

GENERAL PROVISIONS

1. PROJECT DESCRIPTION

THIS PLANNED UNIT DEVELOPMENT (PUD) IS INTENDED TO ALLOW FOR A MIXED-USE DEVELOPMENT THAT SUPPORTS THE VISION AND MISSION OF THE RIORDAN CLINIC INCLUDING A MEDICAL RESEARCH (RESEARCH INCUBATOR), A MULTI MEDIA AMPHITHEATER ENVIRONMENT FOR RESIDENCY PROGRAM/PROVIDER TRAINING INITIATIVES, AN INTEGRATIVE IN-PATIENT ONCOLOGY FACILITY/HOSPITAL, A FARM TO TABLE MARKET, CAFE, AND DEMONSTRATION KITCHEN, RESTAURANT AND BAR FOR THE LODGING CONCEPT, EXECUTIVE RETREAT CONCEPT, MEDICAL FITNESS CENTER, MEDICAL/HEALTH SPA, OTHER FUNCTIONAL MEDICINE PRACTICES, AND RELATED EQUINE THERAPY SERVICES WHICH WOULD REQUIRE A STABLE.

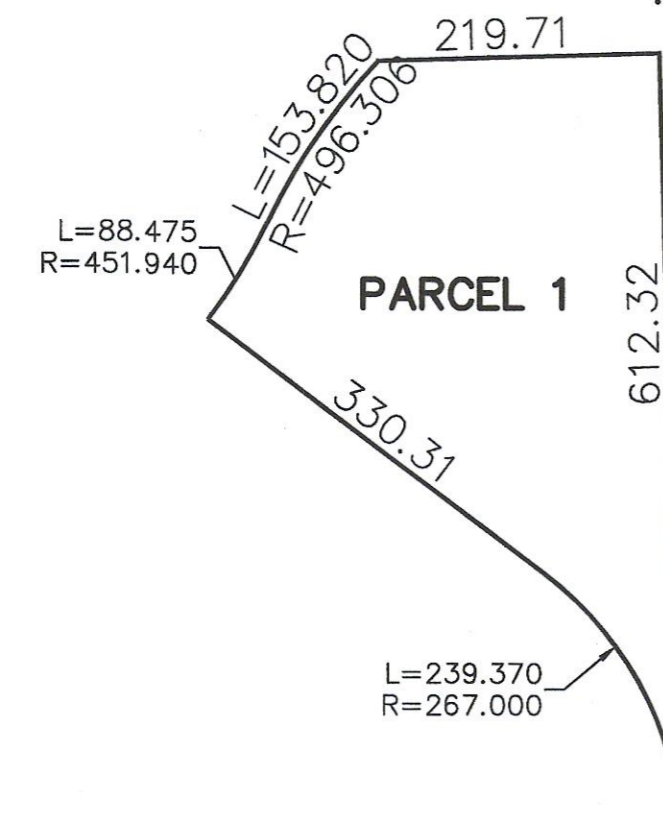
2. PROPOSED USES

ALL USES PERMITTED BY RIGHT, INCLUDING USES WITH SUPPLEMENTAL CONDITIONS, IN THE CENTRAL BUSINESS DISTRICT (CBD) ZONING DISTRICT, EXCEPT THAT.

