



Wichita-Sedgwick County Metropolitan Area Planning Department

January 6, 2023

Valkyrie Resources, LLC
Attn: Rune Larneng
544 South Ridge Road, Ste. 100
Wichita, KS 6709

Tru-Ridge, LLC
Attn: Jeff Jones
544 South Ridge Road, Ste. 100
Wichita, KS 67209

Baughman Company, P.A.
Attn: Phil Meyer
315 Ellis
Wichita, KS 67211

RE: PUD2022-00028 – Administrative Adjustment in the City to the Tru-Building Commercial Planned Unit Development PUD #71 to permit canopies to project 3 feet into interior setbacks; generally located on the southeast corner of West Maple Street and South Julie Street.

LEGAL DESCRIPTION: Lots 1 and 2, Block a, Tru-Building Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to the Tru-Building Commercial PUD #71 to revise General Provision #7 to permit canopies to project a maximum of 3 feet into the interior setback. The following parcel description reflects the proposed modifications as noted in red, bold, italicized letters:

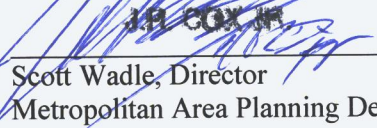
General Provision #7:

Setbacks shall be a minimum of 35 feet from Maple Street; a minimum of 25 feet along Julia Street and University Avenue; a minimum of 5 feet along the east property line; and interior setbacks shall be as shown on the drawing. ***Canopies shall be allowed to project into interior setbacks a maximum of 3 feet.*** Enclosed outdoor storage areas shall obey the same setbacks, except along the east property line where there shall be no setback required.

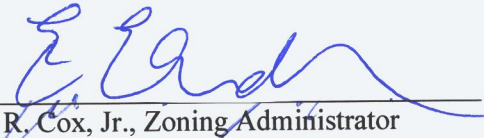
Section III-E.1.e.1.g of the Unified Zoning Code permits canopies to project into side setbacks a maximum of 2 feet and into front and rear setbacks a maximum of 5 feet. This adjustment to permit canopies to project a maximum of 3 feet into interior setbacks within the PUD will not have an adverse effect 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 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
Rebecca Fields, CSR District IV

TRU-BUILDING COMMERCIAL PLANNED UNIT DEVELOPMENT PUD #71

PROJECT DESCRIPTION:

The intent of this Planned Unit Development is to redevelop the existing nursery use with office, commercial, manufacturing, and warehouse uses. The PUD allows a certain level of flexibility with site development regulations which would otherwise not be permitted under the existing zoning. The applicants are expecting to begin construction of the project in one phase soon after receiving development application approvals.

GENERAL PROVISIONS:

- Total Land Area: 100,065 sq. ft. ±
Total Gross Floor Area: or 2.30 acres ±
Total Floor Area Ratio: 35.023 sq. ft. 35 percent ±
- A minimum of 35 parking spaces shall be provided for all uses within Parcel 1 and Parcel 2, and shall be constructed in accordance with the Unified Zoning Code. Outdoor storage areas and long-term equipment parking areas may utilize an all-weather surface.
- Uses in Parcel 1 and Parcel 2 shall be limited to those permitted by right in the OW Office Warehouse District, in addition to the following: Outdoor Storage without the limitations of Article III-B.15.e.2.b; Manufacturing, General (limited to inside a building), Asphalt or Concrete Plant, General (limited to the production of concrete in the on-site manufacturing of durable goods); Wireless Communication Facility; and restaurants. Any Wireless Communication Facility shall require a separate submittal for an Administrative Permit and shall be confined to the area shown on the approved PUD plan within the 50-foot by 50-foot tower compound. Said Wireless Communication Facility shall not exceed the maximum height permitted in the OW Office Warehouse District and shall not be subject to the Compatibility Height restrictions per the Unified Zoning Code.
- Screening along the east property line of the site shall be provided by a 6- to 8-foot tall fence, and as indicated on the plan. Said screening fence may be constructed of wood, masonry or vinyl.
- Landscaping shall be per the Landscape Ordinance.
- 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.
- Setbacks shall be a minimum of 35 feet from Maple Street; a minimum of 25 feet along Julia Street and University Avenue; a minimum of 5 feet along the east property line; and interior setbacks shall be as shown on the drawing. Enclosed outdoor storage areas shall obey the same setbacks, except along the east property line where there shall be no setback required.
- Signs shall be as permitted by the "OW" Office Warehouse District, with one ground or pole sign permitted for Parcel 1 along Maple Street and one sign along Julia Street, and one sign along Julia Street permitted for Parcel 2.
- 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. Final access locations along Julia Street and University Avenue shall be determined at the time the property is platted. The need for additional right-of-way along Julia shall be determined at the time the property is platted, which may change the proposed development layout.
- 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.
- A portion of Julia Street right-of-way (as indicated on the plan) is intended to be vacated at the time the property is platted.
- All buildings within the PUD shall share a uniform architectural character, color, and similar predominate exterior building material, as determined by the Director of Planning. All building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accents, and must employ materials similar or complementary to surrounding residential areas. The predominant exterior building materials shall be non-metal, unless approved by the Director of Planning.
- Prior to issuance of a building permit, a site circulation plan shall be submitted for review and approval by the Director of Planning, in concurrence with the Fire Marshal and Traffic Engineer. The circulation plan shall assure smooth internal vehicular and pedestrian movements, pedestrian connectivity from abutting streets to all buildings within PUD and ensure that the main drives are not blocked by parking spaces directly backing onto the main drive aisles. A sidewalk shall be constructed along the Julia frontage of the PUD.
- The compatibility height standards of the U.Z.C. shall not apply. The development standards and site development regulations of the "OW" Office Warehouse district apply unless specifically modified by the PUD.
- A Drainage Plan shall be submitted to the appropriate Engineer for approval during the platting process. Required guarantees for drainage shall be provided at the time of platting improvements.
- The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #71 Tru-Building Commercial Planned Unit Development (PUD)) has special conditions for development on the property.

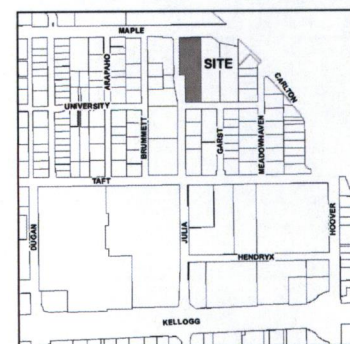
PARCEL 1

- A. Net Area: 41,535 sq. ft. ±
or 0.95 acres ±
- B. Maximum Building Coverage: 12,876 sq. ft.
or 31 percent ±
- C. Maximum Gross Floor Area: 14,537 sq. ft.
or 35 percent ±
- D. Floor Area Ratio: 35 percent ±
- E. Maximum building height: 45 feet, except for any other structures exempt by the UZC.
- F. Setbacks: See General Provision #7.
- G. Permitted Uses: See General Provision #3.

PARCEL 2

- A. Net Area: 58,530 sq. ft. ±
or 1.34 acres ±
- B. Maximum Building Coverage: 18,144 sq. ft.
or 31 percent ±
- C. Maximum Gross Floor Area: 20,485
or 35 percent ±
- D. Floor Area Ratio: 35 percent ±
- E. Maximum building height: 45 feet, except for any other structures exempt by the UZC.
- F. Setbacks: See General Provision #7.
- G. Permitted Uses: See General Provision #3.

VICINITY MAP:



Maple Street

Julia Street

University Avenue
(Now vacated)

LEGAL DESCRIPTION:

Tru-Building Addition, Wichita, Sedgwick County, Kansas.

