

STRIP CENTER WITH EXCESS LAND FOR SALE

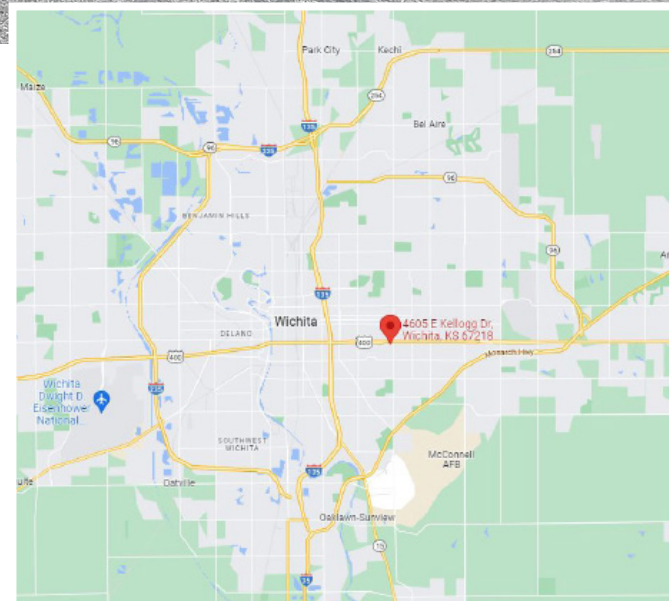


PROPERTY SUMMARY

- **LOCATION:** SWC of Kellogg/US-54 & Oliver St
- **BUILDING SIZE:** 14,144 sq. ft.
- **SALE PRICE:** \$995,000
- **LOT SIZE:** 3.39 acres
- **ZONING:** General Commercial
- **YEAR BUILT:** 1975
- **2022 TAXES:** \$25,205.25

HIGHLIGHTS

- 50' tall, 500 sq. ft. pylon signage permitted along Kellogg;
300 sq. ft. signage permitted along Oliver
- Excess land offers multiple use opportunities
- 3 access points to property
- Excellent access to Kellogg/US-54, I-135 & I-35



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OLIVER RETAIL CENTER COMMUNITY UNIT PLAN DP-261

GENERAL PROVISIONS:

- Total Land Area: 372,167 sq. ft. or 8.54 acres
Net Land Area: 372,167 sq. ft. or 8.54 acres
Total Gross Floor Area: 130,258 sq. ft.
Total Floor Area Ratio: 35 percent
- Parking shall be provided in accordance with Section 28.04.140 et seq. of the Code of the City of Wichita, unless otherwise specified in the parcel description.
- Setbacks are as indicated on the C.U.P. drawing. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.
- A Drainage Plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of platting improvements.
- A traffic study has been provided to the City of Wichita for this C.U.P. and street improvements to Oliver which address the traffic needs of this site are currently under design. This work is being done with Project #472-64016 to be bid in November, 2008.
- Signs shall be in accordance with the Sign Code of the City of Wichita.
 - As the frontage develops along the arterial roadways, signs shall be spaced a minimum of 150 feet apart. Inspection of how land is used or sold, except that the directional signs on Parcel A may be spaced 121 feet from other signs in the CUP.
 - Portable, off-site signs and billboards are not permitted.
 - Window display signs are limited to 25% of the window area.
 - Signs located within 300 feet of residentially zoned property shall not exceed 20 feet in height. The following described sign heights over 20 feet shall be permitted:
Parcel A: Sign angled to Kellogg and Oliver - 35 feet
Parcel B: Sign easement #1 - 25 feet
Parcel C: Sign easement #2 - 25 feet
Parcel D: Sign angled Kellogg Avenue - 50 feet
- Each parcel is permitted as least one free standing sign per arterial frontage with the following area restrictions:
 - Parcel A: 250 Sq. Ft. of signage angled to Kellogg Avenue & Oliver 15 Sq. Ft. of directional signage along Oliver limited to 4 feet in height
 - Parcel B: 500 Sq. Ft. of shared signage with Parcels A, B, C, D & E along Kellogg Avenue 15 Sq. Ft. of directional signage along Orms limited to 4 feet in height
 - Parcel C: 300 Sq. Ft. of shared signage with Parcels B & C along Oliver
 - Parcel D: 122 Sq. Ft. of signage along Oliver
 - Parcel E: 210 Sq. Ft. of signage along Kellogg Avenue
 - Parcel F: 300 Sq. Ft. of signage along Kellogg Avenue with a non-flashing LED price sign display 150 Sq. Ft. of signage along Oliver
 - Parcel G: 100 Sq. Ft. of signage along Oliver 9 Sq. Ft. of signage along Kellogg Avenue
- Individual electronic message signs shall be limited to 100 Sq. Ft. per sign.
- Building Signage
Building facades on the west and south sides on Parcels B & E, and on the west and east sides on Parcels F & G, that are located within 200 feet of residential zoning shall be limited to signage permitted in the NR (Neighborhood Retail) District.
- Signs permitted in all zoning districts shall be allowed on all parcels per 24.04.190 of the Wichita Sign Code.
- Signs along Oliver Avenue shall be monument type signs.
- Access Controls are as indicated.

