THE PADDOCK
PLANNED UNIT DEVELOPMENT
PUD #52

PROJECT DESCRIPTION:

The intent of this Planned Unit Development is to provide adequate industrial acreage to support an existing manufacturing operation on an adjacent site. This PUD seeks to offer a location for the development of industrial facilities for vendors within close proximity to the primary manufacturing use to the west.

Both industrial projects support on–site manufacturing of goods, with significant outdoor storage of manufactured products, distribution facilities, as well as other supportive land uses. The restrictions found within this PUD provides continuity in zoning with the Lange West Street Industrial PUD (PUD #43) to the west. The PUD provides the standard elimination of the more intensive land uses, while providing a plan for the development of over 100 acres. The PUD also permits exceptions to development standards, such as the use of compacted aggregate outdoor storage areas.

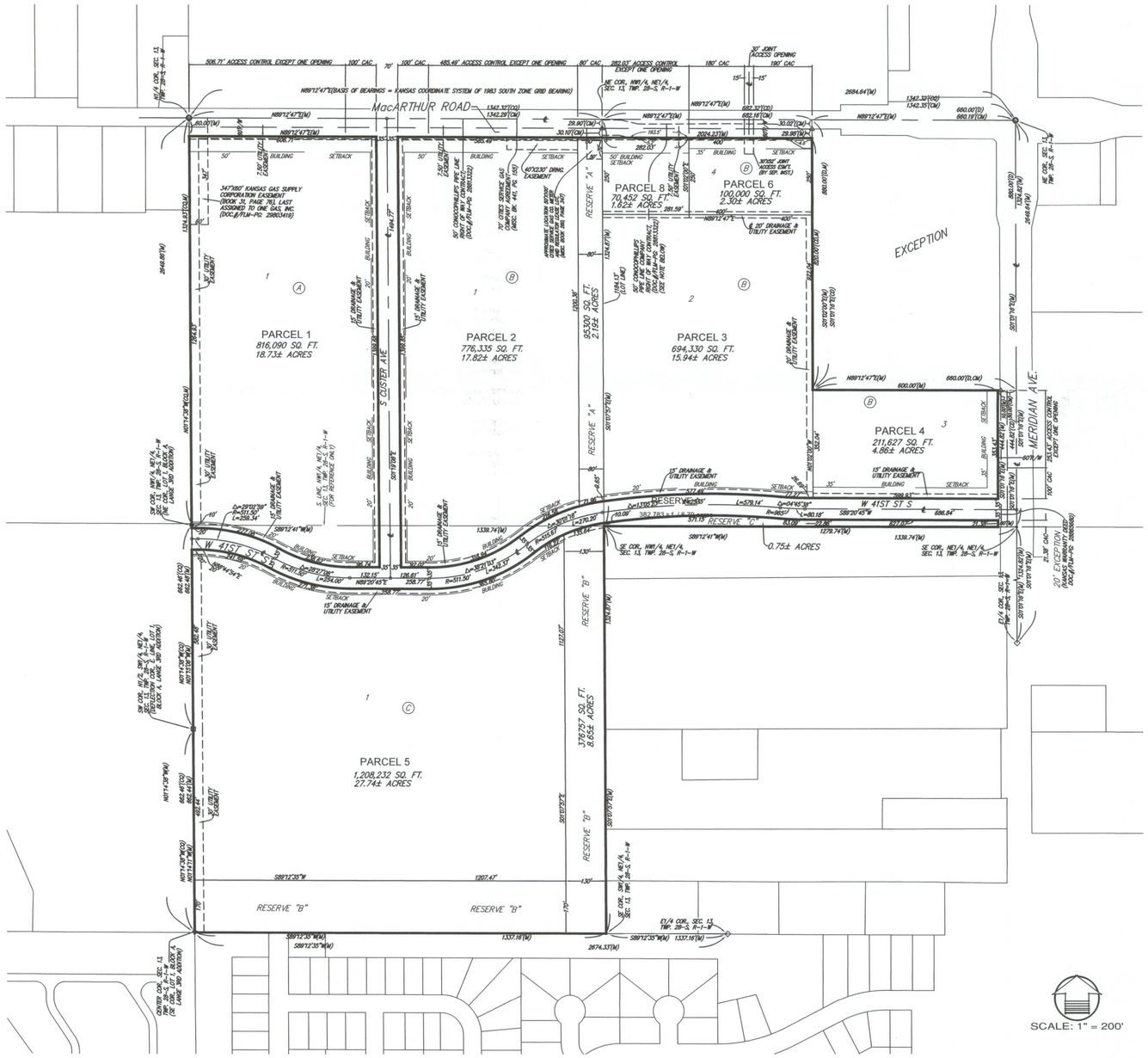
The applicant operates an expanding business, and is in the process of developing other large–acreage, mixed–use projects within the vicinity. The initial intent is to locate various support businesses within this PUD, including manufacturing, warehousing, wholesale business services, office, and small scale retail. The PUD provides two parcels for potential commercial uses, with Parcel 5 also providing a lot for the potential expansion of the manufacturing use to the west. The intent is to plat the property immediately following approval, with the frontages most–like developing first, and expanding to the eastern and southern portions as the market determines.

LEGAL DESCRIPTION:

Paddock Industrial Addition, Wichita, Sedgwick County, Kansas.

REVISIONS:

Draft Planned Unit Development:	*April 10, 2017*
Revised per staff comments:	*May 10, 2017*
Approved by MAPC:	*June 27, 2017*
Approved by County Commission:	*July 5, 2017*
Revised per administrative adjustment:	*April 21, 2020*
Revised per administrative adjustment:	*September 25, 2023*
Revised per administrative adjustment:	*May 9, 2025*



PARCEL 1

A.	*Net Area:*	*816,090 sq. ft. ± or 18.73 acres ±*
B.	*Maximum Building Coverage:*	*244,827 sq.ft. or 30 percent*
C.	*Maximum Gross Floor Area:*	*285,631.5 sq.ft.*
D.	*Floor Area Ratio:*	*35 percent*
E.	*Maximum building height:*	*80 feet, except for any other structures exempt by the UZC.*
F.	*Setbacks:*	*See Drawing*
G.	*Permitted Uses:*	*See General Provision #5.*

