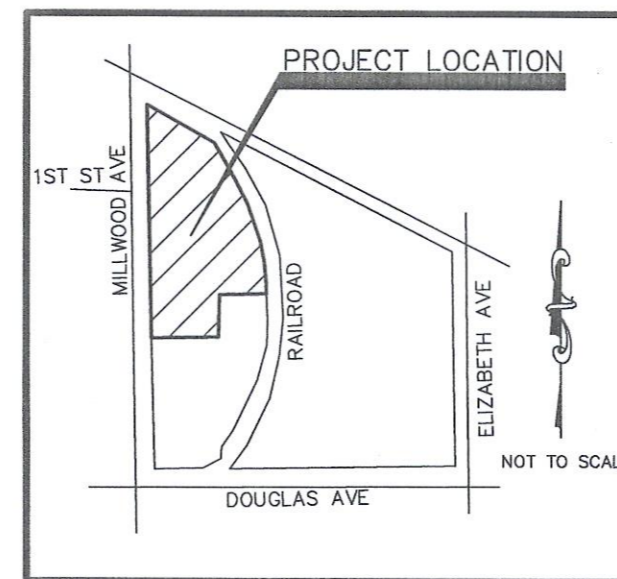
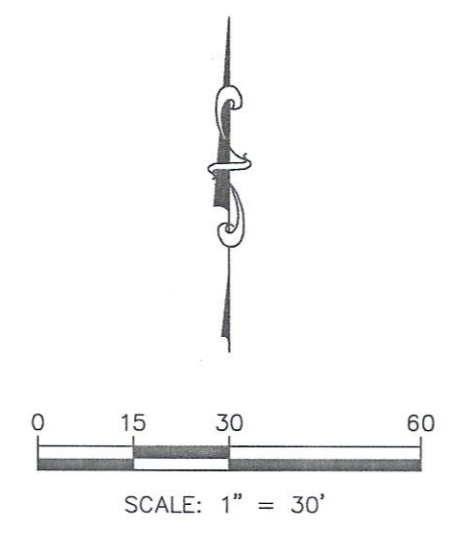


MILLWOOD & DOUGLAS JUNCTION

WICHITA, SEDGWICK COUNTY, KANSAS
 PLANNED UNIT DEVELOPMENT (PUD- 101)



LOCATION MAP
 WICHITA, KANSAS



PROJECT DESCRIPTION:

THIS PLANNED UNIT DEVELOPMENT (PUD) IS INTENDED TO ALLOW FOR THE REDEVELOPMENT OF MULTIPLE COMMERCIAL BUILDINGS INTO A MIXED-USE COMMERCIAL MARKETPLACE AND DINING EXPERIENCE. THE PROJECT ALIGNS WITH THE CITY OF WICHITA'S FOCUS ON INCREASED WALKABILITY, UTILIZING THE EXPANDED PUBLIC TRANSPORT ALONG DOUGLAS AVENUE AND ENHANCING THE DELANO COMMERCIAL NEIGHBORHOOD.

A PORTION OF THE PUD WILL BE UTILIZED AS AN OUTDOOR AREA TO ENJOY GAMES, ENTERTAINMENT AND GOODS AVAILABLE IN THE MARKET AND DINING AREAS OF THE PUD. THE PUD PROVIDES FLEXIBLE DEVELOPMENT REGULATIONS TO ACCOMPLISH THE ABOVE GOALS WHICH OTHERWISE WOULD NOT BE POSSIBLE FOR THE LIMITED INDUSTRIAL (LI) ZONING DISTRICT AS DEFINED IN THE UNIFIED ZONING CODE (U.Z.C.).

PROPOSED USES -- PARCELS 1 & 2:

THE PRIMARY USE WILL BE AS A MICROBREWERY AND MARKETPLACE, SINGLE OR MULTI-TENANT, INCLUDING RETAIL AND DINING ESTABLISHMENTS, WITH MARKETPLACE DEFINED AS ALLOWING ALL USES PERMITTED BY RIGHT, INCLUDING THOSE WITH SUPPLEMENTAL CONDITIONS, IN THE CENTRAL BUSINESS DISTRICT (CBD) ZONING DISTRICT. NIGHT CLUB IN THE CITY IS PERMITTED ONLY AS AN ACCESSORY USE TO MICROBREWERY SUBJECT TO THE CONDITIONS NOTED BELOW.

THE FOLLOWING USES ARE PROHIBITED: ADULT ENTERTAINMENT AND/OR SEXUALLY ORIENTED BUSINESSES; AUDITORIUM OR STADIUM; PARKING AREA, COMMERCIAL; PAWNSHOP; RECYCLING COLLECTION STATIONS; RECYCLING PROCESSING CENTERS; REVERSE VENDING MACHINES; CONSTRUCTION SALES AND SERVICES; GENERAL ANIMAL CARE; HOTELS OR MOTELS; RECREATIONAL MARINE FACILITIES; GROUP HOMES; GROUP RESIDENCES; CEMETERIES; GOLF COURSES; HOSPITALS; GENERAL PRINTING AND PUBLISHING; SERVICE STATIONS; OUTDOOR VEHICLE AND EQUIPMENT SALES; VEHICLE REPAIR; SELF-SERVICE STORAGE WAREHOUSES; CAR WASH FACILITIES; CORRECTIONAL FACILITIES AND/OR CORRECTIONAL PLACEMENT RESIDENCES; MANUFACTURING, LIMITED; MANUFACTURING, GENERAL; WAREHOUSING; WELDING OR MACHINE SHOP; AGRICULTURAL RESEARCH; AND AGRICULTURAL SALES AND SERVICE.

GENERAL NOTES:

- SETBACKS SHALL BE PER THE UZC FOR THE "CBD" CENTRAL BUSINESS DISTRICT.
- OFF-STREET PARKING REQUIREMENTS SHALL BE PER THE UZC FOR THE "CBD" CENTRAL BUSINESS DISTRICT, PROVIDED THAT IF ANY NEW PARKING LOT IS CONSTRUCTED FRONTING NORTH MILLWOOD, IT SHALL BE PAVED WITH ASPHALT OR CONCRETE AND SHALL ADHERE TO THE DELANO NEIGHBORHOOD DESIGN GUIDELINES.
- THE SITE SHALL UTILIZE BUILDING SIGNS, AS PERMITTED BY THE "CBD" CENTRAL BUSINESS DISTRICT, WITH THREE GROUND OR POLE SIGNS. FURTHER, NO OFF-SITE OR BILLBOARD SIGNS SHALL BE PERMITTED. THERE SHALL BE NO BUILDING SIGNS FACING ANY RESIDENTIALLY-ZONED PROPERTY.
- USE AS A MARKETPLACE WILL BE ALLOWED SUBJECT TO THE FOLLOWING CONDITIONS:
 - MOBILE FOOD UNITS IN THE CITY SHALL BE PERMITTED AS AN ACCESSORY USE.
 - OUTDOOR RECREATION AND ENTERTAINMENT SHALL BE PERMITTED AS AN ACCESSORY USE.
 - ALCOHOL SALES WILL BE ALLOWED.
 - THE MARKETPLACE SHALL NOT BE OPERATED PAST 10:00 P.M. SUNDAY THROUGH THURSDAY AND MIDNIGHT FRIDAY AND SATURDAY.
 - OUTDOOR ENTERTAINMENT IS RESTRICTED TO THE EAST PORTION OF THE SITE BETWEEN THE BUILDINGS AND THE RAILROAD TRACK.
 - INDOOR AND OUTDOOR ENTERTAINMENT SHALL NOT OPERATE PAST 10:00 P.M. SUNDAY THROUGH THURSDAY AND MIDNIGHT FRIDAY AND SATURDAY.
- SCREENING SHALL COMPLY WITH THE PROVISIONS OF THE UNIFIED ZONING CODE AND ALL OTHER APPLICABLE STANDARDS AND REQUIREMENTS OF THE CITY CODE OF THE CITY OF WICHITA.
- A LANDSCAPE PLAN SHALL BE PREPARED INDICATING THE TYPE, LOCATION AND SPECIFICATIONS OF ALL PLANT MATERIAL. THIS PLAN SHALL BE SUBMITTED AND APPROVED BY THE PLANNING DEPARTMENT FOR FINAL APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS. EXISTING ON-SITE VEGETATION AND PORTABLE LANDSCAPING MAY BE USED TO FULFILL LANDSCAPE BUFFER REQUIREMENT. THE LANDSCAPE STREET YARD AND PARKING LOT SCREENING REQUIREMENTS SHALL ADHERE TO THE DELANO NEIGHBORHOOD DESIGN GUIDELINES.