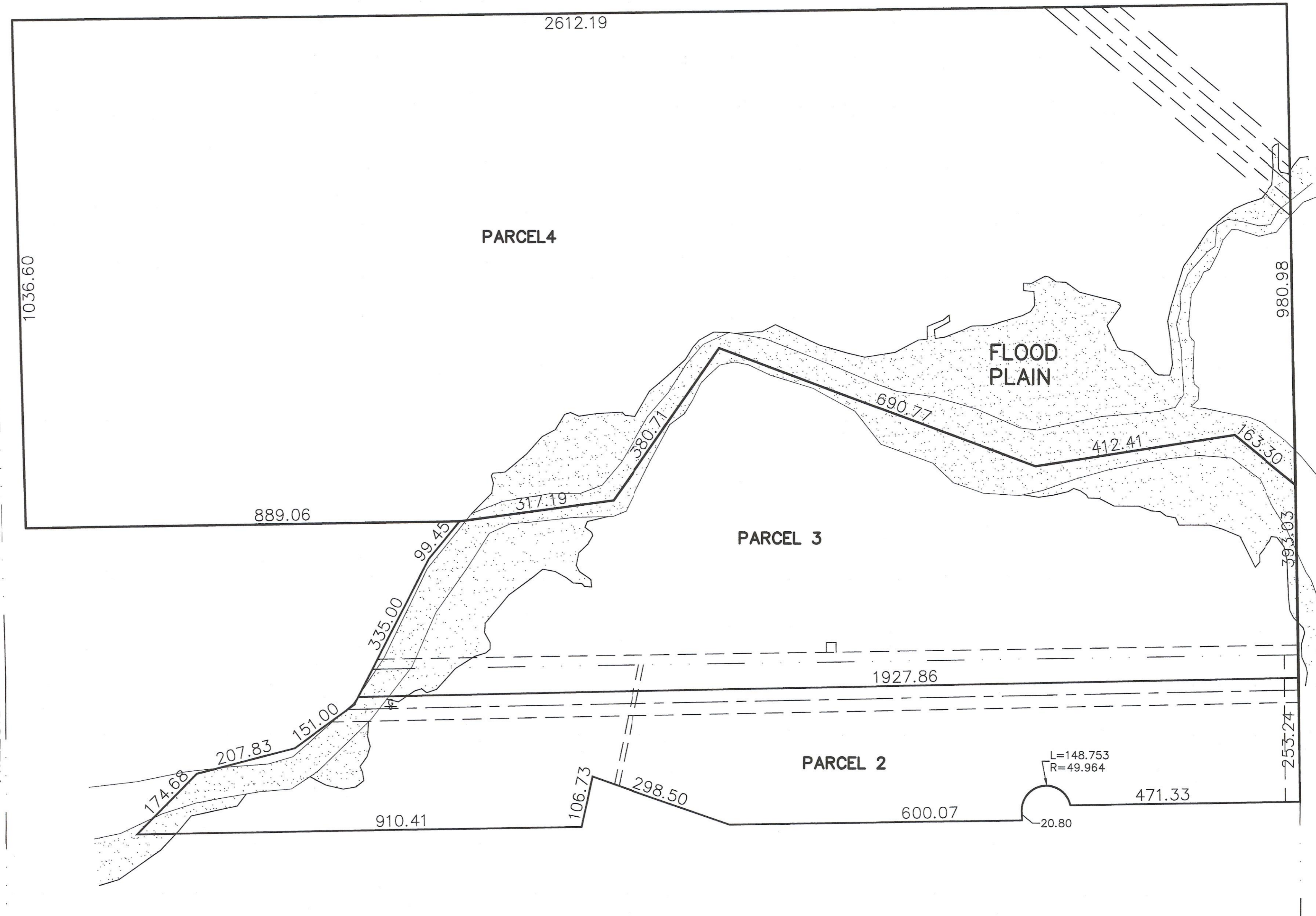
THE FOLLOWING USES ARE PROHIBITED: ADULT ENTERTAINMENT AND/OR SEXUALLY ORIENTED BUSINESSES; RECYCLING COLLECTION STATIONS; RECYCLING PROCESSING CENTERS; REVERSE VENDING MACHINES; CONSTRUCTION SALES AND SERVICES; RECREATIONAL MARINE FACILITIES; MONUMENT SALES; CEMETERIES; GOLF COURSES; GENERAL PRINTING AND PUBLISHING; SECONDHAND STORE; OUTDOOR VEHICLE AND EQUIPMENT SALES; VEHICLE REPAIR; CORRECTIONAL FACILITIES AND/OR CORRECTIONAL PLACEMENT RESIDENCIES; WELDING OR MACHINE SHOP; AGRICULTURAL RESEARCH; AND AGRICULTURAL SALES AND SERVICE.

3. GENERAL NOTES

- A. BUILDING SETBACKS WILL CONFORM TO THE CENTRAL BUSINESS DISTRICT SETBACK STANDARDS.
- B. PARKING RATIO WILL BE 1 STALL PER 1000 SQFT. PARKING MAY BE ADMINISTRATIVELY ADJUSTED AT TIME OF PERMIT SUBJECT TO A PARKING STUDY. A CROSS ACCESS AND PARKING AGREEMENT SHALL BE REQUIRED AS A CONDITION OF APPROVAL.
- C. SIGNAGE SHALL BE ALLOWED PER THE SIGN CODE FOR THE CITY OF WICHITA FOR SIGNAGE ALLOWED IN THE CBD DISTRICT WITH THE EXCEPTION THAT EXISTING SIGNS WITHIN THE PUD MAY REMAIN.
- D. 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 THE DEVELOPMENT AND BE BINDING UPON THE PRESENT LANDOWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
- E. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO HIDE THEM FROM GROUND VIEW.
- F. 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 THE PROPOSED DEVELOPMENT.
- G. AMENDMENTS, ADJUSTMENTS, OR INTERPRETATIONS TO THIS P.U.D. SHALL BE DONE IN ACCORDANCE WITH THE UNIFIED ZONING CODE.
- H. SUBDIVISION OF PARCELS (LOT SPLITS) SHALL BE PER THE LI, LIMITED INDUSTRIAL ZONING DISTRICT HOWEVER REPEATS SHALL BE ALLOWED. ADJUSTMENT OF THE PUD SHALL BE REQUIRED IF AND WHEN THE LAND IS FURTHER SUBDIVIDED.



HILLSIDE AVENUE



PARCEL 1

GROSS AREA - 111,576 S.F. OR 2.55 ACRES ±
 MAXIMUM HEIGHT - 80 FEET
 MAX. BUILDING COVERAGE 30%
 MAX. GROSS FLOOR AREA - 50 % OR 60,291 S.F.

PARCEL 2

GROSS AREA - 572,823 S.F. OR 13.15 ACRES ±
 MAXIMUM HEIGHT - 35 FEET
 MAX. BUILDING COVERAGE - 30%
 MAX. GROSS FLOOR AREA - 35% OR 200,488 S.F.

PARCEL 3

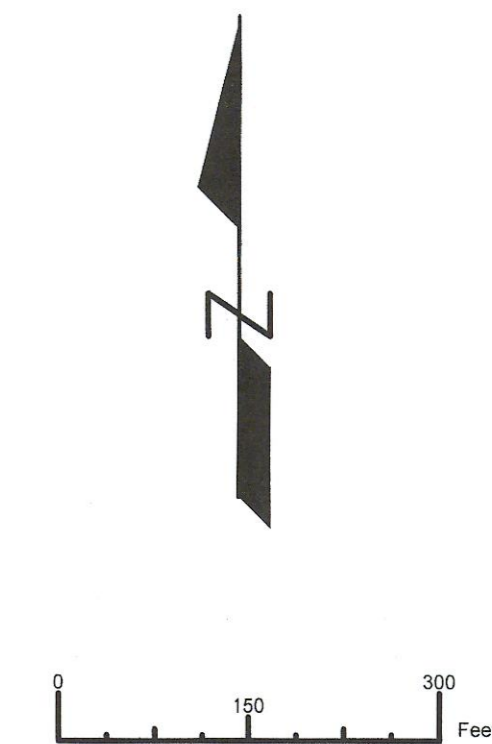
GROSS AREA - 895,287 S.F. OR 20.55 ACRES ±
 MAXIMUM HEIGHT - 50 FEET
 MAX. BUILDING COVERAGE - 50%
 MAX. GROSS FLOOR AREA - 50% OR 452,072 S.F.