PARCEL 2

A.	*Net Area:*	*776,335 sq. ft. ± or 17.82 acres ±*
B.	*Maximum Building Coverage:*	*232,900 sq.ft. or 30 percent*
C.	*Maximum Gross Floor Area:*	*271,717.25 sq.ft.*
D.	*Floor Area Ratio:*	*35 percent*
E.	*Maximum building height:*	*80 feet, except for any other structures exempt by the UZC.*
F.	*Setbacks:*	*See Drawing*
G.	*Permitted Uses:*	*See General Provision #5.*

PARCEL 3

A.	*Net Area:*	*623,878 sq. ft. ± or 14.32 acres ±*
B.	*Maximum Building Coverage:*	*187,163 sq.ft. or 30 percent*
C.	*Maximum Gross Floor Area:*	*218,357 sq.ft.*
D.	*Floor Area Ratio:*	*35 percent*
E.	*Maximum building height:*	*80 feet, except for any other structures exempt by the UZC.*
F.	*Setbacks:*	*See Drawing*
G.	*Permitted Uses:*	*See General Provision #5.*

PARCEL 4

A.	*Net Area:*	*211,627 sq. ft. ± or 4.86 acres ±*
B.	*Maximum Building Coverage:*	*63,488 sq.ft. or 30 percent*
C.	*Maximum Gross Floor Area:*	*74,069 sq.ft.*
D.	*Floor Area Ratio:*	*35 percent*
E.	*Maximum building height:*	*80 feet, except for any other structures exempt by the UZC.*
F.	*Setbacks:*	*See Drawing*
G.	*Permitted Uses:*	*See General Provision #5.*

PARCEL 5

A.	*Net Area:*	*1,208,232 sq. ft. ± or 27.74 acres ±*
B.	*Maximum Building Coverage:*	*362,470 sq.ft. or 30 percent*
C.	*Maximum Gross Floor Area:*	*422,881 sq.ft.*
D.	*Floor Area Ratio:*	*35 percent*
E.	*Maximum building height:*	*80 feet, except for any other structures exempt by the UZC.*
F.	*Setbacks:*	*See Drawing*
G.	*Permitted Uses:*	*See General Provision #5.*

PARCEL 6 *COMBINED WITH PARCEL 7 ON 3–6–2024*

A.	*Net Area:*	*100,000 sq. ft. ± or 2.30 acres ±*
B.	*Maximum Building Coverage:*	*30,000 sq.ft. or 30 percent*
C.	*Maximum Gross Floor Area:*	*35,000 sq.ft.*
D.	*Floor Area Ratio:*	*35 percent*
E.	*Maximum building height:*	*80 feet, except for any other structures exempt by the UZC.*
F.	*Setbacks:*	*See Drawing*
G.	*Permitted Uses:*	*See General Provision #5.*

GENERAL PROVISIONS:

1. *Total Land Area: 4,596,823 sq. ft. ± or 105.53 acres ±*
   Total Gross Floor Area: 1,332,315 sq.ft.
   Total Floor Area Ratio: 35 percent
2. *Parking requirements shall be calculated at 1 parking space per 1,000 square feet of building area. Parking for all retail, restaurant, or similar commercial uses shall be in accordance with the UZC.*

   Outdoor storage areas and long–term tractor trailer parking areas may be surfaced with crushed rock or similar material. All employee and customer parking areas shall be paved in accordance with the appropriate jurisdiction's engineering standards.
3. *Setbacks are as indicated on the P.U.D. drawing.*
4. *A Drainage Plan shall be submitted to Public Works Department for approval. Required guarantees for drainage shall be provided at the time of platting improvements.*
5. *Uses in Parcels 1–8 shall be limited to those permitted by–right in the "LI" Limited Industrial district, except the following: correctional facility; correctional placement residence, limited and general; day reporting center; kennel, boarding/breeding/training; night club in the city; pawn shop; secondhand store; sexually oriented business in the city or the county; tattooing and body piercing facility (city); tavern and drinking establishment; asphalt or concrete plant, limited and general; and grain storage. Reserve "A" is reserved for open space, landscaping, drainage purposes, berms, and utilities as confined to easements. Reserve "B" is reserved for open space, landscaping, drainage purposes, berms, screening walls, and utilities as confined to easements. Reserve "C" is reserved for open space, landscaping, drainage purposes, berms, screening walls, signage/entry monuments, and utilities.*
6. *Arterial access shall be limited to four openings to MacArthur Road as indicated on the Plan, one opening to Meridian Avenue, and/or as approved by the City Engineer. One access opening may be up to 36 feet in width to accommodate truck traffic.*
7. *Screening shall be as indicated on the plan. Fences or walls shall be constructed where indicated on the plan of a consistent pattern and color. The use of ribbed flat–panel, non–corrugated, metal as a screening material is permitted.*
8. *Landscaping will be per the Landscape Ordinance.*
9. *Storage of merchandise shall be allowed outside an enclosed building only in compliance with the general screening standards of the Unified Zoning Code and the following additional standards: (1) no outdoor storage or work areas shall be permitted in any building setback; and (2) no required off–street parking space or loading area shall be utilized for storage. Outdoor storage areas may be surfaced with crushed rock or similar material.*
10. *Roof–mounted equipment and loading docks, trash receptacles, ground level heating, air conditioning and mechanical equipment, free–standing coolers or refrigeration units, outdoor storage including portable storage containers, outdoor work areas or similar uses shall be screened from ground level view along Meridian Avenue and MacArthur Road and any residentially zoned property.*
11. *Setbacks shall be as indicated on the plan, otherwise shall be per the UZC for the "LI" zoning district.*
12. *No overhead doors or loading docks within 200 feet of residential zoning, except Parcel 4 is permitted overhead doors within 200 feet of residential zoning.*
13. *All signs shall be limited to signs that would be allowed in the "LC" Limited Commercial zoning district; no off–site, billboard or portable signs shall be permitted except for off–site signs advertising uses located within this tract that shall be allowed to have signage placed on signs fronting Meridian Avenue and MacArthur Road.*
14. *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.*
15. *Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.*
16. *Development may be phased based on the ability to provide adequate water and sanitary sewer infrastructure.*
17. *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.*
18. *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.*
19. *Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.*

PARCEL 8

A.	*Net Area:*	*70,452 sq. ft. ± or 1.62 acres ±*
B.	*Maximum Building Coverage:*	*121,136 sq.ft. or 30 percent*
C.	*Maximum Gross Floor Area:*	*24,658 sq.ft.*
D.	*Floor Area Ratio:*	*35 percent*
E.	*Maximum building height:*	*80 feet, except for any other structures exempt by the UZC.*
F.	*Setbacks:*	*See Drawing*
G.	*Permitted Uses:*	*See General Provision #5.*

