercial District and GC General Commercial District and are developed with a convenience store, a retail center, and a Home Depot store.

The applicant is specifically requesting to use the billboard sign, which was in place on Parcel 5 prior to the approval of the Holland Commercial Community Unit Plan, to advertise on-site uses. Per General Provision 13 of CUP DP-268, off-site signs, except for the subject sign, are prohibited within the CUP. Otherwise, the CUP only permits static, on-site signs no higher than 25 feet. Sign provisions for Parcel 5 allow 75 square feet of signage and it is stated that Parcel 5 shall share a pylon sign with Parcel 4. The shared pylon sign does not currently exist on either parcel and Holland Paving Construction is only utilizing a monument sign located on Parcel 6.

The following is the proposed amendment to General Provision 13 of the CUP with the amended language in red:

13. Signs – No signs with rotating or flashing lights shall be permitted. No two signs shall be located less than 150 feet apart. Signs shall be no higher than 25 feet. Search lights, banners, portable signs, moving signs, and off-site signs (except the one already in place at time of CUP approval) shall be prohibited. **The off-site sign shall be allowed to advertise on-site uses.**

A number of off-site billboard signs, including a billboard sign advertising on-site uses, are located along West Kellogg Street/ US 54 near the subject area. The Midwest Kia dealership, located on the southeast corner of South Tyler Road and West Kellogg Drive and zoned PUD #39, currently advertises on-site uses on an electronic message billboard. PUD #39 permits one off-site sign which may carry the name, occupation or nature of activities conducted on the premises and the products sold or manufactured within the PUD. The Rusty Eck Ford dealership, located north of East Kellogg Drive and west of South Rock Road is zoned PUD #16 and also permits one off-site sign to be used for advertising on-site uses.

CASE HISTORY: In 2011, the site was platted Lot 5, Block 1, Replat of Holland Commercial Addition to Wichita, Sedgwick County, Kansas. In 2003, the Holland Commercial Community Unit Plan was approved and the property was rezoned from SF-5 Single-Family Residential District and LC Limited Commercial District to GC General Commercial District with CUP DP-268 (CUP2003-00052 and ZON2023-00050).

ADJACENT ZONING AND LAND USE:

North: GC with CUP DP-268:	Retail
South: GC and LI	Retail, auto repair, manufacturing
East: GC with CUP DP-268:	Retail
West: GC with CUP DP-268:	Holland Paving

PUBLIC SERVICES: Access to CUP DP-268 is via West Kellogg Drive or South Tyler Road. In this area, West Kellogg Drive is a paved, two-way frontage road with no sidewalks and South Tyler road is a paved, two-way arterial with a raised median and sidewalks on both sides. Municipal water and sewer are available and serve the uses in the CUP.

CONFORMANCE TO PLANS/POLICIES: The amendment to the CUP is in conformance with the policies and guidelines of *The Community Investments Plan*.

The Community Investments Plan includes the 2035 Future Growth Concept Map. This map indicates the site is appropriate for development and land use in the “Industrial” category. This category “encompasses areas that reflect the full diversity of industrial development intensities and types typically found in a large urban municipality.” Further, it recommends concentrations of warehousing, distribution, and construction uses locate within close proximity to highways or airports. The existing sign is currently permitted by the CUP, and the applicant is requesting on-site uses be advertised on the sign. The proposed advertised uses are consistent with what is recommended by the *plan* for this area.

RECOMMENDATION: Based upon the information available at the time the staff report was prepared, staff recommends that the amendment to CUP DP-268 be **DENIED.**

This recommendation is based on the following findings:

1. The zoning, uses, and character of the neighborhood: Properties north, east, and west of the subject site are zone GC General Commercial District and are located with the Holland Commercial Community Unit Plan. The CUP is developed with strip retail uses fronting South Tyler Road and Holland Paving Operations along West Kellogg Drive. The northwest corner of the CUP is a multi-dwelling parcel, developed with four single-family residences. South of the site and across Kellogg Street/US 54 are properties are zoned GC General Commercial District or LI Limited Industrial District and are developed with drive-through restaurants, retail, auto repair, self-storage, and manufacturing. Lots to the west and north of the CUP boundary, across Bryon Road & Belview Avenue, are zoned SF-5 Single-family Residential District and are developed with single-family residences. East of the CUP boundary, across South Tyler Road, are properties zoned LC Limited Commercial District and GC General Commercial District and developed with a convenience store, a retail center, and a Home Depot store.
2. The suitability of the subject property for the uses to which it has been restricted: The subject property is zoned GC General Commercial District with CUP DP-268. The site could be developed with a number of commercial uses permitted by DP-268.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: The proposed amendment would permit the off-site billboard sign to advertise on-site uses. The Sign Code of the City of Wichita distinguishes between on-site and off-site signs and provides specific limitations and requirements for each. Approval of this request may encourage other similar requests in the area and may result in signage inconsistent with the intent of the Code.

4. Length of time subject property has remained vacant as zoned: The property is not currently vacant and is used for Holland Paving Construction operations.
5. Relative gain to the public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant: Approval of the request represents a gain to the public in that it contributes to supporting development in the area. This should be weighed against the potential for additional business to request on-site uses to be advertised on off-site signs. The Sign Code regulations aim to prevent negative impacts to the public by minimizing visual clutter that can occur as a result of unregulated installation of signs. This includes a distinction between on-site and off-site signs. Denial of the request could represent a loss in the use and enjoyment of the applicant's property.
6. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The request to rezone the property is in conformance with the Community Investments Plan as discussed in the staff report.
7. Impact of the proposed development on community facilities: It is not anticipated that approval of this request should generate any additional significant impacts on community facilities.
8. Opposition or support of neighborhood residents: At the time the staff report was prepared, staff has not received any comments from the public regarding the requested zone change.