- ROOF-MOUNTED EQUIPMENT, LOADING DOCKS, TRASH RECEPTACLES, GROUND LEVEL HEATING, AIR CONDITIONING AND MECHANICAL EQUIPMENT, FREE-STANDING COOLER OR REFRIGERATION UNITS, OUTDOOR STORAGE, OUTDOOR WORK AREAS OR SIMILAR USES SHALL BE SCREENED FROM GROUND LEVEL VIEW FROM ANY RESIDENTIALLY-ZONED PROPERTY.
- THE TRANSFER OF TITLE OF ALL OR ANY PORTION OF LAND INCLUDED WITH 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.
- ALL EXTERIOR LIGHTING SHALL BE PER THE UNIFIED ZONING CODE AND SHALL BE SHIELDED TO DIRECT LIGHT DISBURSEMENT IN A DOWNWARD DIRECTION.
- THE DEVELOPMENT OF THIS PROPERTY SHALL PROCEED IN ACCORDANCE WITH THE DEVELOPMENT PLAN AS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION AND IF APPROVED BY THE GOVERNING BODY. ANY SUBSTANTIAL DEVIATION OF THE PLAN, AFTER A JOINT DETERMINATION BY THE ZONING ADMINISTRATOR AND THE DIRECTOR OF PLANNING, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING CONSTRUCTION OF THE PROPOSED DEVELOPMENT.
- COMPATIBILITY SETBACKS PER THE UNIFIED ZONING CODE SECTION IV-C ARE WAIVED.
- ANY MAJOR CHANGES IN THIS PLANNED UNIT DEVELOPMENT SHALL BE SUBMITTED TO THE PLANNING COMMISSION FOR THEIR CONSIDERATION.
- PRIOR TO THE ISSUANCE OF BUILDING PERMITS A SITE CIRCULATION PLAN SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR APPROVAL. THE SITE CIRCULATION PLAN SHALL ADDRESS PEDESTRIAN, BICYCLE AND TRANSIT CONNECTIVITY TO THE SITE.
- THE ARCHITECTURAL CHARACTER OF BUILDINGS SHALL BE CONSISTENT WITH THE EXISTING STRUCTURES. ANY MODIFICATIONS TO THE EXTERIOR OF EXISTING BUILDINGS OR CONSTRUCTION OF NEW STRUCTURE SHALL ADHERE TO THE DELANO OVERLAY DESIGN GUIDELINES. PRIOR TO ISSUANCE OF BUILDING PERMITS ARCHITECTURAL RENDERINGS SHALL BE SUBMITTED TO THE DELANO DESIGN REVIEW COMMITTEE FOR FINAL APPROVAL.

LEGAL DESCRIPTION (PARCEL 1):

LOTS 24, 25, 26, 27 & 28, BLOCK 2 AND PART OF LOTS 1 THROUGH 9 INCLUSIVE, BLOCK 7 AND PART OF LOTS 22 AND 23, BLOCK 2, COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 7, THENCE WEST 10'; THENCE NORTH 40' TO POINT OF BEGINNING; THENCE NORTH 82.97'; THENCE SOUTHEAST 46.12'; THENCE SOUTHEAST 23.43'; THENCE SOUTHEAST 28.55'; TO CENTER LINE OF VACATED 1ST STREET; THENCE SOUTHEAST 43.28'; THENCE SOUTHEAST 53.32'; THENCE SOUTHEAST 29.41'; THENCE SOUTHEAST 42.59'; THENCE SOUTHERLY 34.67'; THENCE SOUTHERLY 51.81'; THENCE WEST 113'; THENCE NORTH 245' TO THE POINT OF BEGINNING AND LOTS 43, 44, 45 AND 46, BLOCK 7, AND HALF VACATED ALLEY ON THE EAST AND LOTS 47 AND 48, BLOCK 7 AND HALF VACATED ALLEY ON THE EAST AND VACATED STREET ADJACENT ON THE NORTH, JUNCTION TOWN COMPANY ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

PARCEL 1:
 TOTAL AREA: 74,031 S.F (1.7 ACRES)
 MAXIMUM BUILDING HEIGHT 35 FEET

LEGAL DESCRIPTION (PARCEL 2):

LOTS 37, 38, 39, BLOCK 7, AND HALF OF VACATED ALLEY ON THE EAST, JUNCTION TOWN COMPANY ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

PARCEL 2:
 TOTAL AREA: 11,298 S.F (0.26 ACRE)
 MAXIMUM BUILDING HEIGHT 35 FEET

APPROVED PUD
 MAPS July 7, 2022
 [Signature]
 Copy 2 of 4
 PUD 2022-00012



Wichita-Sedgwick County Metropolitan Area Planning Department

August 16, 2022

Central Standard Brewing
156 S Greenwood
Wichita, KS 67211

Kim Edgington
2532 N Cardinal Dr.
Wichita, KS 67204

RE: PUD2022-00012: Request in the City for a zone change from LI Limited Industrial to PUD Planned Unit Development for mixed-use development on property located within one-block north of West Douglas Avenue and one-half mile west of North Seneca Street.

Dear Applicant;

At its regular meeting on August 16, 2022, the Wichita City Council considered the above captioned request. The action of the City Council was to APPROVE the request subject to the enclosed recommended PUD text and the following conditions.

1. The text of the PUD shall be revised in accordance with the recommended 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 #101 Millwood & Douglas Junction 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.

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,

Philip Zevenbergen, AICP
Current Plans, Division Manager

Copies to: MABCD
Maggie Ballard, City Council District VI
Ana Lopez, CSR District VI
Margaret Tucker, 208 N Vine, Wichita, KS 67203

Approved Language for the Millwood & Douglas Junction PUD #101

Project Description:

This Planned Unit Development (PUD) is intended to allow for the redevelopment of multiple commercial buildings into a mixed use commercial marketplace and dining experience. The project aligns with the City of Wichita's focus on increased walkability, utilizing the expanded public transport along Douglas Avenue and enhancing the Delano commercial neighborhood.

A portion of the PUD will be utilized as an outdoor area to enjoy games, entertainment and goods available in the market and dining areas of the PUD. The PUD provides flexible development regulations to accomplish the above goals which otherwise would not be possible for the limited industrial (LI) zoning district as defined in the Unified Zoning Code (U.Z.C.).

Proposed uses – Parcel 1 &2:

The primary use will be as a microbrewery and marketplace, single or multi-tenant, including retail and dining establishments, with marketplace defined as allowing all uses permitted by right, including those with supplemental conditions, in the Central Business District (CBD) zoning district. Night Club in the City is permitted only as an accessory use to microbrewery, subject to the conditions noted below.

The following uses are prohibited: adult entertainment and/or sexually oriented businesses; auditorium or stadium; parking area, commercial; pawnshop; recycling collection stations; recycling processing centers; reverse vending machines; construction sales and services; general animal care; hotels or motels; recreational marine facilities; group homes; group residences; cemeteries; golf courses; hospitals; general printing and publishing; service stations; outdoor vehicle and equipment sales; vehicle repair; self-service storage warehouses; car wash facilities; correctional facilities and/or correctional placement residences; manufacturing, limited; manufacturing, general; warehousing; welding or machine shop; agricultural research; and agricultural sales and service.

General Notes:

1. Setbacks shall be per the UZC for the "CBD" Central Business District.
2. Off-Street parking requirements shall be per the UZC for the "CBD" Central Business District, provided that if any new parking lot is constructed fronting North Millwood, it shall be paved with asphalt or concrete and shall adhere to the Delano Neighborhood Design Guidelines.
3. The site shall utilize building signs, as permitted by the "CBD" Central Business District, with three ground or pole signs. Further, no off-site or billboard signs shall be permitted. There shall be no building signs facing any residentially-zoned property. LED signs are permitted provided that they shall not be placed abutting or adjacent to residential uses, and they shall conform the Wichita Sign Code regarding brightness.
4. Use as a marketplace will be allowed subject to the following conditions:
 - A. Mobile food units in the City shall be permitted as an accessory use.
 - B. Outdoor recreation and entertainment shall be permitted as an accessory use.
 - C. Alcohol sales will be allowed.
 - D. The marketplace shall not be operated past 10:00 p.m. Sunday through Thursday and midnight Friday and Saturday.
 - E. Outdoor entertainment is restricted to the east portion of the site between the buildings and the railroad track—following the curvature of the east property line.
 - F. Indoor and Outdoor entertainment shall not operate past 10:00 p.m. Sunday through Thursday and midnight Friday and Saturday.
 - G. All uses on the site shall comply with the City of Wichita Noise Ordinance.
5. Screening shall comply with the provisions of the Unified Zoning Code and all other applicable standards and requirements of the City Code of the City of Wichita.
6. A landscape plan shall be prepared indicating the type, location and specifications of all plant material. This plan shall be submitted and approved by the Planning Department for final approval prior to the issuance of any building permits. Existing on-site vegetation and portable landscaping may be used to fulfill landscape

buffer requirement. The landscape street yard, and parking lot screening requirements shall adhere to the Delano Neighborhood Design Guidelines.

7. Roof-mounted equipment, loading docks, trash receptacles, ground level heating, air conditioning and mechanical equipment, free-standing cooler or refrigeration units, outdoor storage, outdoor work areas or similar uses shall be screened from ground level view from any residentially-zoned property.
8. The transfer of title of all or any portion of land included with 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.
9. All exterior lighting shall be per the Unified Zoning Code and shall be shielded to direct light disbursement in a downward direction.
10. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and if approved by the Governing Body. Any substantial deviation of the plan, after a joint determination by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
11. Compatibility setbacks per the Unified Zoning Code Section IV-C are waived.
12. Any major changes in this Planned Unit Development shall be submitted to the Planning Commission for their consideration.
13. Prior to the issuance of building permits a site circulation plan shall be submitted to the Planning Department for approval. The site circulation plan shall address pedestrian, bicycle and transit connectivity to the site.
14. The architectural character of buildings shall be consistent with the existing structures. Any modifications to the exterior of existing buildings or construction of new structure shall adhere to the Delano Overlay Design Guidelines. Prior to issuance of building permits architectural renderings shall be submitted to the Delano Design Review Committee for final approval.