REVISIONS:

Draft Planned Unit Development (PUD2019-15):
Revised per staff comments:
Approved by MAPC:
Approved by City Council:
Revised per Tru-Building Addition:

October 14, 2019
November 13, 2019
November 21, 2019
January 7, 2020
May 31, 2022

APPROVED PUD

MAPC Per Admin Adjustment

5/31/22
Huang

11x17 copy
6/24/2022
PUD 2022-13

PUD #71

TRU-BUILDING COMMERCIAL
PLANNED UNIT DEVELOPMENT



BAUGHMAN

SCALE: 1" = 30'



Wichita-Sedgwick County Metropolitan Area Planning Department

May 31, 2022

Tru-Ridge, LLC
Attn: Jeff Jones
544 S Ridge Road, Ste 100
Wichita, KS 67209

Valkyrie Resources, LLC
Attn: Rune Larneng
544 S Ridge Road, STE 100
Wichita, KS 67209

Baughman Company
Attn: Phil Meyer
315 Ellis
Wichita, KS 67211

REVISED

RE: PUD2022-00013 – City Administrative Adjustment (PUD #71) to alter the parcel boundaries due to replatting, area calculation and adjust general provision requirements.

Legal Description: Lots 1 and 2, Block A, Tru-Building Addition, Wichita, Sedgwick County, Kansas

Dear Applicant:

We received and reviewed your request for an Administrative Adjustment to Tru-Building Commercial PUD #71 to alter parcel boundaries associated with SUB2020-00023 (Tru-Building Addition Plat), create Parcel 2, adjust general provision requirements, and add an interior setback as follows:

Parcel 1:

- A. Net Area: **41,535 sq. ft. +/-**
Or 0.95 acres +/-
- B. Maximum Building Coverage: **12,876 sq. ft.**
Or 31 percent +/-
- C. Maximum Gross Floor Area: **14,537 sq. ft.**
- D. Floor Area Ratio: **or 35 percent**
- E. Maximum Building Height: **45 feet, except for any other structures exempt by the UZC.**
- F. Setbacks: **See General Provision #7**
- G. Permitted Uses: **See General Provision #3**

Parcel 2:

- A. Net Area: **58,530 sq. ft. +/-**
Or 1.34 acres +/-
- B. Maximum Building Coverage: **18,144 sq. ft.**
Or 31 percent +/-
- C. Maximum Gross Floor Area: **20,485**

- D. Floor Area Ratio: or 35 percent +/-
E. Maximum Building Height: 45 feet, except for any other structures exempt by the UZC.
F. Setbacks: See General Provision #7
G. Permitted Uses: See General Provision #3

General Provisions:

1. Total Land Area: 100,065 sq. ft. +/-
Or 2.30 acres +/-

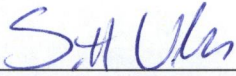
Total Gross Floor Area: 35,023 sq. ft.
Total Floor Area Ratio: or 35 percent +/-

2. A minimum of 35 parking spaces shall be provided for all uses within Parcel 1 and Parcel 2 and shall be constructed in accordance with the Unified Zoning Code. Outdoor storage areas and long-term equipment parking areas may utilize an all-weather surface.
3. Uses in Parcel 1 and Parcel 2 shall be limited to those permitted by right in the OW Office Warehouse District, in addition to the following: Outdoor Storage without the limitations of Article III-B.15.e.2.b; Manufacturing, General (limited to inside a building); Asphalt or Concrete Plant, General (limited to the production of concrete in the on-site manufacturing of durable goods); Wireless Communication Facility; and restaurants. Any Wireless Communication Facility shall require a separate submittal for an Administrative Permit and shall be confined to the area shown on the approved PUD plan within the 50-foot by 50-foot tower compound. Said Wireless Communication Facility shall not exceed the maximum height permitted in the OW Office Warehouse District and shall not be subject to the Compatibility Height restrictions per the Unified Zoning Code.
7. Setbacks shall be a minimum of 35 feet from Maple Street; a minimum of 25 feet along Julia Street and University Avenue; a minimum of 5 feet along the east property line; and interior setbacks shall be shown on the drawing. Enclosed outdoor storage areas shall obey the same setbacks, except along the east property line where there shall be no setback required.
8. Signs shall be as permitted by the "OW" Office Warehouse District, with one ground or pole sign permitted for Parcel 1 along Maple Street and one sign along Julia Street, and one sign along Julia Street permitted for Parcel 2.