Should the Metropolitan Area Planning Commission determine that this application be approved, staff recommends that it shall be subject to the following conditions and the Commission should adopt additional findings to support the recommendation.

1. The existing billboard sign on Parcel 5 may advertise on-site uses within CUP DP-268.
2. If the existing billboard sign on Parcel 5 is used to advertise on-site uses, no other on-site signs shall be permitted on any Parcel in CUP DP-268 along West Kellogg Drive.
3. The site shall be developed in substantial conformance to the original development guidelines and general provisions of the approved CUP DP-268
4. The applicant shall submit four copies of the approved CUP within 60 days of final approval to the Metropolitan Area Planning Department or the CUP shall be deemed null and void.

Attachments:

1. CUP DP-268 Provisions 13 and 14
2. CUP Drawing
3. Aerial Map
4. Zoning Map
5. Land Use Map
6. Site Photos

Holland Community Unit Plan CUP DP-268 Provisions 13 and 14 (applicant's proposed amended language in red)

13. Signs – No signs with rotating or flashing lights shall be permitted. No two signs shall be located less than 150 feet apart. Signs shall be no higher than 25 feet. Search lights, banners, portable signs, moving signs, and off-site signs (except the one already in place at time of CUP approval) shall be prohibited. The off-site sign shall be allowed to advertise on-site uses.

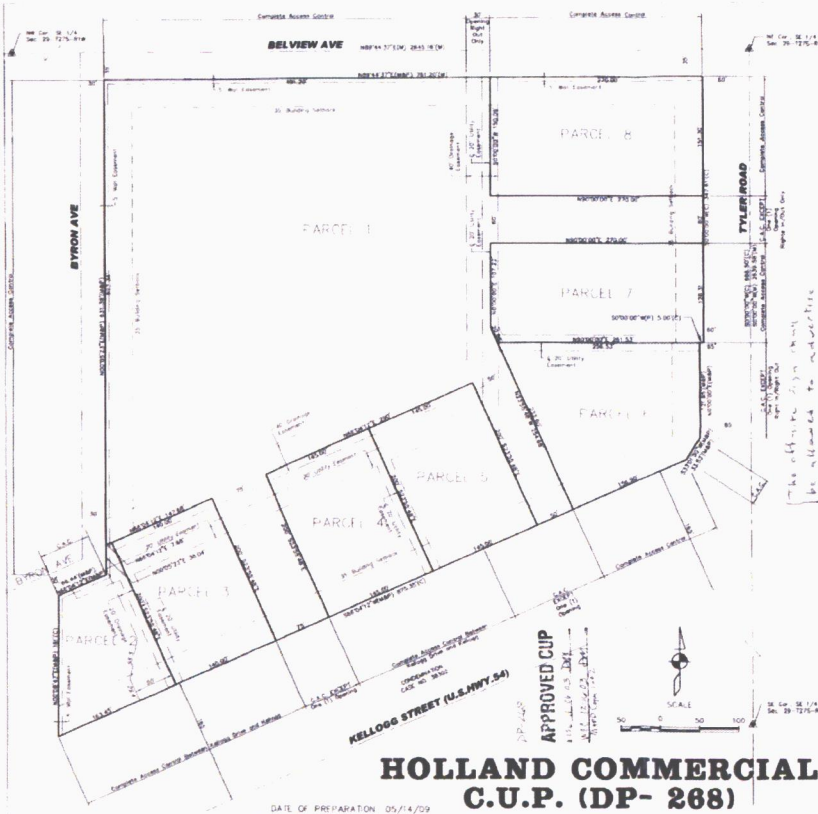
14. Parcels shall be allowed the following signage amounts:

Parcel 1:	300 s.f. along Kellogg, 250 s.f along Tyler
Parcel 2:	75 s.f.
Parcel 3:	75 s.f.
Parcel 4:	75 s.f.
Parcel 5:	75 s.f.
Parcel 6:	75 s.f.
Parcel 7:	75 s.f.
Parcel 8:	100 s.f.

Total square footage allowed for signage per parcel shall not exceed 80% of the frontage per parcel. No individual sign shall exceed 300 s.f.

14.A. Parcels 4 and 5 shall share a pylon sign

14.B. Window signs shall be limited to 25% of window area.