Legal Description (Parcel 1):

Lots 24, 25, 26, 27 & 28, Block 2 and part of Lots 1 through 9 inclusive, Block 7 and part of Lots 22 and 23, Block 2, commencing at the northwest corner of Lot 1, Block 7, thence west 10'; thence north 40' to Point of Beginning; thence north 82.97'; thence southeast 46.12'; thence southeast 23.43'; thence southeast 28.55'; to center line of vacated 1st Street; thence southeast 43.28'; thence southeast 53.32'; thence southeast 29.41'; thence southeast 42.59'; thence southerly 34.67'; thence southerly 51.81'; thence west 113'; thence north 245' to the Point of Beginning and Lots 43, 44, 45 and 46, Block 7, and ½ vacated alley on the east and Lots 47 and 48, Block 7 and ½ vacated alley on the east and vacated street adjacent on the north, Junction Town Company Addition to Wichita, Sedgwick County, Kansas.

Parcel 1:

Total area: 74,031 s.f (1.7 acres)
Maximum building height 35 feet

Legal Description (Parcel 2):

Lots 37, 38, 39, Block 7, and half of vacated alley on the east, Junction Town Company Addition to Wichita, Sedgwick County, Kansas.

Parcel 2:

Total area: 11,298 s.f (0.26 acres)
Maximum building height 35 feet



Wichita-Sedgwick County Metropolitan Area Planning Department

July 8, 2022

Central Standard Brewing
156 S Greenwood
Wichita, KS 67211

Kim Edgington
2532 N Cardinal Dr.
Wichita, KS 67204

RE: PUD2022-00012: Request in the City for a zone change from LI Limited Industrial to PUD Planned Unit Development for mixed-use development on property located within one-block north of West Douglas Avenue and one-half mile west of North Seneca Street.

Dear Applicant;

At its regular meeting on **July 7, 2022**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** the request subject to the enclosed recommended PUD text and the following conditions.

1. The text of the PUD shall be revised in accordance with the recommended 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 #101 Millwood & Douglas Junction 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.

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 July 21, 2022. 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 **July 21, 2022 at 5:00 p.m.**

This application is scheduled for consideration by the Wichita City Council on **Tuesday, August 9, 2022, beginning at 9:00 a.m.** The City Council meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas.

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,



Philip Zevenbergen, AICP
Current Plans, Division Manager

Copies to: MABCD
Maggie Ballard, City Council District VI
Ana Lopez, CSR District VI
Margaret Tucker, 208 N Vine, Wichita, KS 67203

MAPC Recommended Language for the Millwood & Douglas Junction PUD #101

Project Description:

This Planned Unit Development (PUD) is intended to allow for the redevelopment of multiple commercial buildings into a mixed use commercial marketplace and dining experience. The project aligns with the City of Wichita's focus on increased walkability, utilizing the expanded public transport along Douglas Avenue and enhancing the Delano commercial neighborhood.

A portion of the PUD will be utilized as an outdoor area to enjoy games, entertainment and goods available in the market and dining areas of the PUD. The PUD provides flexible development regulations to accomplish the above goals which otherwise would not be possible for the limited industrial (LI) zoning district as defined in the Unified Zoning Code (U.Z.C.).

Proposed uses – Parcel 1:

The primary use will be as a microbrewery and marketplace, single or multi-tenant, including retail and dining establishments, with marketplace defined as allowing all uses permitted by right, including those with supplemental conditions, in the Central Business District (CBD) zoning district. Night Club in the City is permitted only as an accessory use to microbrewery, subject to the conditions noted below.

The following uses are prohibited: adult entertainment and/or sexually oriented businesses; auditorium or stadium; parking area, commercial; pawnshop; recycling collection stations; recycling processing centers; reverse vending machines; construction sales and services; general animal care; hotels or motels; recreational marine facilities; group homes; group residences; cemeteries; golf courses; hospitals; general printing and publishing; service stations; outdoor vehicle and equipment sales; vehicle repair; self-service storage warehouses; car wash facilities; correctional facilities and/or correctional placement residences; manufacturing, limited; manufacturing, general; warehousing; welding or machine shop; agricultural research; and agricultural sales and service.

General Notes:

1. Setbacks shall be per the UZC for the "CBD" Central Business District.
2. Off-Street parking requirements shall be per the UZC for the "CBD" Central Business District, provided that if any new parking lot is constructed fronting North Millwood, it shall be paved with asphalt or concrete and shall adhere to the Delano Neighborhood Design Guidelines.
3. The site shall utilize building signs, as permitted by the "CBD" Central Business District, with three ground or pole signs. Further, no off-site or billboard signs shall be permitted. There shall be no building signs facing any residentially-zoned property. LED signs are permitted provided that they shall not be placed abutting or adjacent to residential uses, and they shall conform the Wichita Sign Code regarding brightness.
4. Use as a marketplace will be allowed subject to the following conditions:
 - A. Mobile food units in the City shall be permitted as an accessory use.

- B. Outdoor recreation and entertainment shall be permitted as an accessory use.
 - C. Alcohol sales will be allowed.
 - D. The marketplace shall not be operated past 10:00 p.m. Sunday through Thursday and midnight Friday and Saturday.
 - E. Outdoor entertainment is restricted to the east portion of the site between the buildings and the railroad track—following the curvature of the east property line.
 - F. Indoor and Outdoor entertainment shall not operate past 10:00 p.m. Sunday through Thursday and midnight Friday and Saturday.
 - G. All uses on the site shall comply with the City of Wichita Noise Ordinance.
5. Screening shall comply with the provisions of the Unified Zoning Code and all other applicable standards and requirements of the City Code of the City of Wichita.
 6. A landscape plan shall be prepared indicating the type, location and specifications of all plant material. This plan shall be submitted and approved by the Planning Department for final approval prior to the issuance of any building permits. Existing on-site vegetation and portable landscaping may be used to fulfill landscape buffer requirement. The landscape street yard, and parking lot screening requirements shall adhere to the Delano Neighborhood Design Guidelines.
 7. Roof-mounted equipment, loading docks, trash receptacles, ground level heating, air conditioning and mechanical equipment, free-standing cooler or refrigeration units, outdoor storage, outdoor work areas or similar uses shall be screened from ground level view from any residentially-zoned property.
 8. The transfer of title of all or any portion of land included with 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.
 9. All exterior lighting shall be per the Unified Zoning Code and shall be shielded to direct light disbursement in a downward direction.
 10. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and if approved by the Governing Body. Any substantial deviation of the plan, after a joint determination by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
 11. Compatibility setbacks per the Unified Zoning Code Section IV-C are waived.
 12. Any major changes in this Planned Unit Development shall be submitted to the Planning Commission for their consideration.
 13. Prior to the issuance of building permits a site circulation plan shall be submitted to the Planning Department for approval. The site circulation plan shall address pedestrian, bicycle and transit connectivity to the site.
 14. The architectural character of buildings shall be consistent with the existing structures. Any modifications to the exterior of existing buildings or construction of new structure shall adhere to the Delano Overlay Design Guidelines. Prior to issuance of building permits architectural renderings shall be submitted to the Delano Design Review Committee for final approval.

Legal Description (Parcel 1):

Lots 24, 25, 26, 27 & 28, Block 2 and part of Lots 1 through 9 inclusive, Block 7 and part of Lots 22 and 23, Block 2, commencing at the northwest corner of Lot 1, Block 7, thence west 10'; thence north 40' to Point of Beginning; thence north 82.97'; thence southeast 46.12'; thence southeast 23.43'; thence southeast 28.55'; to center line of vacated 1st Street; thence southeast 43.28'; thence southeast 53.32'; thence southeast 29.41'; thence southeast 42.59'; thence southerly 34.67'; thence southerly 51.81'; thence west 113'; thence north 245' to the Point of Beginning and Lots 43, 44, 45 and 46, Block 7, and ½ vacated alley on the east and Lots 47 and 48, Block 7 and ½ vacated alley on the east and vacated street adjacent on the north, Junction Town Company Addition to Wichita, Sedgwick County, Kansas.

Parcel 1:

Total area: 86,100 s.f (1.9 acres)

Maximum building height 35 feet



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
32522	309977	Print Legal Ad - IPL0087396	ORDINANCE NO. 51-933	\$139.23	2	83 L

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

LEGAL PUBLICATION

(Published in the Wichita Eagle, August 26, 2022)
 ORDINANCE NO. 51-933

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 26.04.010, 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 26.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. PUD2022-00012

City zone change from U Limited Industrial to PUD Planned Unit Development, subject to the general provisions of PUD #101, on property described as:

Parcel 1: Lots 24 and 25, Block 2, Junction Town Company Addition to Wichita, Sedgwick County, Kansas.

Parcel 2: Lots 26, 27, and 28, Block 2, Junction Town Company Addition to Wichita, Sedgwick County, Kansas.

