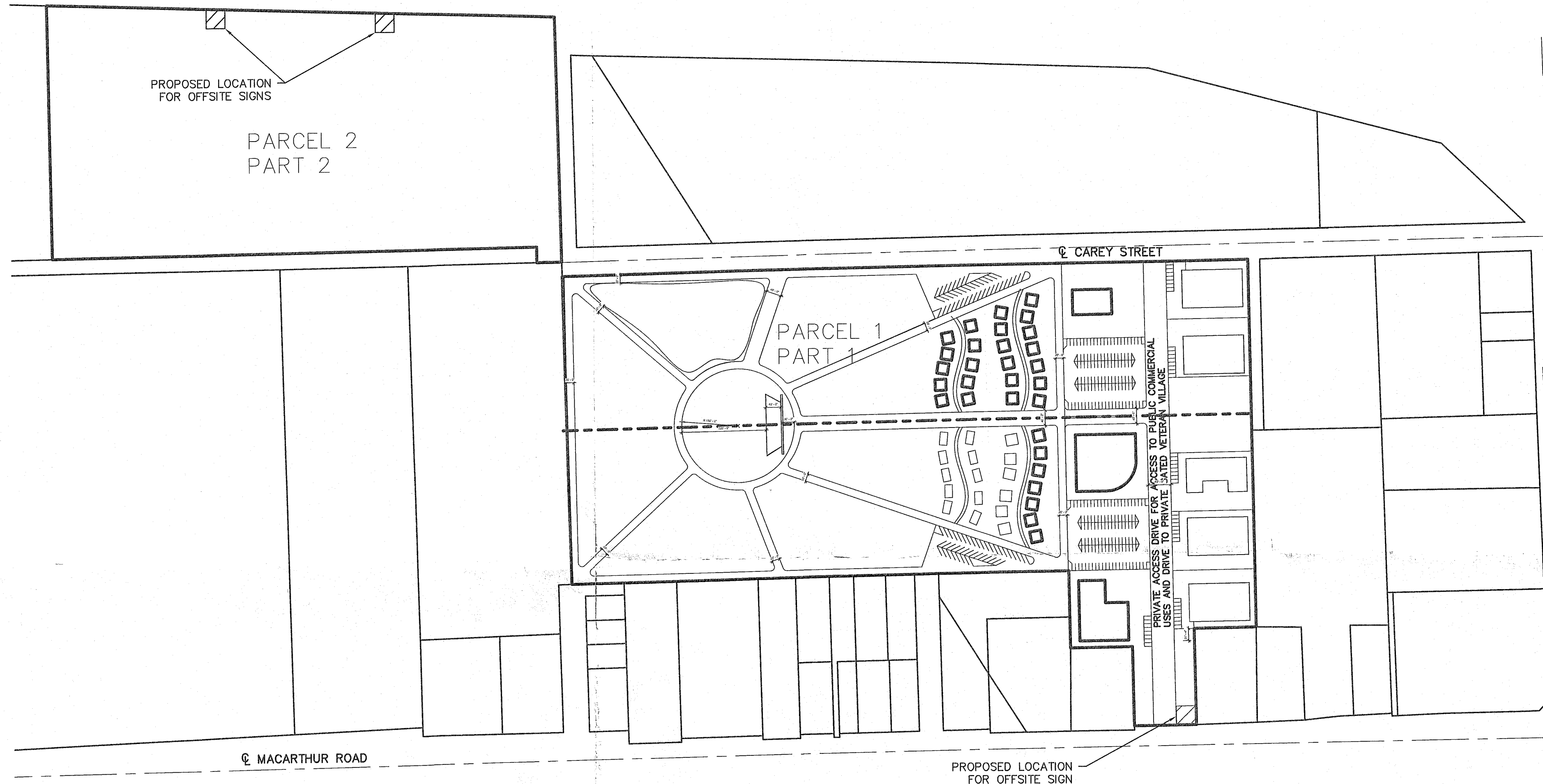
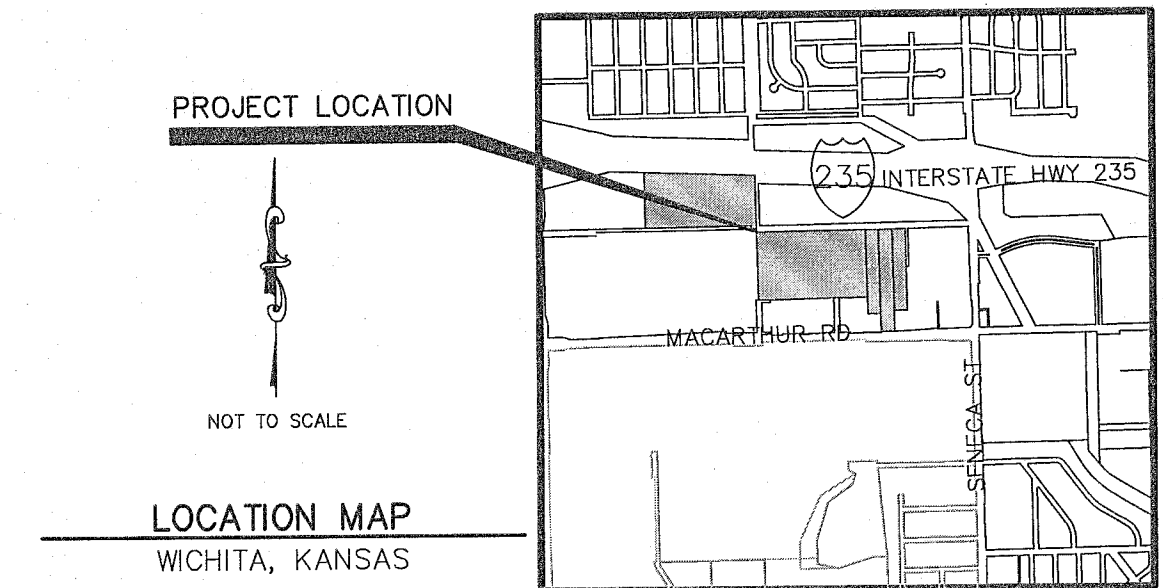


