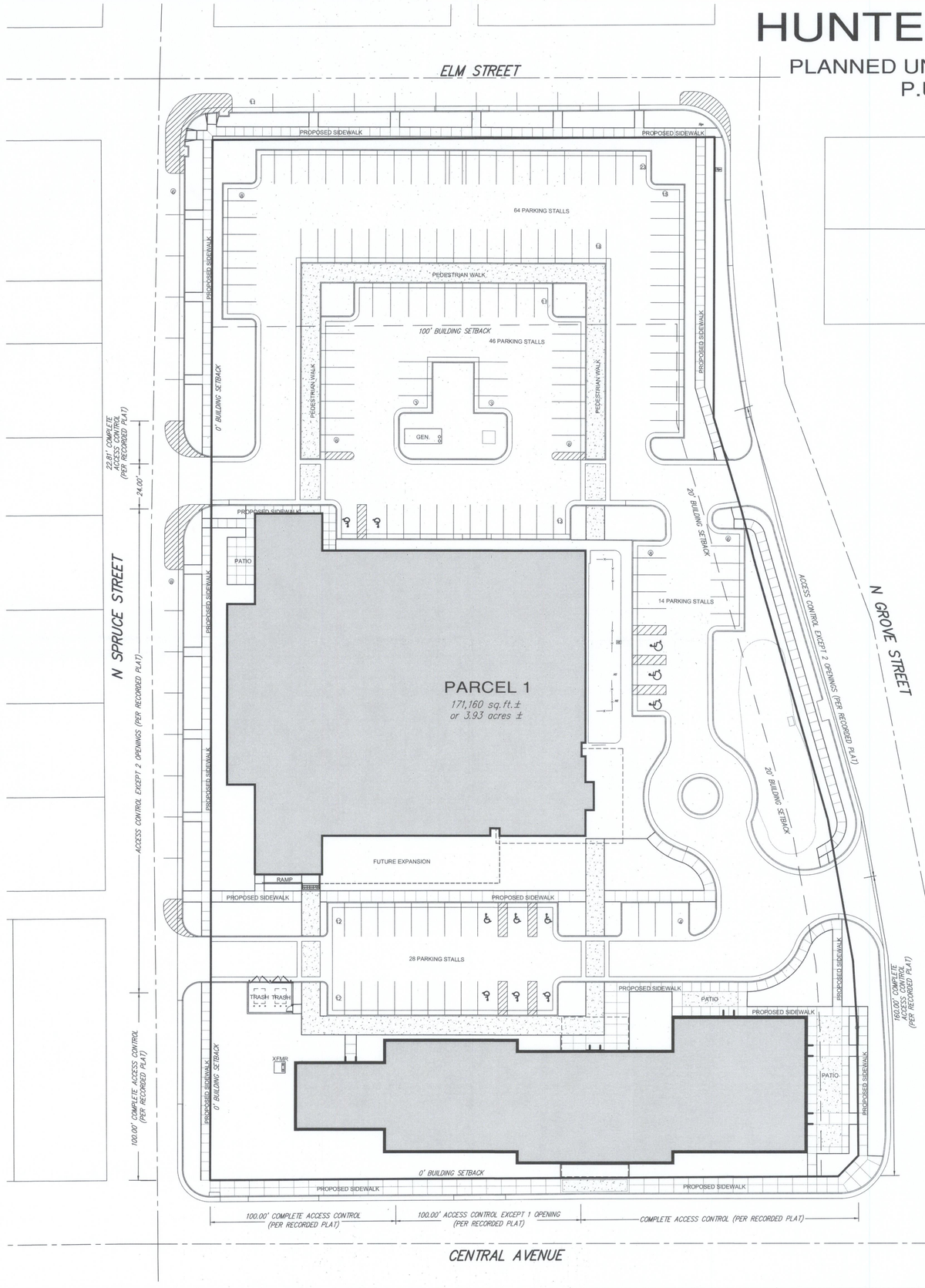
HUNTER HEALTH

PLANNED UNIT DEVELOPMENT
P.U.D. #106



PROJECT DESCRIPTION:

The Planned Unit Development allows a certain level of flexibility with site development regulations which would otherwise not be permitted under the existing zoning. The intent of this PUD is to permit the continued non-residential use of Parcel 1, specifically the expansion of an existing medical service use. Hunter Health, a community health center, provides comprehensive, integrated primary healthcare services. The planned project will enable Hunter Health to expand healthcare, social, and educational services.

PARCEL 1

A.	Net Area:	171,115 sq.ft., or 3.93 acres ±
B.	Maximum Building Coverage:	68,400 sq.ft., or 40 percent
C.	Maximum Gross Floor Area:	85,500 sq.ft.
D.	Floor Area Ratio:	50 percent
E.	Maximum Number of Buildings:	Three (3)
F.	Maximum building height:	35 feet.
G.	Setbacks:	See General Provision #2.
H.	Access Points:	Per plat.

I. Permitted Uses: All uses permitted by-right in the "GO" General Office zoning district, together with the following uses as permitted by the "LC" Limited Commercial District: Personal Improvement Service, Personal Care Service, Bank or Financial Institution, and Retail (General).

GENERAL PROVISIONS:

1. This development contains a net area of 171,115 sq.ft., or 3.93 acres, more or less.
2. Setbacks within Parcels 1 shall be as follows:

Central Avenue:	0 feet
Spruce Street:	0 feet
Elm Street:	100 feet
Grove Street:	20 feet

3. All signs shall be limited to signs that would be allowed in the "LC" Limited Commercial zoning district. Signs shall be limited to Central and Grove frontage, except wayfinding signs shall be allowed on Spruce and Elm per city code.All off-site, billboard or portable signs are prohibited.
4. Access controls shall be per plat, or per parcel description.
5. Parking requirements shall be in accordance with the UZC, except all development within Parcel 1 shall be calculated at one space per 500 square feet.
6. Sidewalks shall be installed around the perimeter of the PUD as illustrated on the plan. Sidewalk shall be installed adjacent to each phase of development.
7. Parking lot trees and screening shall be in accordance with the City of Wichita landscaping ordinance. Street trees shall be calculated at 1.5 times the minimum requirement the City of Wichita landscaping ordinance along Spruce and Elm Streets, and calculated at the minimum requirement along Grove Street and Central Avenue. Existing landscaping may be used to meet this requirement. All other standards of the City of Wichita landscaping ordinance shall not be required.
8. All lights shall be shielded to reflect light downward or direct light away from residential areas. All parking lot lighting shall share consistent design (i.e., fixtures, poles, lamps and etc.). Light poles shall be limited to a maximum height of 16 feet.
9. Rooftop mechanical equipment shall be screened from ground level view with similar materials to the main building per Unified Zoning Code.
10. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened, with similar materials to the main building, to reasonably hide them from ground view.
11. The design layout shown on the plan illustrates only one development concept. Modifications to the location of improvements may be permitted, provided they meet all requirements of this plan.
12. Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.
13. The Transfer of title of all or any portion of land included within the Planned Unit Development (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
14. 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 and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
15. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
16. Prior to publishing the ordinance establishing the zone change, the applicant(s) shall record a document with the Register of Deeds indicating this tract (referenced as PUD #106) includes special conditions for development on this property.

LEGAL DESCRIPTION:

Lot 1, Block 1; and Reserve A, Hunter Health Clinic 2nd Addition, Wichita, Sedgwick County, Kansas; TOGETHER WITH Lots 22, 24, 26, 28 30 and 32, Spruce Street, Stites Bros. Second Addition to Wichita, Sedgwick County, Kansas; TOGETHER WITH Lots 21 and 23, Stites now Grove Avenue, Stites Bros. Second Addition to Wichita, Sedgwick County, Kansas; TOGETHER WITH Lots 25, 27, 29 and 31, Stites now Grove Avenue, Stites Bros. Second Addition to Wichita, Sedgwick County, Kansas.

VICINITY MAP:



REVISIONS

Submitted (PUD2022-21):	October 26, 2022
Approved by MAPC:	November 18, 2022
Approved by City Council:	December 20, 2022

APPROVED PUD
MAPC 11/17/22 WCC: 12/20/22
3/3/23
Copy 2 of 4 PUD2022-21

SCALE: 1" = 30'

PUD #106
HUNTER HEALTH
PLANNED UNIT DEVELOPMENT

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

Wichita-Sedgwick County Metropolitan Area Planning Department

December 21, 2022

Hunter Health Clinic Inc.
Attn: Amy Feimer
2318 East Central Ave
Wichita, KS 67214

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

RE: PUD2022-00021: Zone change request in the City from LC Limited Commercial, GO General Office, and TF-3 Two-Family Residential to create the Hunter Health Planned Unit Development to expand the existing medical use; generally located on the northwest corner of East Central Avenue and North Grove Street.