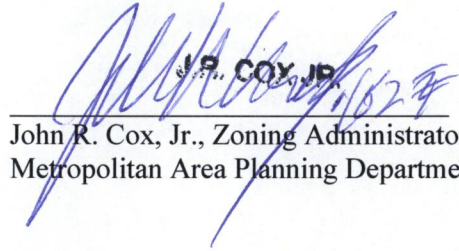
On the basis of our review, we find that adjusting PUD #71 in the manner stated in the above paragraph is consistent with the approved PUD and will not have an adverse effect on the PUD or adjacent properties, nor will it be a substantial deviation of the original plan.

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 four (4) copies of the revised PUD drawing within 60 days in order for this adjustment to be considered final.



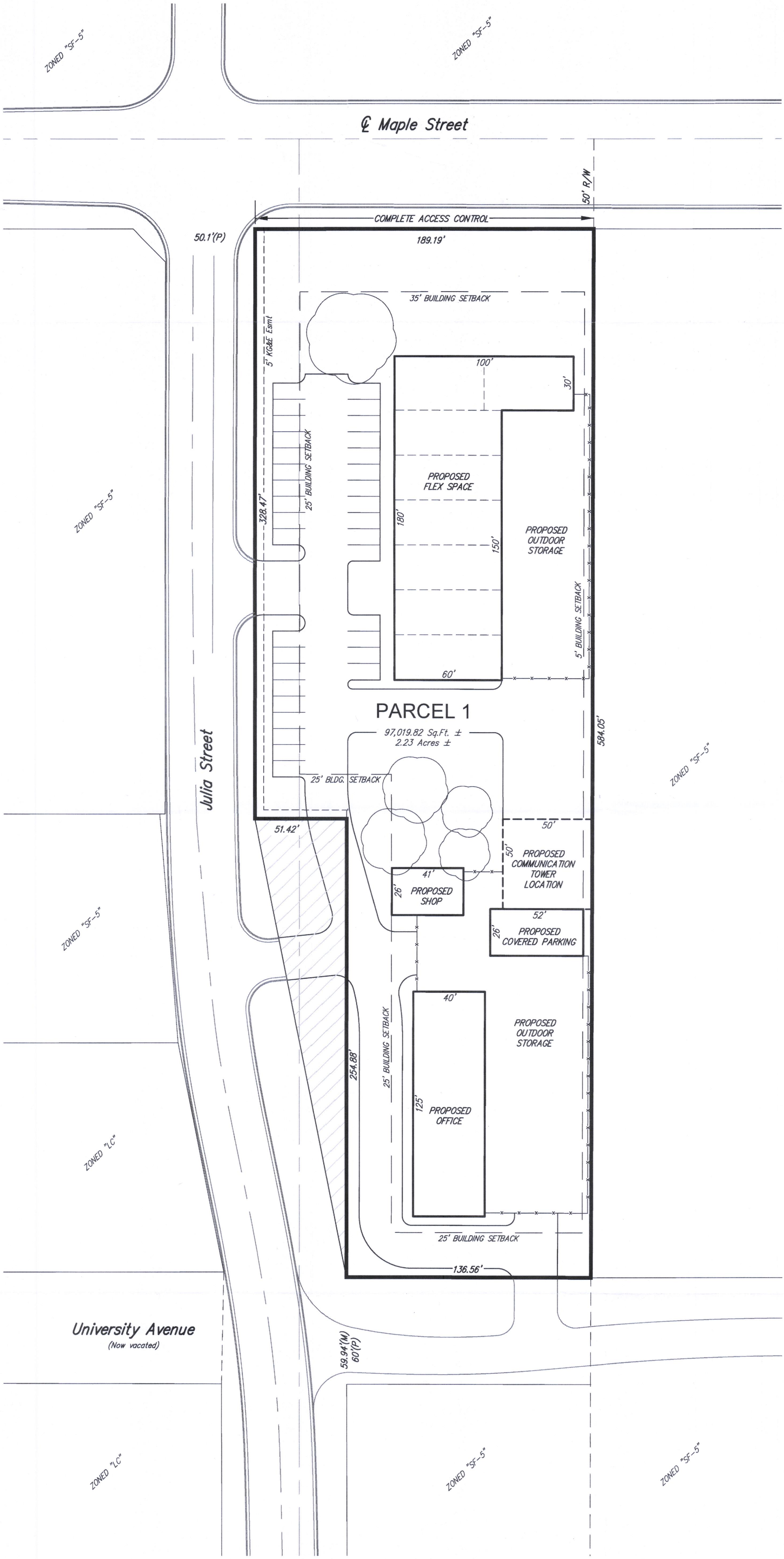
Scott Wadle, Director
Metropolitan Area Planning Department



