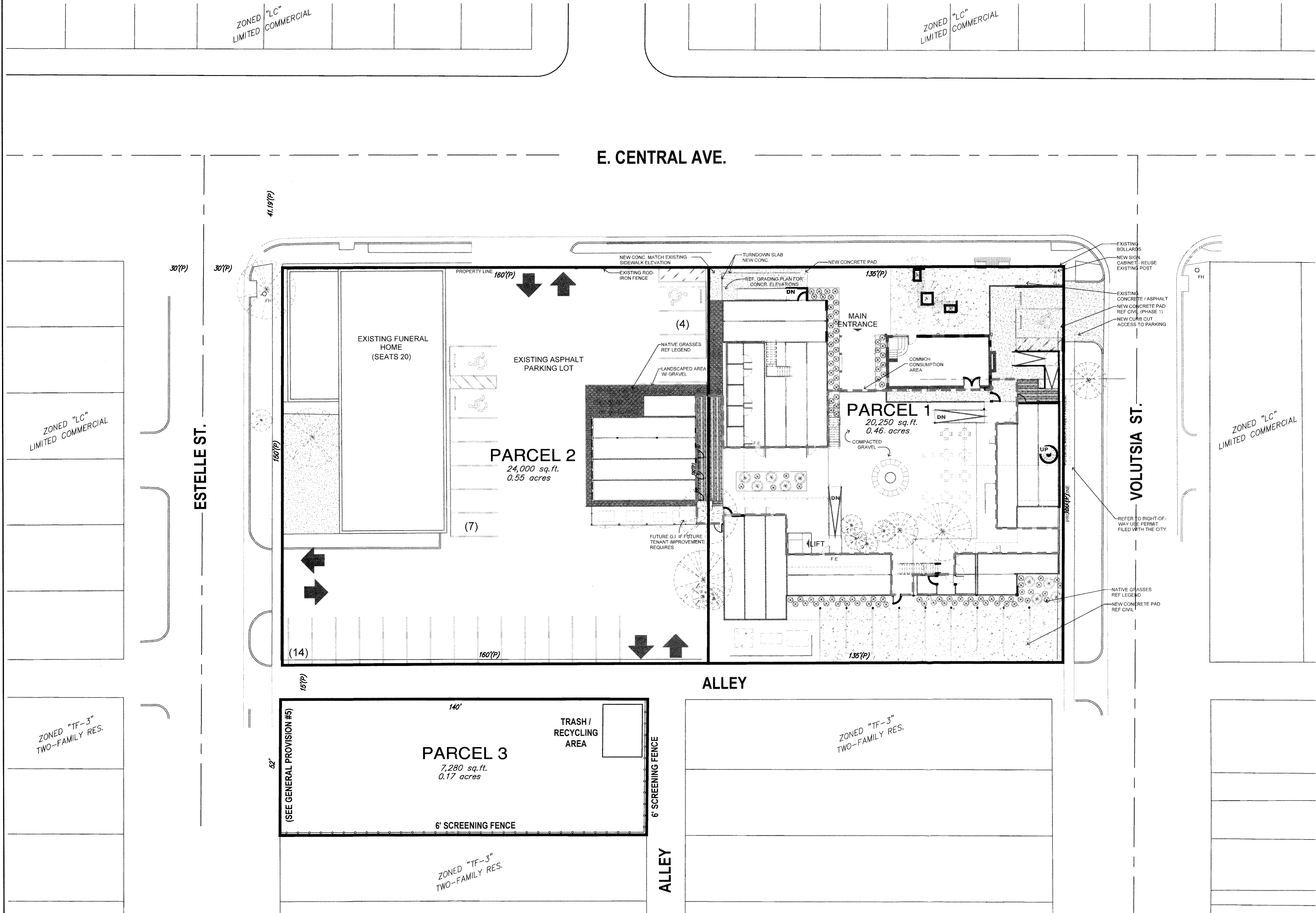


REVOLUTSIA COMMERCIAL
PLANNED UNIT DEVELOPMENT
PUD #53



PROJECT DESCRIPTION:

The intent of this Planned Unit Development is to redevelop two existing commercial buildings into a unique dining area which promotes walkability for area residents and employment centers. The applicants seek to provide a location for the development of a permanent outdoor food court at which vendors could occupy indoor space and provide both indoor and outdoor customer seating areas. The PUD allows a certain level of flexibility with site development regulations which would otherwise not be permitted under the existing zoning.

The PUD will permit the innovative use of interconnected, portable storage containers as the primary building design, with outdoor seating areas throughout the site. The PUD also envisions design features, such as a pedestrian crossing of Central Avenue, a transit stop, and a bike-sharing component, to create an accessible and pedestrian-friendly destination for the neighborhood. There will be up to three (3) commercial kitchens within these units, otherwise all food for sale will be prepared off-site and brought to the subject property. Ancillary uses, such as offices and other small-scale retail shops, may also be part of the project. The Central Avenue frontage of the subject property is paved, which will be incorporated into the project as a type of pedestrian plaza, thereby necessitating the use of planters as portable landscaping.

The applicants are wishing to begin construction of the project in one phase soon after receiving development application approvals.