- All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
 - Light poles shall be limited in height to 24 feet, except within 200 feet of residentially zoned property where light poles shall not exceed 15 feet in height or as listed on the parcel summary on the right side of this sheet.
 - Excessive use of both H.I. canopies and neon or fluorescent tube lighting on buildings is not permitted.
 - All exterior lighting shall be onto adjacent light disbursement in a downward direction and not directed residentially 200 feet exterior.
- Utilities shall be installed underground on all parcels, except the existing building on Parcel E.
- Landscaping for this site shall be required as follows:
 - Development of all parcels within the C.U.P. shall comply with the Landscaping Ordinance of the City of Wichita, Except Parcels B and E, which will be 1.5 times the required Landscaping Ordinance.
 - 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 Planning Department for their review and approval prior to issuance of a building permit.
 - 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.
 - Landscaping on the existing property owned by the City of Wichita shall be installed and maintained in accordance to the agreement with the City of Wichita (and as reviewed by the Design Council) and may be credited toward meeting landscaped street yard requirements. This credit shall not be used to reduce any screening or parking lot landscaping requirements of the Landscaping Ordinance. Street frontage along Glendale shall provide a landscaped street yard and parking lot screening if parking lots are located between the buildings and street.
- Screening Walls:
 - A six (6) foot high concrete/masonry wall shall be constructed along the south and west property lines of the C.U.P. where adjacent to residential uses and confined to the indicated easement. (See Drawing).
 - This wall shall be constructed of a pattern and color that is consistent with the building walls.
 - A wall will be extended north from the southwest corner of Parcel E and terminate 50 feet of the south line of the existing building. The location of the wall shall be approved with any building permit on Parcel E.
- Roof-top mechanical equipment shall be screened from ground level view.
 - Roof-top mechanical shall be appropriately screened to reasonably hide them from ground view.

- All buildings in the C.U.P. developed for Retail uses shall share compatible architectural character, color, texture, and the same predominant exterior building material, as determined by the Director of Planning. Building walls and roofs must have predominantly earth-tone colors, with vivid colors limited to incidental accent, and must employ materials that complement surrounding residential areas. Metal as an exterior material shall be limited to incidental accent or with approval of the director of planning the use of architectural metal panel/siding may be allowed. Parcel C shall be allowed a metal steel facade.
- Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in said fire lanes, 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.
- Parcels B and E shall be zoned "CC" General Commercial and shall be permitted those uses allowed by right in "CC" zoning, except as restricted below. All other parcels shall be zoned "LC" Limited Commercial, and be permitted those uses allowed by-right in the "LC" Limited Commercial zoning, except as restricted below. Parcels D, F and G shall allow car wash as a permitted use. The car wash use shall conform to UZC Sec. 18-0.6.f (unless specifically modified by this plan) and shall be subject to a staff approved site plan. No drive-in or drive-through facilities shall be located within 200 feet of residential zoning on Parcels B and E. No service station and convenience stores with gas islands, car washes, auditorium or stadium, recycling processing center, monument sales, outdoor recreation and entertainment, recreational vehicle campground, riding equestrian or stable, roads in the city, manufacturing general, outdoor storage (as a principal use), vehicle storage yard, washing/machine shop, Tattooing and Body Piercing Facilities shall be permitted on Parcels B and E. No Parcel within this C.U.P. shall allow the use of adult entertainment establishments, group residential, correctional placement residences, vehicle sales, multi-game, casho-style gambling facilities, private clubs, taverns, nightclubs, 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.
- Cross-lot circulation agreements for both vehicle and pedestrian traffic shall be required at the time of platting to assure internal vehicular and pedestrian movement with the C.U.P. A cross lot circulation agreement for vehicular traffic, will be required with Dewitt 2nd Addition at the time of platting.
- A plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits. The walk system shall link buildings with the arterial and/or perimeter sidewalks and provide connectivity between buildings.
- Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.
- 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 run with the land and be binding upon present owners, their successors and assigns.
- 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 or the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
- A circulation plan shall be submitted and approved by the Traffic Engineer in conjunction with the Planning Director prior to the issuance of any building permit, with the circulation plan being designed to discourage travel on Parkside and channel traffic toward Oliver for Parcels A, B, C, D and E.