Parcel 3: Part of Lots 1, 2, 3, 4, 5, 6, 7, and 8, and the north 5 feet of Lot 9, Block 7, and part of Lots 22 and 23, Block 2, together with part of vacated Grand Avenue, now First Street, lying between Lot 1, Block 7, and Lot 23, Block 2; together with the East Half of vacated alley lying adjacent to said lots, all in Junction Town Company Addition to the City of Wichita, Sedgwick County, Kansas, being more particularly described as follows: Commencing at the Northwest corner of Lot 1, Block 7, Junction Town Company Addition to the City of Wichita, Sedgwick County, Kansas; thence S 90°00'00" W, 10 feet to the centerline of said vacated alley, thence

N 00°03'25" W extended along said centerline of said alley, 40 feet to the centerline of vacated Grand Avenue, now First Street, to a point of beginning, thence N 00°03'25" W along the centerline of said alley, 82.97 feet; thence S 35°37'11" E, 46.12 feet; thence S 30°47'18" E, 23.53 feet; thence S 27°45'30" E, 28.55 feet to the centerline of said vacated Grand Avenue, now First Street; thence S 23°28'12" E, 43.28 feet; thence S 21°30'34" E, 53.32 feet; thence S 18°45'48" E, 29.41 feet; thence S 12°47'53" E, 42.59 feet; thence S 4°00'36" E, 34.67 feet; thence S 3°20'09" E, 51.81 feet to a point 5 feet south and 103 feet east of the Northwest corner of Lot 9, Block 7; thence S 90°00'00" W parallel with and 5 feet south of the North line of said Lot 9, 113 feet to the centerline of said vacated alley; thence N 00°03'25" W along the centerline of said alley, 245 feet to the point of beginning.

Parcel 4: Lots 37, 38, and 39, and the West Half of the vacated alley adjoined on the East, Block 7, Junction Town Company Addition to the City of Wichita, Sedgwick County, Kansas.

Parcel 5: Lots 43 and 44, and the West Half of the vacated alley adjoined on the East, Block 7, Junction Town Company Addition to the City of Wichita, Sedgwick County, Kansas.

Parcel 6: Lots 45 and 46, and the West Half of the vacated alley adjoined on the East, Block 7, Junction Town Company Addition to the City of Wichita, Sedgwick County, Kansas.

Parcel 7: Lots 47 and 48, and the West Half of the vacated alley adjoined on the East, Block 7, Junction Town Company Addition to the City of Wichita, Sedgwick County, Kansas.

The Millwood & Douglas Junction Planned Unit Development (PUD #101) shall be subject to the following conditions:

- The text of the PUD shall be revised in accordance with the recommended text as approved by the Wichita City Council.
- The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #101 Millwood & Douglas Junction Planned Unit Development) has special conditions for development on the property.
- 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.
- 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 23rd day of August, 2022.

Brandon J. Whipple, Mayor, City of Wichita

ATTEST:
 Jamie Buster, City Clerk

(SEAL)
 Approved as to form:
 Jennifer Magan, a. City Attorney and Director of Law
 #PL0087396
 Aug 26 2022

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

No. of Insertions: 1
 Beginning Issue of: 08/26/2022
 Ending Issue of: 08/26/2022

STATE OF KANSAS)

SS

County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, depose 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 08/26/2022 to 08/26/2022.

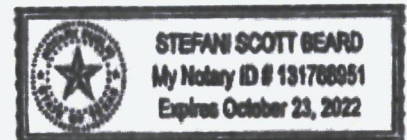
M. Hayley

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

DATED: 08/29/2022

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!

(Published in the Wichita Eagle, 8/26/2022)

ORDINANCE NO. 51-933

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. PUD2022-00012

City zone change from LI Limited Industrial to PUD Planned Unit Development, subject to the general provisions of PUD #101, on property described as:

Parcel 1: Lots 24 and 25, Block 2, Junction Town Company Addition to Wichita, Sedgwick County, Kansas.

Parcel 2: Lots 26, 27, and 28, Block 2, Junction Town Company Addition to Wichita, Sedgwick County, Kansas.

Parcel 3: Part of Lots 1, 2, 3, 4, 5, 6, 7, and 8, and the north 5 feet of Lot 9, Block 7, and part of Lots 22 and 23, Block 2, together with part of vacated Grand Avenue, now First Street, lying between Lot 1, Block 7, and Lot 23, Block 2; together with the East Half of vacated alley lying adjacent to said lots, all in Junction Town Company Addition to the City of Wichita, Sedgwick County, Kansas, being more particularly described as follows: Commencing at the Northwest corner of Lot 1, Block 7, Junction Town Company Addition to the City of Wichita, Sedgwick County, Kansas; thence S 90°00'00" W, 10 feet to the centerline of said vacated alley; thence N 00°03'25" W extended along said centerline of said alley, 40 feet to the centerline of vacated Grand Avenue, now First Street, to a point of beginning; thence N 00°03'25" W along the centerline of said alley, 82.97 feet; thence S 35°37'11" E, 46.12 feet; thence S 30°47'18" E, 23.53 feet; thence S 27°45'30" E, 28.55 feet to the centerline of said vacated Grand Avenue, now First Street; thence S 23°28'12" E, 43.28 feet; thence S 21°30'34" E, 53.32 feet; thence S 18°45'48" E, 29.41 feet; thence S 12°47'53" E, 42.59 feet; thence S 4°00'36" E, 34.67 feet; thence S 3°20'09" E, 51.81 feet to a point 5 feet south and 103 feet east of the Northwest corner of Lot 9, Block 7; thence S 90°00'00" W parallel with and 5 feet south of the North line of said Lot 9, 113 feet to the centerline of said vacated alley; thence N 00°03'25" W along the centerline of said alley, 245 feet to the point of beginning.

Parcel 4: Lots 37, 38, and 39, and the West Half of the vacated alley adjoined on the East, Block 7, Junction Town Company Addition to the City of Wichita, Sedgwick County, Kansas.

Parcel 5: Lots 43 and 44, and the West Half of the vacated alley adjoined on the East, Block 7, Junction Town Company Addition to the City of Wichita, Sedgwick County, Kansas.

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1. The text of the PUD shall be revised in accordance with the recommended text as approved by the Wichita City Council.
2. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #101 Millwood & Douglas Junction 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.

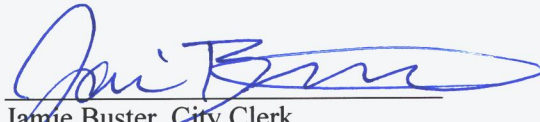
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

Adopted this 23rd day of August, 2022.



Brandon J. Whipple, Mayor, City of Wichita

ATTEST:

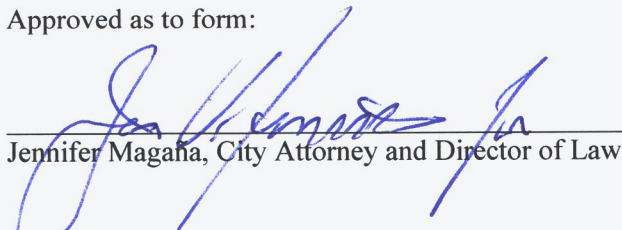


Jamie Buster, City Clerk

(SEAL)



Approved as to form:



Jennifer Magaña, City Attorney and Director of Law



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
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 Lexington Herald-Leader
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 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	266020	WIC-5-26-2022	OCA 150004	\$117.60	1	14.00 in

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

Copy of ad content
 is on the next page

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

No. of Insertions: 1
 Beginning Issue of: 05/26/2022
 Ending Issue of: 05/26/2022

STATE OF KANSAS)

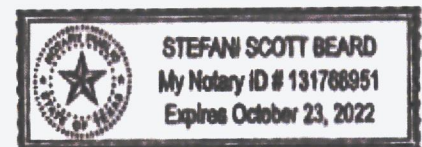
SS

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 05/26/2022 to 05/26/2022.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
 DATED: 05/26/2022

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!

LEGAL PUBLICATION

OCA 150004
PUBLISHED IN THE WICHITA EAGLE
ON MAY 26, 2022 (627033)
(One Time Only)
MAPC/BZA June 16, 2022

OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on ~~Thursday, June 16, 2022, 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.

CON2022-0001: Conditional Use request in the City for an Accessory Apartment located approximately one-quarter mile north of East Central Avenue and approximately one-quarter mile West of North 159th Street East (649 N. Brookhaven Dr.)

CON2022-0003: Conditional Use request in the City for an Accessory Apartment on property zoned SF-5 Single-Family Residential located 500 feet South of East 2nd Street North and 1,700 feet East of North Oliver Avenue (250 North Old Manor Road).

CON2022-0005: Conditional Use request in the City to allow an Accessory Apartment; generally located one-quarter mile West of North Broadway Avenue and one-quarter mile North of West 29th Street North (3135 N. Wellington Place)

PUD2022-0002: Zone change request in the City from LI Limited Industrial to PUD Planned Unit Development for mixed-use development on property located within one block North of West Douglas Avenue and one-half mile West of North Seneca Street (130 - 200 N Millwood Avenue).