PARCEL 1

A. Net Area:	20,250 sq. ft. ± or 0.46 acres ±
B. Maximum Building Coverage:	7,500 sq. ft. or 37 percent
C. Maximum Gross Floor Area:	12,900 sq. ft. or 64 percent ±
D. Floor Area Ratio:	
E. Maximum building height:	40 feet, except for any other structures exempt by the UZC.
F. Setbacks:	No minimum, but if an Interior Side Setback is provided it shall be at least five feet in width.
G. Permitted Uses:	See General Provision #3.

PARCEL 2

A. Net Area:	24,000 sq. ft. ± or 0.55 acres ±
B. Maximum Building Coverage:	8,400 sq. ft. or 35 percent
C. Maximum Gross Floor Area:	9,600 sq. ft. or 40 percent ±
D. Floor Area Ratio:	
E. Maximum building height:	40 feet, except for any other structures exempt by the UZC.
F. Setbacks:	No minimum, but if an Interior Side Setback is provided it shall be at least five feet in width.
G. Permitted Uses:	See General Provision #3.

PARCEL 3

A. Net Area:	7,280 sq. ft. ± or 0.17 acres ±
B. Maximum Building Coverage:	2,550 sq. ft. or 35 percent
C. Maximum Gross Floor Area:	2,912 sq. ft. or 40 percent ±
D. Floor Area Ratio:	
E. Maximum building height:	35 feet, except for any other structures exempt by the UZC.
F. Setbacks:	No minimum, but if an Interior Side Setback is provided it shall be at least five feet in width.
G. Permitted Uses:	See General Provision #3.

GENERAL PROVISIONS:

- Total Land Area: 51,430 sq. ft. ±
Total Gross Floor Area: 25,472 sq. ft.
Total Floor Area Ratio: 50 percent ±
- A minimum of 30 paved parking spaces shall be required for all uses in Parcels 1, 2 and 3, and may be provided within any parcel or combination of parcels. Any parking provided within Parcel 3 may be paved with an all-weather surface.
- Uses in Parcels 1 shall be limited to those permitted by-right in the "LC" Limited Commercial District, including the temporary display of a single vehicle. Uses in Parcels 2 and 3 shall be limited to those permitted by-right in the "NR" Neighborhood Retail District. Parcel 2 may allow a drinking establishment, as restricted to establishments serving wine, hard cider, or low-alcohol premixed cocktails. Parcels 1 and 2 may permit common consumption of alcohol within the courtyard area of the development as shown in the plan. This PUD specifically prohibits the following uses: retail liquor stores (except for stores selling only wine), adult entertainment establishments, sexually oriented business, correctional placement residences, night club in the city, night club in the county, and tavern and drinking establishment. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. Exterior audio systems that project sound beyond the boundaries of the P.U.D. are prohibited, except for those times associated with a community event as defined by the City Code of Wichita.
- In lieu of screening along the rear of the site, the southern elevations of the perimeter container buildings within Parcels 1 and 2 may act as a visual buffer. Architectural elevations shall be submitted and approved by the Director of Planning prior to the issuance of building permits to ensure compatible development near residentially-zoned properties to the south. Screening along the south and east property lines of Parcel 3 shall be provided by a 6-foot tall screening fence as indicated on the plan. Solid screening fence may be constructed of material similar to other buildings within the development.
- A landscape plan shall be prepared indicating the type, location, and specifications of all plant material. This plan shall be submitted and approved by the Planning Commission as part of the original application. Existing on-site vegetation, and portable landscaping, may be used to fulfill this requirement. A landscape plan consistent with the plan reviewed by the Planning Commission shall be submitted to the Director of Planning for final approval prior to issuance of building permits. The landscape street yard, buffer, and parking lot screening requirements of the Landscape Ordinance do not apply. Screening along the west line of Parcel 3 may be provided by a screening fence a minimum of 3 feet in height, and may be constructed of material similar to other buildings within the development. Any landscape screening provided may be located within the Estelle Avenue right-of-way for Parcels 2 and 3.
- Roof-mounted equipment and loading docks, trash receptacles, ground level heating, air conditioning and mechanical equipment, free-standing coolers or refrigeration units, outdoor storage, outdoor work areas or similar uses shall be screened from ground level view from any residentially-zoned property. Trash/recycling receptacles within Parcel 3 may be located as indicated on the plan.
- Setbacks shall be per the U.Z.C. for the "CBD" Central Business District.
- The site shall utilize building signs, as permitted by the "CBD" Central Business District, with one ground or pole sign permitted for Parcels 1 and 2. Further, no off-site, billboard or portable signs shall be permitted. There shall be no building signs facing any residentially-zoned property, except within Parcel 1.
- All exterior lighting shall be per the Unified Zoning Code, and shall be shielded to direct light disbursement in a downward direction.
- The design layout shown on the plan illustrates only one development concept. Slight modifications to the location of improvements may be permitted, provided they meet all requirements of this plan. All decks, patios and outdoor seating areas shall not count towards building coverage or gross floor area calculations.
- Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.
- The Transfer of title of all or any portion of land included within the Planned Unit Development (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.
- Prior to the issuance of building permits a site circulation planning shall be submitted to the Director of Planning for approval. The site circulation plan shall address pedestrian, bicycle, and transit connectivity to the site and shall include provisions for closure of the driveway approaches to Central Avenue.
- Prior to site development, the applicant shall guarantee the installation of a pedestrian crossing to the north across Central Avenue.
- The architectural character of buildings shall be consistent with the architectural renderings reviewed by the Planning Commission. Prior to issuance of building permits, architectural renderings shall be submitted to the Director of Planning for final approval.