LEGAL DESCRIPTION

Lots 1, 2, 3, 4 and 5, Block 1, AND Lots 1 and 2, Block 2, Ann Wabens Commercial Addition, Wichita, Sedgwick County, Kansas;
The North 70.00 feet of Lots 1, 2, 3, 4 and 5, EXCEPT that part part described as beginning at the northeast corner of said Lot 1; thence S00°00'26"E along the east line of said Lot 1, 59.99 feet; thence N89°59'26"W parallel with the north line of said Lot 1, 15.00 feet; thence N00°00'26"W parallel with said east line, 24.96 feet; thence N44°59'36"W, 28.29 feet; thence N89°59'26"W parallel with said north line, 95.10 feet to the west line of said Lot 5; thence N00°00'26"W along said west line, 15.00 feet to said north line; thence S89°59'26"E along said north line, 130.10 feet to the place of beginning, Block 1, Kellogg Heights Addition to Wichita, Kansas;

PARCEL A

A. Net Area: 64,026 sq. ft. or 1.47 acres
B. Maximum Building Coverage: 13,028 sq. Ft. or 30 percent
C. Maximum Gross Floor Area: 22,409 sq. ft.
D. Floor Area Ratio: 35 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 not be greater than 45 feet, however, heights of structures shall be subject to UZC Sec. 18-C.5.b.
G. Setbacks: See Drawing
H. Access Points See Drawing

PARCEL B

A. Net Area: 89,071 sq. ft. or 2.03 acres
B. Maximum Building Coverage: 26,883 sq. Ft. or 30 percent
C. Maximum Gross Floor Area: 31,364 sq. ft.
D. Floor Area Ratio: 35 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 not be greater than 45 feet, however, heights of structures shall be subject to UZC Sec. 18-C.5.b.
G. Setbacks: See Drawing
H. Access Points See Drawing

PARCEL C

A. Net Area: 33,026 sq. ft. or 0.76 acres
B. Maximum Building Coverage: 9,908 sq. Ft. or 30 percent
C. Maximum Gross Floor Area: 11,559 sq. ft.
D. Floor Area Ratio: 35 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 not be greater than 45 feet, however, heights of structures shall be subject to UZC Sec. 18-C.5.b.
G. Setbacks: See Drawing
H. Access Points See Drawing

PARCEL D

A. Net Area: 33,080 sq. ft. or 0.76 acres
B. Maximum Building Coverage: 11,724 sq. Ft. or 30 percent
C. Maximum Gross Floor Area: 13,872 sq. ft.
D. Floor Area Ratio: 35 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 not be greater than 45 feet, however, heights of structures shall be subject to UZC Sec. 18-C.5.b.
G. Setbacks: See Drawing
H. Access Points See Drawing