VAC2022-0007: Vacation request in the City to vacate a platted 8-foot easement on SF-5 Single-Family Residential zoned property; generally located one-quarter mile North of East Pawnee Avenue and two blocks East of South Hillside Avenue (3427 E. Kinkaid C.I.)

ZON2022-0002B: Zone Change request in the City from IP Industrial Park to TF-3 Two-Family Residential and amendment to Protective Overlay #247 to remove land from the Protective Overlay on property located one-half mile South of West 31st Street South and within one-quarter mile East of South 119th Street West

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 Wade 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 (571) 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

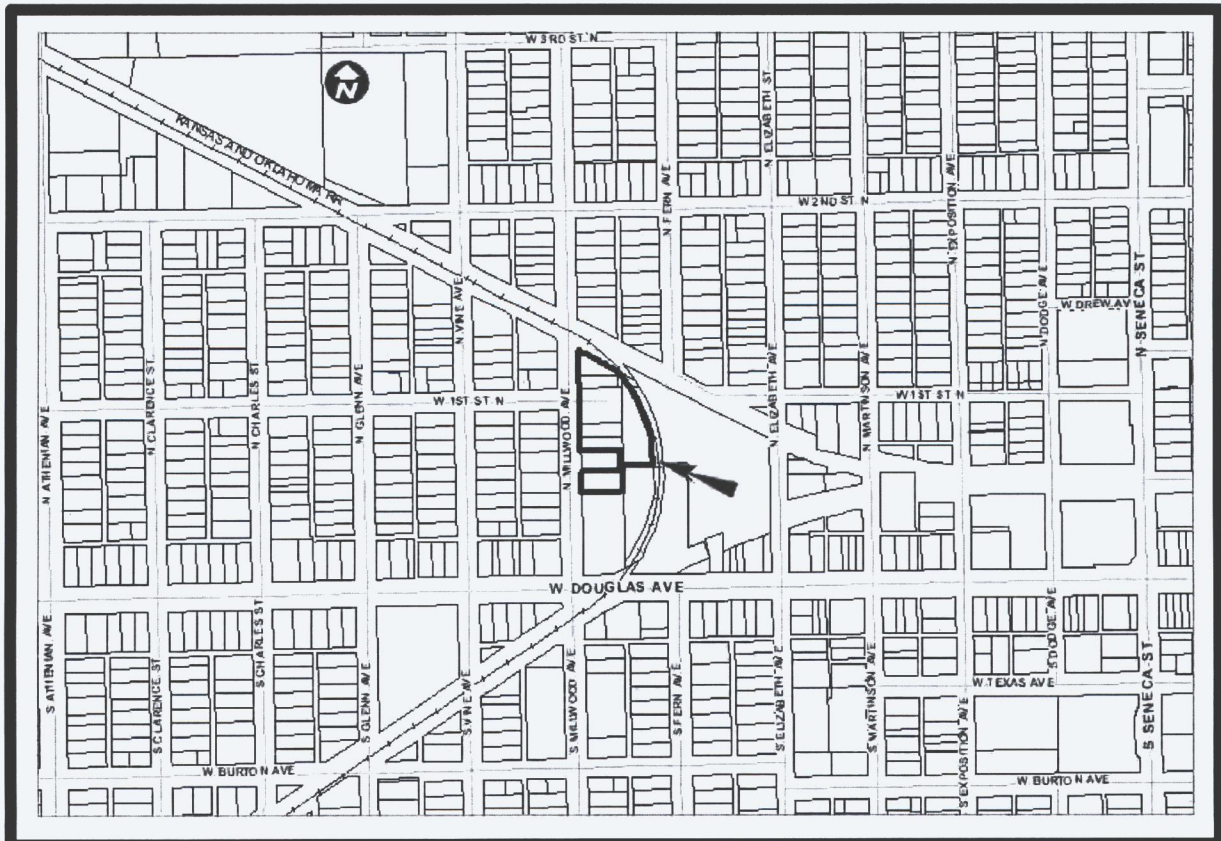
New to GoToMeeting? Get the app now and be ready when your first meeting starts: <https://global.gotomeeting.com/install/651544141>

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/visitcityhall. 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 May 26, 2022
Scott Wade, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission

STAFF REPORT
MAPC: July 7, 2022
DAB VI: July 11, 2022

<u>CASE NUMBER:</u>	PUD2022-00012 (City)
<u>APPLICANT/AGENT:</u>	Central Standard Brewing, LLC (applicant)/ Kim Edgington (Agent)
<u>REQUEST:</u>	Create the Millwood & Douglas Junction Planned Unit Development #101
<u>CURRENT ZONING:</u>	LI Limited Industrial
<u>SITE SIZE:</u>	1.9 acres
<u>LOCATION:</u>	Generally located within one-block north of West Douglas Avenue, and one-half mile west of North Seneca Street (130-200 N. Millwood).
<u>PROPOSED USE:</u>	Create custom zoning for microbrewery, retail, restaurants and other uses as permitted in Central Business District (CBD) zoning
<u>RECOMMENDATION:</u>	Approval with conditions.



BACKGROUND: The applicants is requesting a zone change from LI Limited Industrial to PUD Planned Unit Development (custom zoning) to create the Millwood & Douglas Junction Planned Unit Development PUD #101. The 1.9-acre property is generally located on the east side of North Millwood Avenue within one-block north of West Douglas Avenue and one-half mile west of North Seneca Street. The PUD states, “The primary use will be as a microbrewery and marketplace, single or multi-tenant, including retail and dining establishments with ‘marketplace’ defined as allowing all uses permitted by-right, including those with supplemental conditions, in the Central Business District (CBD) zoning district.” The PUD also describes that a portion of it will be “utilized as an outdoor area to enjoy games, entertainment, and goods available in the market and dining areas of the PUD.” The applicant has indicated that the primary tenant of the PUD will be Central Standard Brewing, a Wichita-based microbrewery with an established location at 156 South Greenwood Street in Wichita. The intent is to expand their business model by opening a second location on North Millwood, with the new location becoming the primary production location.

Development Standards

The PUD permits development standards such as permitted uses, setbacks, and off-street parking standards to be consistent with CBD Central Business District zoning. Particularly, this permits zero-setback development and no minimum off-street parking requirement. Off-street parking can still be provided, but the quantity of spaces is determined by the property owner. The permitted uses are those permitted by-right in the CBD zoning district except for a list of several prohibited uses as listed in the attached PUD text. The PUD will also permit Night Club in the City as an accessory use to the microbrewery in order to accommodate the service of alcohol and provision of entertainment as defined by the City Code. In general, the definition of entertainment includes live music, DJ’s, karaoke, and the like. Food trucks and Outdoor Recreation and Entertainment are also permitted as accessory uses. The intent is to provide an opportunity for patrons to enjoy events outside with an assortment of games and entertainment events. Entertainment events (such as live music) are restricted to the east side of the property between the buildings and the railroad tracks.

The PUD permits the “marketplace’ to operate until 10:00 p.m. on Sunday through Thursday and until midnight Friday and Saturday.

Screening and Landscaping

The PUD requires adherence to the screening standards found in Section IV of the Unified Zoning Code. Screening is required for non-residential uses when abutting or across the street from residential zoning districts such as SF-5 Single-Family Residential and TF-3 Two-Family Residential. Given the established zoning surrounding the property, screening on a very small portion of the northern part of the site that is across the street from SF-5 and TF-3 zoning. As discussed below, many of the properties on the westside of North Millwood are residential uses, however they are zoned either LI Limited Industrial or GC General Commercial.

The staff recommended language of the PUD will permit existing vegetation and portable landscaping (such as landscaping planters) to satisfy the requirements for landscape buffers. Staff recommends the site adhere to the Delano Neighborhood Design Guidelines for any parking lot that may be constructed fronting North Millwood (which it is not required per the PUD). Staff also recommends that any new parking lot be paved with concrete or asphalt.

Property abutting to the north is the Kansas and Oklahoma Railroad track. North of the railroad tracks, property is zoned MF-18 Multi-Family Residential and is developed with a single-family home. North of the MF-18 zoning is zoned SF-5 Single-Family Residential with single-family homes. Property abutting to the east is the Kansas and Oklahoma Railroad track. East of the railroad tracks is zoned GC General Commercial and LI Limited Industrial. The GC-zoned property is a ballet dance studio. The LI-zoned

property is primarily undeveloped except for a parking lot and what appears to be a vehicle storage yard. Property to the south is zoned GC General Commercial and developed with Warehouse, Self-Storage, a cell tower, and other commercial uses. Properties to the west, across North Millwood, are zoned SF-5 Single-Family Residential, TF-3 Two-Family Residential, GC, and LI. There are seven single-family homes (some constructed in GC and LI zoning), one duplex, and one commercial building. The commercial building is midblock and separates two series of single-family dwellings.

Architectural Controls

The PUD requires that the architectural character of buildings be consistent with the existing structures on the site. The property is within the Delano Neighborhood Overlay District, which requires review of any modifications to the exterior of existing buildings or before the construction of any new buildings. Staff recommends that language be added to the PUD regarding adherence to the Delano Overlay District for the modification to the exterior of existing buildings or the construction of new buildings.

CASE HISTORY: In 1886, the property was platted as part of the Junction Town Company Addition.