Dear Applicant;

At its regular meeting on **December 20, 2022**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** of the request subject to the following conditions and the attached, recommended PUD text.

1. The applicant shall provide sidewalks around the perimeter of the PUD as indicated on the PUD drawing.
2. The applicant shall submit a landscape plan to the Planning Department for review and approval prior to the issuance of any permit related to the proposed parking lot construction.
3. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #106 Hunter Health Planned Unit Development) has special conditions for development on the property.
4. 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.

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.

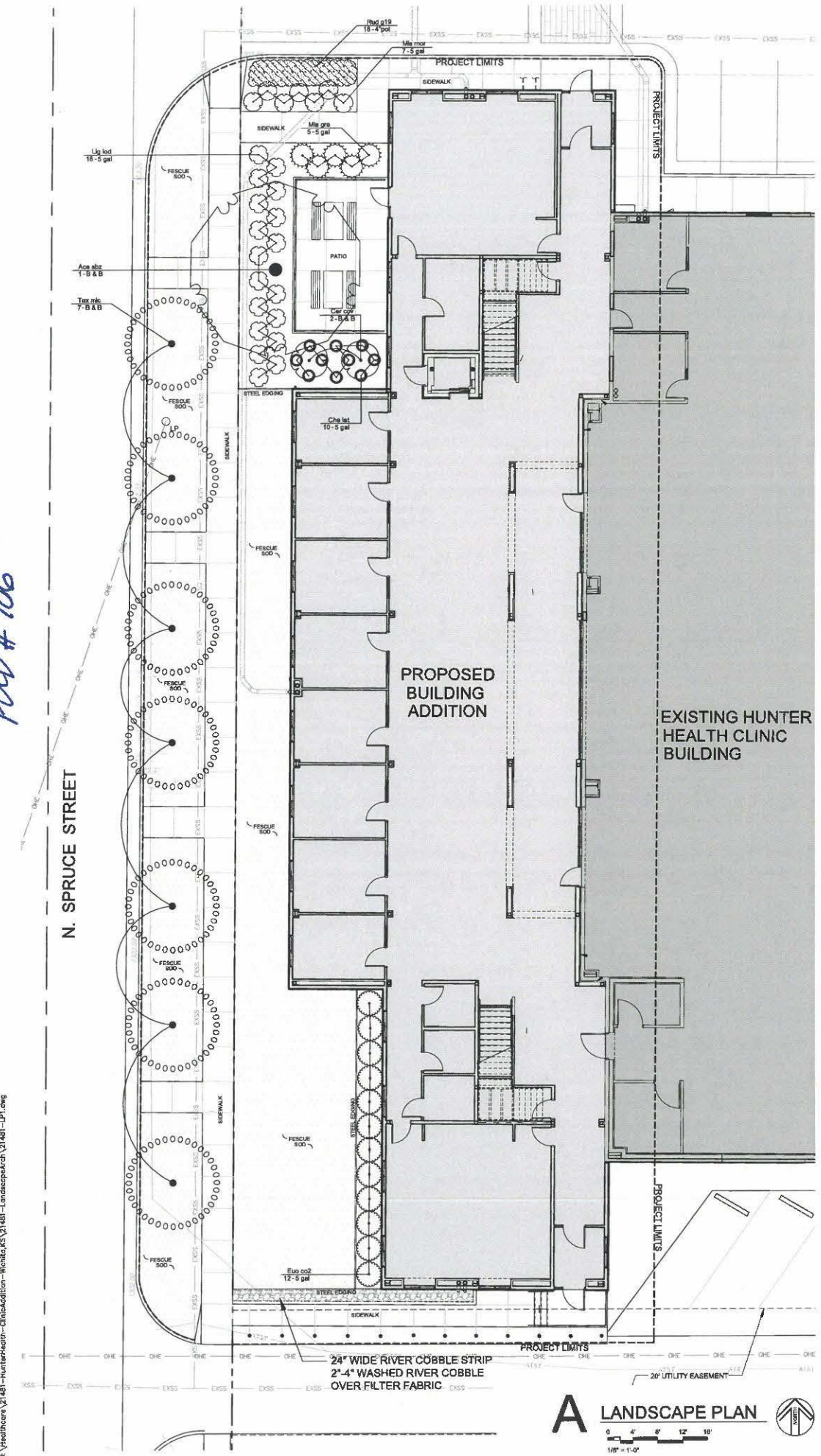
Sincerely,

Philip Zevenbergen, AICP
Current Plans, Division Manager

Copies to: MABCD
Brandon Johnson, City Council District I
Tasha Hayes, CSR District I

LANDSCAPE PLAN

APPROVED 7/11/23 BY [signature]
PUD #106



A LANDSCAPE PLAN
1/8" = 1'-0"

May 18, 2023 — 8:43am — USER_Joel
J:\Healthcare\21481-HunterHealth-ClinicAddition--Wichita,KS\21481--Landscape\arch\21481--LP1.dwg

PLANT_SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE		REMARKS
Ace abz	1	Acer x freemanii 'Jeffersred' TM	Autumn Blaze Freeman Maple	B & B	4"Cal		
Cer cav	2	Cercis canadensis 'Covey'	Lavender Twist® Eastern Redbud	B & B	1.5"Cal		
Tax mic	7	Taxodium distichum 'Mickelson' TM	Shawnee Brave Bald Cypress	B & B	3"Cal		
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**HEIGHT**		**REMARKS**
Cha lat	10	Chasmanthium latifolium	Northern Sea Oats	5 gal			
Euo co2	12	Euonymus alatus 'Compactus'	Compact Burning Bush	5 gal			
Lig lod	18	Ligustrum vulgare 'Lodense'	Lodense Privet	5 gal			
Mis mor	7	Miscanthus sinensis 'Morning Light'	Morning Light Eulalia Grass	5 gal			
Mis gra	5	Miscanthus sinensis 'Gracillimus'	Maiden Grass	5 gal			
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**		**SPACING**	
Rud g19	18	Rudbeckia fulgida 'Goldstrum'	Coneflower	4"pot		24" o.c.	

LANDSCAPE NOTES

GENERAL

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL MATERIALS AS SPECIFIED HEREIN AND AS SHOWN ON THE PLANS.
3. THE CONTRACTOR SHALL REFER TO SPECIFICATION SECTION FOR ADDITIONAL REQUIREMENTS AND RELATED TO PLANTING AND LANDSCAPING. THE CONTRACTOR WILL BE EXPECTED TO FOLLOW ALL THE REQUIREMENTS CALLED FOR IN THE SPECIFICATIONS. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
4. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
5. REPORT DISCREPANCIES IN THE PLANTING PLAN PRIOR TO PURCHASE OF MATERIALS OR STARTING CONSTRUCTION.
6. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. ARCHITECT RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
7. PLANT SUBSTITUTIONS WILL ONLY BE ALLOWED UNDER THE FOLLOWING CONDITIONS: LANDSCAPE CONTRACTOR SHALL SUBMIT A WRITTEN SUBSTITUTION REQUEST TO THE ARCHITECT STATING WHAT PLANTS TO BE SUBSTITUTED AND THE REQUESTED SUBSTITUTION PLANT ALONG WITH EXPLANATION OF SUBSTITUTION REQUEST. NO SUBSTITUTION SHALL CONSTITUTE AN INCREASE IN COST FROM THE ORIGINAL CONTRACT AMOUNT. ANY PLANT SUBSTITUTIONS NOT APPROVED SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF INSPECTION.
8. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING AND AFTER INSTALLATION.
9. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON THE BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA 2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF CONSTRUCTION.

PLANTING PREPARATION

10. ALL LANDSCAPE BEDS ARE TO RECEIVE A MINIMUM OF 12" OF TOPSOIL, AND ALL TURF AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL. TOPSOIL SHALL BE A FRIABLE LOAM WITH GOOD STRUCTURE. SOLUBLE SALTS SHALL NOT EXCEED 500ppm AND ORGANIC MATTER SHALL BE NO LESS THAN 3%. The pH SHALL RANGE BETWEEN 5.5 AND 7.4.
11. THE LANDSCAPE CONTRACTOR SHALL HAVE TOPSOIL TESTED BY A CERTIFIED TESTING LABORATORY AND OBTAIN RECOMMENDATIONS FOR SOIL AMENDMENT TYPE(S) AND QUANTITIES. RECOMMENDATIONS SHALL BE SPECIFIC TO THE TOPSOIL OF THIS REPORT TO THE ARCHITECT FOR THEIR RECORDS. THE LANDSCAPE CONTRACTOR SHALL BE EXPECTED TO AMEND SOILS PER THE RECOMMENDATIONS AND SPECIFICATIONS.
15. BACKFILL: FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL TOPSOIL MIXED WITH AMENDMENTS AT THE RATIOS SPECIFIED BY A CERTIFIED TOPSOIL ANALYSIS.