PARCEL 4

GROSS AREA - 2,439,313 S.F. OR 55.99 ACRES ±
 MAXIMUM HEIGHT - 75 FEET
 MAX. BUILDING COVERAGE - 50%
 MAX. GROSS FLOOR AREA - 50% OR 1,215,888 S.F.

LEGAL DESCRIPTION

LOT 1 CHISOLM CREEK CENTER ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, ALONG WITH LOT 3, EXCEPT THAT PART OF LOT 3 LYING NORTH OF A LINE DESCRIBED AS BEGINNING ON THE EAST LINE OF LOT 3, 89.47 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 3; THENCE WEST TO THE NORTHWESTERLY LINE OF SAID LOT 3, ALONG WITH LOT 3, BLOCK A, NORTH UNIVERSITY ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.



RIORDAN PLANNED UNIT DEVELOPMENT PUD 88

APPROVED PUD

MAPS 7/8/2021 PUD 88-11
 [Signature] 8/8/2022
 2 of 4

PREPARATION DATE: 2022-01-04



Wichita-Sedgwick County Metropolitan Area Planning Department

October 13, 2021

Center for the Improvement of Human
Attn: Steve Flesher
3100 N. Hillside Avenue
Wichita, KS 67220

3C LLC
Attn: Tim Austin
5053 N. Sandkey Ct.
Wichita, KS 67204

RE: PUD2021-00011 – City zone change request from B Multi-Family Residential, and LI Limited Industrial to Riordan Planned Unit Development (PUD #88); Generally located one-quarter mile south of K-96 Highway on both sides of North Hillside (3100 N. Hillside Avenue).

Dear Applicants:

At its regular meeting on **October 12, 2021**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** the request.

Sincerely,

A handwritten signature in blue ink that reads 'Kathy L. Morgan'.

Kathy L. Morgan
Senior Planner
Current Plans Division



Wichita-Sedgwick County Metropolitan Area Planning Department

September 10, 2021

Center for the Improvement of Human
Attn: Steve Flesher
3100 N. Hillside Avenue
Wichita, KS 67220

3C LLC
Attn: Tim Austin
5053 N. Sandkey Ct.
Wichita, KS 67204

RE: PUD2021-00011 – City zone change request from B Multi-Family Residential, and LI Limited Industrial to Riordan Planned Unit Development (PUD #88); Generally located one-quarter mile south of K-96 Highway on both sides of North Hillside (3100 N. Hillside Avenue).

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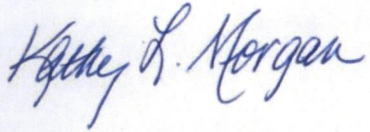
At its regular meeting on **September 9, 2021**, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to **APPROVE** the request subject to the attached general provisions of PUD #88.

NOTICE: The public hearing on planning items is conducted by the MAPC under provisions of State Law. Adopted policy is that the City Council will not take additional testimony on zoning related applications and other issues for which the MAPC has held a public hearing. However, interested parties may file a written statement with the City Clerk by 5:00 p.m. on the Wednesday preceding this meeting, providing new facts on the issue or alleging an unfair hearing. The Council will determine from such statements whether to return the issue to the MAPC for reconsideration or to reverse their recommendation.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) **To be effective, the protest must be filed by 5:00 p.m. on September 23, 2021.** In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk by **September 23, 2021 at 5:00 p.m.**

Your application will be forwarded to the **October 12, 2021** City Council meeting for review and final action. This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,



Kathy L. Morgan
Senior Planner
Current Plans Division

Attachment: Riordan PUD #88

Copies to: Brandon Johnson, WCC I, Mail Stop 1-13
Maddy Campbell, CRS District I, Mail Stop 1-13
Jeff Van Zandt, City Law, Mail Stop 1-72
MABCD
Debra Ary, City Engineering, Mail Stop 1-71
Curtis Carter, 2824 N. Bluff, Wichita, KS. 67220

Proposed PUD Language Riordan Planned Unit Development DP-88 (Provided by Agent)

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MAXIMUM HEIGHT - 80 FEET
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MAX. BUILDING COVERAGE - 30%
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OCA 150004

(Published in the Wichita Eagle, Aug. 20, 2021)

ORDINANCE NO. 51-623

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS 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, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. PUD2021-00011

City zone change from B Multi-Family Residential and LI Limited Industrial to PUD Planned Unit Development, subject to the general provisions of PUD #88, on property described as:

Parcel 1:

Lot 1, Chisholm Creek Center Addition, Wichita, Kansas, Sedgwick County, Kansas, EXCEPT the west 6.56 feet of the south 55.76 feet of the north 267 feet thereof; AND EXCEPT beginning at a point on the west line of said Lot 1, 204.67 feet south of the northwest corner of said Lot 1; thence south along said west line 6.6 feet; thence east 6.6 feet; thence south parallel to said west line 55.76 feet; thence west to said west line; thence south along said line 26.24 feet; thence east 13.12 feet; thence north parallel to said west line 88.56 feet; thence west to the point of beginning.