LEGAL DESCRIPTION:

Lots 13-33, odd inclusive, on Central Avenue, Maple Grove Addition to Wichita, Kansas; TOGETHER WITH Lots 2-4, even inclusive, on Wynona Avenue, now Estelle Avenue, Maple Grove Addition to Wichita, Kansas.

REVISIONS:

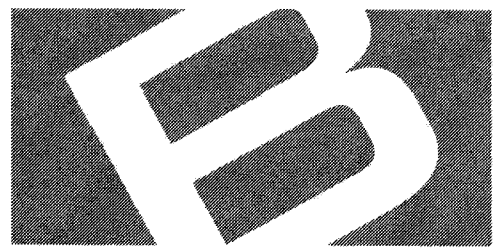
Draft Planned Unit Development:	May 3, 2017
Revised per staff comments:	May 19, 2017
Approved by MAPC:	June 8, 2017
Approved by City Council:	July 11, 2017
Revised per Administrative Adjustment:	June 4, 2018
Revised per Administrative Adjustment:	November 16, 2018
Revised per Amendment (PUD2019-08):	August 20, 2019

APPROVED PUD

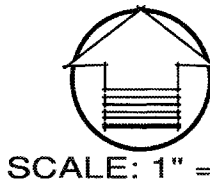
MAPC 7/11/19
WCC 8/20/19
MAPD 1 of 2

PUD #53

REVOLUTSIA COMMERCIAL
PLANNED UNIT DEVELOPMENT



BAUGHMAN



SCALE: 1" = 20'

REVOLUTSIA COMMERCIAL

PLANNED UNIT DEVELOPMENT

PUD #53

CENTRAL AVENUE

PROJECT DESCRIPTION:

The intent of this Planned Unit Development is to redevelop two existing commercial buildings into a unique dining area which promotes walkability for area residents and employment centers. The applicants seek to provide a location for the development of a permanent outdoor food court at which vendors could occupy indoor space and provide both indoor and outdoor customer seating areas. The PUD allows a certain level of flexibility with site development regulations which would otherwise not be permitted under the existing zoning.

The PUD will permit the innovative use of interconnected, portable storage containers as the primary building design, with outdoor seating areas throughout the site. The PUD also envisions design features, such as a pedestrian crossing of Central Avenue, a transit stop, and a bike-sharing component, to create an accessible and pedestrian-friendly destination for the neighborhood. There will be up to three (3) commercial kitchens within these units, otherwise all food for sale will be prepared off-site and brought to the subject property. Ancillary uses, such as offices and other small-scale retail shops, may also be part of the project. The Central Avenue frontage of the subject property is paved, which will be incorporated into the project as a type of pedestrian plaza, thereby necessitating the use of planters as portable landscaping.

The applicants are wishing to begin construction of the project in one phase soon after receiving development application approvals.

GENERAL PROVISIONS:

1. Total Land Area: 20,250 sq. ft. ±
or 0.46 acres ±
Total Gross Floor Area: 12,900 sq.ft.
Total Floor Area Ratio: 64 percent ±
2. A minimum of 10 paved parking spaces shall be required for all uses in Parcel 1.
3. Uses in Parcel 1 shall be limited to those permitted by-right in the "NR" Neighborhood Retail District. This PUD specifically prohibits the following uses: retail liquor stores (except for stores selling only wine), adult entertainment establishments; sexually oriented business; correctional placement residences; night club in the city; night club in the county; and tavern and drinking establishment. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. Exterior audio systems that project sound beyond the boundaries of the P.U.D. are prohibited, except for those times associated with a community event as defined by the City Code of Wichita.
4. In lieu of screening along the rear of the site, the southern elevations of the perimeter container buildings within Parcel 1 may act as a visual buffer. Architectural elevations shall be submitted and approved by the Director of Planning prior to the issuance of building permits to ensure compatible development near residentially-zoned properties to the south.
5. A landscape plan shall be prepared indicating the type, location, and specifications of all plant material. This plan shall be submitted by the Planning Commission as part of the original application. Existing on-site vegetation, and portable landscaping, may be used to fulfill this requirement. A landscape plan consistent with the plan reviewed by the Planning Commission shall be submitted to the Director of Planning for final approval prior to issuance of building permits. The landscape street yard, buffer, and parking lot screening requirements of the Landscape Ordinance do not apply.
6. Roof-mounted equipment and loading docks, trash receptacles, ground level heating, air conditioning and mechanical equipment, free-standing coolers or refrigeration units, outdoor storage, outdoor work areas or similar uses shall be screened from ground level view from any residentially-zoned property.
7. Setbacks shall be per the UZC for the "CBD" Central Business District.
8. The site shall utilize building signs, as permitted by the "CBD" Central Business District, with one ground or pole sign. Further, no off-site, billboard or portable signs shall be permitted. There shall be no building signs facing any residentially-zoned property.
9. All exterior lighting shall be per the Unified Zoning Code, and shall be shielded to direct light disbursement in a downward direction.
10. The design layout shown on the plan illustrates only one development concept. Slight modifications to the location of improvements may be permitted, provided they meet all requirements of this plan. All decks, patios and outdoor seating areas shall not count towards building coverage or gross floor area calculations.
11. Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.
12. The Transfer of title of all or any portion of land included within the Planned Unit Development (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.
13. 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.
14. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
15. Prior to the issuance of building permits a site circulation planning shall be submitted to the Director of Planning for approval. The site circulation plan shall address pedestrian, bicycle, and transit connectivity to the site and shall include provisions for closure of the driveway approaches to Central Avenue.
16. Prior to site development, the applicant shall guarantee the installation of a pedestrian crossing to the north across Central Avenue.
17. The architectural character of buildings shall be consistent with the architectural renderings reviewed by the Planning Commission. Prior to issuance of building permits, architectural renderings shall be submitted to the Director of Planning for final approval.