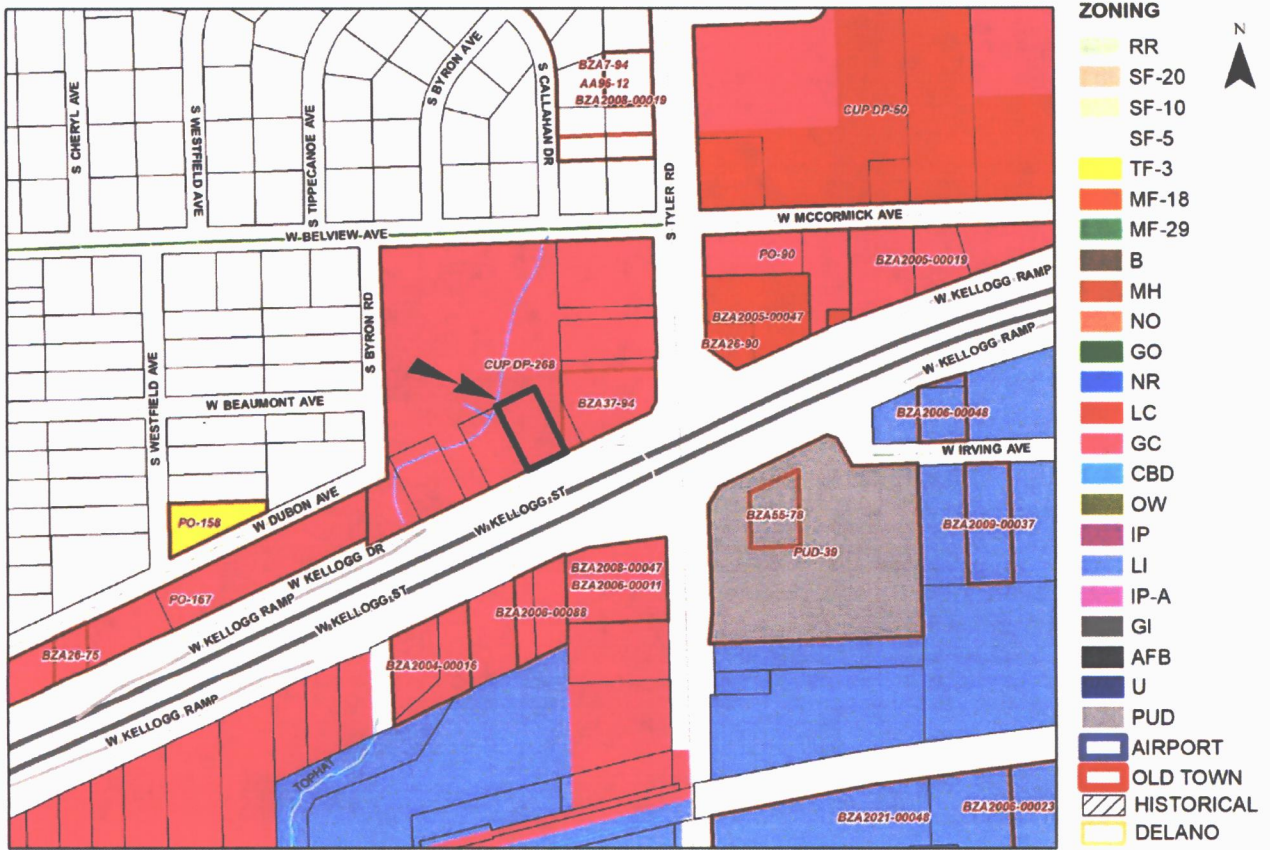


**HOLLAND COMMERCIAL
C.U.P. (DP- 268)**

DATE OF PREPARATION 05/14/09

- GENERAL NOTES**
1. THIS DEVELOPMENT CONTAINS 12.044 NET ACRES.
 2. THE PROPOSED DEVELOPMENT CONTAINS 8 PARCELS WITH COMMERCIAL USES AS SHOWN ON THE ZONING MAP.
 3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
 4. A DRAINAGE PLAN AND DIMENSIONS FOR THE DRAINAGE IMPROVEMENTS SHALL BE PROVIDED AS PART OF THIS PLAN.
 5. THE APPLICANT MUST HAVE A PROFESSIONAL ENGINEER CERTIFY THAT THE SITE HAS BEEN SUITED ACCORDING TO THE APPROVED DRAINAGE PLAN.
 6. PRIOR TO THE FINAL PLAT GOING TO THE METRO CITY COUNCIL, IT MUST BE FORWARDED TO THE S&D ALONG WITH THE APPROVED DRAINAGE PLAN FOR CONSIDERATION.
 7. A TRAFFIC STUDY IS REQUIRED FOR THIS C.U.P. SUCH AS ADDRESS IN THE TRAFFIC STUDY WILL INCLUDE ACCESS POINTS, CORNERING, TURN LANE, ACCESSIBLE LANES AND ANY IMPROVEMENTS TO BE MADE TO BELVIEW, TYLER ROAD OR KELLOGG STREET WILL HAVE TO BE APPROVED BY THE TRAFFIC ENGINEER. CONTINGENT UPON APPROVAL BY S&D A TRAFFIC STUDY SHALL BE PREPARED AND SUBMITTED TO THE METRO CITY COUNCIL. THE TRAFFIC STUDY INDICATES THE NEED FOR RIGHT TURN ONLY ACCESS DOWNS BELVIEW AND ACCESS DOWNS SYLVAN OR DOWNS TYLER ROAD.
 8. PARKING SHALL BE PROVIDED AS PER CODE.
 9. THE TRANSFER OF THE TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE DEVELOPMENT DOES NOT CONSTITUTE A TERMINATION OF THE PLAN ON ANY PORTION THEREOF BUT SAID PLAN SHALL RUN WITH THE LAND FOR DEVELOPMENT AND BE BINDING UPON THE PRESENT LAND OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS OTHERWISE SPECIFIED.
 10. ALL LIGHTING SHALL BE SUBJECT TO METRO CITY LIGHTING ORDINANCES AND ANY FLOOR RESIDENTIAL AREAS. PARKING LOT LIGHT POLES SHALL BE LIMITED TO 20 FEET IN HEIGHT. STREET LIGHTING SHALL COMPLY WITH ORD. 15.04.
 11. FIRE LANES SHALL BE IN ACCORDANCE WITH THE CITY OF METRO FIRE CODE AND FIREWORKS SHALL BE LIMITED TO 100 LB PER CASE. NO FIREWORKS SHALL BE USED FOR PASSERBY LIGHTING AND UNLIT CANNONS DURING THE BUILDING PERMIT PROCESS. THE FIRE CODE OF THE OCCUPANCY JURISDICTION SHALL APPLY TO THE OCCUPANCY OF A BUILDING PERMIT.
 12. SIGN ACCEPTANCES SHALL HAVE SOLID SCHEMINGS TO HOLD THEM FROM GRAVING WITH ALL COMMERCIAL PARCELS AND SHALL BE OF SAME MATERIAL AND COLOR AS BUILDING.
 13. SIGNAGE SHALL BE SCREENED FROM THE RESIDENTIAL AREAS TO THE WEST AND NORTH OF THIS DEVELOPMENT.
 14. SIGNAGE SHALL BE SCREENED FROM THE RESIDENTIAL AREAS TO THE WEST AND NORTH OF THIS DEVELOPMENT.
 15. ARCHITECTURAL CONTROL: ALL BUILDINGS SHALL HAVE COMBINATION EXTERIOR BUILDING MATERIALS WITH COMBINATION ARCHITECTURAL CHARACTER FORM, COLOR AND TEXTURE WITH WIND COLOR LIMITED TO NEUTRAL TONES.
 16. SIGNS: NO SIGN WITH EXTERIOR OR FLUORESCENT LIGHTS SHALL BE PERMITTED. NO SIGN SHALL BE LOCATED LOWER THAN 10 FEET FROM THE GROUND. NO SIGN SHALL BE MORE THAN 20 FEET IN HEIGHT. SIGNS, PORTABLE, SIGN, SIGNAGE, AND OFF-SITE SIGNS (EXCEPT THE ONE ALREADY IN PLACE) AT THIS DEVELOPMENT SHALL BE PERMITTED.
 17. PARCELS SHALL BE ALLOWED THE FOLLOWING SIGNAGE AMOUNTS:
 - PARCEL 1: 300 sq ft ALONG HIGHWAY SIDE + 100 sq ft TOP
 - PARCEL 2: 75 sq ft
 - PARCEL 3: 75 sq ft
 - PARCEL 4: 75 sq ft
 - PARCEL 5: 75 sq ft
 - PARCEL 6: 75 sq ft
 - PARCEL 7: 75 sq ft
 - PARCEL 8: 75 sq ft
 18. TOTAL FRONTAGE PERMITTED FOR SIGNS PER PARCEL SHALL NOT EXCEED 50% OF THE FRONTAGE PER PARCEL. NO INDIVIDUAL SIGN SHALL EXCEED 500 sq ft.
 19. PARCELS 1 AND 3 SHALL SHIELD A FULL SIGN.
 20. SIGNAGE SHALL BE LIMITED TO 70% OF GROSS AREA.
 21. IF ANY SIGN OR SIGNAGE IS ANTICIPATED AN OCCUPANCY AGREEMENT PERMIT FOR THE MAINTENANCE OF RECEIVED OPEN SPACE, INTERNAL SPACE, OR SIGN AREA, DRAINAGE IMPROVEMENTS, ETC. SHALL BE FILED WITH THE PLAT.