PLANTING MATERIALS

16. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
17. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMAN'S "AMERICAN STANDARD OF NURSERY STOCK." THESE STANDARDS SHALL REPRESENT THE GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE THE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
18. ALL TREES SHALL HAVE STRAIGHT TRUNKS (FOR SINGLE STEM SPECIES) AND FULL CROWN AND MEET ALL REQUIREMENTS SPECIFIED. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
19. PLANT LOCATIONS AND QUANTITIES SHOWN ARE APPROXIMATE. ADJUST PLANT LOCATIONS AS NECESSARY TO AVOID CONFLICTS. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING INDICATED ON THE PLANS.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
21. PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING PLANTING TO REDUCE TRANSPIRATION.
22. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT SCHEDULE. PLANTS DESIGNATED CONTAINER GROWN SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR FOR A MINIMUM OF SIX MONTHS AND A MAXIMUM OF TWO YEARS. THESE PLANTS SHALL BE REMOVED FROM CONTAINERS BEFORE PLANTING. PLANTS THAT APPEAR ROOT-BOUND SHALL BE REJECTED.
23. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

RELATED ITEMS

24. PLANTING BEDS SHALL BE COMPLETELY MULCHED AS SPECIFIED. PLACE 4" OF HARDWOOD MULCH IN ALL SHRUB BEDS. PLACE 4" OF HARDWOOD MULCH IN ALL TREE SAUCERS. PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A HARDWOOD MULCH FROM A LOCAL SOURCE HARVESTED IN A SUSTAINABLE MANNER.
25. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
26. ALL PLANTING BEDS SHALL BE SEPARATED FROM TURF AREAS AND RIVER COBBLE AREAS WITH COMMERCIAL-GRADE, BLACK, STEEL EDGING. EDGING SHALL BE SECURED WITH METAL STAKES SUFFICIENT TO HOLD EDGING IN PLACE. EDGING SHALL NOT EXTEND ABOVE ANY ADJACENT SIDEWALKS.
27. RIVER COBBLE ROCK SHALL BE A LOCALLY AVAILABLE ROUNDED RIVER GRANITE COBBLE WITH A DIMENSION OF 2"-3" AND LIGHT GRAY IN COLOR. INSTALL A MINIMUM 4" DEPTH IN AREAS SHOWN IN THE PLANS. SUBMIT PHOTOGRAPHIC EVIDENCE OF SELECTED RIVER COBBLE FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
28. WEED MAT IS REQUIRED IN RIVER COBBLE AND LIMESTONE CHAT AREAS. THE CONTRACTOR SHALL USE A 4.1oz WOVEN POLYPROPYLENE, NEEDLE-PUNCHED FABRIC WEED BARRIER. OVERLAP EDGES A MINIMUM OF 6". SECURE EDGES WITH STAPLES.

LAWNS AND SEEDING

29. SOD TYPE:
    SOD SHALL BE A LOCALLY AVAILABLE TALL FESCUE BLEND. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND ESTABLISHMENT OF THE SOD TO THE LIMITS INDICATED ON THE PLANS. ROLL SOD FOR A SMOOTH AND CONSISTENT FINAL LAWN.

INSPECTIONS/MAINTENANCE AND CLEAN-UP

30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN UNTIL FINAL ACCEPTANCE.
31. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD DEFINED IN THE SPECIFICATION. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
32. REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
33. REMOVE SOIL OR DIRT THAT ACCUMULATED DURING OR AS A RESULT OF PLANTING OPERATIONS EACH DAY.
34. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS. CENTRAL LEADERS SHALL NOT BE REMOVED.
35. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, GUYS, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.

LANDSCPAE ORDINANCE

LANDSCAPED STREETYARD REQUIREMENT:
NORTH SPRUCE STREET FRONTAGE (BUILDING EXPANSION)

BUILDING EXPANSION STREET FRONTAGE: 206 LF
AVERAGE LOT DEPTH: 319' (155FT/LF FRONTAGE)

206x15 = 3,090 SF LANDSCAPED STREETYARD REQUIRED
3,090 / 500 = 6.18 OR 7 REQUIRED SHADE TREES

LANDSCAPED STREETYARD PROVIDED:

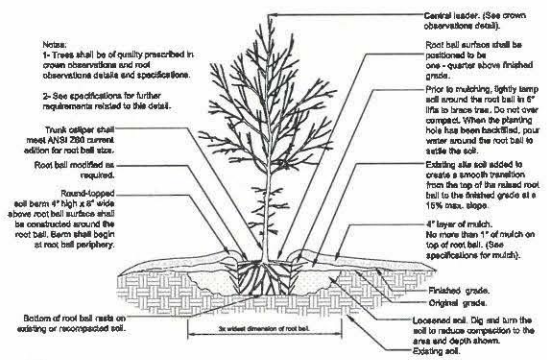
UNPAVED LANDSCAPE AREA SPRUCE FRONTAGE: 2,650SF (15% DEFICIENT)
(100% INCREASE IN PLANT SIZES TO COMPENSATE FOR DEFICIENCY)

SHADE TREES PROVIDED: 1 - 4" CALIPER SHADE TREES
ORNAMENTAL TREES PROVIDED: 2 - 3" CALIPER = 1 SHADE TREE
SHRUBS PROVIDED: 52 - 5 GALLON SHRUBS (EQUIVALENT TO 5 SHADE TREES)

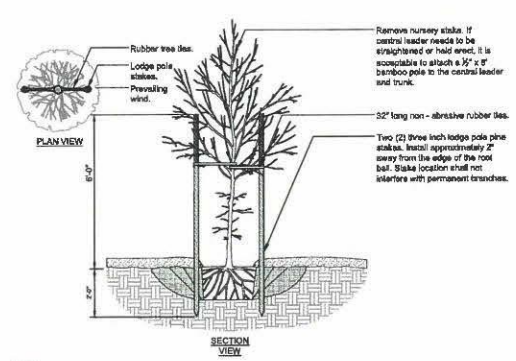
RESIDENTIAL BUFFER (STREET TREES)

STREET TREES: PER GENERAL PROVISION 6, PUD 106 REQUIRED STREET TREES CALCULATED AT 1.5x THE MINIMUM REQUIREMENT OF THE LANDSCAPE ORDINANCE ALONG SPRUCE AND ELM AND THE MINIMUM REQUIREMENT ALONG GROVE AND CENTRAL AVE.

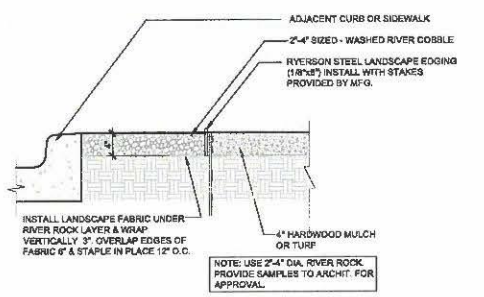
- SPRUCE ST FRONTAGE: 206 LF. / 30 = 7 TREES REQUIRED
- 7 SHADE TREES PROPOSED



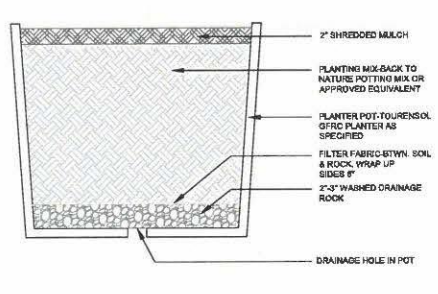
1 TREE PLANTING DETAIL
3/8" = 1'-0"



2 TREE STAKING DETAIL
3/8" = 1'-0"



3 RIVER COBBLE
1" = 1'-0"



4 PLANTER POT BACKFILL DETAIL
TYPICAL

PRINTS ISSUED

DATE	PURPOSE	NO.
03/30/23	75% OWNER REVIEW	
04/28/23	90% OWNER REVIEW	
05/25/23	FOR BID & PERMIT	

HUNTER HEALTH
CLINIC ADDITION
527 N. Grove St.
Wichita, Kansas 67214

LK Architecture
Architecture · Engineering · Planning · Interiors · Landscapes

JEFFREY ALAN REED 1479 KANSAS LANDSCAPE ARCHITECT 05/25/23

LK Architecture Inc.©
345 Riverview Wichita, KS 67203
T 316.268.0230 F 316.268.0205
CONTACT: Don Keenan

PROJECT NUMBER:
21481

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
LP1

Approved PUD Language

PROJECT DESCRIPTION:

The Planned Unit Development allows a certain level of flexibility with site development regulations which would otherwise not be permitted under the existing zoning. The intent of this PUD is to permit the continued non-residential use of Parcel 1, specifically the expansion of an existing medical service use. Hunter Health, a community health center, provides comprehensive, integrated primary healthcare services. The planned project will enable Hunter Health to expand healthcare, social, and educational services.