PARCEL 1

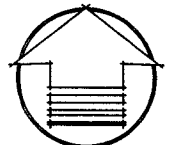
A. Net Area:	20,250 sq. ft. ± or 0.46 acres ±
B. Maximum Building Coverage:	7,500 sq.ft. or 37 percent
C. Maximum Gross Floor Area:	12,900 sq.ft.
D. Floor Area Ratio:	or 64 percent ±
E. Maximum building height:	40 feet, except for any other structures exempt by the UZC.
F. Setbacks:	No minimum, but if an Interior Side Setback is provided it shall be at least five feet in width.
G. Permitted Uses:	See General Provision #3.

LEGAL DESCRIPTION:

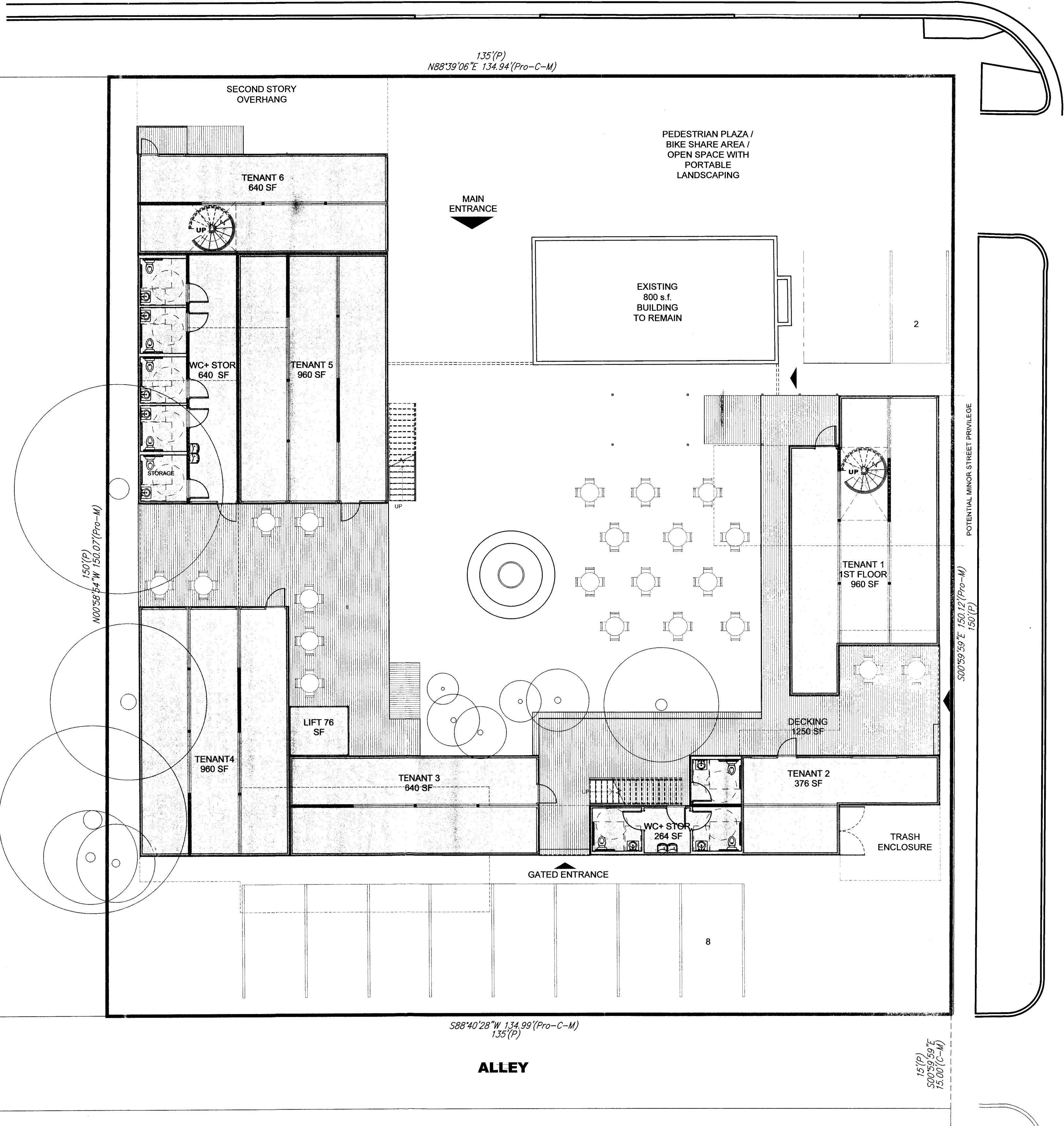
Lots 25-33, add inclusive on Central Avenue, Maple Grove Addition to Wichita, Kansas