Parcel 2:

Lot 3, Block A, North University Addition to Wichita, Sedgwick County, Kansas, EXCEPT that part lying north of the following described line: Beginning on the east line of said Lot 3, a distance of 89.47 feet south of the northeast corner of said Lot 3; thence west parallel with the north line of the Southeast Quarter of the Southeast Quarter of Section 34, Township 26 South, Range 1 East of the 6th P.M. to a point on the northwesterly line of said Lot 3; AND EXCEPT that part of said Lot 3 described as beginning at the southeast corner thereof; thence N 1°28'38" W along the east line of said Lot 3, 90.22 feet; thence S 88°31'22" W 15.70 feet to the southwesterly line of said Lot 3; thence southeasterly along said southwesterly line 92.03 feet to the point of beginning; AND EXCEPT that part described as beginning at a point on the east line of said Lot 3, 90.22 feet north of the southeast corner of said Lot 3; thence N 1°28'38" W along the east line of said Lot 3, 9.84 feet; thence S 88°31'22" W 19.46 feet to the southwesterly line of said Lot 3; thence southeasterly along said southwesterly line 10.53 feet; thence N 88°31'22" E 15.70 feet to the point of beginning.

The Riordan Planned Unit Development (PUD #88) shall be subject to the following conditions:

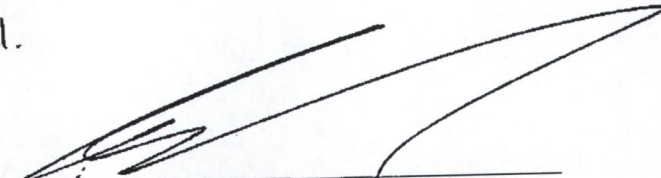
1. The text of the PUD shall be in accordance with the text as approved by the Planning Commission.
2. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #88 Riordan Planned Unit Development) has special conditions for development on the property.
3. A copy of the recorded certificate along with four copies of the approved PUD shall be submitted to the Metropolitan Area Planning Department within 60 days of governing body approval, or the request shall

- be considered denied and closed.
4. All other federal, state, and local laws and ordinances must be observed.

SECTION 2. That upon the taking effect of this ordinance, the above zoning changes 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.

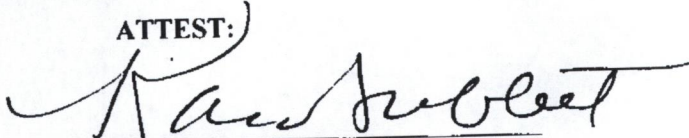
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

Adopted this 17th Day of Aug 2021.



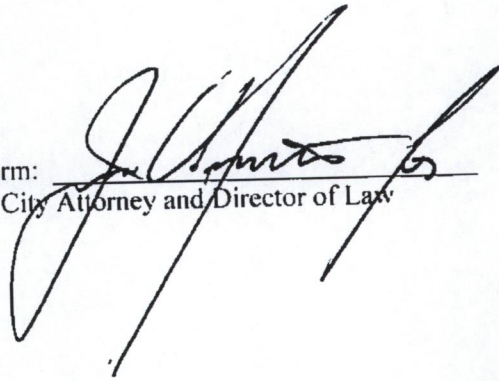
Brandon J. Whipple, Mayor, City of Wichita

ATTEST:



Karen Sublett, City Clerk



Approved as to form: 

Jennifer Magaña, City Attorney and Director of Law



Beaufort Gazette	The Herald - Rock Hill	el Nuevo Herald - Miami	Sun News - Myrtle Beach
Belleville News-Democrat	Herald Sun - Durham	Modesto Bee	The News-Tribune-Tacoma
Bellingham Herald	Idaho Statesman	Raleigh News & Observer	The Telegraph - Macon
Bradenton Herald	Island Packet	The Olympian	San Luis Obispo-Tribune
Centre Daily Times	Kansas City Star	Sacramento Bee	Tri-City Herald
Charlotte Observer	Lexington Herald-Leader	Fort Worth Star-Telegram	Wichita Eagle
Columbus Ledger-Enquirer	Merced Sun-Star	The State - Columbia	
Fresno Bee	Miami Herald	Sun Herald - Biloxi	

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	121005	Print Legal Ad - IPL0037528		\$120.75	2	72L

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

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

No. of Insertions: 1
 Beginning Issue of: 08/20/2021
 Ending Issue of: 08/20/2021

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 08/20/2021 to 08/20/2021.

LEGAL PUBLICATION

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 Lot 3, Block A, North University Addition to Wichita, Sedgwick County, Kansas, EXCEPT that part lying north of the following described line: Beginning on the east line of said Lot 3, a distance of 89.47 feet south of the northeast corner of said Lot 3; thence west parallel with the north line of the Southeast Quarter of the Southeast Quarter of Section 34, Township 26 South, Range 1 East of the 6th PM, to a point on the northwesterly line of said Lot 3; AND EXCEPT that part of said Lot 3 described as beginning at the southeast corner thereof; thence N 1°28'38" W along the east line of said Lot 3, 90.22 feet; thence S 88°31'22" W 15.70 feet to the southwestery line of said Lot 3; thence southeasterly along said southwestery line 92.03 feet to the point of beginning; AND EXCEPT that part described as beginning at a point on the east line of said Lot 3, 90.22 feet north of the southeast corner of said Lot 3; thence N 1°28'38" W along the east line of said Lot 3, 9.84 feet; thence S 88°31'22" W 19.46 feet to the southwestery line of said Lot 3; thence southeasterly along said southwestery line 10.53 feet; thence N 88°31'22" E 15.70 feet to the point of beginning.