PARCEL 1:

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1. This development contains a gross area of 171,115 sq.ft., or 3.93 acres, more or less.
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8. Rooftop mechanical equipment shall be screened from ground level view with similar materials to the main building per Unified Zoning Code.
9. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened, with similar materials to the main building, to reasonably hide them from ground view.
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12. The Transfer of title of all or any portion of land included within the Planned Unit Development (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
13. 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 and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
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Wichita-Sedgwick County Metropolitan Area Planning Department

November 18, 2022

Hunger Health Clinic Inc.
Attn: Amy Feimer
2318 East Central Ave
Wichita, KS 67214

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

RE: PUD2022-00021: Zone change request in the City from LC Limited Commercial, GO General Office, and TF-3 Two-Family Residential to create the Hunter Health Planned Unit Development to expand the existing medical use; generally located on the northwest corner of East Central Avenue and North Grove Street.

Dear Applicant;

At its regular meeting on **November 17, 2022**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request subject to the following conditions and the attached, recommended PUD text.

1. The applicant shall provide sidewalks around the perimeter of the PUD as indicated on the PUD drawing.
2. The applicant shall submit a landscape plan to the Planning Department for review and approval prior to the issuance of any permit related to the proposed parking lot construction.
3. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #106 Hunter Health Planned Unit Development) has special conditions for development on the property.
4. 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.

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 **December 1, 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 **December 1, 2022, at 5:00 p.m.**

This application is scheduled for consideration by the Wichita City Council on **Tuesday, December 20, 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
Brandon Johnson, City Council District I
Tasha Hayes, CSR District I

MAPC Recommended Language

PROJECT DESCRIPTION:

The Planned Unit Development allows a certain level of flexibility with site development regulations which would otherwise not be permitted under the existing zoning. The intent of this PUD is to permit the continued non-residential use of Parcel 1, specifically the expansion of an existing medical service use. Hunter Health, a community health center, provides comprehensive, integrated primary healthcare services. The planned project will enable Hunter Health to expand healthcare, social, and educational services.

PARCEL 1:

A.	Net Area:	171,115 sq.ft., or 3.93 acres ±
B.	Maximum Building Coverage:	68,400 sq.ft., or 40 percent
C.	Maximum Gross Floor Area:	85,500 sq.ft.
D.	Floor Area Ratio:	50 percent
E.	Maximum Number of Buildings:	Three (3)
F.	Maximum building height:	35 feet
G.	Setbacks:	See General Provision #2.
H.	Access Points:	Per plat.

I. Permitted Uses: All uses permitted by-right in the "GO" General Office zoning district, together with the following uses as permitted by the "LC" Limited Commercial District: Personal Improvement Service, Personal Care Service, Bank or Financial Institution, and Retail (General).

GENERAL PROVISIONS:

1. This development contains a gross area of 171,115 sq.ft., or 3.93 acres, more or less.
2. Setbacks within Parcels 1 shall be as follows:

Central Avenue:	0 feet
Spruce Street:	0 feet
Elm Street:	100 feet
Grove Street:	20 feet

3. All signs shall be limited to signs that would be allowed in the "LC" Limited Commercial zoning district. Signs shall be limited to Central and Grove frontage, except wayfinding signs shall be allowed on Spruce and Elm per city code. All off-site, billboard or portable signs are prohibited.
4. Access controls shall be per plat, or per parcel description.

5. Parking requirements shall be in accordance with the UZC, except all development within Parcel 1 shall be calculated at one space per 500 square feet. Sidewalks shall be installed around the perimeter of the PUD as illustrated on the plan.
6. Parking lot trees and screening shall be in accordance with the City of Wichita landscaping ordinance. Street trees shall be calculated at 1.5 times the minimum requirement the City of Wichita landscaping ordinance along Spruce and Elm Streets, and calculated at the minimum requirement along Grove Street and Central Avenue. Existing landscaping may be used to meet this requirement. All other standards of the City of Wichita landscaping ordinance shall not be required.
7. All lights shall be shielded to reflect light downward or direct light away from residential areas. All parking lot lighting shall share consistent design (i.e., fixtures, poles, lamps, and etc.). Light poles shall be limited to a maximum height of 16 feet.
8. Rooftop mechanical equipment shall be screened from ground level view with similar materials to the main building per Unified Zoning Code.
9. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened, with similar materials to the main building, to reasonably hide them from ground view.
10. The design layout shown on the plan illustrates only one development concept. Modifications to the location of improvements may be permitted, provided they meet all requirements of this plan.
11. Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.
12. The Transfer of title of all or any portion of land included within the Planned Unit Development (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
13. 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 and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
14. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
15. Prior to publishing the ordinance establishing the zone change, the applicant(s) shall record a document with the Register of Deeds indicating this tract (referenced as PUD #106) includes special conditions for development on this property.

OCA 150004

(Published in the Wichita Eagle, Dec. 30, 2022

ORDINANCE NO. 52-014

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. PUD2022-00021

Zone Change Request from LC Limited Commercial District, GO General Office District, and TF-3 Two-Family Residential District to PUD Planned Unit Development subject to the general provisions of PUD #106, on property described as:

> Lot 1, Block 1, and Reserve A, Hunter Health Clinic 2nd Addition, Wichita, Sedgwick County, Kansas, TOGETHER with Lots 22, 24, 26, 28, 30, and 32, Spruce Street, Stites Brothers Second Addition to Wichita, Sedgwick County, Kansas, TOGETHER with Lots 21, 23, 25, 27, 29, and 31, Stites now Grove Avenue, Stites Brothers Second Addition to Wichita, Sedgwick County, Kansas.

The Hunter Health Planned Unit Development (PUD #106) shall be subject to the following conditions:

1. The applicant shall provide sidewalks around the perimeter of the PUD as indicated on the PUD drawing.
2. The applicant shall submit a landscape plan to the Planning Department for review and approval prior to the issuance of any permit related to the proposed parking lot construction.
3. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #106 Hunter Health Planned Unit Development) has special conditions for development on the property.
4. 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.

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 27th day of Dec., 2022~~3~~.

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

Sedgwick County
Register of Deeds - Tonya Buckingham
Doc.#/Flm-Pg: 30221425
Receipt #: 2368776
Pages Recorded: 2
Recording Fee: $38.00
Authorized By: Tonya Buckingham
Cashier: KVENATOR
Date Recorded: 02/15/2023 02:53:42 PM

NOTICE OF PLANNED UNIT DEVELOPMENT

THIS NOTICE made this 9th day of February, 2023, by Hunter Health Clinic, Inc., a Kansas Not For Profit Corporation, hereinafter called Declarant.

WITNESSETH

WHEREAS, Declarant is the owner of the following described property:

Lot 1, Block 1; and Reserve A, Hunter Health Clinic 2nd Addition, Wichita, Sedgwick County, Kansas; TOGETHER WITH Lots 22, 24, 26, 28 30 and 32, Spruce Street, Stites Bros. Second Addition to Wichita, Sedgwick County, Kansas; TOGETHER WITH Lots 21 and 23, Stites now Grove Avenue, Stites Bros. Second Addition to Wichita, Sedgwick County, Kansas; TOGETHER WITH Lots 25, 27, 29 and 31, Stites now Grove Avenue, Stites Bros. Second Addition to Wichita, Sedgwick County, Kansas.

and

WHEREAS, Declarant is desirous to file notice that a planned unit development plan approved by the Sedgwick County Planning Commission is on file with the Metropolitan Area Planning Department, known as Hunter Health Planned Unit Development (PUD #106).

NOW, THEREFORE, the Declarant wants to make notice that the approved planned unit development plan has placed restrictions on the use and requirements on the development of the above-described real property.