REVISIONS:

Draft Planned Unit Development:	May 3, 2017
Revised per staff comments:	May 19, 2017
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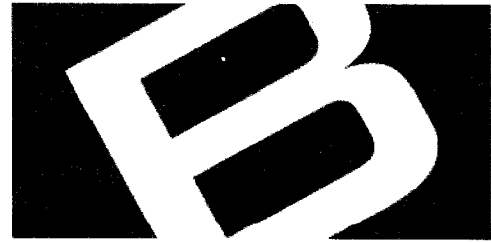
SCALE: 1" = 20'



VOLUTSIA STREET

PUD #53

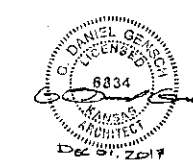
REVOLUTSIA COMMERCIAL
PLANNED UNIT DEVELOPMENT



BAUGHMAN

SHELDE
ARCHITECTURAL

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Tel. 316.253.4300
800 E. First, Suite 140
Wichita, Kansas 67202
SHELDENARCHITECTURE.COM



SHIPPING CONTAINER EXTERIOR PAINT

SHERWIN WILLIAMS SHERLACATIC PAINT SURFACE OF METAL MUST BE CLEANED OF DIRT AND RUST. PRIME PER MANUFACTURER'S (SHERWIN WILLIAMS) RECOMMENDATIONS.

PHT-GN	GREEN (COLOR TBD)
PHT-GY	GRAY (COLOR TBD)
PHT-LGN	LIGHT GREEN (COLOR TBD)
PHT-LGY	LIGHT GRAY (COLOR TBD)
PHT-WT	WHITE (COLOR TBD)

REVOLUTSIA
BOKEH DEVELOPM

2721 E. CENTRAL AVE. WICHITA, KS. 67214

PROJECT NO. 16-0050	
ISSUE:	DATE:
PERMIT SET	03.NOV.17
PERMIT REVISIONS	22.NOV.17

[illegible]

EXTERIOR ELEVATIONS

A2.1

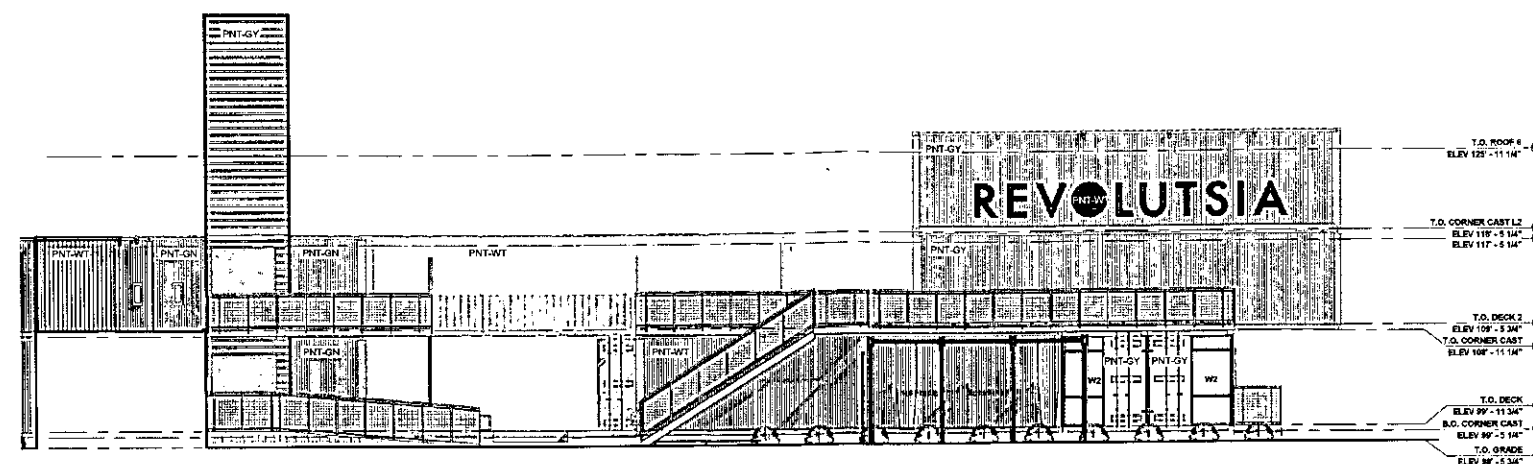
© 2016 Sheldon Architecture, Inc.