 22. LANDSCAPE BUFFERS AND SCREENING: SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ORDINANCE OF THE CITY OF METRO EXCEPT THAT LANDSCAPING SHALL BE 1-1/2 TIMES THE LANDSCAPE PLAN REQUIREMENT. SCREENING SHALL BE 10 FEET HIGH LANDSCAPE BUFFER AND ALL NEARBY TREES WITHIN THE LANDSCAPE BUFFER SHALL BE KEPT AND INCORPORATED INTO THE LANDSCAPE PLAN WHEN POSSIBLE. A LANDSCAPE PLAN INCLUDING THE LOCATION, TYPE AND SPECIFICATION OF PLANT MATERIALS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE COMMENCEMENT OF ANY BUILDING PERMIT. THE LANDSCAPE PLAN SHALL ALSO STATE HOW AND BY WHOM IT IS TO BE MAINTAINED. PLANT MATERIALS TO BE USED SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE COMMENCEMENT OF ANY BUILDING PERMIT. THE LANDSCAPE PLAN SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT AND TO THE DEVELOPMENT BODY FOR THEIR CONSIDERATION.
 23. A PERMEABLE CIRCULATION SYSTEM IS TO BE PROVIDED BY THE PLANNING DEPARTMENT PRIOR TO PROVIDING ANY BUILDING PERMIT. THE PLANNING DEPARTMENT SHALL BE RESPONSIBLE FOR PROVIDING THE PERMEABLE CIRCULATION SYSTEM FROM THE BUILDING TO THE TOP OF THE SIDEWALK ON TYLER AND PROVIDED CONNECTIONS BETWEEN THE BUILDING.
 24. THE DEVELOPMENT OF THIS PROPERTY SHALL PROCEED IN ACCORDANCE WITH THE DEVELOPMENT PLAN AS SUBMITTED FOR APPROVAL. IN THE EVENT OF A CHANGE TO THE DEVELOPMENT PLAN AS SUBMITTED FOR APPROVAL, THE APPLICANT SHALL SUBMIT A SUPPLEMENTAL DEVELOPMENT PLAN TO THE PLANNING DEPARTMENT AND TO THE DEVELOPMENT BODY FOR THEIR CONSIDERATION.
 25. ANY ALTER CHANGES TO THE DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT AND TO THE DEVELOPMENT BODY FOR THEIR CONSIDERATION.
 26. A SCREENING SCREEN WALL 6 FEET IN HEIGHT WITHIN A 3 FOOT WALL FOOTPRINT SHALL BE REQUIRED ON THE NORTH AND WEST PROPERTY LINES WHERE APPLICABLE. SCREENING FORMS:
- PARCEL 1**
- USES - SAME AS PARCEL 1
 - GROSS AREA - 21,444 sq ft
 - MAX BUILDING COVERAGE - 8,144.4 sq ft (38%)
 - FLOOR AREA RATIO - 0.37
 - MAX BUILDING HEIGHT - 30
 - MAX NUMBER OF BUILDINGS - 2
 - PARKING - AS PER CODE
- PARCEL 2**
- USES - SAME AS PARCEL 1
 - GROSS AREA - 20,800 sq ft
 - MAX BUILDING COVERAGE - 8,144.4 sq ft (39%)
 - FLOOR AREA RATIO - 0.37
 - MAX BUILDING HEIGHT - 30
 - MAX NUMBER OF BUILDINGS - 2
 - PARKING - AS PER CODE
- PARCEL 3**
- USES - SAME AS PARCEL 1
 - GROSS AREA - 20,800 sq ft
 - MAX BUILDING COVERAGE - 8,144.4 sq ft (39%)
 - FLOOR AREA RATIO - 0.37
 - MAX BUILDING HEIGHT - 30
 - MAX NUMBER OF BUILDINGS - 2
 - PARKING - AS PER CODE
- PARCEL 4**
- USES - SAME AS PARCEL 1
 - GROSS AREA - 20,800 sq ft
 - MAX BUILDING COVERAGE - 8,144.4 sq ft (39%)
 - FLOOR AREA RATIO - 0.37
 - MAX BUILDING HEIGHT - 30
 - MAX NUMBER OF BUILDINGS - 2
 - PARKING - AS PER CODE
- PARCEL 5**
- USES - SAME AS PARCEL 1
 - GROSS AREA - 20,800 sq ft
 - MAX BUILDING COVERAGE - 8,144.4 sq ft (39%)
 - FLOOR AREA RATIO - 0.37
 - MAX BUILDING HEIGHT - 30
 - MAX NUMBER OF BUILDINGS - 2
 - PARKING - AS PER CODE
- PARCEL 6**
- USES - SAME AS PARCEL 1
 - GROSS AREA - 20,800 sq ft
 - MAX BUILDING COVERAGE - 8,144.4 sq ft (39%)
 - FLOOR AREA RATIO - 0.37
 - MAX BUILDING HEIGHT - 30
 - MAX NUMBER OF BUILDINGS - 2
 - PARKING - AS PER CODE
- PARCEL 7**
- USES - SAME AS PARCEL 1
 - GROSS AREA - 20,800 sq ft
 - MAX BUILDING COVERAGE - 8,144.4 sq ft (39%)
 - FLOOR AREA RATIO - 0.37
 - MAX BUILDING HEIGHT - 30
 - MAX NUMBER OF BUILDINGS - 2
 - PARKING - AS PER CODE
- PARCEL 8**
- USES - SAME AS PARCEL 1
 - GROSS AREA - 20,800 sq ft
 - MAX BUILDING COVERAGE - 8,144.4 sq ft (39%)
 - FLOOR AREA RATIO - 0.37
 - MAX BUILDING HEIGHT - 30
 - MAX NUMBER OF BUILDINGS - 2
 - PARKING - AS PER CODE