ADJACENT ZONING AND LAND USE:

NORTH:	None, MF-18	Railroad and single-family dwelling
SOUTH:	GC	Commercial uses
EAST:	GC and LI	Dance studio, undeveloped, and parking lot
WEST:	SF-5, TF-3, GC and LI	Single-family dwellings, duplex, commercial building.

PUBLIC SERVICES: North Millwood Avenue is a paved, two-way local street with sidewalks on both sides. Municipal water and sewer services currently serve the site. Wichita Transit provides regular bus service in the area with bus stops along West Douglas Avenue within one-quarter mile of the site. Additionally, Wichita Transit provides service via the Q-Line on West Douglas Avenue during the weekday evenings and on Saturdays. The Q-Line is a free service that traverses across central Wichita along Douglas Avenue from Seneca Street to Clifton Avenue (Clifton Square) connecting concentrations of dining and entertainment destinations. The nearest Q-Line stop is approximately one-half mile to the east near the intersection of West Douglas Avenue and South Seneca Street.

CONFORMANCE TO PLANS/POLICIES: The following plans govern the subject site of the requested zone change. Conformance to these plans is discussed below:

The Community Investments Plan: The majority of the subject site of the requested zone change is in conformance with the Future Growth Concept Map of the Community Investment Plan. The Community Investments Plan (the Wichita-Sedgwick County Comprehensive Plan) includes the 2035 Wichita Future Growth Concept Map. The Map identifies the portion of the site south of West 1st Street as appropriate for industrial development. The portion north of West 1st Street is designated as appropriate for residential. The east three-quarters of the developed is in conformance with the Comprehensive Plan. The Industrial category encompasses the full diversity of industrial development intensities where businesses with negative impacts associated with noise, hazardous emissions, visual blight, and odor typically are buffered from residential uses by commercial uses. The Residential category encompasses the full diversity of residential development. Though this northern portion is shown as appropriate for residential uses, it is currently zoned LI Limited Industrial, and it is separated from cohesive residential development to the north by the Kansas and Oklahoma Railroad.

The proposed development is in conformance to the following Locational Guidelines of the Comprehensive Plan.

- Development Pattern within the Established Central Area: This guideline *encourages infill development that maximizes public investment in existing and planned infrastructure services*. The structures on the site have been unutilized for some time. This development is an example of adaptive reuse. Municipal water and sewer services are available to serve the site in addition to the existing grid street network and sidewalk system along North Millwood, which connects to West Douglas to the south. Vehicular and pedestrian connectivity to the Delano Business District within one-half mile east of the site.
- Land Use Compatibility: This guideline encourages *industrial and major commercial land uses that generate pollution, odor, noise, light, safety hazards, and high levels of traffic should be located away from residential areas and developed with screening, buffering, and site design features sufficient to mitigate adverse impacts*. Currently, the site is zone LI Limited Industrial with no restrictions, which could provide opportunity for intensive uses to use the site nearby to residential uses. The proposed PUD reduces the number of permitted uses that would have adverse impacts on the surrounding residential uses. For the uses in the PUD that could have adverse impacts, there is governing language regarding screening, landscaping, the Delano Design Guidelines, and hours of operation to mitigate possible negative impacts.

Wichita: Places for People Plan: The requested zoning aligns with the goals of the Wichita: Places for People Plan. The Wichita: Places for People Plan provides recommendations for urban infill development in the Established Central Area (ECA). The subject site is located within the ECA. In general, the ECA is envisioned as “a place for people - a place that provides for the movement of people - on foot, on bike and through transit - in balance with automobiles.”

- Strategies: The Plan recommends strategies to help guide the community in their actions to create walkable places within Wichita. The requested zoning aligns with Strategy 3, “Improve the economic feasibility of commercial/service uses and the markets necessary to support them.” The proposed PUD provide flexibility in development standards in order to facilitate redevelopment of this site that would be more cumbersome within standard zoning classifications.
- Current Condition: The subject property is located within an area identified as an “area of opportunity.” The Places for People Plan defines Areas of Opportunity as those “areas that generally exhibit economic challenges, a disconnected development pattern, and a lack of walkable places and facilities. These areas are in need of strategic reinvestment, both public and private, to assist in redefining and reinvigorating the area physically and socially.” The proposed rezoning allows private investment in the area through the adaptive reuse of existing commercial buildings.
- Nodal Development: The subject property is located within one-half mile west of a Community Core node at the intersection of West Douglas Avenue and North Seneca Street. The subject site is located within the transition area between the node and the edge. The transition area is designed decrease in intensity of uses from the node to the edge. Given the existing uses to the east in addition to the active Kansas and Oklahoma Railroad, the proposed use can act as a buffer between these higher intensity uses and the lower intensity residential uses to the west.

Delano Neighborhood Plan: The proposed rezoning is in conformance with the 2019 Delano Neighborhood Plan.

- Future Land Use Map: This map depicts the portion of the site south of West 1st Street as appropriate for commercial development. The map depicts the portion of the site north of West 1st Street as appropriate for residential development. The PUD text permits uses as permitted by-right in the CBD Central Business District zoning classification, which permits a mixture of commercial and residential developments. Though the focus of the proposed PUD is to develop the site with a micro-brewery and a market (as defined in the PUD text), the proposed PUD permits future development of residential

uses.

- Guiding Policy Principles: The Delano Neighborhood Plan provides five guiding Policy Principles that are aimed to set priorities for future infrastructure and investment decision making. The proposed PUD aligns with the following Principles:
 - *Support an innovative, vibrant, and diverse economy*—the proposed PUD provides an opportunity to down-zone industrial properties while supporting the expansion of local businesses.
 - *Take better care of what we already have*—the proposed PUD permits the adaptive reuse of existing commercial/industrial buildings that have been unutilized for some time.

RECOMMENDATION: Based on the information available at the time of the public hearing, staff recommends **APPROVAL** of the application subject to adherence to the recommended PUD text (attached) and the following conditions listed below.

Recommended Conditions of Approval

1. The text of the PUD shall be revised in accordance with the recommended 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 #101 Millwood & Douglas Junction 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.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** Property abutting to the north is the Kansas and Oklahoma Railroad track. North of the railroad tracks, property is zoned MF-18 Multi-Family Residential and is developed with a single-family home. Property abutting to the east is the Kansas and Oklahoma Railroad track. East of the railroad tracks is zoned GC General Commercial and LI Limited Industrial. The GC-zoned property is a ballet dance studio. The LI-zoned property is primarily undeveloped except for a parking lot and what appears to be a vehicle storage yard. Property to the south is zoned GC General Commercial and developed with Warehouse, Self-Storage, a cell tower, and other commercial uses. Properties to the west, across North Millwood, are zoned SF-5 Single-Family Residential, TF-3 Two-Family Residential, GC, and LI. There are seven single-family homes (some constructed in GC and LI zoning), one duplex, and one commercial building. The commercial building is midblock and separates two series of single-family dwellings.
2. **The suitability of the subject property for the uses to which it has been restricted:** Site is zone LI Limited Industrial and could be occupied with Limited Industrial uses that are more intensive than the proposed uses within the PUD. Most of the proposed uses are permitted within LI Limited Industrial zoning, but the buildings have legal non-conforming setbacks, the applicant is asking for a parking reduction, as well as Nightclub in the City as a permitted use which would require a Conditional Use given residential zoning within 300 feet.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The proposed PUD provides the opportunity for infill redevelopment by occupying vacant buildings.

Overall, the PUD is providing more restrictive zoning than what is permitted in the existing LI Limited Industrial zoning. Possible negative impacts of noise and odor could be associated with the existing zoning without the need for mitigation. The surrounding properties are already subject to negative impacts of noise, vibration, and possible odor of the active railway as it crosses Millwood north of 1st Street. Provisions in the PUD should mitigate possible negative impacts on surrounding properties.

4. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested zone change is in conformance with the Future Growth Concept Map, the Development Pattern Guidelines, and Land Use Compatibility Guidelines of the *Community Investment Plan* in addition to being in conformance with the *Wichita: Places for People Plan* and the *Delano Neighborhood Plan* as discussed in this staff report.
5. **Impact of the proposed development on community facilities:** The proposed development will likely have an increase in traffic in the area and an increased use of on-street parking. Staff does not anticipate significant negative impacts on community facilities.

Attachments:

1. Recommended PUD Language
2. PUD #101 Drawing
3. Aerial Map
4. Zoning Map
5. Land Use Map
6. Delano Future Land Use Map
7. Site Pictures

Recommended Language for the Millwood & Douglas Junction PUD #101

Project Description:

This Planned Unit Development (PUD) is intended to allow for the redevelopment of multiple commercial buildings into a mixed use commercial marketplace and dining experience. The project aligns with the City of Wichita's focus on increased walkability, utilizing the expanded public transport along Douglas Avenue and enhancing the Delano commercial neighborhood.

A portion of the PUD will be utilized as an outdoor area to enjoy games, entertainment and goods available in the market and dining areas of the PUD. The PUD provides flexible development regulations to accomplish the above goals which otherwise would not be possible for the limited industrial (LI) zoning district as defined in the Unified Zoning Code (U.Z.C.).