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

cc: MABCD
Jeff Blubaugh, Council Member District IV
Rebecca Fields, CSR, District IV

TRU-BUILDING COMMERCIAL PLANNED UNIT DEVELOPMENT PUD #71



PROJECT DESCRIPTION:

The intent of this Planned Unit Development is to redevelop the existing nursery use with office, commercial, manufacturing, and warehouse uses. The PUD allows a certain level of flexibility with site development regulations which would otherwise not be permitted under the existing zoning. The applicants are expecting to begin construction of the project in one phase soon after receiving development application approvals.

GENERAL PROVISIONS:

- Total Land Area: 97,019.82 sq.ft. ± or 2.23 acres ±
Total Gross Floor Area: 34,000 sq.ft.
Total Floor Area Ratio: 35 percent ±
- A minimum of 35 parking spaces shall be provided for all uses within Parcel 1, and shall be constructed in accordance with the Unified Zoning Code. Outdoor storage areas and long-term equipment parking areas may utilize an all-weather surface.
- Uses in Parcel 1 shall be limited to those permitted by right in the OW Office Warehouse District, in addition to the following: Outdoor Storage without the limitations of Article III-15.a.2.b; Manufacturing, General (limited to inside a building), Asphalt or Concrete Plant, General (limited to the production of concrete in the on-site manufacturing of durable goods); Wireless Communication Facility; and restaurants. Any Wireless Communication Facility shall require a separate submittal for an Administrative Permit and shall be confined to the area shown on the approved PUD plan within the 50-foot by 50-foot tower compound. Said Wireless Communication Facility shall not exceed the maximum height permitted in the OW Office Warehouse District and shall not be subject to the Compatibility Height restrictions per the Unified Zoning Code.
- Screening along the east property line of the site shall be provided by a 6- to 8-foot tall fence, and as indicated on the plan. Said screening fence may be constructed of wood, masonry or vinyl.
- Landscaping shall be per the Landscape Ordinance.
- 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.
- Setbacks shall be a minimum of 35 feet from Maple Street; a minimum of 25 feet along Julia Street and University Avenue; and a minimum of 5 feet along the east property line. Enclosed outdoor storage areas shall obey the same setbacks, except along the east property line where there shall be no setback required.
- Signs shall be as permitted by the "OW" Office Warehouse District, with one ground or pole sign permitted for Parcel 1 along Maple Street and two signs along Julia Street.
- 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. Final access locations along Julia Street and University Avenue shall be determined at the time the property is platted. The need for additional right-of-way along Julia shall be determined at the time the property is platted, which may change the proposed development layout.
- 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.
- A portion of Julia Street right-of-way (as indicated on the plan) is intended to be vacated at the time the property is platted.
- All buildings within the PUD shall share a uniform architectural character, color, and similar predominate exterior building material, as determined by the Director of Planning. All building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accents, and must employ materials similar or complementary to surrounding residential areas. The predominant exterior building materials shall be non-metal, unless approved by the Director of Planning.
- Prior to issuance of a building permit, a site circulation plan shall be submitted for review and approval by the Director of Planning, in concurrence with the Fire Marshal and Traffic Engineer. The circulation plan shall assure smooth internal vehicular and pedestrian movements, pedestrian connectivity from abutting streets to all buildings within PUD and ensure that the main drives are not blocked by parking spaces directly backing onto the main drive aisles. A sidewalk shall be constructed along the Julia frontage of the PUD.
- The compatibility height standards of the U.Z.C. shall not apply. The development standards and site development regulations of the "OW" Office Warehouse district apply unless specifically modified by the PUD.
- A Drainage Plan shall be submitted to the appropriate Engineer for approval during the platting process. Required guarantees for drainage shall be provided at the time of platting improvements.
- The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #71 Tru-Building Commercial Planned Unit Development (PUD) has special conditions for development on the property.