COPY

The Metropolitan Area Planning Department is located on the 2nd Floor, The Ronald Reagan Building, 271 West 3rd Street, Suite 201, Wichita, Kansas, (316) 268-4421.

The planned unit development shall be binding on the owners, their heirs, or successors or assigns and is a document running with the land and is binding on all successors in title to the above-described real property.

EXECUTED the day and year first written above.

Hunter Health Clinic, Inc.

By: _____

Printed Name: Amy Feimer

Title/Capacity: CEO

STATE OF KANSAS)
SEDGWICK COUNTY) SS:

BE IT REMEMBERED, that on this 9th day of Feb., 2023, before me, the undersigned, a Notary Public, in and for the County and State aforesaid, came Amy Feimer as CEO of Hunter Health Clinic, Inc., a Kansas Not For Profit Corporation, personally known to me to be the same person(s) who executed the within instrument of writing and such person(s) duly acknowledged the execution of the same, for and on behalf and as the act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

Robert J. Gass
Notary Public

(My Appointment Expires: Jan. 31, 2027

NOTARY PUBLIC - State of Kansas
ROBERT J. GASS
MY APPT. EXPIRES 1-31-27

McClatchy

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
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Miami Herald
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The Telegraph - Macon
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Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	364317	Print Legal Ad-IPL01035250 - IPL0103525		$92.19	2	55 L

Attention: Jamie Buster

CITY OF WICHITA/CLERKS OFFICE
455 N MAIN ST FL 13
WICHITA, KS 67202

LEGAL PUBLICATION

OCA 150004

(Published in the Wichita Eagle, December 30, 2022)

ORDINANCE NO. 52-014

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. PUD2022-00021

Zone Change Request from LC Limited Commercial District, GO General Office District, and TF-3 Two-Family Residential District to PUD Planned Unit Development subject to the general provisions of PUD #106, on property described as: Lot 1, Block 1, and Reserve A, Hunter Health Clinic 2 nd Addition, Wichita, Sedgwick County, Kansas, TOGETHER with Lots 22, 24, 26, 28, 30, and 32, Spruce Street, Stites Brothers Second Addition to Wichita, Sedgwick County, Kansas, TOGETHER with Lots 21, 23, 25, 27, 29, and 31, Stites now Grove Avenue, Stites Brothers Second Addition to Wichita, Sedgwick County, Kansas.

The Hunter Health Planned Unit Development (PUD #106) shall be subject to the following conditions:

1. The applicant shall provide sidewalks around the perimeter of the PUD as indicated on the PUD drawing.
2. The applicant shall submit a landscape plan to the Planning Department for review and approval prior to the issuance of any permit related to the proposed parking lot construction.
3. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #106 Hunter Health Planned Unit Development) has special conditions for development on the property.
4. 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.

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 30th day of December, 2022.

Brandon J. Whipple, Mayor, City of Wichita

ATTEST:
Jamie Buster, City Clerk
(SEAL)

Approved as to form:
Jennifer Magana, City Attorney and Director of Law

IPL0103525
Dec 30 2022

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

1 insertion(s) published on:
12/30/22

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 12/30/2022 to 12/30/2022.

H. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 12/30/2022

Stephanie Hatcher

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

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

Extra charge for lost or duplicate affidavits.
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McClatchy

Beaufort Gazette
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Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	337863	Print Legal Ad-IPL00953900 - IPL0095390	OCA 150004	$211.36	3	84 L

Attention: MANDY HEBERT

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

LEGAL PUBLICATION

OCA 150004

Published in The Wichita Eagle on October 27, 2022
(One Time Only)
MAPC/BZA November 17, 2022
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, November 17, 2022, no earlier than 1:30 p.m., the WichitaSedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation may also occur through virtual methods (specified at the end of this notice). If you have any questions regarding the meeting or items on this notice, please call the WichitaSedgwick County Metropolitan Area Planning Department at (316) 2684421.

CUP2022-00049: Request in the City for a minor amendment to Parcels 29 & 30 of the Ridge Plaza CUP DP-37 (with ZON2022-00059 for OW Office Warehouse) on property zoned LC Limited Commercial; generally located north of W. Kellogg, one-quarter mile west of S. Eisenhower Pkwy, between S. Woodchuck and S. Holland.

DER2022-00008: Community Investments Plan Update of population forecast, Wichita Future Growth Concept Map, and financial forecast.

DER2022-00009: Amendment to the Wichita-Sedgwick County Unified Zoning Code regarding the definitions of a "Day Care, General" and "Day Care, Limited", and number of pupils, employees and loading spaces to conform to state regulations.

PUD2022-00021: Zone change request in the City from LC Limited Commercial, GO General Office, and TF-3 Two-Family Residential to create the Hunter Health Planned Unit Development to expand the existing medical use; generally located on the northwest corner of East Central Avenue and North Grove Street.

VAC2022-00032: Reprocessing a request in the City to vacate an alley right-of-way abutting property zoned LC Limited Commercial District, generally located northeast of North Meridian Avenue and Kellogg.

VAC2022-00033: Request in the City to vacate a platted alley right-of-way abutting property zoned GO General Office District and TF-3 Two-Family Residential District; generally located on the northeast corner of East Central Avenue and North Grove Street.

ZON2022-00057: Zone change request in the City to amend Protective Overlay PO #257 to permit duplexes on property zoned B Multi-Family Residential; generally located North of West Maple Street and South of West Douglas Avenue, on the east side of South Anna Street (230 South Anna Street).

ZON2022-00058: Zone change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District; generally located within one-half mile west of North Arkansas Ave, within one block north of West 21st Street North (2331 North Burns).

ZON2022-00059: Zone change request in the City from LC Limited Commercial to OW Office Warehouse (with CUP2022-00049 to amend CUP DP-37) on property generally located north of West Kellogg, within one-half mile west of South Eisenhower Pkwy, between South Woodchuck Lane and South Holland Lane.

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 WichitaSedgwick 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.

Options to participate (see below):
1) Participate virtually
2) Attend in-person at the Ronald Reagan Building
3) Submit comments ahead of time

Participate Virtually
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 Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202.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 (316-2684464) by 5pm, 3 days prior to the meeting.

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

WITNESS MY HAND on October 27, 2022
Scott Wadle, Secretary
WichitaSedgwick County
Metropolitan Area Planning Commission
IPL0095390
Oct 27 2022

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

No. of Insertions: 1
Beginning Issue of: 10/27/2022
Ending Issue of: 10/27/2022

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 10/27/2022 to 10/27/2022.

H. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 10/27/2022

Stephanie Hatcher

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

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

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

Mickelson compliments McIlroy as rhetoric seems to simmer

BY TIM REYNOLDS
Associated Press

DORAL, FLA.

The back-and-forth between Phil Mickelson and Rory McIlroy continued Wednesday, with the rhetoric tuned down considerably from some past verbal jousting involving PGA Tour players and those who left for Saudi-funded LIV Golf.

Mickelson complimented McIlroy for his win last week, those remarks coming a day after The Guardian published an interview in which McIlroy — now the world's No. 1 player again — said the game isn't benefiting from all the acrimony between the sides.

"I see LIV Golf trending upwards, I see the PGA Tour trending downwards and I love the side that I'm on," Mickelson said two weeks ago in Saudi Arabia, the seventh of the eight stops on this season's inaugural LIV schedule.

But Wednesday, in advance of the LIV finale at Trump National Doral, Mickelson's tone was a bit softer: "Maybe I shouldn't have said stuff like that, I don't know," he said.

"If I'm just looking at LIV Golf and where we are today to where we were six, seven months ago and people are saying this is dead in the water, and we're past that," Mickelson continued. "Here we are today, a force in the game that's not going away."

Part of Mickelson's word choice there wasn't accidental. McIlroy made the "dead in the water" comment in February, around the time that Dustin Johnson and Bryson DeChambeau said they would remain with the PGA Tour. They both left for LIV anyway, lured by signing bonuses reportedly worth in excess of $100 million. Johnson has earned about $31 million more in LIV prize money heading into this weekend's finale.

McIlroy has made no secret about his feelings toward LIV and the decisions players made to change tours.

"This 'us versus them' thing has gotten way out of control already," McIlroy told The Guardian. "If the two entities keep doubling down in both directions, it is only going to become irreparable. We are going to have a fractured sport for a long time. That is no good for anyone."

McIlroy returned to No. 1 in the world this past weekend by winning the CJ Cup in South Carolina. Mickelson called it "a great win" and "an impressive victory."



LYNNE SLADKY AP

Kevin Na, center, speaks during a news conference for the LIV Golf Team Championship at Trump National Doral Golf Club on Wednesday in Doral, Fla. At left is Phil Mickelson and at right is Martin Kaymer.