RESERVE A

A.	*Net Area:*	*95,300 sq. ft. ± or 2.19 acres ±*
B.	*Permitted Uses:*	*See General Provision #5.*

RESERVE B

A.	*Net Area:*	*376,757 sq. ft. ± or 8.65 acres ±*
B.	*Permitted Uses:*	*See General Provision #5.*

RESERVE C

A.	*Net Area:*	*32,490 sq. ft. ± or 0.75 acres ±*
B.	*Permitted Uses:*	*See General Provision #5.*

Dated July 8, 2025
APPROVED PUD
MAPC Per Admin Adjustment
PUD25-12 1084

PUD #52

THE PADDOCK
PLANNED UNIT DEVELOPMENT

BAUGHMAN

OWN
Engineering beyond.™

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 8, 2025

Southborough Partners
4340 S. West Street
Wichita, KS 67217

O'Reilly Auto Enterprises, LLC
233 S. Patterson Ave.
Springfield, MO 65802

RE: PUD2025-00012 – Administrative Adjustment in the City to The Paddock Planned Unit Development PUD #52 to create Parcel 8 associated with a lot split; located on the south side of West MacArthur Avenue and within one-quarter mile west of South Meridian Avenue.

Legal Description: Lot 2A, Block B, Paddock Industrial Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We received and reviewed your request for an Administrative Adjustment to PUD #52 to create Parcel 8 associated with Lot Split LSP2025-00019. The new Parcel 8 is being created from Parcel 3.

The following reflects the proposed modifications identified in red letters. Please note that the Parcel description for Parcel 3 must be altered to show a decrease in size with the creation of Parcel 8.

GENERAL PROVISIONS

Parcel 3

Net Area:	~~694,330 sq. ft. or 15.94 Ac.~~ 623,878 sq. ft. or 14.32 acres +/-
Max. Building Coverage:	~~208,299 sq. ft.~~ 187,163 sq. ft., or 30 percent
Max. Gross Floor Area:	~~244,066 sq. ft.~~ 218,357 sq. ft.
Floor Area Ratio:	35 percent
Maximum Building Height:	80 feet, except for any other structures exempt by the UZC.
Setbacks:	See Drawing
Permitted Uses: See	General Provision #5

Parcel 8

Net Area:	70,452 sq. ft. or 1.62 acres +/-
Max. Building Coverage:	21,136 sq. ft., or 30 percent
Max. Gross Floor Area:	24,658 sq. ft.
Floor Area Ratio:	35 percent
Maximum Building Height:	80 feet, except for any other structures exempt by the UZC.

Setbacks: See Drawing
Permitted Uses: See General Provision #5

On the basis of our review, we find that adjusting the PUD in the manner stated above is consistent with the approved PUD and will not have an adverse effect on the PUD or adjacent properties, nor will it be a substantial deviation of the original plan.

Our signatures below indicate that the PUD shall be adjusted as stated in this letter. This PUD adjustment shall not be deemed to alter any other provisions of the PUD except as expressly stated herein.

The "Development Application" sign should now be removed from the property. Please submit one (1) electronic copy and four (4) full-sized paper copies of the revised PUD drawing within 60 days in order for this adjustment to be considered final.

Scott Wadle, Director
Metropolitan Area Planning Department

J.R. COX JR.

John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Dalton Glasscock, CM District IV
Brooke Kauchak, CSR District IV

THE PADDOCK
PLANNED UNIT DEVELOPMENT
PUD #52

PROJECT DESCRIPTION:

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Both industrial projects support on-site manufacturing of goods, with significant outdoor storage of manufactured products, distribution facilities, as well as other supportive land uses. The restrictions found within this PUD provides continuity in zoning with the Lange West Street Industrial PUD (PUD #43) to the west. The PUD provides the standard elimination of the more intensive land uses while providing a plan for the development of over 100 acres. The PUD also permits exceptions to development standards, such as the use of compacted aggregate outdoor storage areas.

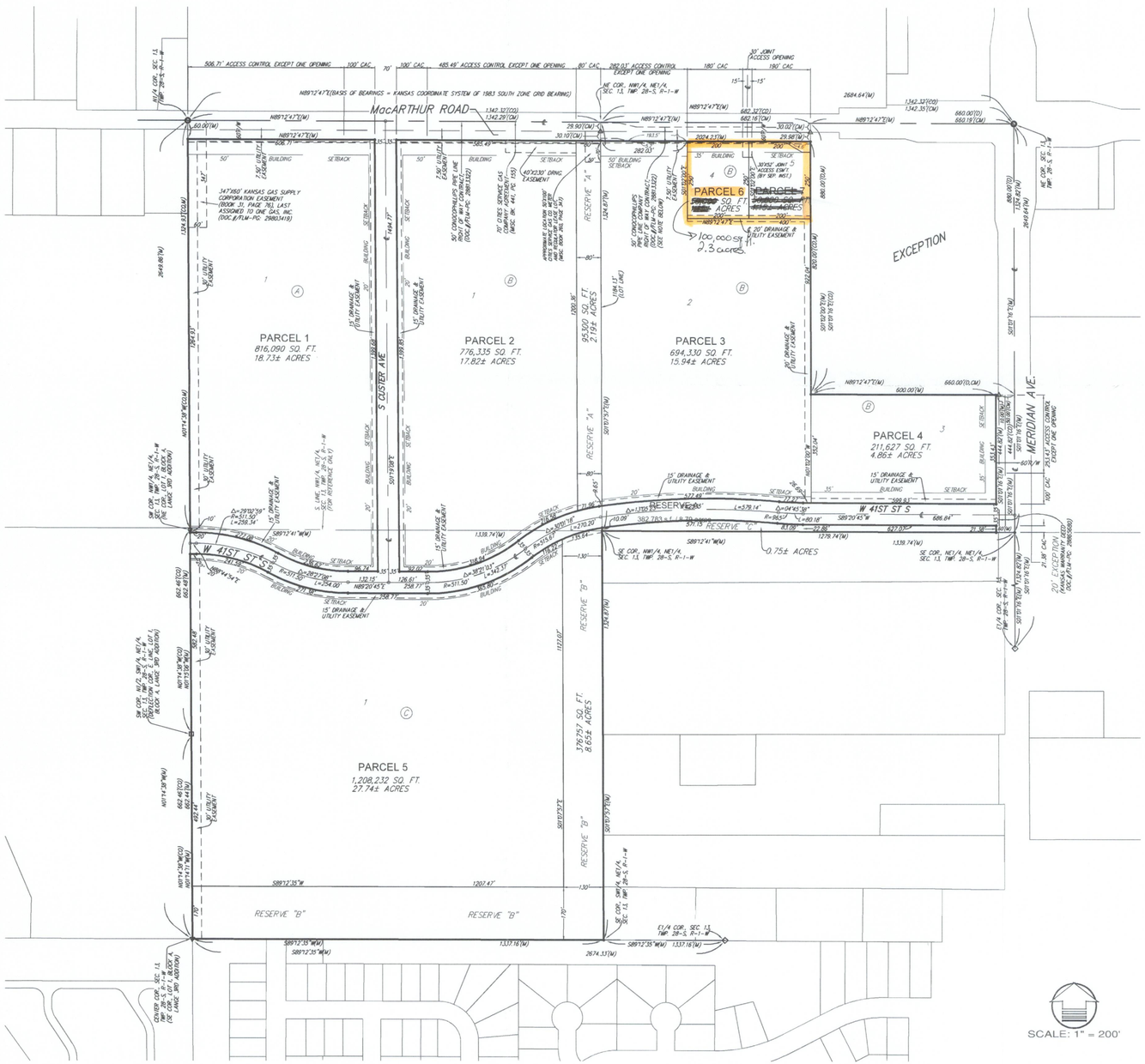
The applicant operates an expanding business, and is in the process of developing other large-acreage, mixed-use projects within the vicinity. The initial intent is to locate various support businesses within this PUD, including manufacturing, warehousing, wholesale business services, office, and small scale retail. The PUD provides two parcels for potential commercial uses, with Parcel 5 also providing a lot for the potential expansion of the manufacturing use to the west. The intent is to plot the property immediately following approval, with the frontages most-like developing first, and expanding to the eastern and southern portions as the market determines.