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2. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #88 Riordan Planned Unit Development) has special conditions for development on the property.
3. A copy of the recorded certificate along with four copies of the approved PUD shall be submitted to the Metropolitan Area Planning Department within 60 days of governing body approval, or the request shall be considered denied and closed.
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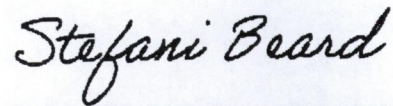
SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita-Sedgwick County Unified Zoning Code as amended.

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

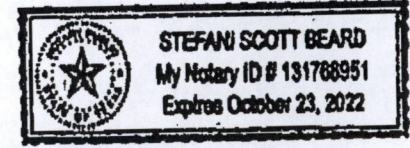
Adopted this 17th Day of August, 2021.
 Brandon J. Whipple, Mayor, City of Wichita
 ATTEST:
 Karen Sublett, City Clerk
 (SEAL)
 Approved as to form:
 Jennifer Magana, City Attorney and Director of Law
 IPL0037528
 Aug 20 2021



I certify (or declare) under penalty of perjury that the foregoing is true and correct.
 DATED: 08/20/2021



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



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	83584	Print Legal Ad - IPL0028330		\$201.28	3	80 L

Attention: Betsy Pagán

CITY OF WICHITA/PLANNING DEPT
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202

LEGAL PUBLICATION MAPC/BZA July 8, 2021 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, July 8, 2021 no earlier than 1:30 p.m., the Wichita Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held virtually, public participation is available in multiple ways, those without technology options can participate by going to the Wichita City Hall Building - 1st Floor Council Chambers - 455 N. Main Street, Wichita, Kansas 67202 (specified at the bottom of this notice). If you have any questions regarding the meeting or items on this notice, please call the Wichita Sedgwick County Metropolitan Area Planning Department at (316) 268 4421.

---BZA2021-00026: City Variance request to reduce parking for Home Plus assisted living home (with CON2021-00027 for Group Residence, Limited) on property zoned SF-5 Single Family Residential; generally located on the east side of North Edgemoor Drive, one block south of East 13th Street North (5502 E Polo).

CON2021-00027: City Conditional Use for Group Residence, Limited for Home Plus assisted living home on property zoned SF-5 Single Family Residential (with BZA2021-00026 to reduce parking), generally located on the east side of North Edgemoor Drive, one block south of East 13th Street North (5502 E Polo).

CON2021-00029: City Conditional Use for a Group Residence Limited (with CON21-30 for Accessory Apartment) on property zoned TF-3 Two-Family Residential, located approximately 1,970 feet west of Maize Rd. on W. 37th St. N. at 10932 W. 37th St. North.

CON2021-00030: City Conditional Use for an accessory apartment (with CON21-29 for Group Residence, Limited) on property zoned TF-3 Two Family Residential, located approximately 1,970' feet west of Maize Rd. at 10932 W. 37th St. North.

RUD2021-00011: City Zone Change from B Multi-Family Residential (CUP D-124) and LI Limited Industrial to PUD to create Riordan Planned Unit Development (PUD #88); generally located south of K-96 Highway and east of North Hillside Avenue (3100 N. Hillside).

VAC2021-00025: City Vacation of portions of platted wall easement, platted utility easement and drainage easement by separate instrument to allow for pool installation on property zoned SF-5 Single-Family Residential; generally located southwest of West 29th Street North and North Ridge Road (7918 and 7926 W Ct).

ZON2021-00033: City Zone Change from SF-5 Single-Family Residential to MF-18 Multi-Family Residential with a Protective Overlay; generally located 1,100 feet east of West Zoo Boulevard and 470 feet north of West Central Avenue.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the Wichita Sedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

PLEASE NOTE THIS MEETING IS CONSIDERED AN EMERGENCY MEETING OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION DUE TO COVID-19, WHICH WILL IMPOSE SPECIAL PROCEDURES TO PARTICIPATE IN THE PUBLIC HEARING. THESE ARE AS FOLLOWS:

The meeting will be conducted "virtually" using Go-To-Meeting. You have multiple options to participate: 1) submit comments ahead of time, 2) participate remotely, or 3) attend in-person at the Wichita City Hall Building (see below).
Submit Comments Ahead of Time
You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email; letter; video; and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.
Email Planning@wichita.gov
Mailing Address Wichita-Sedgwick County Metropolitan Area Planning Department
Attn: Scott Wadle
271 W. 3rd Street - Suite 201
Wichita, KS 67202
Phone 316.268.4421
Fax 316.858.7764
Participate Remotely
Please join my meeting from your computer, tablet or smartphone.
<https://global.gotomeeting.com/join/651544141>
You can also dial in using your phone.
United States: +1 (671) 317-3112
Access Code: 651-544-141
Join from a video-conferencing room or system.
Dial in or type: 67.217.95.2 or inroomlink.goto.com
Meeting ID: 651 544 141
Or dial directly: 651544141@67.217.95.2 or 67.217.95.2#651544141
New to GoToMeeting? Get the app now and be ready when your first meeting starts: <https://global.gotomeeting.com/install/651544141>
Attend In-Person
You may also participate in the hearing in-person at the Wichita City Hall Council Chambers (455 N. Main Street, Wichita, KS 67202). Please note that security screening is required for public access to the building, self-paid parking is available nearby, and COVID-19 protocols are in place. For more information please visit www.wichita.gov/visitchityhall. The in-person option is primarily intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-268 4464) by 5pm, 3 days prior to the meeting.
WITNESS MY HAND on June 17, 2021
Scott Wadle, Secretary
Wichita Sedgwick County
Metropolitan Area Planning Commission
IPL0028330
Jun 17 2021

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

No. of Insertions: 1
Beginning Issue of: 06/17/2021
Ending Issue of: 06/17/2021

STATE OF KANSAS)
SS
County of Sedgwick)

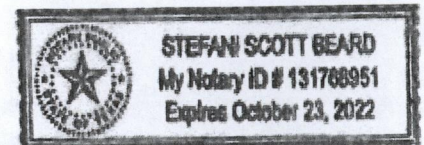
Hayley Martin, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper 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 06/17/2021 to 06/17/2021.

M. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 07/14/2021

Stefani Beard

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



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

STAFF REPORT
MAPC July 8, 2021
DAB I July 12, 2021

CASE NUMBER: PUD2021-00011 (City)

APPLICANT/AGENT: Olive W. Garvey Center for the Improvement of Human Functioning, Inc.
Steve Flesher (owners/applicants) 3C LLC, Tim Austin (Agent)

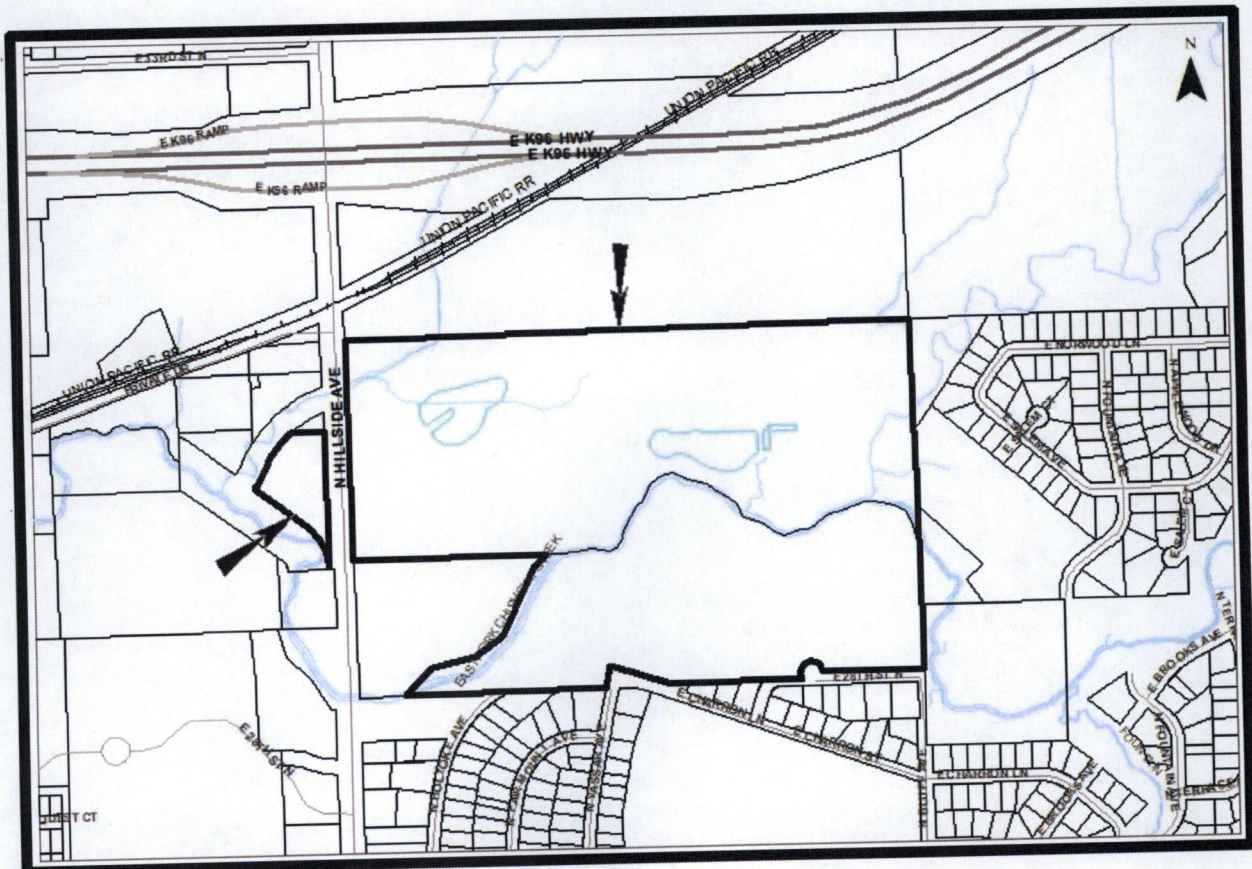
REQUEST: Planned Unit Development

CURRENT ZONING: B Multi-Family Residential, and LI Limited Industrial

SITE SIZE: 89.52 ± acres (2.55 acres of which is on the west side of N. Hillside)

LOCATION: Generally located one-quarter mile south of K-96 Highway on both sides of North Hillside (3100 N. Hillside Avenue) District 1

PROPOSED USE: Long Term Re-development of the Riordan Clinic



BACKGROUND: The property is currently zoned B Multi-Family Residential and LI Limited Industrial.

The applicants are requesting a Planned Unit Development zoning district. The PUD would limit the permitted and conditional uses to those associated with the Central Business (CBD) zoning district. The applicant has indicated that the proposed PUD is intended to allow for a mixed-use development that supports the vision and mission of the Riordan Clinic. The mixed-use development would include the following: medical research (research incubator); a multi-media amphitheater environment for residency program/provider training initiatives; an integrative in-patient oncology facility/hospital; a farm to table market, cafe, and demonstration kitchen; restaurant and bar for the lodging concept; executive retreat concept; medical fitness center; medical/health spa; other functional medicine practices; and related equine therapy that would require a stable on-site.