Proposed uses – Parcel 1:

The primary use will be as a microbrewery and marketplace, single or multi-tenant, including retail and dining establishments, with marketplace defined as allowing all uses permitted by right, including those with supplemental conditions, in the Central Business District (CBD) zoning district. Night Club in the City is permitted only as an accessory use to microbrewery **and marketplace**, subject to the conditions noted below.

The following uses are prohibited: adult entertainment and/or sexually oriented businesses; auditorium or stadium; parking area, commercial; pawnshop; recycling collection stations; recycling processing centers; reverse vending machines; construction sales and services; general animal care; hotels or motels; recreational marine facilities; group homes; group residences; cemeteries; golf courses; hospitals; general printing and publishing; service stations; outdoor vehicle and equipment sales; vehicle repair; self-service storage warehouses; car wash facilities; correctional facilities and/or correctional placement residences; manufacturing, limited; manufacturing, general; warehousing; welding or machine shop; agricultural research; and agricultural sales and service.

General Notes:

1. Setbacks shall be per the UZC for the "CBD" Central Business District.
2. Off-Street parking requirements shall be per the UZC for the "CBD" Central Business District, **provided that if any new parking lot is constructed fronting North Millwood, it shall be paved with asphalt or concrete and shall adhere to the Delano Neighborhood Design Guidelines.**
3. The site shall utilize building signs, as permitted by the "CBD" Central Business District, with three ground or pole signs. Further, no off-site or billboard signs shall be permitted. There shall be no building signs facing any residentially-zoned property. **LED signs are permitted provided that they shall not be placed abutting or adjacent to residential uses, and they shall conform the Wichita Sign Code regarding brightness.**
4. Use as a marketplace will be allowed subject to the following conditions:
 - A. Mobile food units in the City shall be permitted as an accessory use.
 - B. Outdoor recreation and entertainment shall be permitted as an accessory use.
 - C. Alcohol sales will be allowed.
 - D. The marketplace shall not be operated past 10:00 p.m. Sunday through Thursday and midnight Friday and Saturday.
 - E. **Outdoor entertainment is restricted to the east portion of the site between the buildings and the railroad track.**
 - F. **Indoor and Outdoor entertainment shall not operate past 10:00 p.m. Sunday through Thursday and midnight Friday and Saturday.**
 - G. **All uses on the site shall comply with the City of Wichita Noise Ordinance.**

5. Screening shall comply with the provisions of the Unified Zoning Code and all other applicable standards and requirements of the City Code of the City of Wichita.
6. A landscape plan shall be prepared indicating the type, location and specifications of all plant material. This plan shall be submitted and approved by the Planning ~~Director~~ Department for final approval prior to the issuance of any building permits. Existing on-site vegetation and portable landscaping may be used to fulfill ~~this landscape buffer~~ requirement. The landscape street yard, ~~buffer~~ and parking lot screening requirements shall adhere to the Delano Neighborhood Design Guidelines. ~~of the Landscape Ordinance do not apply.~~
7. Roof-mounted equipment, loading docks, trash receptacles, ground level heating, air conditioning and mechanical equipment, free-standing cooler or refrigeration units, outdoor storage, outdoor work areas or similar uses shall be screened from ground level view from any residentially-zoned property.
8. The transfer of title of all or any portion of land included with 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.
9. All exterior lighting shall be per the Unified Zoning Code and shall be shielded to direct light disbursement in a downward direction.
- ~~10. Slight modifications to the location of improvements may be permitted provided they meet all requirements of this plan.~~
11. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and if approved by the Governing Body. Any substantial deviation of the plan, ~~after a joint determination as determined~~ by the Zoning Administrator ~~and or~~ the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
12. Compatibility setbacks per the Unified Zoning Code Section IV-C are waived.
13. Any major changes in this Planned Unit Development shall be submitted to the Planning Commission for their consideration.
14. Prior to the issuance of building permits a site circulation plan shall be submitted to the ~~Director of~~ Planning Department for approval. The site circulation plan shall address pedestrian, bicycle and transit connectivity to the site.
15. The architectural character of buildings shall be consistent with the existing structures. ~~Any modifications to the exterior of existing buildings or construction of new structure shall adhere to the Delano Overlay Design Guidelines.~~ Prior to issuance of building permits architectural renderings shall be submitted to the ~~Planning Department~~ Delano Design Review Committee for final approval.

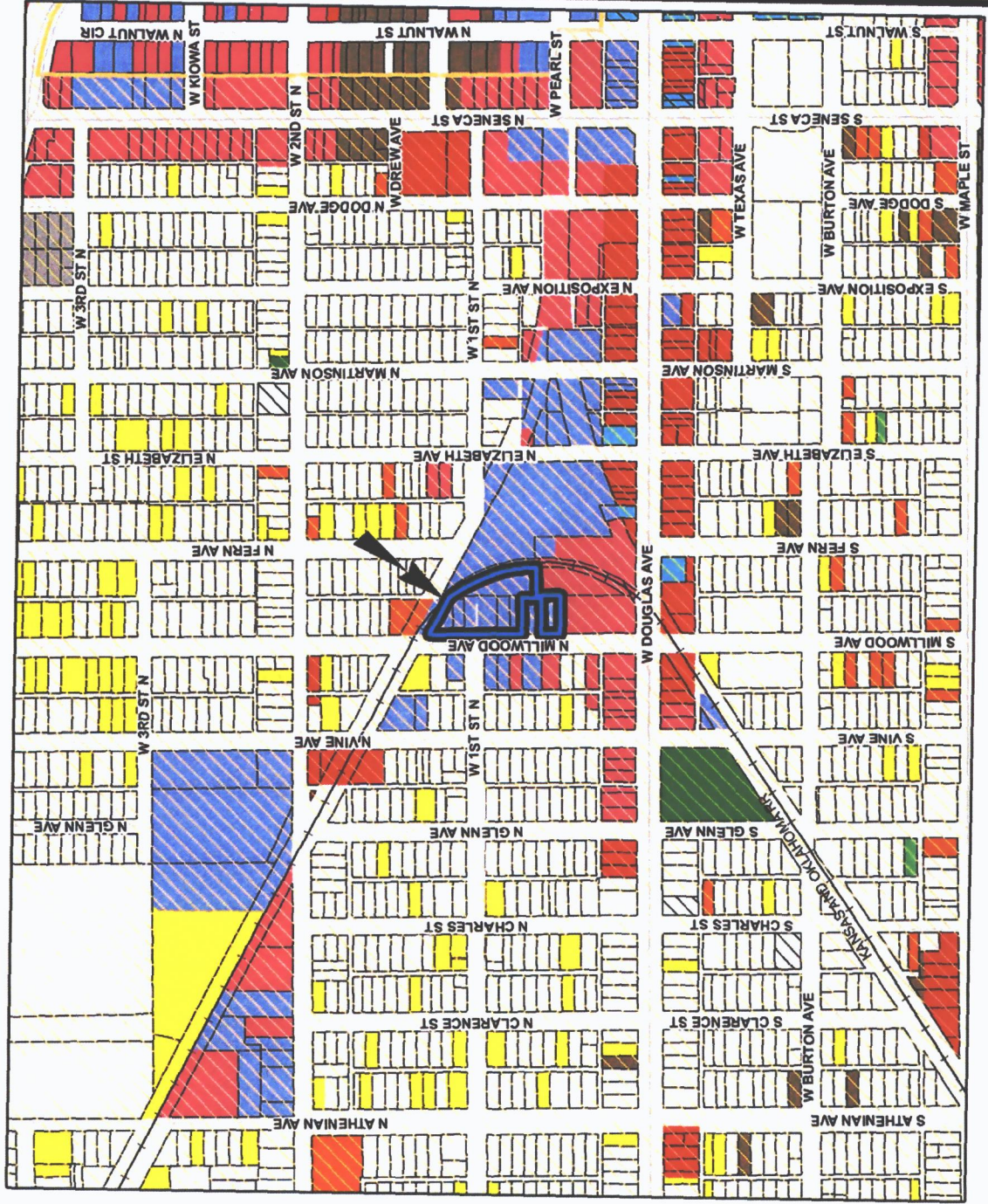
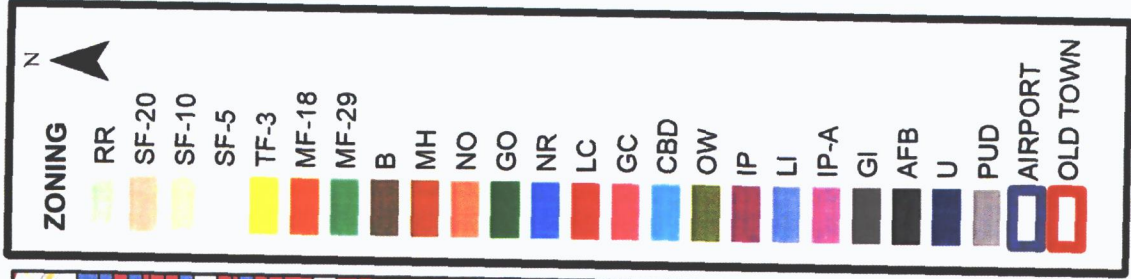
Legal Description (Parcel 1):

Lots 24, 25, 26, 27 & 28, Block 2 and part of Lots 1 through 9 inclusive, Block 7 and part of Lots 22 and 23, Block 2, commencing at the northwest corner of Lot 1, Block 7, thence west 10'; thence north 40' to Point of Beginning; thence north 82.97'; thence southeast 46.12'; thence southeast 23.43'; thence southeast 28.55'; to center line of vacated 1st Street; thence southeast 43.28'; thence southeast 53.32'; thence southeast 29.41'; thence southeast 42.59'; thence southerly 34.67'; thence southerly 51.81'; thence west 113'; thence north 245' to the Point of Beginning and Lots 43, 44, 45 and 46, Block 7, and ½ vacated alley on the east and Lots 47 and 48, Block 7 and ½ vacated alley on the east and vacated street adjacent on the north, Junction Town Company Addition to Wichita, Sedgwick County, Kansas.