PARCEL E

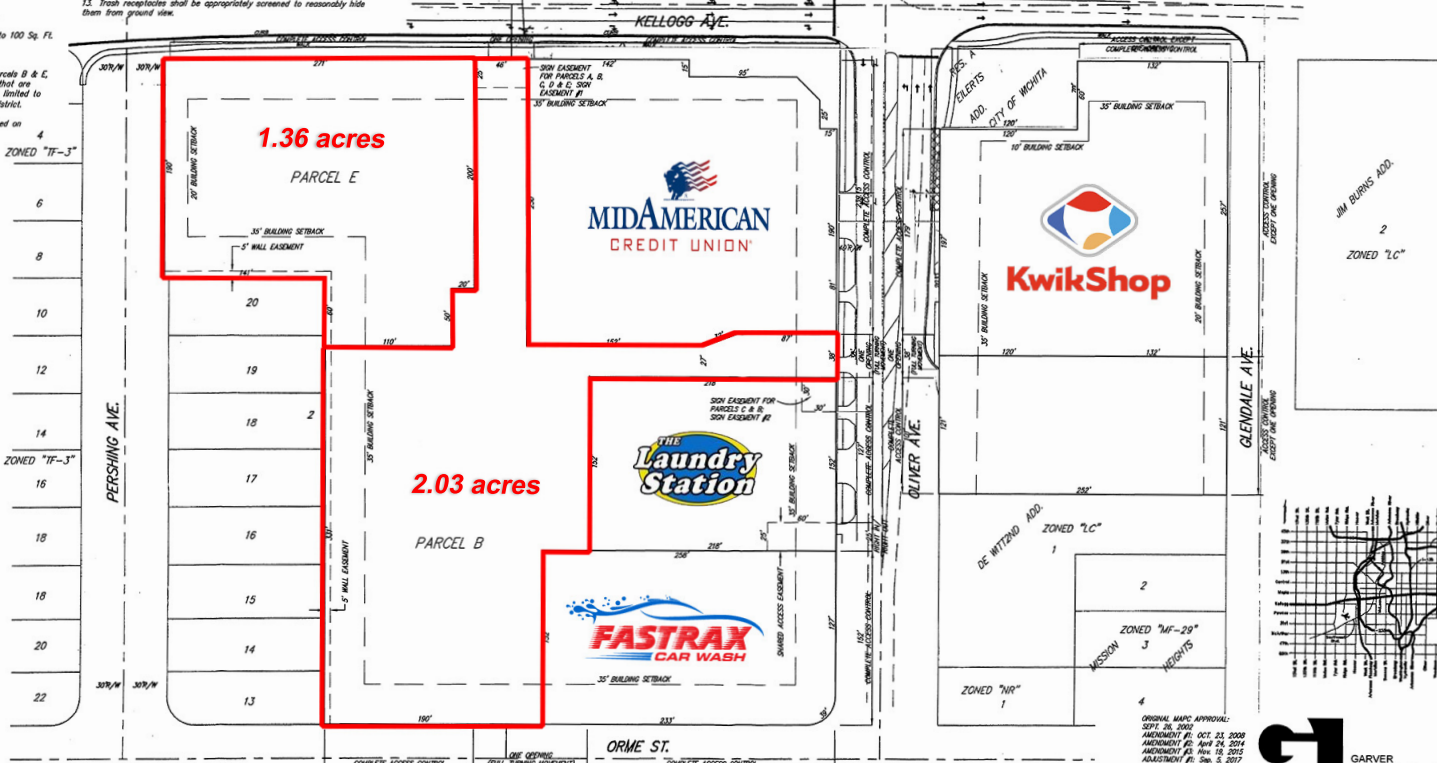
A. Net Area: 58,328 sq. ft. or 1.32 acres
B. Maximum Building Coverage: 17,698 sq. Ft. or 30 percent
C. Maximum Gross Floor Area: 20,412 sq. ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Buildings One (1)
F. Maximum building height to conform to Chapter 28.08 code of the city of Wichita, but shall not be greater than 45 feet, however, heights of structures shall be subject to UZC Sec. 18-C.5.b.
G. Setbacks: See Drawing
H. Access Points See Drawing

PARCEL F

A. Net Area: 57,604 sq. ft. or 1.32 acres
B. Maximum Building Coverage: 17,698 sq. Ft. or 30 percent
C. Maximum Gross Floor Area: 20,412 sq. ft.
D. Floor Area Ratio: 35 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 not be greater than 45 feet, however, heights of structures shall be subject to UZC Sec. 18-C.5.b.
G. Setbacks: See Drawing
H. Access Points See Drawing

PARCEL G

A. Net Area: 30,492 sq. ft. or 0.70 acres
B. Maximum Building Coverage: 8,145 sq. Ft. or 30 percent
C. Maximum Gross Floor Area: 10,672 sq. ft.
D. Floor Area Ratio: 35 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 not be greater than 45 feet, however, heights of structures shall be subject to UZC Sec. 18-C.5.b.
G. Setbacks: See Drawing
H. Access Points See Drawing