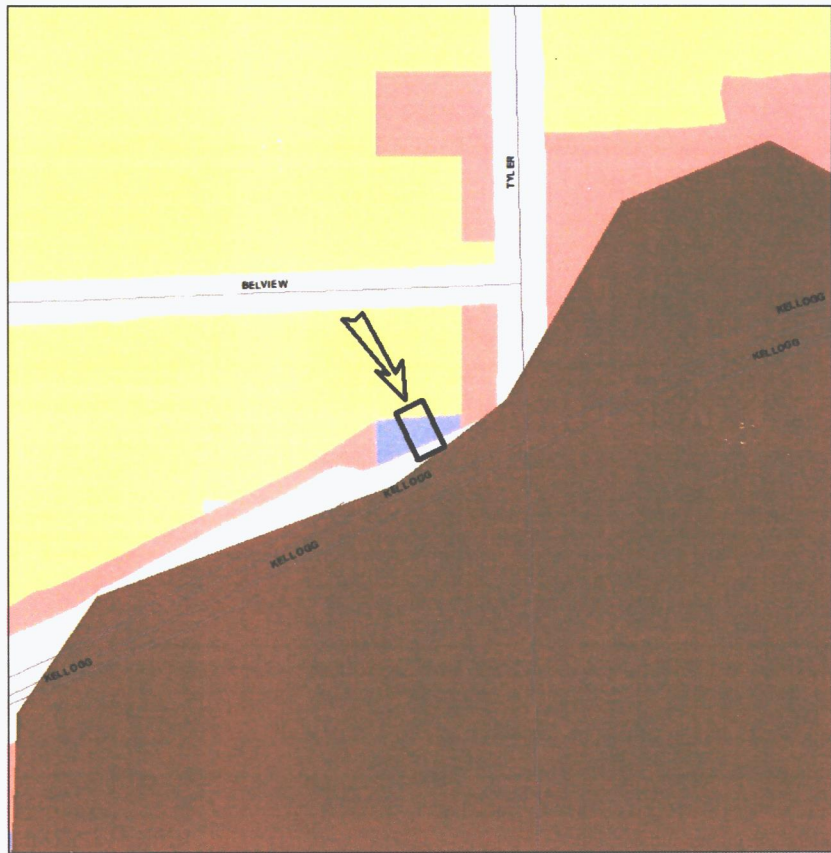




**2035 Wichita
Future Growth
Concept Map**

Legend

-  Established Central Area
-  Residential and Employment Mix
-  New Employment
-  New Residential
-  Wichita City Limits
-  Other Cities
-  Northwest Bypass Right-of-Way
- Statistical Development Areas**
-  Other Urban Growth Areas 2014
-  Other Urban Growth Areas 2014
-  Rural Growth Areas 2014
- LAND USE**
-  Residential
-  Commercial
-  Industrial
-  Major Air Transportation & Military
-  Parks and Open Space
-  Agricultural or Vacant
-  Major Institutional
-  Nghbd_Plan_Areas





The subject sign and site.