LEGAL DESCRIPTION:

Paddock Industrial Addition, Wichita, Sedgwick County, Kansas.

REVISIONS:

Draft Planned Unit Development:	*April 10, 2017*
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PARCEL 1

A.	Net Area:	816,090 sq. ft. ± or 18.73 acres ±
B.	Maximum Building Coverage:	244,827 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	285,631.5 sq.ft.
D.	Floor Area Ratio:	35 percent
E.	Maximum building height:	80 feet, except for any other structures exempt by the UZC.
F.	Setbacks:	See Drawing
G.	Permitted Uses:	See General Provision #5.

PARCEL 2

A.	Net Area:	776,335 sq. ft. ± or 17.82 acres ±
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C.	Maximum Gross Floor Area:	271,717.25 sq.ft.
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E.	Maximum building height:	80 feet, except for any other structures exempt by the UZC.
F.	Setbacks:	See Drawing
G.	Permitted Uses:	See General Provision #5.

PARCEL 3

A.	Net Area:	694,330 sq. ft. ± or 15.94 acres ±
B.	Maximum Building Coverage:	208,299 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	243,015.5 sq.ft.
D.	Floor Area Ratio:	35 percent
E.	Maximum building height:	80 feet, except for any other structures exempt by the UZC.
F.	Setbacks:	See Drawing
G.	Permitted Uses:	See General Provision #5.

PARCEL 4

A.	Net Area:	211,627 sq. ft. ± or 4.86 acres ±
B.	Maximum Building Coverage:	63,488 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	74,069 sq.ft.
D.	Floor Area Ratio:	35 percent
E.	Maximum building height:	80 feet, except for any other structures exempt by the UZC.
F.	Setbacks:	See Drawing
G.	Permitted Uses:	See General Provision #5.

PARCEL 5

A.	Net Area:	1,208,232 sq. ft. ± or 27.74 acres ±
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C.	Maximum Gross Floor Area:	422,881 sq.ft.
D.	Floor Area Ratio:	35 percent
E.	Maximum building height:	80 feet, except for any other structures exempt by the UZC.
F.	Setbacks:	See Drawing
G.	Permitted Uses:	See General Provision #5.

PARCEL 6

A.	Net Area:	100,000 / 2.3	~~50,000~~ sq. ft. ± / ~~1.15~~ acres ±
B.	Maximum Building Coverage:	30,000	~~15,000~~ sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	35,000	~~17,500~~ sq.ft.
D.	Floor Area Ratio:		35 percent
E.	Maximum building height:		80 feet, except for any other structures exempt by the UZC.
F.	Setbacks:		See Drawing
G.	Permitted Uses:		See General Provision #5.

A.A. PUD 24-03
Approved 3/6/24

~~PARCEL 7~~ - Eliminated Per A.A. PUD 24-03

~~A.~~	~~Net Area:~~	~~50,000 sq. ft. ± or 1.15 acres ±~~
~~B.~~	~~Maximum Building Coverage:~~	~~15,000 sq.ft. or 30 percent~~
~~C.~~	~~Maximum Gross Floor Area:~~	~~17,500 sq.ft.~~
~~D.~~	~~Floor Area Ratio:~~	~~35 percent~~
~~E.~~	~~Maximum building height:~~	~~80 feet, except for any other structures exempt by the UZC.~~
~~F.~~	~~Setbacks:~~	~~See Drawing~~
~~G.~~	~~Permitted Uses:~~	~~See General Provision #5.~~

GENERAL PROVISIONS:

1. *Total Land Area: 4,596,823 sq. ft. ± or 105.53 acres ±*
   Total Gross Floor Area: 1,332,315 sq.ft.
   Total Floor Area Ratio: 35 percent
2. *Parking requirements shall be calculated at 1 parking space per 1,000 square feet of building area. Parking for all retail, restaurant, or similar commercial uses shall be in accordance with the UZC.*