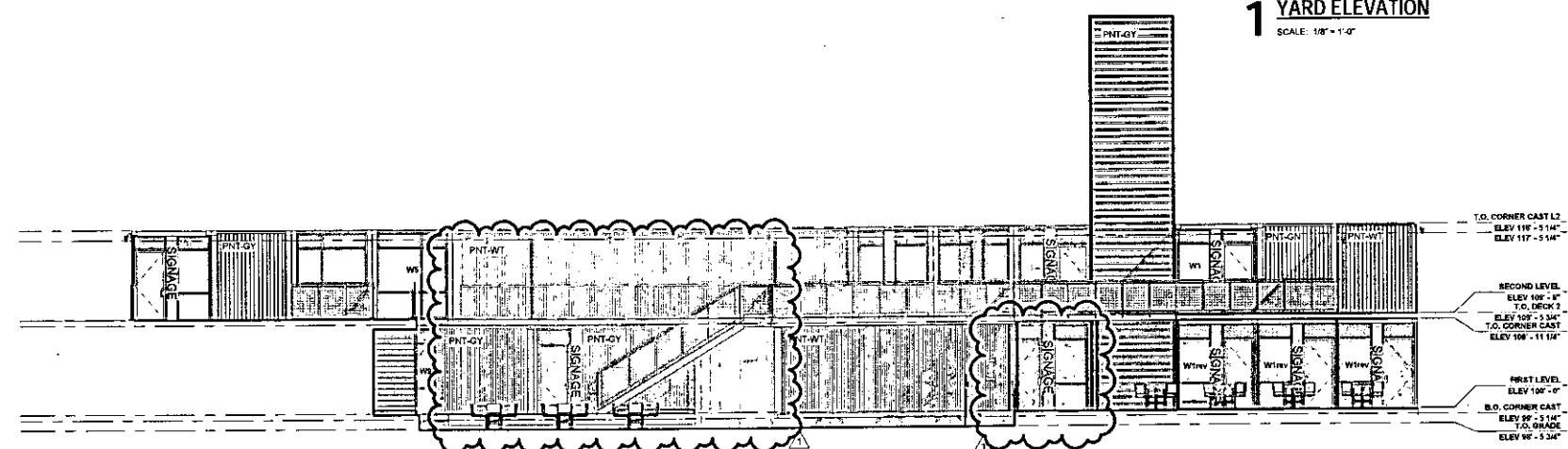
PUD #53 Arch Rev Dec 68 #4 + #17

Date: 12-1-17 

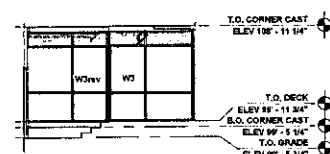
Page 2 of 7



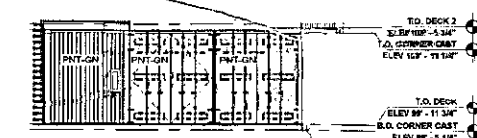
1 YARD ELEVATION



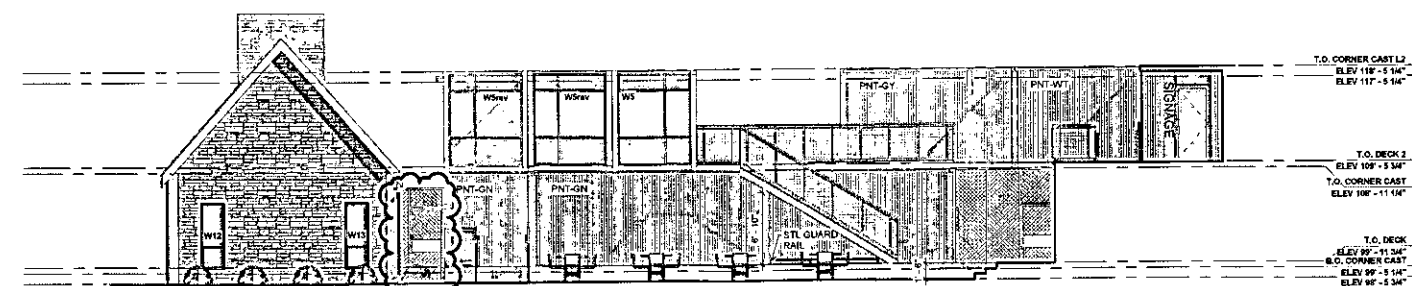
3 YARD ELEVATION



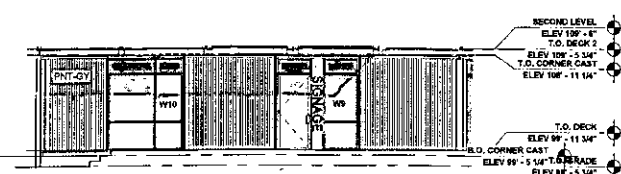
2 YARD ELEVATION



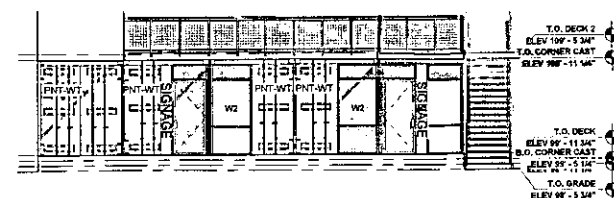
4 YARD ELEVATION



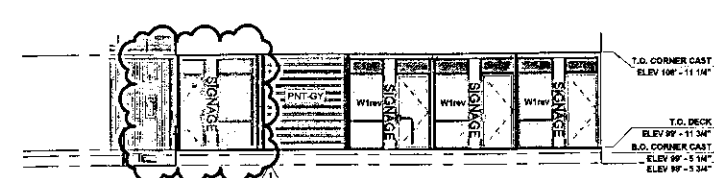
5 YARD ELEVATION



6 YARD ELEVATION

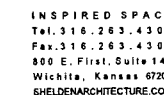


7 YARD ELEVATION



8 YARD ELEVATION
SCALE: 1/8" = 1'-0"

POD #53 Site Circ Pkg per 6/15
2-25-19 



Technical drawing of a wheelchair showing dimensions and labels. Dimensions include 5'-0", 2'-3", 1'-3" DIA, 1'-0", 1'-4", 3", 4", 2'-2", 1'-0", 1'-1", 15", 7'-0", and 2'-0". Labels include "CENTERLINE OF RADIUS", "Pc", and "Pc".

1'-0"

1'-6"

STEEL SIGN W/ WHITE SYMBOL & LETTERING (BLACK BACKGROUND)

1-1/2" RADIUS CORNERS

2 1/2" GALV. STEEL PIPE W/ DOMED CAP. PAINT PIPE AND CAP BLACK

8" DIA. CONC. PIER

E. CENTRAL AVE.

EXISTING FUNERAL HOME (SEATS 20) NOT IN CONTRACT

EXISTING ASPHALT PARKING LOT

MAIN ENTRANCE

LIFT

PROPERTY LINE

ALLEY

VOLUSIA ST.

SCALE: 1" = 10'

CALLOUT: REFER TO RIGHT-OF-WAY USE PERMIT FILED WITH THE CITY

BOKEH DEVELOPMENT

[illegible]

SA1.1

MATERIAL LEGEND

BATT INSULATION	R-19 FIBERGLASS WALL INSULATION
COMPACTED GRAVEL	CRUSHED AND COMPACTED GRAVEL, G.C. TO VERIFY INSTALLATION AND RECIPES FOR MIXTURE AND INSTALL MEET THE REG. GUIDELINES AND COMPLY W ASTM 1951
EXTERIOR WOOD BEAMS	CEDAR TO MATCH ARCH SAMPLE
FINISH GRADE	VERIFY GRADE ELEV.-SEE GRADING PLAN
FLAG STONE	PATIO FLAG STONE PAVERS W QUICKCRETE SAND MIX GROUT
GATE & GAURDRAIL	GALVANIZED HOG PANEL WELDED TO 1 1/2 X TUBE STEEL FRAMING, STEEL FRAMING TO BE PREPARED PRIMED AND PAINTED
GYP. BD.	5/8" TYPE "X" GYPSUM BOARD UNLESS OTHERWISE NOTED.