The subject sign and site.



Holland Paving monument sign.



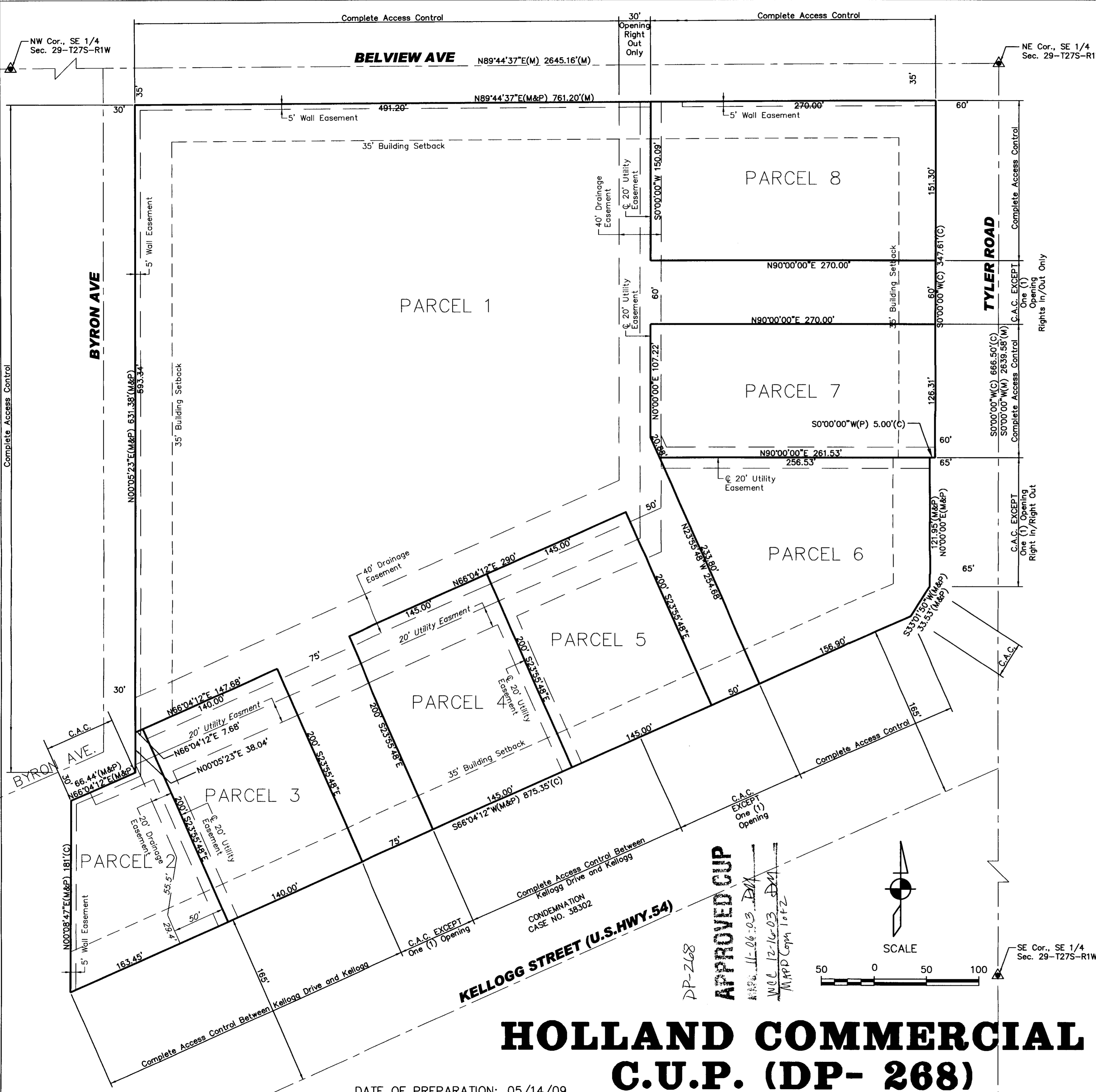
Holland Paving office.



South of the subject site (south of West Kellogg).



Midwest KIA Sign (electronic message billboard advertising on-site uses)