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Legals

LEGAL PUBLICATION
BEFORE THE STATE CORPORATION COMMISSION OF THE STATE OF KANSAS

In the Matter of the Application of Pantera Energy Company, for an Order Authorizing the Unitization and Unit Operation of the Many Creeks Morrow Unit to be located in Grant County, Kansas
Docket No 23-CONS-3107-CUNI
CONSERVATION DIVISION
License No. 35681
NOTICE OF APPLICATION
TO: ALL OIL AND GAS OPERATORS, PRODUCERS AND LESSEES, OIL AND GAS LESSORS AND ROYALTY OWNERS, MINERAL INTEREST OWNERS, LAND-OWNERS, OVERRIDING ROYALTY INTEREST OWNERS, OTHER OWNERS OF OIL AND GAS INTERESTS, MORTGAGEES OF OIL AND GAS INTERESTS, AND ALL OTHER PERSONS CONCERNED:
You and each of you are hereby notified that Pantera Energy Company ("Pantera") has filed an Application with the Kansas Corporation Commission ("Commission") pursuant to K.S.A. 55-1301, et seq., seeking an order authorizing the unitization and unit operation of the Many Creeks Morrow Unit ("Unit"). The area of the proposed Unit, which will be operated by Pantera, includes the following described lands situated in Grant County, Kansas:

Township 29 South, Range 35 West
Section 33: E/2 NE/4
Section 34: W/2

Township 30 South, Range 35 West
Section 2: W/2 SW/4
Section 3: E/2; NW/4
Section 10: E/2 NE/4
Section 11: W/2

Pantera proposes to unitize the oil rights to a pool within the Morrow 'B' and Morrow 'C' formations underlying said lands. The stratigraphic equivalent of the top and bottom of said formations is shown to exist between the depths measured from surface of 5,278' and 5,316' in the type log for the Ahern HJV 'A' 2 well (API No. 15-067-21488). Pantera intends to conduct enhanced oil recovery operations within said pool in order to increase the recovery of oil reserves, and will allocate oil production from the Unit across eleven separate tracts on a fair, reasonable and equitable basis.
The Application is pending with the Commission. Any persons who object or protest to the granting of the Application shall be required to file their objections or protests in writing with the Commission within 15 days after the date of this publication. If a written protest is not timely filed, the Application may be determined administratively by the Commission and may thereby be granted without a hearing or further notice to any interested party. All objections and protests shall clearly state the reasons why granting the Application will cause waste, violate correlative rights, or pollute water resources. Objections or protests shall be mailed to the Kansas Corporation Commission, Conservation Division, 266 N. Main St., Ste 220, Wichita, KS 67202, with a copy to Pantera's attorneys listed below. All parties in any way interested or concerned shall take notice of the foregoing and govern themselves accordingly
Jonathan A. Schlatter, #24848
MORRIS LAING EVANS BROCK & KENNEDY, CHTD.
300 N. Mead, Suite 200
Wichita, KS 67202-2745
Office (316) 262-2671
Fax (316) 262-6226
Attorney for Pantera Energy Company
IPL0095222
Oct 27 2022

LEGAL PUBLICATION
BEFORE THE STATE CORPORATION COMMISSION OF THE STATE OF KANSAS
In the Matter of the Application of Mustang Energy Corporation for a well location exception for its Stackline #2 to be located in the SE/4 of 35-11S-19W Ellis County, Kansas.
Docket No. 23-CONS-3113-CWLE
CONSERVATION DIVISION
License No. 33922
NOTICE OF PENDING APPLICATION

The state corporation commission of the State of Kansas: All oil and Gas Producers and Oil and Gas Purchasers, Royalty Owners, Land Owners, and All Persons Whatsoever concerned:
YOU, and each of you, are hereby notified that Mustang Energy Corporation, has filed an Application with the State Corporation Commission of the State of Kansas requesting a location exception and allowable for the Stackline #2 well located oil well at a location 2345 feet from the South line and 1671 feet from the East line in the SE/4 of 35-11S-19W Ellis County, Kansas, which is the unit boundary.
YOU, are further notified that unless written protest is received by the State Corporation Commission within 15 days after publication of this Notice, the Application in this matter can be granted by administrative approval after said 15-day period. Any such protest should be mailed to the State Corporation Commission of the State of Kansas, Conservation Division, 266 North Main, Room 220, Wichita, KS 67202, and to the Applicant at the address below
All parties in any wise interested or concerned shall take notice of the foregoing and govern themselves accordingly
JETER TURNER SOOK BAXTER, LLP
Michael J. Baxter, #26459
P.O. Box 128, Hays, KS 67601
(785) 628-8226
mbaxter@jeterlawoffice.com
Attorney for Mustang Energy Corporation
IPL0095713
Oct 27 2022

LEGAL PUBLICATION
PUBLISH NOTICE

Substantial Amendment to 2021-2022 Annual Action Plan
HOME Investment Partnerships Program – American Rescue Plan Act Allocation Plan
Notice of Public Comment Period
Notice of Virtual Public Information Session
Notice of In-Person Public Information Session
Notice of Public Hearing

The City of Wichita has been awarded $5,508,372 in HOME Investment Partnerships Program-American Rescue Plan Act (HOME-ARP) funding. This funding must be utilized to provide housing, services, and shelter to individuals experiencing homelessness and other vulnerable populations. The City has developed a HOME-ARP Allocation Plan, which identifies activities to be funded and undertaken, and proposes a substantial amendment to its 2021-2022 Annual Action Plan in order to include the HOME-ARP Allocation Plan. The proposed HOME-ARP Allocation Plan will be available for public review beginning October 28, 2022 through December 5, 2022. The proposed plan will be available at City Hall, all Neighborhood Resource Centers, the Advanced Learning Library, as well as the Ford Rockwell, Lionel Alford, Westlink, and Maya Angelou branch libraries. The proposed plan will also be available at the City of Wichita's Housing and Community Services Department's first floor desk at City Hall, 455 N. Main, Wichita, Kansas, 67202. The proposed plan can also be viewed online at: https://www.wichita.gov/Housing/Pages/CommunityInvestments.aspx. Comments regarding the proposed HOME-ARP allocation plan must be received by midnight, December 5, 2022, and can be submitted by mail to City of Wichita Housing and Community Services Department, 455 N. Main, 10th Floor, Wichita, Kansas, 67202, by telephone at 316-462-3734, or by e-mail to communityhousing@wichita.gov or mstanberry@wichita.gov. A virtual public information session regarding the proposed plan is scheduled to be held Tuesday, November 1, at 4:00 PM to 5:30 PM. Please contact Logan Bradshaw at 316-462-3725, or at lbradshaw@wichita.gov for instructions regarding access to this virtual meeting. An in-person public information session regarding the proposed plan is scheduled for Wednesday, November 16, at the Advanced Learning Library, 711 W. 2 nd Street, Wichita, Kansas, 67203, at 4:00 PM to 5:30 PM. There will be a public hearing on this matter during the City Council meeting scheduled for Tuesday, December 6, 2022 in the City Council Chambers at City Hall, 455 N. Main, Wichita, Kansas, 67202. The meeting will begin at 9:00 AM. Oral comments can be made at the meeting. Individuals who require auxiliary aids and services for effective communication with City of Wichita personnel should contact the Office of the City Manager, 316-268-2468 as soon as possible, but no later than 48 hours before the scheduled event or appearance
IPL0095334
Oct 27 2022

LEGAL PUBLICATION
Org Code 1 100227741
City of Wichita
NOTICE OF LEGAL PUBLICATION

DNB2022-00109 Published in The Wichita Eagle Reporter 10/27/2022.
To: Richard A Cowell, or HIS/HERS/THEIRS heirs, devisees, legatees, successors, and assigns or parties in possession:
You are hereby notified that the following conditions
Board up and secure open structure(s) located on the property, adequately to prevent unauthorized entry. All openings must be secured in a workmanlike manner. Openings shall be
secured with 5/8" plywood cut to fit the opening and secured to the opening by means of bracing with a 2" x 4" fastened with a 5/16" X 12" bolt through the center of the plywood. The bolt shall be secured by washer and a nut on the inside of the structure. Front door openings shall be boarded with 5/8" plywood cut to fit the opening and secured with 2" zip screws on 12" center along the edge. To include all exterior openings., exists at 2144 S Mosley, Wichita, Kansas, and legally described as.
S 50 FT N 150 FT LOT 3 BLOCK 8 KINKAID'S 2ND. ADD., Wichita Township, Sedgwick County, Kansas, (Tax Key # B 06041).
have been determined by the Director of the Metropolitan Area Building and Construction Department to be a nuisance within the definition of Section 8.01.010 Code of the City of Wichita, Kansas, which nuisance, in the interest of public health, must be suppressed and abated.
This is your notice that failure to abate this nuisance and the conditions aforestated on or before 11/6/2022, will result in the abatement of said nuisance by the said Metropolitan Area Building and Construction Department, the costs of which will be levied against the aforedescribed real property in accordance with the laws of the State of Kansas and the ordinances of the City of Wichita
Signed: Christopher W. Labrum
Director
Metropolitan Area Building & Construction Dept.
Published Once
IPL0095513
Oct 27 2022