H.M. DOOR AND FRAME	HOLLOW METAL DOOR AND FRAME SEE DOOR SCHEDULE, PAINT FINISH, COMPLETELY FILL FRAMES W BATT INSULATION.
INSULATING GLAZING	1" INSULATING CLEAR + CLEAR ENERGY SELECT 73 (3) IG GLASS SYSTEM-1/4" CLEAR EXT. + 1/32" MELL. + 1/4" CLEAR ENERGY SELECT 73 (3) INT. GLASS ON NEOPRENE PADS AND SET IN COMPRESSION SET VINYL GLAZING STRIPS, GLASS TO BE TEMPERED AS REQ. GLAZING-COLOR: CLEAR-LOCATION: ALL AREAS
METAL FLASHING	28 GA. GALV. SHEET METAL WHERE CONCEALED FROM VIEW
METAL STUD FRAMING	18 GA. METAL STUDS @ 16" O.C. MAX. SIZE VARIES OR AS INDICATED BY PARTITION TYPE & STRUCTURAL
PERIMETER INSULATION	BETWEEN ADJACENT CONTAINER EXTERIOR WALLS, SKIM COAT CLOSED CELL SPRAYFOAM INSULATION
ROOFING MEMBRANE	FLUID APPLIED FULLY ADHERED SILICONE ROOF COATING SPANNING CONTINUOUSLY ALONG THE CONNECTING JOINT BETWEEN ADJACENT CONTAINERS, COATING TO FULLY COVER POLYURETHANE SEALANT AND EITHER TOP SIDE RAIL
SEALANT BACKER	POLYURETHANE FOAM SEALANT OR EXPANDING FOAM SEALANT TAPE, APPLIED BETWEEN THE TOP SIDE RAILS OF ADJOINING CONTAINERS, SERVES AS BACKER TO MODIFIED POLYURETHANE SEALANT.
SEALANT	MODIFIED POLYURETHANE SEALANT INSTALLED PER MANUFACTURERS STANDARDS
SIDEWALK	4" CONCRETE OVER SAND BED SEE SITE PLAN FOR LOCATIONS AND GRADING PLAN FOR HEIGHT.
STOREFRONT EXTERIOR ALUM.	KAWNEER 451-T (OR EQUAL) V.G. CENTER SET, INSIDE GLAZED, THERMALLY BROKEN, CLEAR ANODIZED FRAMING SYSTEM W 350 MEDIUM STYLE DOORS & RAILS FOR 1" GLAZING, INSTALL PER MANUFACTURERS RECOMMENDATIONS, ENSURE END DAMS ARE THOROUGHLY SEALED.
SHIPPING CONTAINER EXTERIOR PAINT	
SHERWIN WILLIAMS SHERLASTIC PAINT, SURFACE OF METAL MUST BE CLEANED OF DIRT AND RUST, PRIME PER MANUFACTURER'S (SHERWIN WILLIAMS) RECOMMENDATIONS	
PNT-GN	GREEN (COLOR TBD)
PNT-GY	GREY (COLOR TBD)
PNT-LGN	LIGHT GREEN (COLOR TBD)
PNT-LGY	LIGHT GREY (COLOR TBD)
PNT-WT	WHITE (COLOR TBD)