GENERAL NOTES

1. THIS DEVELOPMENT CONTAINS 12.01± NET ACRES.
2. THE PROPOSED DEVELOPMENT CONTAINS 8 PARCELS WITH COMMERCIAL USES. SEE PARCEL DESCRIPTIONS FOR SPECIFIC USES ON EACH PARCEL.
3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
4. A DRAINAGE PLAN AND GUARANTEES FOR THE DRAINAGE IMPROVEMENTS SHALL BE PROVIDED AT THE TIME OF PLATTING.
- 4A. THE APPLICANT MUST HAVE A PROFESSIONAL ENGINEER CERTIFY THAT THE SITE HAS BEEN GRADED ACCORDING TO THE APPROVED DRAINAGE PLAN.
- 4B. PRIOR TO THE FINAL PLAT GOING TO THE WICHITA CITY COUNCIL IT MUST BE PRESENTED TO THE DAB ALONG WITH THE APPROVED DRAINAGE PLAN FOR CONSIDERATION.
5. A TRAFFIC STUDY IS REQUIRED FOR THIS C.U.P. ISSUES ADDRESSED IN THE TRAFFIC STUDY WILL INCLUDE ACCESS CONTROL, DEDICATIONS, TURN LANES, ACCEL/DECEL LANES AND ANY IMPROVEMENTS OR REDESIGN APPLIED TO BELVIEW, TYLER OR KELLOGG DRIVE WILL HAVE TO BE APPROVED BY THE TRAFFIC ENGINEER. CONTINGENT DEDICATION OF R.O.W. ALONG TYLER SHALL BE RETAINED. CONSIDERATION WILL INCLUDE THE RAISED MEDIAN STRIP SCHEDULED TO GO ON TYLER. NO ACCESS ONTO BELVIEW, UNLESS THE TRAFFIC STUDY INDICATES THE NEED FOR RIGHT TURN ONLY ACCESS ONTO BELVIEW. NO ACCESS ONTO BYRON OR DUBON.
6. PARKING SHALL BE PROVIDED AS PER CODE.
7. THE TRANSFER OF THE TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE DEVELOPMENT DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR DEVELOPMENT AND BE BINDING UPON THE PRESENT LAND OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
8. ALL LIGHTING SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD AND AWAY FROM RESIDENTIAL AREAS. PARKING LOT LIGHT POLES SHALL BE LIMITED TO 25 FEET IN HEIGHT. SIGHT LIGHTING SHALL COMPLY WITH UZC SEC. IV-B4.
9. FIRE LANES SHALL BE IN ACCORDANCE WITH THE CITY OF WICHITA FIRE CODE. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING. DURING THE BUILDING PERMIT REVIEW, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE SHALL APPROVE THE SITE PLAN REGARDING THE DESIGN OF THE FIRE LANES PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
10. TRASH RECEPTACLES SHALL HAVE SOLID SCREENING TO HIDE THEM FROM GROUND VIEW ON ALL COMMERCIAL PARCELS AND SHALL BE OF SAME MATERIAL AND COLOR AS BUILDINGS.
11. ROOF EQUIPMENT SHALL BE SCREENED FROM THE RESIDENTIAL AREAS TO THE WEST AND NORTH AND ADJOINING RIGHTS OF WAY PER UNIFIED ZONING CODE.
12. ARCHITECTURAL CONTROL - ALL BUILDINGS SHALL HAVE CONSISTENT EXTERIOR BUILDING MATERIALS WITH CONSISTENT ARCHITECTURAL CHARACTER, FORM, COLOR, AND TEXTURE, WITH VIVID COLORS LIMITED TO INCIDENTAL ACCENT.
13. SIGNS - NO SIGNS WITH ROTATING OR FLASHING LIGHTS SHALL BE PERMITTED. NO 2 SIGNS SHALL BE LOCATED LESS THAN 150 FEET APART. SIGNS SHALL BE NO HIGHER THAN 25 FEET. SEARCH LIGHTS, BANNERS, PORTABLE SIGNS, MOVING SIGNS, AND OFF-SITE SIGNS (EXCEPT THE ONE ALREADY IN PLACE AT TIME OF C.U.P. APPROVAL) SHALL BE PROHIBITED.
14. PARCELS SHALL BE ALLOWED THE FOLLOWING SIGNAGE AMOUNTS:
 PARCEL 1: 300 s.f. ALONG KELLOGG, 250 s.f. ALONG TYLER
 PARCEL 2: 75 s.f.
 PARCEL 3: 75 s.f.
 PARCEL 4: 75 s.f.
 PARCEL 5: 75 s.f.
 PARCEL 6: 75 s.f.
 PARCEL 7: 75 s.f.
 PARCEL 8: 100 s.f.
- TOTAL SQUARE FOOTAGE ALLOWED FOR SIGNAGE PER PARCEL, SHALL NOT EXCEED 80% OF THE FRONTAGE PER PARCEL. NO INDIVIDUAL SIGN SHALL EXCEED 300 s.f.
- 14.A. PARCELS 4 AND 5 SHALL SHARE A PYLON SIGN.
- 14.B. WINDOW SIGNS SHALL BE LIMITED TO 25% OF WINDOW AREA.
15. IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE FILED WITH THE PLAT OF THE AREA.
16. LANDSCAPE BUFFERS AND SCREENING - SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ORDINANCE OF THE CITY OF WICHITA EXCEPT THAT LANDSCAPING SHALL BE 1-1/2 TIMES THE LANDSCAPE PLAN REQUIREMENT, EVERGREENS SHALL BE USED IN THIS LANDSCAPE BUFFER AND ALL MATURE EXISTING TREES WITHIN THIS LANDSCAPE BUFFER SHALL BE KEPT AND INCORPORATED INTO THE LANDSCAPE PLAN WHEN POSSIBLE. A LANDSCAPE PLAN INDICATING THE LOCATION, TYPE, AND SPECIFICATION OF PLANT MATERIALS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S). THE LANDSCAPE PLAN SHALL ALSO STATE HOW WATER IS TO BE PROVIDED TO THE PLANT MATERIALS. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN INSTALLED.
17. CROSS LOT CIRCULATION AGREEMENTS SHALL BE REQUIRED ON ALL PARCELS AT THE TIME OF PLATTING TO ASSURE INTERNAL VEHICULAR MOVEMENT BETWEEN PARCELS.
18. A PEDESTRIAN CIRCULATION SYSTEM, TO BE APPROVED BY THE PLANNING DIRECTOR PRIOR TO ISSUING ANY BUILDING PERMIT, SHALL BE PREPARED WHICH PROVIDES PEDESTRIAN CONNECTIONS FROM THE BUILDINGS WITHIN THE CUP TO THE SIDEWALKS ON TYLER, AND PROVIDES CONNECTIONS BETWEEN THE BUILDINGS.
19. 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 GOVERNING BODY, AND ANY SUBSTANTIAL DEVIATION OF THE PLAN, AS DETERMINED BY THE ZONING ADMINISTRATOR AND THE DIRECTOR OF PLANNING, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING CONSTRUCTION OF THE PROPOSED DEVELOPMENT.
20. ANY MAJOR CHANGES IN THIS DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND TO THE GOVERNING BODY FOR THEIR CONSIDERATION.
21. A MASONRY SCREEN WALL, 8 FEET IN HEIGHT, WITHIN A 5 FOOT WALL EASEMENT, SHALL BE REQUIRED ON THE NORTH AND WEST PROPERTY LINES WHERE ABUTTING RESIDENTIAL ZONING.