The subject site is two (2) platted lots, approximately 89.52.6 acres, located one-quarter mile south of K-96 Highway, located on both the east and west sides of North Hillside Avenue (3100 N. Hillside). The applicant has indicated that the requested PUD zoning would provide maximum flexibility with property development standards as per the CBD Central Business zoning district subject to prohibited uses itemized in General Provision 2: Proposed Uses of the PUD.

North of the subject site and east of Hillside Avenue is an unplatted parcel zoned SF-5 Single-Family Residential and LI Limited Industrial that is being used as farmland and has no improvements. North of the subject site and west of Hillside Avenue are properties zoned LI Limited Industrial and in use for a concrete business and a former outdoor garden center.

East of the subject site is zoned SF-5 and is a partially developed single-family subdivision.

South of the site and east of Hillside Avenue are properties zoned SF-5 zoned and developed as a subdivision and USD 259 Buckner Elementary School. Also located south of the subject site and east of Hillside are properties zoned GC General Commercial and B Multi-Family, and developed with North Heights Christian Church. South of the subject site and west of Hillside Avenue is the East Fork Chisholm Creek, zoned LI Limited Industrial.

West of the subject site and West of Hillside Avenue are properties zoned GO General Office and MH Manufactured Housing that is the location of Dr. Glen Dey Park.

CASE HISTORY: In August 1982, the area was platted as the Chisholm Creek Center Addition. The Riordan Clinic complex was built on the site in 1982-83.

ADJACENT ZONING AND LAND USE:

North: SF-5	Farmland, no improvements
South: SF-5	Single-Family Residential, elementary school, Church
East: SF-5	Developing subdivision
West: GO, GC, LI	Park, Farmland, Storage/Warehouse

PUBLIC SERVICES: The site has direct access to North Hillside Avenue. North Hillside Avenue is a paved, four-lane, arterial street with sidewalks on both sides of the street. North Hillside provides access to east and west-bound K-96 Highway. There is no access into the residential area east and south of the subject site. The site is served by all typical municipal services.

CONFORMANCE TO PLANS/POLICIES: Staff finds that the proposed rezoning is in conformance with the adopted Wichita-Sedgwick County Comprehensive Plan, titled the *Community Investments Plan*. The Plan's 2035 *Wichita Future Growth Concept Map* identifies this location as mix of new residential, open space, commercial, and industrial uses.

The subject site is located in the north fringe area of the *Wichita: Places for People Plan* and has no specific recommendations for development. This site is also located within the Central Northeast Area Plan Update (2005), which does not have specific land use recommendations.

RECOMMENDATION: Based upon information available prior to the public hearings and conformance to the *Community Investments Plan*, planning staff recommends that the request be **APPROVED**.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: North of the site is SF-5 Single-Family Residential that is being used as farmland and has no improvements on the un-platted parcel. East of the subject site is zoned SF-5 and is a partially developed single-family subdivision. South of the site is SF-5 zoned property is a developed subdivision and USD 259 Buckner Elementary School; and properties zoned GC General Commercial and developed North Heights Christian Church. West of the site is right-of way for North Hillside Avenue, GO General Office that is the location of Dr. Glen Dey Park, LI Limited Industrial that is undeveloped farm land and storage/warehouse.
2. The suitability of the subject property for the uses to which it has been restricted: The property is currently zoned B Multi-Family Residential, GC General Commercial and LI Limited Industrial TF-3 Two-Family Residential, and B Multi-Family Residential. The mix of residential uses allowed by current zoning is suitable for the neighborhood based on the surrounding context and community plans.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: The Planned Unit Development ("PUD") Zoning District is not anticipated to impact residential traffic. The site has direct access to North Hillside Avenue which provides access to east and west bound K-96 Highway.
4. Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant: This is an up-zoning which would allow for expanded medical services and personal services that can be specifically developed under the Planned Unit Development Zoning. The breadth of proposed uses by the applicant cannot be achieved with the current zoning districts.
5. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: Staff finds that the proposed rezoning is in conformance with the adopted Wichita-Sedgwick County Comprehensive Plan, titled the *Community Investments Plan*. The Plan's 2035 *Wichita Future Growth Concept Map* identifies this location as mix of new residential, open space, commercial, and industrial uses. .
6. Impact of the proposed development on community facilities: Existing public water and sewer at the site would accommodate uses under the proposed PUD zoning. The requested rezoning would allow for a mix residential, commercial and industrial uses. The existing infrastructure would be able to accommodate any increased demand.

Attachments:

1. Proposed PUD language (Agent)
2. Aerial Map
3. Zoning Map
4. Land Use Map

Proposed PUD Language Riordan Planned Unit Development DP-88 (Provided by Agent)

1. PROJECT DESCRIPTION

THIS PLANNED UNIT DEVELOPMENT (PUD) IS INTENDED TO ALLOW FOR A MIXED-USE DEVELOPMENT THAT SUPPORTS THE VISION AND MISSION OF THE RIORDAN CLINIC INCLUDING A MEDICAL RESEARCH (RESEARCH INCUBATOR), A MULTI MEDIA AMPHITHEATER ENVIRONMENT FOR RESIDENCY PROGRAM/PROVIDER TRAINING INITIATIVES, AN INTEGRATIVE IN-PATIENT ONCOLOGY FACILITY/HOSPITAL, A FARM TO TABLE MARKET, CAFE, AND DEMONSTRATION KITCHEN, RESTAURANT AND BAR FOR THE LODGING CONCEPT, EXECUTIVE RETREAT CONCEPT, MEDICAL FITNESS CENTER, MEDICAL/ HEALTH SPA, OTHER FUNCTIONAL MEDICINE PRACTICES, AND RELATED EQUINE THERAPY SERVICES WHICH WOULD REQUIRE A STABLE.