   Outdoor storage areas and long-term tractor trailer parking areas may be surfaced with crushed rock or similar material. All employee and customer parking areas shall be paved in accordance with the appropriate jurisdiction's engineering standards.
3. *Setbacks are as indicated on the P.U.D. drawing.*
4. *A Drainage Plan shall be submitted to Public Works Department for approval. Required guarantees for drainage shall be provided at the time of platting improvements.*
5. *Uses in Parcels 1-7 shall be limited to those permitted by-right in the "LI" Limited Industrial district, except the following: correctional facility; correctional placement residence, limited and general; day reporting center; kennel, boarding/breeding/training; night club in the city; pawn shop; secondhand store; sexually oriented business in the city or the county; tattooing and body piercing facility (city); tavern and drinking establishment; asphalt or concrete plant, limited and general; and grain storage. Reserve "A" is reserved for open space, landscaping, drainage purposes, berms, and utilities as confined to easements. Reserve "B" is reserved for open space, landscaping, drainage purposes, berms, screening walls, and utilities as confined to easements. Reserve "C" is reserved for open space, landscaping, drainage purposes, berms, screening walls, signage/entry monuments, and utilities.*
6. *Arterial access shall be limited to four openings to MacArthur Road as indicated on the Plan, one opening to Meridian Avenue, and/or as approved by the City Engineer. One access opening may be up to 36 feet in width to accommodate truck traffic.*
7. *Screening shall be as indicated on the plan. Fences or walls shall be constructed where indicated on the plan of a consistent pattern and color. The use of ribbed flat-panel, non-corrugated, metal as a screening material is permitted.*
8. *Landscaping will be per the Landscape Ordinance.*
9. *Storage of merchandise shall be allowed outside an enclosed building only in compliance with the general screening standards of the Unified Zoning Code and the following additional standards: (1) no outdoor storage or work areas shall be permitted in any building setback; and (2) no required off-street parking space or loading area shall be utilized for storage. Outdoor storage areas may be surfaced with crushed rock or similar material.*
10. *Roof-mounted equipment and loading docks, trash receptacles, ground level heating, air conditioning and mechanical equipment, free-standing coolers or refrigeration units, outdoor storage including portable storage containers, outdoor work areas or similar uses shall be screened from ground level view along Meridian Avenue and MacArthur Road and any residentially zoned property.*
11. *Setbacks shall be as indicated on the plan, otherwise shall be per the UZC for the "LI" zoning district.*
12. *No overhead doors or loading docks within 200 feet of residential zoning, except Parcel 4 is permitted overhead doors within 200 feet of residential zoning.*
13. *All signs shall be limited to signs that would be allowed in the "LC" Limited Commercial zoning district; no off-site, billboard or portable signs shall be permitted except for off-site signs advertising uses located within this tract that shall be allowed to have signage placed on signs fronting Meridian Avenue and MacArthur Road.*
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16. *Development may be phased based on the ability to provide adequate water and sanitary sewer infrastructure.*
17. *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.*
18. *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.*
19. *Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.*

RESERVE A

A.	Net Area:	95,300 sq. ft. ± or 2.19 acres ±
B.	Permitted Uses:	See General Provision #5.

RESERVE B

A.	Net Area:	376,757 sq. ft. ± or 8.65 acres ±
B.	Permitted Uses:	See General Provision #5.

RESERVE C

A.	Net Area:	32,490 sq. ft. ± or 0.75 acres ±
B.	Permitted Uses:	See General Provision #5.

Dated 3/6/24 per A.A. PUD 24-03
Dated 9/25/23
APPROVED PUD
MAPC Per Admin Adjustment
Copy 1 of 4
PUD 03-10

PUD #52
THE PADDOCK
PLANNED UNIT DEVELOPMENT

BAUGHMAN

Wichita-Sedgwick County Metropolitan Area Planning Department

Southborough Partners
Attn: Ryan Mills
4340 South West Street
Wichita, KS 67217

March 6, 2024

Evans Building Company
Attn: Bill Johnson
5555 North Larson Road
Maize, KS 67101

RE: PUD2024-00003 – Administrative Adjustment in the City to the Paddock PUD #52 to combine Parcels 6 and 7 to facilitate new development on property located on the south side of West MacArthur Road and within one-quarter mile west of South Meridian Avenue.

Legal Description: Lots 4 and 5, Block B, Paddock Industrial Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We received and reviewed your request for an Administrative Adjustment to PUD #52 to combine Parcels 6 and 7 in order to facilitate the construction of a 21,000 square foot building and possible future expansion.

The following reflects the proposed modifications identified in red letters:

GENERAL PROVISIONS

Parcel 6

A. Net Area: ~~50,000~~ 100,000 sq. ft. +/- or ~~1.15~~ 2.3 acres +/-

B. Maximum Building Coverage: ~~15,000~~ 30,000 sq. ft. or 30 percent

C. Maximum Gross Floor Area: ~~17,500~~ 35,000 sq. ft.

D. Floor Area Ratio: 35 percent

E. Maximum building height: 80 feet, except for any other structures exempt by the UZC.

F. Setbacks: See Drawing

G. Permitted Uses: See General Provision #5

Parcel 7

Eliminated per Administrative Adjustment PUD2024-00003

~~A. Net Area: 50,000 sq. ft. +/- or 1.15 acres +/-~~

~~B. Maximum Building Coverage: 15,000 sq. ft. or 30 percent~~

~~C. Maximum Gross Floor Area: 17,500 sq. ft.~~

~~D. Floor Area Ratio: 35 percent~~

~~E. Maximum building height: 80 feet, except for any other structures exempt by the UZC.~~

~~F. Setbacks: See Drawing~~

~~G. Permitted Uses: See General Provision #5~~

On the basis of our review, we find that adjusting the PUD in the manner stated above is consistent with the approved PUD and will not have an adverse effect on the PUD or adjacent properties, nor will it be a substantial deviation of the original plan.

Our signatures below indicate that the PUD shall be adjusted as stated in this letter. This PUD adjustment shall not be deemed to alter any other provisions of the PUD except as expressly stated herein.

The "Development Application" sign should now be removed from the property. Please submit one (1) electronic copy and four (4) full-sized paper copies of the revised PUD drawing within 60 days in order for this adjustment to be considered final.

Scott Wadle, Director
Metropolitan Area Planning Department

J.R. Cox JR.

John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Dalton Glasscock, CM District IV
Brooke Kauchak, CSR District IV