PASSAGEWAYS

PLANNED UNIT DEVELOPMENT (PUD2019-0009)



LEGAL DESCRIPTION:

DESCRIPTION 1 (PIN 00198090): THE WEST 5 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, EXCEPT THE SOUTH 264 FEET THEREOF.

DESCRIPTION 2 (PIN 00198113): THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, EXCEPT THE SOUTH 466.69 FEET THEREOF AND EXCEPT THAT PART LAYING NORTHEAST OF THE RIVERSIDE DRAINAGE DISTRICT BOUNDARY AND EXCEPT THE NORTH 35 FEET THEREOF DEDICATED FOR STREET PURPOSES.

DESCRIPTION 3 (PIN 00198109): THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, EXCEPT THE SOUTH 466.69 FEET THEREOF AND EXCEPT THAT PART LAYING SOUTHWEST OF THE RIVERSIDE DRAINAGE DISTRICT BOUNDARY AND EXCEPT THE NORTH 35 FEET THEREOF DEDICATED FOR STREET PURPOSES.

DESCRIPTION 4 (PIN 00198098): ALL THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, LYING SOUTH OF INTERSTATE 235, EXCEPT THE WEST 1290 FEET THEREOF PLATTED AS AERO ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; AND EXCEPT THE EAST 4 RODS THEREOF; AND EXCEPT THE SOUTH 40 FEET THEREOF DEDICATED FOR STREET PURPOSES.

DESCRIPTION 5 (00228713): ALL THAT PART OF LOT 1, SILVER SPUR ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, LYING WITHIN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF P.M. SEDGWICK COUNTY, KANSAS.