Parcel 1:

Total area: 86,100 s.f (1.9 acres)
Maximum building height 35 feet





**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

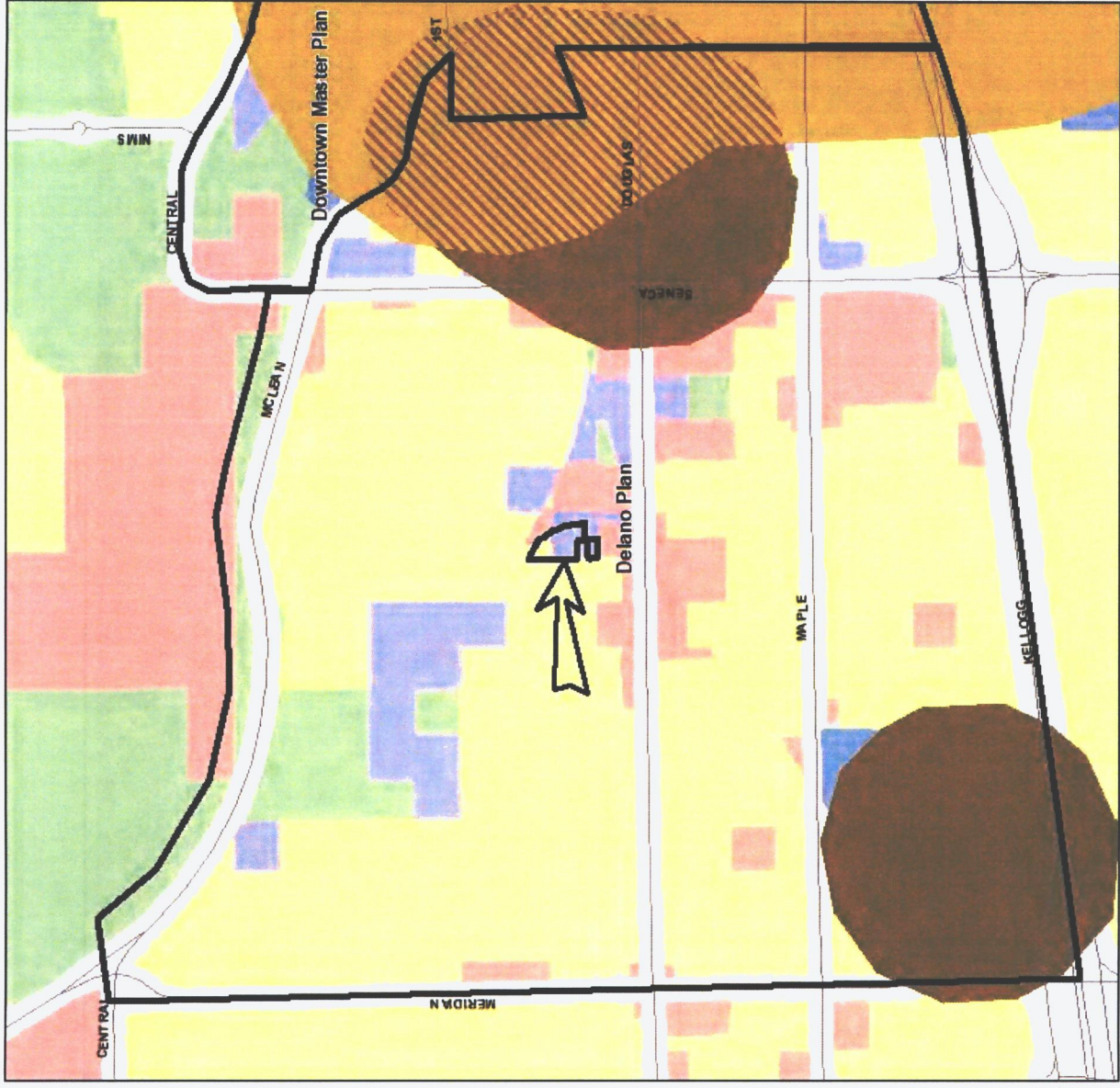
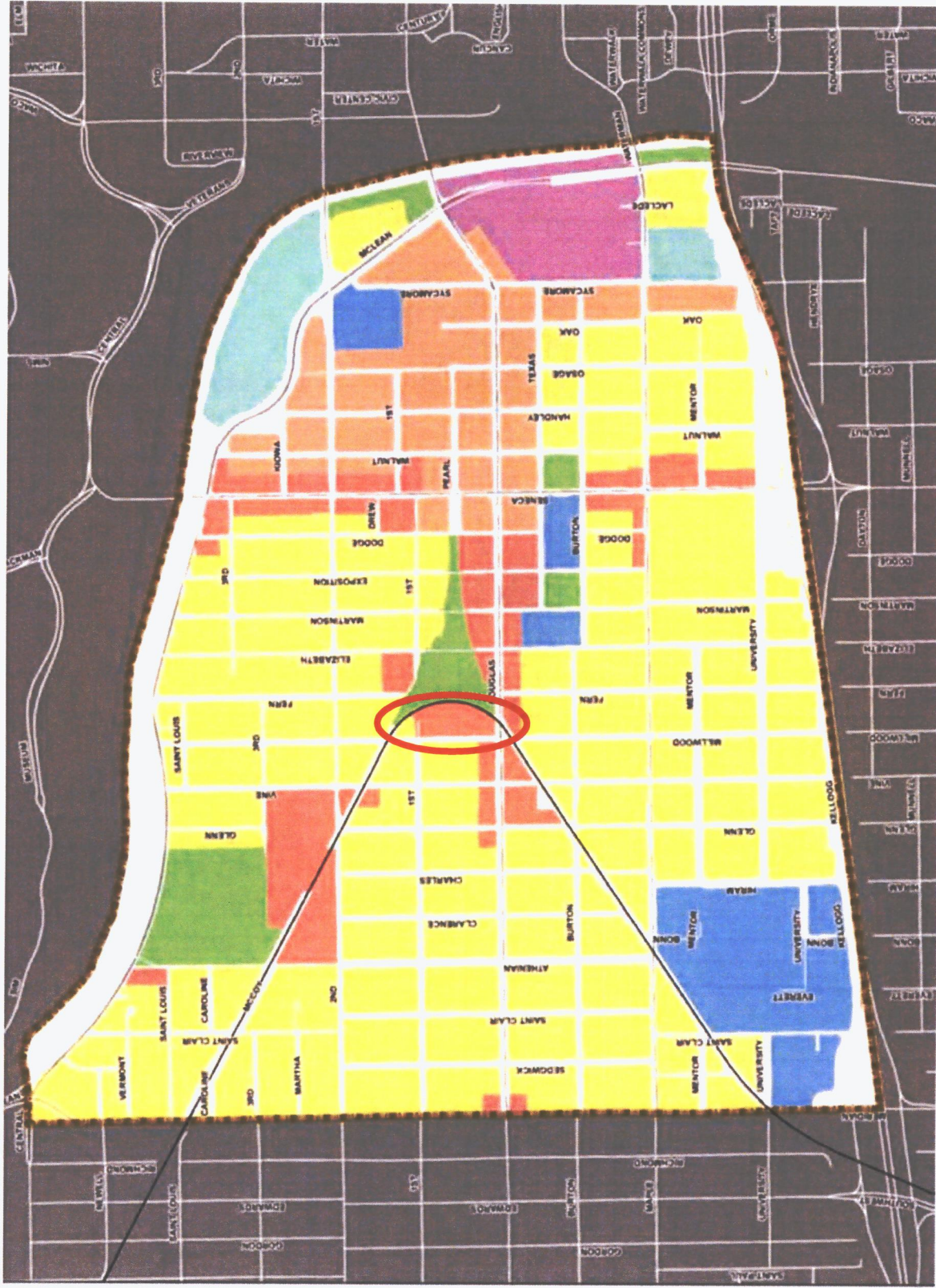
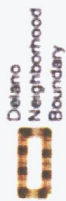


Fig. 11 Future Land Use Concept



Legend



Future Land Use

- Residential
- Commercial
- Mixed Use
- Major Institutional
- Recreation
- Entertainment
- Parks and Open Space
- Ballpark Village



Looking north, away from site



Looking northwest away from site



Looking northwest away from north end of site



Looking northwest away from south end of site



Looking west away from midpoint of site



Looking southeast at site near 1st Street



Looking southeast at north end of site



Looking southeast at south end of site



Looking southeast way from site



East of site looking south



East of site looking northwest



Looking west at site from 1st Street