PARCEL 1

- A. Net Area: 97,019.82 sq. ft. ± or 2.23 acres ±
- B. Maximum Building Coverage: 31,000 sq.ft. or 31 percent ±
- C. Maximum Gross Floor Area: 34,000 sq.ft. or 35 percent ±
- D. Floor Area Ratio: 45 feet, except for any other structures exempt by the UZC.
- E. Maximum building height: See General Provision #7.
- F. Setbacks: See General Provision #3.
- G. Permitted Uses: See General Provision #3.

VICINITY MAP:



LEGAL DESCRIPTION:

Beginning at a point 310.1 feet East of the Northwest corner of the East 10 acres of the West 40 acres of the North Half of the Northeast Quarter of Section 27, Township 27 South, Range 1 West of the 6th Principal Meridian, Sedgwick County, Kansas, said point being 1300.1 feet East of the Northwest corner of said Northeast Quarter, thence South 1318.33 feet to the South line of said North Half; thence East 187.1 feet; thence North 1318.25 feet to the Section line; thence West 189.27 feet to point of beginning, except that part platted into a part of West Maple Gardens.

REVISIONS:

Draft Planned Unit Development (PUD2019-15): October 14, 2019
Revised per staff comments: November 13, 2019
Approved by MAPC: November 21, 2019
Approved by City Council: January 7, 2020

As per PUD2019-15 Elmorgan

APPROVED PUD
MAPC 11-21-2019 blm
WCC 01-07-2020 blm
MAPC Copy 1 of 4

PUD #71
TRU-BUILDING COMMERCIAL
PLANNED UNIT DEVELOPMENT



SCALE: 1" = 30'



BAUGHMAN



Wichita-Sedgwick County Metropolitan Area Planning Department

January 8, 2020

Tru-Ridge LLC
Attn: Jeff Jones
544 South Ridge Road, Suite 100
Wichita, KS 67209

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

RE: PUD2019-00015 – Zone Change from SF-5 Single-Family Residential to Tru-Build Planned Unit Development (PUD #71) south of West Maple Street and east of South Julia Street (5929 West Maple Street)

Dear Applicant:

At its regular meeting on January 7, 2020, the Wichita City Council considered the above captioned request. The action of the City Council was to APPROVE the Tru-Build Planned Unit Development (PUD #71).

Sincerely,

A handwritten signature in red ink that reads 'David L. Yearout'.

David L. Yearout, AICP
Principal Planner

Copies to: WCC IV, Jeff Blubaugh, Mail Stop 1-13
Rebecca Fields, CSR IV, Mail Stop 1-135
Paul Hays, OCI, Mailstop 1-72
J. R. Cox, OCI, Mailstop 1-72
Jeff Van Zandt, City Law, Mailstop 1-134
Julianne Kallman, Engineering, Mail Stop 1-71

PUBLISHED IN THE WICHITA EAGLE ON Jan. 3, 2022

ORDINANCE NO. 51-368

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C. 13., as adopted by Section 28.04.010, as amended, zone change request from SF-5 Single-Family Residential to PUD Tru-Building Commercial Planned Unit Development (PUD #71) on property legally described as follows:

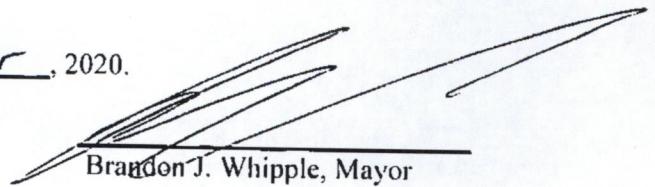
Case No. PUD2019-00015

Beginning at a point 310.1 feet East of the Northwest corner of the East 10 acres of the West 40 acres of the North half of the Northeast Quarter of Section 27, Township 27 South, Range 1 West of the 6th Principal Meridian, Sedgwick County, Kansas, said point being 1300.1 feet East of the Northwest corner of said Northeast Quarter, thence South 1318.33 feet to the South line of said North Half; thence East 187.1 feet; thence North 1318.25 feet to the Section line; thence West 189.27 feet to the point of beginning, except that part platted into a part of West Maple Gardens.

SECTION 2. That upon the taking effect of this ordinance, the above zoning change shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended, and the drawing shall be entered as the required development requirements for PUD #70.

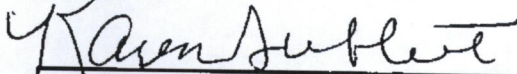
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ADOPTED this 10th day of November, 2020.



Braden J. Whipple, Mayor

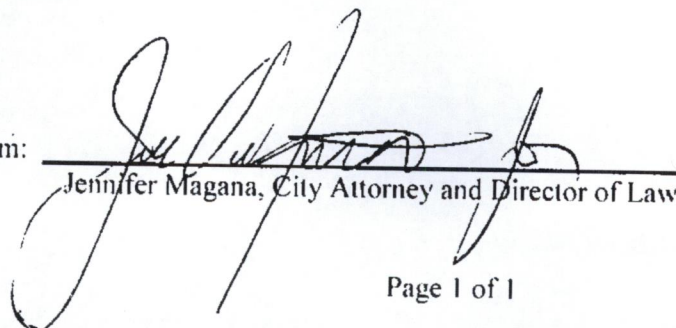
ATTEST:



Karen Sublett, City Clerk



Approved for form:



Jennifer Magana, City Attorney and Director of Law



AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	194786	WIC-1-3-2022	ORD. NO. 51-368	\$50.40	1	6.00 In

Attention: Jamie Buster
CITY OF WICHITA/CLERKS OFFICE
455 N MAIN ST FL 13
WICHITA, KS 67202

LEGAL PUBLICATION

OCA 150001

PUBLISHED IN THE WICHITA EAGLE
 ON JANUARY 3, 2022 (453586)
 ORDINANCE NO. 51-368

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04 010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, 13, as adopted by Section 28.04 010, as amended, zone change request from SF-3 Single-Family Residential to PUD Tru-Building Commercial Planned Unit Development (PUD #71) on property legally described as follows:

Case No. PUD2019-0001

Beginning at a point 318.1 feet East of the Northwest corner of the East 10 acres of the West 40 acres of the North half of the Northeast Quarter of Section 27, Township 27 South, Range 1 West of the 6th Principal Meridian, Sedgwick County, Kansas, said point being 1200.1 feet East of the Northwest corner of said Northeast Quarter, thence South 1318.33 feet to the South line of said North Half; thence East 187.1 feet; thence North 1318.25 feet to the Section line; thence West 187.27 feet to the point of beginning, except that part platted into a part of West Massie Gardens

SECTION 2. That upon the taking effect of this ordinance, the above zoning change shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita-Sedgwick County Unified Zoning Code as amended, and the drawing shall be entered as the required development requirements for PUD #70.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ADOPTED this 19th day of November, 2020

Brandon J. Whipple, Mayor

ATTEST:

Karen Sublett, City Clerk

(SEAL)

APPROVED AS TO FORM:

Jennifer Magaña, City Attorney and Director of Law

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

No. of Insertions: 1
 Beginning Issue of: 01/03/2022
 Ending Issue of: 01/03/2022

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 01/03/2022 to 01/03/2022.

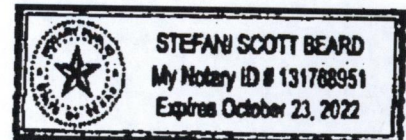
M. Hayley

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

DATED: 03/04/2022

Stefani Beard

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



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