2. PROPOSED USES

ALL USES PERMITTED BY RIGHT, INCLUDING USES WITH SUPPLEMENTAL CONDITIONS, IN THE CENTRAL BUSINESS DISTRICT (CBD) ZONING DISTRICT, EXCEPT THAT:

THE FOLLOWING USES ARE PROHIBITED: ADULT ENTERTAINMENT AND/OR SEXUALLY ORIENTED BUSINESSES; RECYCLING COLLECTION STATIONS; RECYCLING PROCESSING CENTERS; REVERSE VENDING MACHINES; CONSTRUCTION SALES AND SERVICES; RECREATIONAL MARINE FACILITIES; MONUMENT SALES; CEMETERIES; GOLF COURSES; GENERAL PRINTING AND PUBLISHING; SECONDHAND STORE; OUTDOOR VEHICLE AND EQUIPMENT SALES; VEHICLE REPAIR; CORRECTIONAL FACILITIES AND/OR CORRECTIONAL PLACEMENT RESIDENCIES; WELDING OR MACHINE SHOP; AGRICULTURAL RESEARCH; AND AGRICULTURAL SALES AND SERVICE.

3. GENERAL NOTES

- A. BUILDING SETBACKS WILL CONFORM TO THE CENTRAL BUSINESS DISTRICT SETBACK STANDARDS.
- B. PARKING RATIO WILL BE ONE (1) STALL PER 1000 SQUARE FEET. PARKING MAY BE ADMINISTRATIVELY AT TIME OF PERMIT, SUBJECT TO A PARKING STUDY. A CROSS LOT ACCESS AND PARKING AGREEMENT SHALL BE REQUIRED AS A CONDITION OF APPROVAL.
- C. SIGNAGE SHALL BE ALLOWED PER THE SIGN CODE FOR THE CITY OF WICHITA FOR SIGNAGE ALLOWED IN THE CBD DISTRICT WITH THE EXCEPTION THAT EXISTING SIGNS WITHIN THE PUD MAY REMAIN.
- D. 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 THE DEVELOPMENT AND BE BINDING UPON THE PRESENT LANDOWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
- E. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO HIDE THEM FROM GROUND VIEW.

- F. 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 THE PROPOSED DEVELOPMENT.
- G. AMENDMENTS, ADJUSTMENTS, OR INTERPRETATIONS TO THIS P.U.D. SHALL BE DONE IN ACCORDANCE WITH THE UNIFIED ZONING CODE.
- H. SUBDIVISION OF PARCELS (LOT SPLITS) SHALL BE PER THE LI, LIMITED INDUSTRIAL ZONING DISTRICT; HOWEVER, REPLATS MAY BE ALLOWED. ADJUSTMENT OF THE PUD SHALL BE REQUIRED IF AND WHEN THE LAND IS FURTHER SUBDIVIDED.

PARCEL 1

GROSS AREA – 111,576 S.F. OR 2.556 ACRES ±
 MAXIMUM HEIGHT - 80 FEET
 MAX. BUILDING COVERAGE 30%
 MAX. GROSS FLOOR AREA - 50 % OR 60,291 S.F.

PARCEL 2

GROSS AREA - 572,823 S.F. OR 13.15 ACRES ±
 MAXIMUM HEIGHT - 35 FEET
 MAX. BUILDING COVERAGE - 30%
 MAX. GROSS FLOOR AREA - 35% OR 200,488 S.F.

PARCEL 3

GROSS AREA – 895,287 S.F. OR 20.55 ACRES ±
 MAXIMUM HEIGHT - 50 FEET
 MAX. BUILDING COVERAGE - 50%
 MAX. GROSS FLOOR AREA - 50% OR 452,072 S.F.

PARCEL 4

GROSS AREA - 2,439,313 S.F. OR 59.99 ACRES ±
 MAXIMUM HEIGHT - 75 FEET
 MAX. BUILDING COVERAGE - 50%
 MAX. GROSS FLOOR AREA - 50% OR 1,215,888 S.F.

LEGAL DESCRIPTION

LOT. 1 CHISOLM CREEK CENTER ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, ALONG WITH LOT 3, EXCEPT THAT PART OF LOT 3 LYING NORTH OF A LINE DESCRIBED AS BEGINNING ON THE EAST LINE OF LOT 3, 89.47 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 3; THENCE WEST TO THE NORTHWESTERLY LINE OF SAID LOT 3, ALONG WITH LOT 3, BLOCK A, NORTH UNIVERSITY ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

2035 Wichita Future Growth Concept Map

- Legend**
- Established Central Area
 - Residential and Employment Mix
 - New Employment
 - New Residential
 - Wichita City Limits
 - Other Cities
 - Northwest Bypass Right-of-Way
- Statistical Development Areas**
- Other Urban Growth Areas 2014
 - Other Urban Growth Areas 2014
 - Rural Growth Areas 2014

- LAND USE**
- Residential
 - Commercial
 - Industrial
 - Major Air Transportation & Military
 - Parks and Open Space
 - Agricultural or Vacant
 - Major Institutional
 - Nghbd_Plan_Areas