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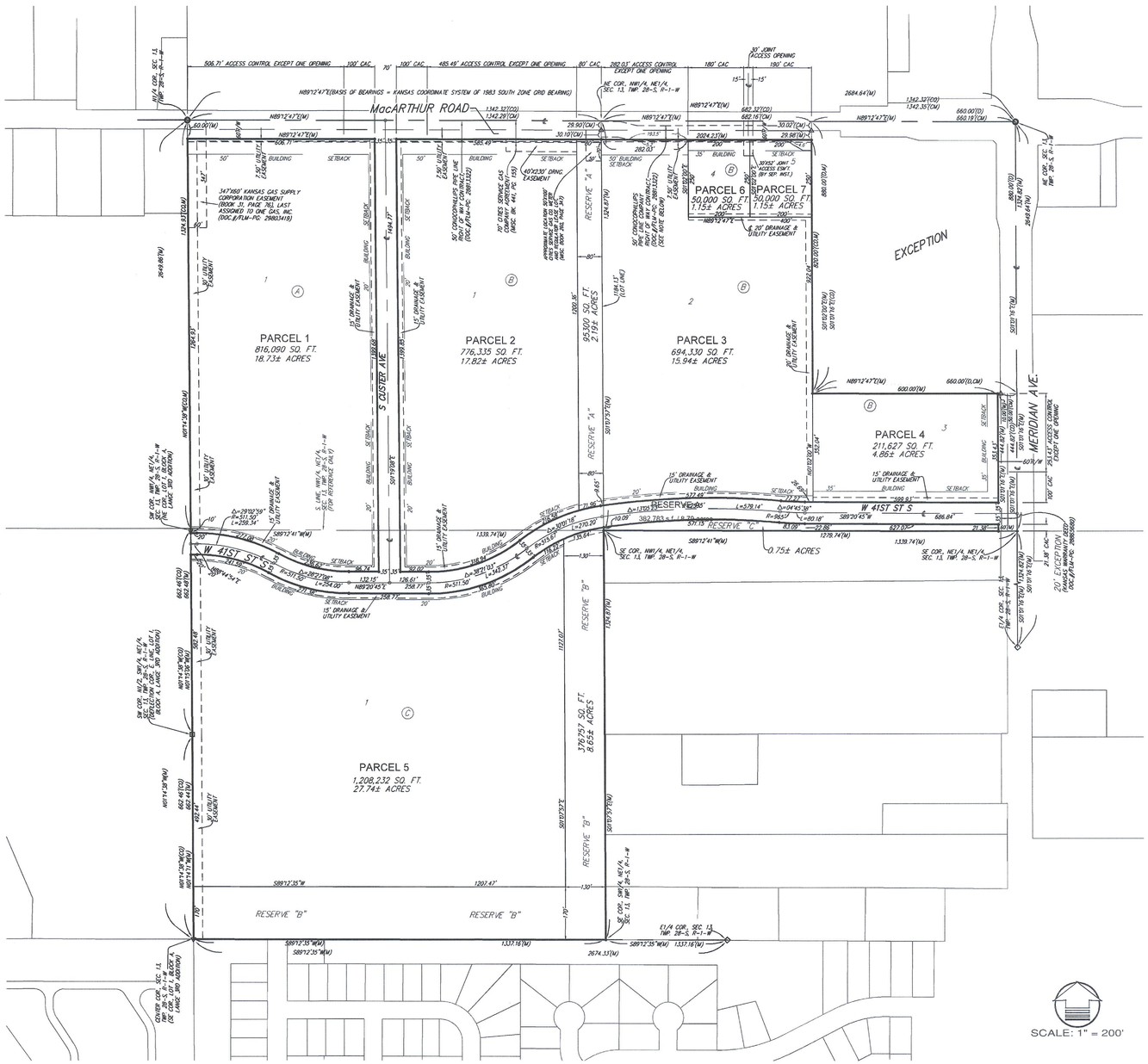
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SCALE: 1" = 200'

PARCEL 1

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C.	Maximum Gross Floor Area:	285,631.5 sq.ft.
D.	Floor Area Ratio:	35 percent
E.	Maximum building height:	80 feet, except for any other structures exempt by the UZC.
F.	Setbacks:	See Drawing
G.	Permitted Uses:	See General Provision #5.

PARCEL 2

A.	Net Area:	776,335 sq. ft. ± or 17.82 acres ±
B.	Maximum Building Coverage:	232,900 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	271,717.25 sq.ft.
D.	Floor Area Ratio:	35 percent
E.	Maximum building height:	80 feet, except for any other structures exempt by the UZC.
F.	Setbacks:	See Drawing
G.	Permitted Uses:	See General Provision #5.

PARCEL 3

A.	Net Area:	694,330 sq. ft. ± or 15.94 acres ±
B.	Maximum Building Coverage:	208,299 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	243,015.5 sq.ft.
D.	Floor Area Ratio:	35 percent
E.	Maximum building height:	80 feet, except for any other structures exempt by the UZC.
F.	Setbacks:	See Drawing
G.	Permitted Uses:	See General Provision #5.

PARCEL 4

A.	Net Area:	211,627 sq. ft. ± or 4.86 acres ±
B.	Maximum Building Coverage:	63,488 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	74,069 sq.ft.
D.	Floor Area Ratio:	35 percent
E.	Maximum building height:	80 feet, except for any other structures exempt by the UZC.
F.	Setbacks:	See Drawing
G.	Permitted Uses:	See General Provision #5.

PARCEL 5

A.	Net Area:	1,208,232 sq. ft. ± or 27.74 acres ±
B.	Maximum Building Coverage:	362,470 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	422,881 sq.ft.
D.	Floor Area Ratio:	35 percent
E.	Maximum building height:	80 feet, except for any other structures exempt by the UZC.
F.	Setbacks:	See Drawing
G.	Permitted Uses:	See General Provision #5.

PARCEL 6

A.	Net Area:	50,000 sq. ft. ± or 1.15 acres ±
B.	Maximum Building Coverage:	15,000 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	17,500 sq.ft.
D.	Floor Area Ratio:	35 percent
E.	Maximum building height:	80 feet, except for any other structures exempt by the UZC.
F.	Setbacks:	See Drawing
G.	Permitted Uses:	See General Provision #5.

PARCEL 7

A.	Net Area:	50,000 sq. ft. ± or 1.15 acres ±
B.	Maximum Building Coverage:	15,000 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	17,500 sq.ft.
D.	Floor Area Ratio:	35 percent
E.	Maximum building height:	80 feet, except for any other structures exempt by the UZC.
F.	Setbacks:	See Drawing
G.	Permitted Uses:	See General Provision #5.