- PARCEL DESCRIPTION**
- PARCEL 1**
 USES - ALL USES PERMITTED IN "GC" EXCEPT REHABILITATION SERVICES, KENNELS, OUTDOOR RECREATION FACILITIES, AUTOMOTIVE VOCATIONAL SCHOOLS, VEHICLE STORAGE YARDS, LOUDSPEAKERS. ANY MOTEL OR HOTEL IN PARCEL 1 CANNOT HAVE WINDOWS FACING THE NORTH OR WEST RESIDENTIAL AREAS. ALL VEHICLE REPAIR SHALL BE PERFORMED INDOORS ONLY.
 GROSS AREA - 280,386.44 s.f.
 MAX. BUILDING COVERAGE - 84,115.93 s.f. (30%)
 MAX. GROSS FLOOR AREA - 89,723.66 s.f.
 FLOOR AREA RATIO - 0.32'
 MAX. BUILDING HEIGHT - 35'
 MAX. NUMBER OF BUILDINGS - 2
 PARKING - AS PER CODE
- PARCEL 2**
 USES - SAME AS PARCEL 1
 GROSS AREA - 21,444.91 s.f.
 MAX. BUILDING COVERAGE - 6,433.47 s.f. (30%)
 MAX. GROSS FLOOR AREA - 6,862.37 s.f.
 FLOOR AREA RATIO - 0.32'
 MAX. BUILDING HEIGHT - 35'
 MAX. NUMBER OF BUILDINGS - 2
 PARKING - AS PER CODE
- PARCEL 3**
 USES - SAME AS PARCEL 1
 GROSS AREA - 28,000 s.f.
 MAX. BUILDING COVERAGE - 8,400 s.f. (30%)
 MAX. GROSS FLOOR AREA - 8,960 s.f.
 FLOOR AREA RATIO - 0.32'
 MAX. BUILDING HEIGHT - 35'
 MAX. NUMBER OF BUILDINGS - 2
 PARKING - AS PER CODE
- PARCEL 4**
 USES - SAME AS PARCEL 1
 GROSS AREA - 29,000 s.f.
 MAX. BUILDING COVERAGE - 8,700 s.f. (30%)
 MAX. GROSS FLOOR AREA - 9,280 s.f.
 FLOOR AREA RATIO - 0.32'
 MAX. BUILDING HEIGHT - 35'
 MAX. NUMBER OF BUILDINGS - 2
 PARKING - AS PER CODE
- PARCEL 5**
 USES - SAME AS PARCEL 1
 GROSS AREA - 29,000 s.f.
 MAX. BUILDING COVERAGE - 8,700 s.f. (30%)
 MAX. GROSS FLOOR AREA - 9,280 s.f.
 FLOOR AREA RATIO - 0.32'
 MAX. BUILDING HEIGHT - 35'
 MAX. NUMBER OF BUILDINGS - 2
 PARKING - AS PER CODE
- PARCEL 6**
 USES - SAME AS PARCEL 1
 GROSS AREA - 38,704.48 s.f.
 MAX. BUILDING COVERAGE - 11,611.34 s.f. (30%)
 MAX. GROSS FLOOR AREA - 12,385.43 s.f.
 FLOOR AREA RATIO - 0.32'
 MAX. BUILDING HEIGHT - 35'
 MAX. NUMBER OF BUILDINGS - 2
 PARKING - AS PER CODE
- PARCEL 7**
 USES - SAME AS PARCEL 1
 GROSS AREA - 34,021.25 s.f.
 MAX. BUILDING COVERAGE - 10,206.38 s.f. (30%)
 MAX. GROSS FLOOR AREA - 10,886.81 s.f.
 FLOOR AREA RATIO - 0.32'
 MAX. BUILDING HEIGHT - 35'
 MAX. NUMBER OF BUILDINGS - 2
 PARKING - AS PER CODE
- PARCEL 8**
 USES - SAME AS PARCEL 1
 GROSS AREA - 40,687.99 s.f.
 MAX. BUILDING COVERAGE - 12,206.40 s.f. (30%)
 MAX. GROSS FLOOR AREA - 13,020.16 s.f.
 FLOOR AREA RATIO - 0.32'
 MAX. BUILDING HEIGHT - 35'
 MAX. NUMBER OF BUILDINGS - 2
 PARKING - AS PER CODE

HOLLAND COMMERCIAL C.U.P. (DP- 268)

DATE OF PREPARATION: 05/14/09

FILENAME: 818/CUP-REV.DWG

AM CONSULTING, INC.
ENGINEERING SERVICES
 142 N. Emporia Wichita, KS 67202
 316/285-2870 fax 316/285-2839