APPROVED CUP
DATE: 10-23-08
BY: [Signature]
MAPD ONLY 2/14

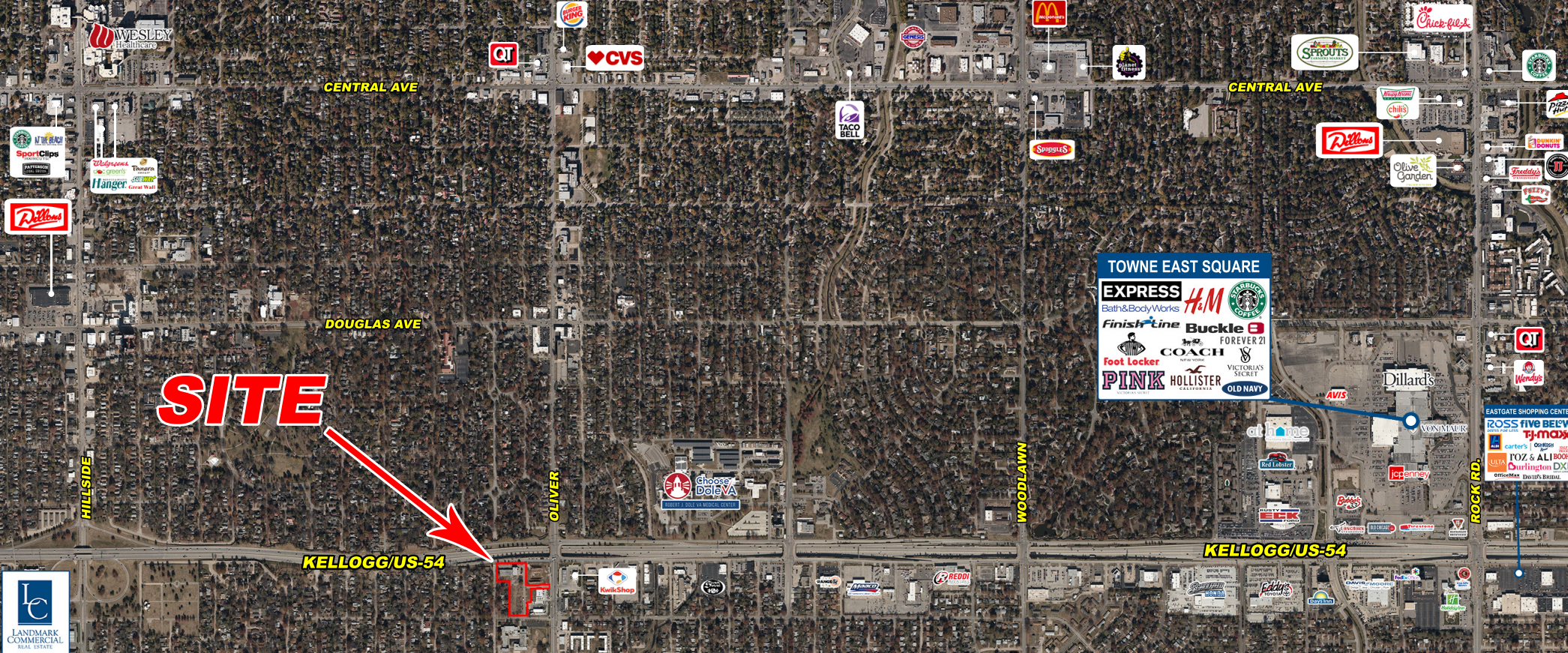
SCALE: 1" = 50'
DP-261
OLIVER RETAIL CENTER
COMMUNITY UNIT PLAN

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING & PLANNING

GARVER
924 N. Main Street
Wichita, KS 67203
(316) 264-8008
www.GarverUSA.com

PROJECT 1866002
DATE: FEB. 8, 2009

ORIGINAL MAPC APPROVAL:
SEPT. 26, 2008
AMENDMENT #1: OCT. 21, 2008
AMENDMENT #2: APR. 24, 2009
AMENDMENT #3: MAY 18, 2009
AMENDMENT #4: SEP. 8, 2009



SITE

CENTRAL AVE

DOUGLAS AVE

KELLOGG/US-54

CENTRAL AVE

KELLOGG/US-54

HILLSIDE

OLIVER

WOODLAWN

ROCK RD.

TOWNE EAST SQUARE

EXPRESS Bath & Body Works H&M STARBUCK COFFEE
Finish Line Buckle FOREVER 21
Foot Locker COACH VICTORIA'S SECRET
PINK HOLLISTER OLD NAVY

Dillard's

EASTGATE SHOPPING CENTER

ROSS five BELOW TJ-maxx
carter's OshKosh
POZ & ALI BOON'S
Durlington DXL
ottoMax David's Bridal

WESLEY Healthcare

CVS

CVS

TACO BELL

SPROUTS

SPROUTS

Dillard's

Olive Garden

Dillard's

CVS

Wendy's

Sport Clips

Hanger

Dillard's

Choose Dole

at home

SEK

Red Lobster

Bob's

Jac Penney

FedEx

Egyptian

FedEx

Egyptian

ROSS five BELOW

TJ-maxx

carter's OshKosh

POZ & ALI BOON'S

Durlington DXL

ottoMax David's Bridal

at home

SEK

Red Lobster

Bob's

Jac Penney

FedEx

Egyptian

chili's

Pizza Hut

Power House

Freddy's

Papa John's

Wendy's

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