DESCRIPTION 6 (PIN 00198092): THE EAST 5 ACRES OF THE WEST 10 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, EXCEPT THE SOUTH 50 FEET FOR ROAD.

DESCRIPTION 7 (PIN 00198096): A PARCEL OF LAND IN SECTION 7 TOWNSHIP 28 RANGE 1 EAST MORE PARTICULARLY DESCRIBED AS: THE EAST 165 FEET OF THE WEST 495 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, EXCEPT THE SOUTH 300 FEET THEREOF.

TOTAL AREA = 56 +/- ACRES

PROJECT DESCRIPTION:

THIS PLANNED UNIT DEVELOPMENT (PUD) IS INTENDED TO ALLOW FOR THE DEVELOPMENT OF A VETERAN'S COMMUNITY WITH RESIDENTIAL AND SUPPORTING COMMERCIAL USES. A PORTION OF THE PUD WILL BE USED FOR CLUSTER HOUSING. CLUSTER HOUSING SHALL BE DEFINED AS: INDIVIDUAL HOUSING UNITS GROUPED CLOSELY TOGETHER TO PRESERVE LARGE AREAS OF OPEN SPACE FOR RECREATION AND CONSERVATION OF GREEN SPACE. THE REMAINDER SHALL BE USED FOR COMMERCIAL USES, INCLUDING, BUT NOT LIMITED TO: FINANCIAL AND MEDICAL SERVICES, COMMUNITY EVENTS, RETAIL OF HOUSEHOLD GOODS AND GENERAL ITEMS, ETC. OUTDOOR AREAS FOR RECREATION AND ENTERTAINMENT SHALL BE PROVIDED WITHIN THE DEVELOPMENT. THE PUD PROVIDES FLEXIBLE DEVELOPMENT REGULATIONS TO ACCOMPLISH THE ABOVE GOALS WHICH OTHERWISE WOULD NOT BE POSSIBLE PER THE UNIFIED ZONING CODE (U.Z.C.).

THE AREA ENCOMPASSED IN THE PUD IS ENVISIONED AS TWO DISTINCT PARTS. THE FIRST PART IS ON PARCEL ONE AND IS ENVISIONED AS A PRIVATE VETERAN VILLAGE LOCATED ON THE WEST PORTION OF THE PARCEL WITH SUPPORTING PUBLIC COMMERCIAL USES IN WALKING DISTANCE ON THE EAST PORTION OF THE PARCEL. THE CONCEPT SITE PLAN SHOWN HERE ON SHOWS THE CONCEPT LAYOUT FOR PHASE ONE OF PART ONE. FUTURE PHASES ARE PLANNED TO DEVELOP SIMILARLY AROUND THE CENTRAL COMMUNITY GATHERING SPACE. THE SECOND PART IS ON PARCEL TWO. PART TWO IS ENVISIONED AS A MORE FLEXIBLE DEVELOPMENT SERVING AS A COMMERCIAL AREA FOR THOSE BUSINESSES THAT WOULD BENEFIT FROM HIGHWAY EXPOSURE AND AS AN AREA FOR FUTURE EXPANSION OF THE VETERANS HOUSING AND POTENTIALLY A LONG TERM CARE, HOSPICE, AND/OR SHORT TERM STAY FACILITIES. BEFORE DEVELOPMENT OF THE SECOND PART, A SITE PLAN SHALL BE SUBMITTED TO THE METROPOLITAN AREA PLANNING DEPARTMENT FOR APPROVAL, ADEQUATE ACCESS PROVIDED, AND PUBLIC INFRASTRUCTURE REQUIRED INSTALLED.