GENERAL PROVISIONS:

1. *Total Land Area:* 4,596,823 sq. ft. ± or 105.53 acres ±
   Total Gross Floor Area: 1,332,315 sq.ft.
   Total Floor Area Ratio: 35 percent
2. *Parking requirements shall be calculated at 1 parking space per 1,000 square feet of building area. Parking for all retail, restaurant, or similar commercial uses shall be in accordance with the UZC.*

   Outdoor storage areas and long-term tractor trailer parking areas may be surfaced with crushed rock or similar material. All employee and customer parking areas shall be paved in accordance with the appropriate jurisdiction's engineering standards.
3. *Setbacks are as indicated on the P.U.D. drawing.*
4. *A Drainage Plan shall be submitted to Public Works Department for approval. Required guarantees for drainage shall be provided at the time of platting improvements.*
5. *Uses in Parcels 1-7 shall be limited to those permitted by-right in the "LI" Limited Industrial district, except the following: correctional facility; correctional placement residence, limited and general; day reporting center; kennel, boarding/breeding/training; night club in the city; pawn shop; secondhand store; sexually oriented business in the city or the county; tattooing and body piercing facility (city); tavern and drinking establishment; asphalt or concrete plant, limited and general; and grain storage. Reserve "A" is reserved for open space, landscaping, drainage purposes, berms, and utilities as confined to easements. Reserve "B" is reserved for open space, landscaping, drainage purposes, berms, screening walls, and utilities as confined to easements. Reserve "C" is reserved for open space, landscaping, drainage purposes, berms, screening walls, signage/entry monuments, and utilities.*
6. *Arterial access shall be limited to four openings to MacArthur Road as indicated on the Plan, one opening to Meridian Avenue, and/or as approved by the City Engineer. One access opening may be up to 36 feet in width to accommodate truck traffic.*
7. *Screening shall be as indicated on the plan. Fences or walls shall be constructed where indicated on the plan of a consistent pattern and color. The use of ribbed flat-panel, non-corrugated, metal as a screening material is permitted.*
8. *Landscaping will be per the Landscape Ordinance.*
9. *Storage of merchandise shall be allowed outside an enclosed building only in compliance with the general screening standards of the Unified Zoning Code and the following additional standards: (1) no outdoor storage or work areas shall be permitted in any building setback; and (2) no required off-street parking space or loading area shall be utilized for storage. Outdoor storage areas may be surfaced with crushed rock or similar material.*
10. *Roof-mounted equipment and loading docks, trash receptacles, ground level heating, air conditioning and mechanical equipment, free-standing coolers or refrigeration units, outdoor storage including portable storage containers, outdoor work areas or similar uses shall be screened from ground level view along Meridian Avenue and MacArthur Road and any residentially zoned property.*
11. *Setbacks shall be as indicated on the plan, otherwise shall be per the UZC for the "LI" zoning district.*
12. *No overhead doors or loading docks within 200 feet of residential zoning, except Parcel 4 is permitted overhead doors within 200 feet of residential zoning.*
13. *All signs shall be limited to signs that would be allowed in the "LC" Limited Commercial zoning district; no off-site, billboard or portable signs shall be permitted except for off-site signs advertising uses located within this tract that shall be allowed to have signage placed on signs fronting Meridian Avenue and MacArthur Road.*
14. *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.*
15. *Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.*
16. *Development may be phased based on the ability to provide adequate water and sanitary sewer infrastructure.*
17. *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.*
18. *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.*
19. *Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.*

RESERVE A

A.	Net Area:	95,300 sq. ft. ± or 2.19 acres ±
B.	Permitted Uses:	See General Provision #5.

RESERVE B

A.	Net Area:	376,757 sq. ft. ± or 8.65 acres ±
B.	Permitted Uses:	See General Provision #5.

RESERVE C

A.	Net Area:	32,490 sq. ft. ± or 0.75 acres ±
B.	Permitted Uses:	See General Provision #5.

Dated 9/25/23
APPROVED PUD
MAPC Re Admin Adjustment
Copy 1 of 4 PUD 03-10

PUD #52

THE PADDOCK
PLANNED UNIT DEVELOPMENT

BAUGHMAN

Wichita-Sedgwick County Metropolitan Area Planning Department

September 25, 2023

Sedgwick County
Attn: Andrew Dilts, Facilities Director
525 North Main, STE 135
Wichita, KS 67203

Baughman Company, P.A.
Attn: Russ Ewy
315 Ellis
Wichita, KS 67211

RE: PUD2023-00010 – Administrative Adjustment in the City to The Paddock Planned Unit Development PUD #52 to permit overhead doors within 200 feet of residential zoning on Parcel 4; generally located on the west side of South Meridian Avenue, within one-quarter mile south of West MacArthur Road.

LEGAL DESCRIPTION: Lot 3, Block B, Paddock Industrial Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant:

We received and reviewed your request for an Administrative Adjustment to The Paddock PUD #52 to revise General Provision #12 to permit overhead doors within 200 feet of residential zoning on Parcel 4. The following parcel description reflects the proposed modifications as noted in red, bold, italicized letters:

General Provision #12:
No overhead doors or loading docks within 200 feet of residential zoning, ***except Parcel 4 is permitted overhead doors within 200 feet of residential zoning.*** [Note, language provided here differs from proposed language in the application.]

On the basis of our review, we find that adjusting the PUD in the manner stated above is consistent with the approved PUD and will not have an adverse effect on the PUD or adjacent properties, nor will it be a substantial deviation of the original plan. The residential zoning to the north is not developed with a residential use. The dwelling unit to the north is located within the LC Limited Commercial District and is located over 600 feet away from the proposed overheard doors. The residential zoning to the south is developed with a residential use in addition to number of accessory structures. The dwelling unit is over 350 feet to the southeast of the proposed overhead doors. In addition, the PUD requires screening and landscaping which are designed to mitigate possible negative visual impacts.

Our signatures below indicate that the PUD shall be adjusted as stated in this letter. This PUD adjustment shall not be deemed to alter any other provisions of the PUD except as expressly stated herein.

The "Development Application" sign should now be removed from the property. **Please submit four (4) clean copies of the revised PUD drawing within 60 days in order for this adjustment to be considered final.**

Scott Wadle, Director
Metropolitan Area Planning Department

John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Jeff Blubaugh, CM District IV
Brooke Kauchak, CSR District IV

THE PADDOCK
PLANNED UNIT DEVELOPMENT
PUD #52

PROJECT DESCRIPTION:

The intent of this Planned Unit Development is to provide adequate industrial acreage to support an existing manufacturing operation on an adjacent site. This PUD seeks to offer a location for the development of industrial facilities for vendors within close proximity to the primary manufacturing use to the west.

Both industrial projects support on–site manufacturing of goods, with significant outdoor storage of manufactured products, distribution facilities, as well as other supportive land uses. The restrictions found within this PUD provides continuity in zoning with the Lange West Street Industrial PUD (PUD #43) to the west. The PUD provides the standard elimination of the more intensive land uses, while providing a plan for the development of over 100 acres. The PUD also permits exceptions to development standards, such as the use of compacted aggregate outdoor storage areas.