LEGAL PUBLICATION
Published in The Wichita Eagle, Thursday, October 27, 2022.
FORMAL BID – 220296

Sealed bids will be received in the office of the City Purchasing Manager, 12th Floor, City Hall, 455 North Main, Wichita, Kansas, prior to TEN O'CLOCK A.M., FRIDAY, NOVEMBER 18, 2022. "Request For Formal Bid" form MUST be used to submit your bid unless you are submitting your bid on our website at (https://selfservice wichita.gov) using your secure login/password:
PUBLIC WORKS & UTILITES DEPARTMENT / FLEET & FACILITES DIVISION
33,000 GVWR Regular Cab and Chassis w/Felling Grapple
AS PER SPECIFICATIONS
F.O.B – Wichita, Kansas
Bids will be opened after ten o'clock a.m., in the Board Room, 1st Floor, City Hall, 455 North Main, Wichita, Kansas. Specifications and bid forms are on file in the office of the City Purchasing Manager, 12th Floor, City Hall, 455 N. Main, Wichita, Kansas 67202, (316) 268-4636. This information may also be obtained on our website above.
A PRE-BID CONFERENCE Due to the ongoing pandemic conditions this meeting will only be held through written questions, clarifications, or modifications submitted to Jason Brogden, Senior Buyer, at jbrogden@wichita.gov no later than Thursday, November 10, 2022, at 3:00 p.m
Dated at Wichita, Kansas this 25th day of October, 2022.
Melinda A. Walker
Purchasing Manager
ATTENTION
A PRE-BID CONFERENCE
Due to the ongoing pandemic conditions this meeting will only be held through written questions, clarifications, or modifications submitted to Jason Brogden, Senior Buyer, at jbrogden@wichita.gov no later than 3:00 P.M.,
ON
THURSDAY, NOVEMBER 10, 2022
THE PURPOSE OF THE MEETING WILL BE TO REVIEW REQUIREMENTS AND SPECIFICATIONS CONTAINED IN THIS BID PACKAGE AND TO CORRECT ANY ERRORS OR TO MAKE ANY NECESSARY CHANGES
IPL0095688
Oct 27 2022

LEGAL PUBLICATION
OCA 180004

Published in The Wichita Eagle on October 27, 2022
(One Time Only)
MAPC/BZA November 17, 2022
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, November 17, 2022, no earlier than 1:30 p.m., the WichitaSedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation may also occur through virtual methods (specified at the end of this notice). If you have any questions regarding the meeting or items on this notice, please call the WichitaSedgwick County Metropolitan Area Planning Department at (316) 2684421.
CUP2022-00049: Request in the City for a minor amendment to Parcels 29 & 30 of the Ridge Plaza CUP DP-37 (with ZON2022-00059 for OW Office Warehouse) on property zoned LC Limited Commercial; generally located north of W Kellogg, one-quarter mile west of S Eisenhower Pkwy, between S Woodchuck Ln and S Holland
DER2022-00008: Community Investments Plan Update of population forecast, Wichita Future Growth Concept Map, and financial forecast.
DER2022-00009: Amendment to the Wichita-Sedgwick County Unified Zoning Code regarding the definitions of a "Day Care, General" and "Day Care, Limited", and number of pupils, employees and loading spaces to conform to state regulations.
PUD2022-00021: Zone change request in the City from LC Limited Commercial, GO General Office, and TF-3 Two-Family Residential to create the Hunter Health Planned Unit Development to expand the existing medical use, generally located on the northwest corner of East Central Avenue and North Grove Street.
VAC2022-00032: Reprocessing a request in the City to vacate an alley right-of-way abutting property zoned LC Limited Commercial District, generally located northeast of North Meridian Avenue and Kellogg
VAC2022-00033: Request in the City to vacate a platted alley right-of-way abutting property zoned GO General Office District and TF-3 Two-Family Residential District; generally located on the northeast corner of East Central Avenue and North Grove Street.
ZON2022-00057: Zone change request in the City to amend Protective Overlay PO #257 to permit duplexes on property zoned B Multi-Family Residential, generally located North of West Maple Street and South of West Douglas Avenue, on the east side of South Anna Street (230 South Anna Street).
ZON2022-00058: Zone change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District, generally located within one-half mile west of North Arkansas Ave, within one block north of West 21st Street North (2331 North Burns).
ZON2022-00059: Zone change request in the City from LC Limited Commercial to OW Office Warehouse (with CUP2022-00049 to amend CUP DP-37) on property generally located north of West Kellogg, within one-half mile west of South Eisenhower Pkwy, between South Woodchuck Lane and South Holland Lane
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 WichitaSedgwick 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
Options to participate (see below)
1) Participate virtually
2) Attend in-person at the Ronald Reagan Building
3) Submit comments ahead of time
Participate Virtually
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 Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202 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 (316-2684464) by 5pm, 3 days prior to the meeting.
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
WITNESS MY HAND on October 27, 2022
Scott Wadle, Secretary
WichitaSedgwick County
Metropolitan Area Planning Commission
IPL0095390
Oct 27 2022

HAVING A HARD TIME FINDING A NEW EMPLOYEE?
Let Classifieds Help
The Wichita Eagle

KANSAS.COM

Animals

Dogs

AKC Long Haired Mini Dachshund
14 wk old male, red, 1st shots and worming
$300
918-214-1881 call or text



Best Family Companion Ever!
AKC English Springer Spaniel Puppies born in August ready for their new family home. Shots, health certificate, dew claws removed, tails docked. Contact Denise 308-660-2152

F1b Malti - Poo Puppies
Sweet puppies! They will be ready to go by Nov. 15th, 2022. Now taking deposits and will hold for you! Call 620-259-0148

Shihtzu puppies
Shihtzu 7 week old standard female Shihtzu $500 with shots. 7 weeks old mini Shihtzu $700 with shots. Call for photos. 316-891-7510



Mini/Med. F1 & F1b Goldendoodle pups, m/f, s/w, call/text 308-219-0246

LABRADOODLE PUPPIES!
3 females, 7 males! Ready for homes Nov. 3rd! Call/Text (316) 619-1537

Bichon Frise, 2 females, 2 males; $1000 females $800 Males. 580-352-8625, Ponca City, Oklahoma.

F1b LABRADOODLE PUPPIES
ready now, medium size, 5 male, 5 females, parents health tested clear, 1200, call/text 913-747-4294

Real Estate

For Rent

1400 N Woodlawn Wichita, KS
Adult community - secured access high rise with garage
Units available starting at $880
Nonsmoking and pets large floor plans
316-684-7994

Service Directory

Home & Business Improvement

Comerays seamless guttering
Gutter replacement, covers, and repair. Free estimates 316-841-5212

Miscellaneous

Garage Sales

ESTATE SALE Oct 28-29-30
1505 S. Pattie, Wichita
Tools, Collectibles, Antiques, Records, Glass, Furniture, Housewares, Lots of Misc. 1990 Jeep Cherokee

Wichita BENJAMIN HILLS MULTI-FAMILY SALE
2318 N. Cardinal Thur & Friday 9-6 Sat 9-1. Misc. household items,men & women's clothing (includes plus size 3X coats, jackets, skirts & blouses) sterling silver & turquoise jewelry collection, Tonka trucks, original Star Wars figurine in original box, outdoor furniture, books, purses, tools, 16' car trailer with winch & ramps

CUSTOMIZED ESTATE SALES PHOTOS @ ESTATESALES.NET

1732 N KESSLER ST

EAST OF 17TH & WEST THUR-FRI 9-5 SAT 9-3
2003 SATURN VUE 93K MILES

BRAND NEW LADIES CLOTHES XL-1X, ANT. OAK SECRETARY, FULL & QUEEN SERTA BEDS, VINTAGE GLASSWARE, VITA MIX 5000, PLE CABS, RECUM BIKE, BOSE 141 SPEAKERS, CROSLEY CD RECORDING CENTER, ART SUPPLIES, BOOKCASES, WOOD & METAL SHELVING, BERNINA & SEWING ITEMS, EARLY AMERICAN TABLE, CHAIRS & HUTCH, W/D, CHEST FREEZER, LAWN/GARDEN & HAND TOOLS, PACKED KITCHEN, LOTS OF BOOKS**
JULIE 316-806-7360**

Merchandise

Oilfield Wireline Logs For Sale
Geophysical logs covering eastern Kansas. Wireline company closing. Selling over 110,000 geophysical logs covering Eastern Kansas. Contact 620-212-3579

Misc.