PROPOSED USES:

PARCEL 1: THE PRIMARY USE WILL BE AS A MIXED USE DEVELOPMENT OF BOTH RESIDENTIAL AND COMMERCIAL USES, SINGLE OR MULTI-TENANT. COMMERCIAL USES WILL BE AVAILABLE TO THE PUBLIC. THE RESIDENTIAL CHARACTER OF THE VETERANS HOUSING WILL BE PRESERVED BY LIMITED ACCESS INTO THE HOUSING AREA VIA GATED ENTRY POINTS. ALLOWED USES SHALL INCLUDE ALL USES PERMITTED BY RIGHT IN THE GENERAL COMMERCIAL (GC) ZONING DISTRICT SUBJECT TO THE CONDITIONS NOTED BELOW AND THE PROVISIONS OF THE PUD. THE FOLLOWING USES ARE PROHIBITED: ADULT ENTERTAINMENT AND/OR SEXUALLY ORIENTED BUSINESSES; NIGHTCLUBS IN THE CITY; ENTERTAINMENT ESTABLISHMENT IN THE CITY; MICROBREWERY; RECYCLING COLLECTION STATIONS; RECYCLING PROCESSING CENTERS; REVERSE VENDING MACHINES; CONSTRUCTION SALES AND SERVICES; GENERAL ANIMAL CARE; HOTELS OR MOTELS; RECREATIONAL MARINE FACILITIES; MONUMENT SALES; CEMETERIES; GOLF COURSES; HOSPITALS; GENERAL PRINTING AND PUBLISHING; SERVICE STATIONS; OUTDOOR VEHICLE AND EQUIPMENT SALES; VEHICLE REPAIR; SELF-SERVICE STORAGE WAREHOUSES; CORRECTIONAL FACILITIES AND/OR CORRECTIONAL PLACEMENT RESIDENCES; RIDING ACADEMY OR STABLE; RODEO IN THE CITY; STORAGE OUTDOOR AS A PRINCIPAL USE; KENNEL, BOARDING/BREEDING/TRAINING; ASPHALT OR CONCRETE PLANT, LIMITED OR GENERAL; OIL OR GAS DRILLING; ROCK CRUSHING; SOLID WASTE INCINERATOR; VEHICLE STORAGE YARD; AND INDUSTRIAL USES.

PARCEL 2: THE PRIMARY USE WILL BE AS A MIXED USE DEVELOPMENT OF BOTH RESIDENTIAL AND COMMERCIAL USES, SINGLE OR MULTI-TENANT. ALLOWED USES SHALL INCLUDE ALL USES PERMITTED BY RIGHT IN THE GENERAL COMMERCIAL (GC) ZONING DISTRICT SUBJECT TO THE CONDITIONS NOTED BELOW AND THE PROVISIONS OF THE PUD. THE FOLLOWING USES ARE PROHIBITED: ADULT ENTERTAINMENT AND/OR SEXUALLY ORIENTED BUSINESSES; NIGHTCLUBS IN THE CITY; ENTERTAINMENT ESTABLISHMENT IN THE CITY; MICROBREWERY; RECYCLING COLLECTION STATIONS; RECYCLING PROCESSING CENTERS; REVERSE VENDING MACHINES; CONSTRUCTION SALES AND SERVICES; GENERAL ANIMAL CARE; HOTELS OR MOTELS; RECREATIONAL MARINE FACILITIES; MONUMENT SALES; CEMETERIES; GOLF COURSES; HOSPITALS; GENERAL PRINTING AND PUBLISHING; SERVICE STATIONS; OUTDOOR VEHICLE AND EQUIPMENT SALES; VEHICLE REPAIR; SELF-SERVICE STORAGE WAREHOUSES; CORRECTIONAL FACILITIES AND/OR CORRECTIONAL PLACEMENT RESIDENCES; RIDING ACADEMY OR STABLE; RODEO IN THE CITY; STORAGE OUTDOOR AS A PRINCIPAL USE; KENNEL, BOARDING/BREEDING/TRAINING; ASPHALT OR CONCRETE PLANT, LIMITED OR GENERAL; OIL OR GAS DRILLING; ROCK CRUSHING; SOLID WASTE INCINERATOR; VEHICLE STORAGE YARD; AND INDUSTRIAL USES.