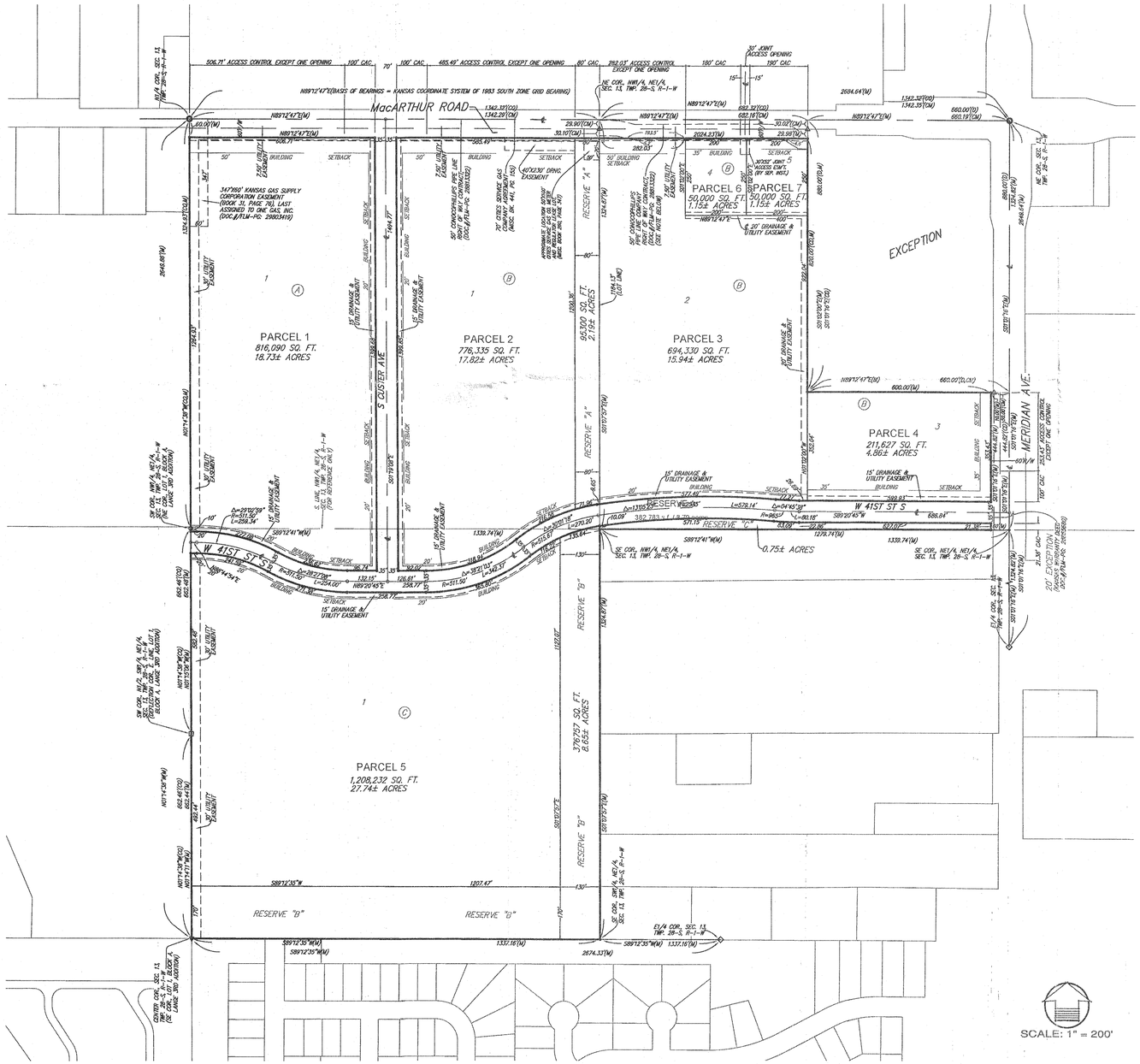
The applicant operates an expanding business, and is in the process of developing other large–acreage, mixed–use projects within the vicinity. The initial intent is to locate various support businesses within this PUD, including manufacturing, warehousing, wholesale business services, office, and small scale retail. The PUD provides two parcels for potential commercial uses, with Parcel 5 also providing a lot for the potential expansion of the manufacturing use to the west. The intent is to plat the property immediately following approval, with the frontages most–like developing first, and expanding to the eastern and southern portions as the market determines.

LEGAL DESCRIPTION:

Paddock Industrial Addition, Wichita, Sedgwick County, Kansas.

REVISIONS:

Draft Planned Unit Development:	*April 10, 2017*
Revised per staff comments:	*May 10, 2017*
Approved by MAPC:	*June 27, 2017*
Approved by County Commission:	*July 5, 2017*
Revised per administrative adjustment:	*April 21, 2020*



PARCEL 1

A.	Net Area:	816,090 sq. ft. ± or 18.73 acres ±
B.	Maximum Building Coverage:	244,827 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	285,631.5 sq.ft.
D.	Floor Area Ratio:	35 percent
E.	Maximum building height:	80 feet, except for any other structures exempt by the UZC.
F.	Setbacks:	See Drawing
G.	Permitted Uses:	See General Provision #5.

PARCEL 2

A.	Net Area:	776,335 sq. ft. ± or 17.82 acres ±
B.	Maximum Building Coverage:	232,900 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	271,717.25 sq.ft.
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A.	Net Area:	694,330 sq. ft. ± or 15.94 acres ±
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PARCEL 4

A.	Net Area:	211,627 sq. ft. ± or 4.86 acres ±
B.	Maximum Building Coverage:	63,488 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	74,069 sq.ft.
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A.	Net Area:	1,208,232 sq. ft. ± or 27.74 acres ±
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A.	Net Area:	50,000 sq. ft. ± or 1.15 acres ±
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C.	Maximum Gross Floor Area:	17,500 sq.ft.
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E.	Maximum building height:	80 feet, except for any other structures exempt by the UZC.
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B.	Permitted Uses:	See General Provision #5.

RESERVE B

A.	Net Area:	376,757 sq. ft. ± or 8.65 acres ±
B.	Permitted Uses:	See General Provision #5.

RESERVE C

A.	Net Area:	32,490 sq. ft. ± or 0.75 acres ±
B.	Permitted Uses:	See General Provision #5.

As Per AA PUD 2020-03 klm 4-21-2020

APPROVED PUD
MAPC 6-27-2017 klm
BoCC 7-5-2017 klm
MAPD Copy 2 of 4

PUD #52
THE PADDOCK
PLANNED UNIT DEVELOPMENT

BAUGHMAN