INSPIRED SPACE
Tel: 316.263.4300
800 E. First, Suite 140
Wichita, Kansas 67202
SHELDENARCHITECTURE.COM



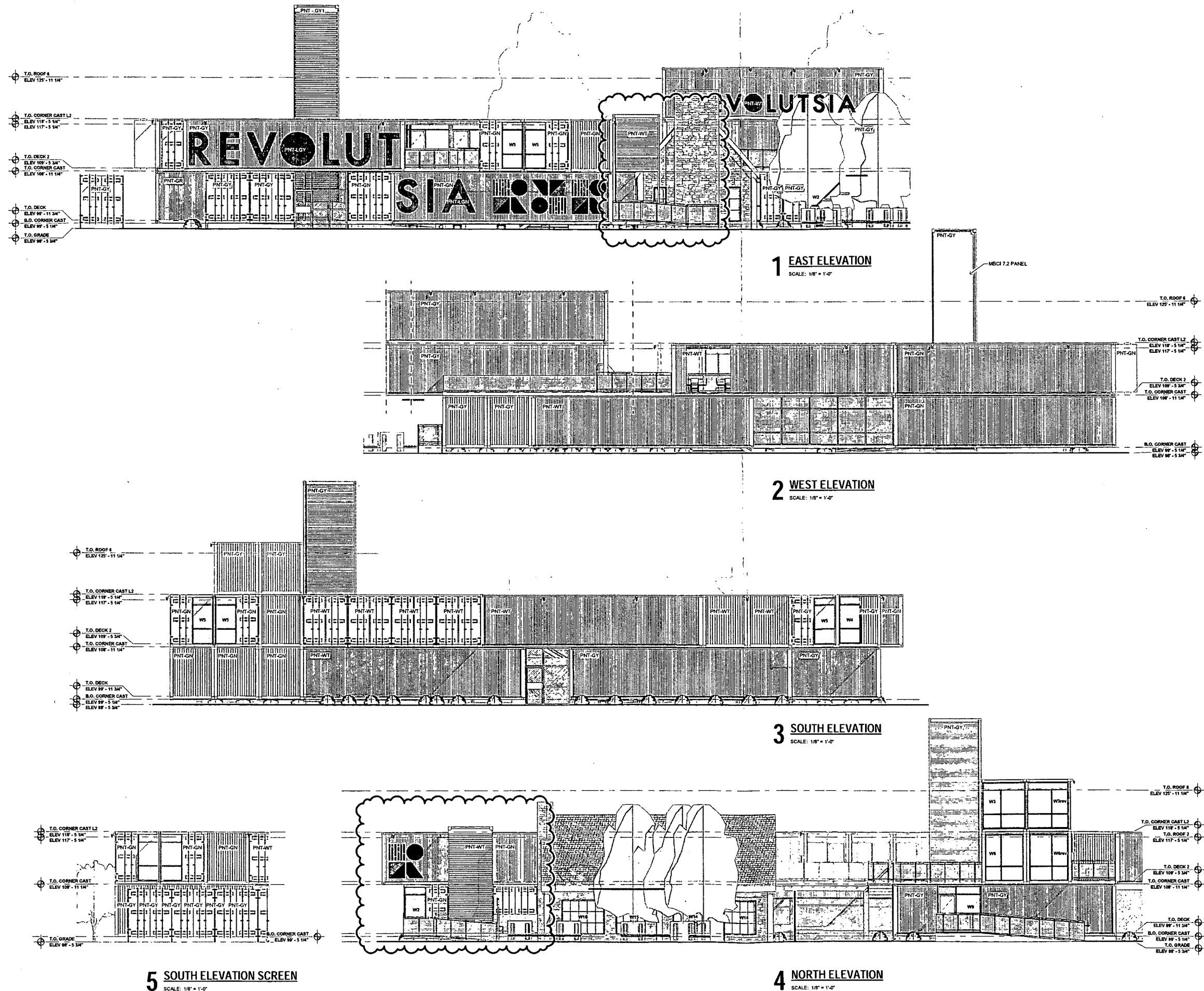
REVOLUTSIA
BOKEH DEVELOPMENT

2721 E. CENTRAL AVE. WICHITA, KS. 67214

PROJECT NO.	16-0050
ISSUE:	DATE:
PERMIT SET	03 NOV.17
PERMIT REVISIONS	22 NOV.17
FOR CONSTRUCTION	12 DEC.17
P2 - AS1#2	21 FEB.19

EXTERIOR ELEVATIONS

A2.0



POD #53 Arch Rev per GP#41#17

2-25-19

SK