GENERAL PROVISIONS:

1. PARKING RATIO PARCEL 1: WILL BE IN ACCORDANCE WITH THE APPROPRIATE CODE FOR THE CITY OF WICHITA FOR THE CENTRAL BUSINESS DISTRICT.
2. ADEQUATE ADA STALLS SHALL BE PROVIDED FOR ACCESS TO EACH BUILDING USED FOR COMMERCIAL OR ADMINISTRATIVE PURPOSES.
3. ON-SITE SIGNAGE SHALL BE ALLOWED PER THE SIGN CODE FOR THE CITY OF WICHITA FOR SIGNAGE ALLOWED IN THE GENERAL COMMERCIAL DISTRICT.
4. OFF-SITE/BILLBOARD SIGNS SHALL BE ALLOWED AS FOLLOWS:
PARCEL 1: ONE 300 S.F. SIGN ALONG THE MACARTHUR FRONTAGE.
PARCEL 2: TWO 400 S.F. SIGNS ALONG THE I-235 FRONTAGE.
5. OFF-SITE/BILLBOARD SIGNS SHALL BE GENERALLY LOCATED AS SHOWN ON THIS PUD DRAWING WITH THE EXACT LOCATIONS TO BE SPECIFIED AT THE TIME OF PULLING A SIGN PERMIT.
6. 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.
7. ALL LIGHTING SHALL BE SHIELDED TO REFLECT LIGHT AWAY FROM ADJACENT RESIDENTIAL AREAS. SITE LIGHTING SHALL COMPLY WITH UNIFIED ZONING CODE SEC. IV-B.4.
8. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO HIDE THEM FROM GROUND VIEW.
9. COMPATIBILITY SETBACKS PER UNIFIED ZONING CODE SEC. IV-C ARE WAIVED.
10. PARCEL 1 SHALL BE DEVELOPED IN GENERAL CONFORMANCE WITH THE DEVELOPMENT STANDARDS IN THE GENERAL COMMERCIAL ZONING DISTRICT AS OUTLINED IN THE U.Z.C. UNLESS OTHERWISE STATED IN THE PROVISIONS ABOVE OR SHOWN ON THE SITE PLAN HEREON.
11. "FUTURE DEVELOPMENT" AS LABELED ON THE SCHEMATIC SITE PLAN FOR PARCEL 1 SHOWN HEREON SHALL REMAIN CONSISTENT WITH THE CONCEPTS AND SPIRIT OF THE RESIDENTIAL CLUSTER HOUSING AS SHOWN ON SAID SITE PLAN.
12. PARCEL 1 IS INTENDED TO REMAIN UNDER ONE OWNERSHIP WITH ALL LAND AND BUILDINGS TO BE MADE AVAILABLE BY LEASE OR OTHER MEANS OF LEGAL OCCUPANCY. SHOULD THE OWNERSHIP EVER CHANGE FROM THIS INTENT, SAID CHANGE IN OWNERSHIP SHALL BE ACCOMPANIED BY A REPLAT AND GUARANTEE OF PUBLIC UTILITIES AND ACCESS.
13. PARCEL 2 SHALL BE DEVELOPED IN GENERAL CONFORMANCE WITH THE DEVELOPMENT STANDARDS IN THE GENERAL COMMERCIAL ZONING DISTRICT AS OUTLINED IN THE U.Z.C. UNLESS OTHERWISE STATED IN THE PROVISIONS ABOVE. SITE PLAN SUBMITTAL TO THE DIRECTOR OF PLANNING SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR MORE CLUSTER HOUSING ON PARCEL 2 TO INSURE THE CONTINUANCE OF SPIRIT AND INTENT OF PARCEL 1.
14. THE PROPERTIES SHALL BE SUBJECT TO PLATTING BEFORE THE ISSUANCE OF BUILDING PERMITS.
15. ANY MAJOR CHANGES IN THIS PLANNED UNIT DEVELOPMENT SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND TO THE GOVERNING BODY FOR THEIR CONSIDERATION.