Estate Sale 834 n New York
Antiques, Vintage, Clothing, toys, and more October 20 thru October 27 10 a.m to 5 p.m

WICHITA–SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4.1

STAFF REPORT
MAPC: November 17, 2022
DAB I: November 7, 2022

CASE NUMBER:	PUD2022-00021 (City)
APPLICANT/AGENT:	Hunter Health Clinic, Inc. (Applicant); Baughman Company (Agent)
REQUEST:	Rezone to create the Hunter Health Planned Unit Development PUD #106
CURRENT ZONING:	LC Limited Commercial District, GO General Office District, and TF-Two-Family Residential District
SITE SIZE:	3.79 acres
LOCATION:	Generally located on the northwest corner of East Central Avenue and North Grove Street (2300 East Central Avenue).
PROPOSED USE:	To permit expansion of existing medical clinic with custom development standards.
RECOMMENDATION:	Approval with conditions.



BACKGROUND: The applicant is requesting a zone change from LC Limited Commercial District, GO General Office District, and TF-3 Two-Family Residential District to PUD Planned Unit Development to create the Hunter Health Planned Unit Development (PUD #106). The site is approximately 3.93 acres in size and is generally located on the northwest corner of East Central Avenue and North Grove Street. The PUD is intended to be developed as one parcel bounded by East Central Avenue on the south, East Elm Street on the North, North Spruce Street on the west, and North Grove Street on the East. The purpose of the PUD is to permit the expansion of an existing medical clinic. In general, the PUD proposes reduced setbacks along East Central Avenue and North Spruce Street in addition to a parking reduction.

The south 145 feet of the site is currently zoned LC Limited Commercial District and is developed with the former Hunter Health Clinic—a "U"-shaped building built on the property line abutting the East Central Avenue right-of-way. The applicant intends to raze this structure and construct a new building in its place. The proposed zero-foot setback along East Central would allow the applicant to construct a new building close to East Central as the current one is. Without a reduction in setbacks, the new building would have to adhere to a 20-foot setback.

The middle section of the site is currently zoned GO General Office District and is developed with the new Hunter Health Clinic building. The applicant intends to expand this structure to the north, south, and west. The proposed zero-foot setback along North Spruce Street would allow the expansion of this structure to be built closer to North Spruce than the current building footprint.

The north section of the site is currently zoned TF-3 Two-Family Residential District and all former residential structures have been razed. The applicant intends to use this portion of the side for the majority of the parking for the campus. VAC2022-00033 is being processed concurrently with the zone change to vacate the platted alley that bisects this portion of the site. If the vacation if approved, it would permit cohesive redevelopment of the site.

Development Standards

The PUD proposes uses allowed by-right in the GO General Office District in addition to the following uses permitted in the LC Limited Commercial District: Personal Care Services, Personal Improvement Services, Bank or Financial Institution, and Retail. The description of Personal Care and Personal Improvement Services are attached. The proposed uses are in-line with permitted uses on the majority of the site as it is currently zoned. The proposed 100-foot setback off of East Elm Street protects any proposed uses from being built near residential properties north of East Elm Street.

The following table compares the proposed setbacks with the setbacks per the existing zoning classifications.

Setback	Proposed PUD	LC Zoning	GO Zoning	TF-3 Zoning
Front (Central Ave.)	Zero Feet	20 Feet	N/A	N/A
Rear (Elm St.)	100 Feet	N/A	N/A	20 feet
Street Side (Spruce St.)	Zero Feet	10 Feet	15 Feet	15 Feet
Street Side (Grove St.)	20 Feet	10 Feet	15 Feet	15 Feet

As previously discussed, the applicant intends to construct a building along the property line with frontage on East Central akin to the existing building that is currently constructed on East Central. In addition, the applicant is requesting to reduce the setback along North Spruce Street to permit a building expansion. Staff does not anticipate any significant negative impacts to surrounding properties if the requested zero-foot setbacks are approved. The requested 100-foot setback along the north property line in-effect only permits that portion of the site to be developed with parking.

Signage
The PUD would permit signs that are allowed in the LC Limited Commercial District. However, signage is limited to East Central Avenue and North Grove Street except for way-finding signs, which must adhere to the Wichita Sign Code standards. All portable signs, off-site signs, and billboard signs are prohibited.

Parking, Sidewalks, and Public Transit
The applicant is proposing a parking reduction. Section IV-A of the Unified Zoning Code requires a parking standard for a Medical Use that is one parking space per 333 square feet of building area. Based on the proposed total building square-footage, the standard parking requirement for the campus would be 257 spaces. The applicant is proposing a parking ratio of one parking space per 500 square feet of building area. They are showing 152 parking spaces. This is a 41 percent reduction. To provide some perspective, sites being redeveloped are eligible to request up to a 25 percent reduction in the parking requirement by Administrative Adjustment. Reducing the parking requirement for redevelopment is consistent with the recommendations in the Wichita*: Places for People Plan*. Chapter 3.1-4 of the Places for People Plan states that hiding or minimizing surface parking is a development principle for walkable development. The proposed reduction is an example of minimizing the surface parking. "Hiding" of the surface parking can be done by screening and/or landscaping as discussed below.

On-street parking is also available. North Spruce Street and East Elm Street permit unrestricted on-street parking on both sides of the street. The PUD drawing illustrates how many on-street parking spaces are possible along the east side of North Spruce and south side of East Elm. These two street frontages permit up to 25 on-street parking spaces without counting the opposite side of the streets. These cannot be dedicated parking spaces to the clinic but are available for public use.

Sidewalks are currently constructed along the street frontages of the north, TF-3-zoned properties and along East Central. The PUD drawing indicates the opportunity of providing additional sidewalks along the remaining perimeter of the PUD. Staff recommends that these additional sidewalks be required to be installed as part of the first future building project on the campus. Public Transit is available along East Central Avenue with bus stops at North Grove Street. Clinic administration has had conversations with Wichita Transit regarding upgrading the bus stop in front of the building on East Central at some point in the future by providing a bus shelter. Clinic Administration state that it has been observed that a portion of their clientele use public transit to and from the clinic to receive care.

Screening and Landscaping
The PUD is proposing modified landscaping requirements from the standards required by the Wichita Landscape Ordinance. The PUD is not requiring the installation of a full landscape street yard in relation to the proposed new parking lot abutting North Spruce, East Elm, or North Grove Streets. However, a portion of the landscaped street yard requirement is being met through the provision of parking lot screening and street/buffer trees. The PUD is requiring the standard parking lot screening required by the ordinance for new parking lots when they are along arterial roadways or across the street from residential uses; and street/buffer tree calculations that are 1.5 times the standard for Spruce and Elm and the standard calculation for Grove. Existing vegetation can be counted toward the landscaping total. The following approximate landscaping requirement was calculated by staff. Staff recommends that the applicant be required to submit a landscape plan for review and approval by the Planning Department prior to the issuance of any budling permit for the proposed new parking lot.

- Proposed new parking lot on the north side of the subject site
    - Parking lot screening along the street frontages for North Spruce, East Elm and North Grove Streets. Parking lot screening is typically accomplished with landscaping that must be 18 inches high at the time of planting and must grow to at least three (3) feet in height at maturity but may also be accomplished by a combination of landscaping and a wall / fence.
    - Five (5) trees each on North Spruce and East Elm Streets (equals 1.5 times the minimum

requirement of three [3] trees each). Trees are to be planted along the street between the clinic structure and East Elm Street. Additional trees are required along North Spruce along and south of the clinic building.
    - Three (3) trees on North Grove Street (standard calculation for trees). Trees are to be planted along the street between the clinic structure and East Elm Street.
- Street trees (landscape buffer) along North Spruce Street from the north end of the clinic structure to the end of the TF-3 zoning on the west side of North Spruce:
    - Eight (8) trees (equals 1.5 times the minimum requirement of five [5] trees).

Properties to the north are zoned TF-3 Two-Family Residential District and MF-29 Multi-Family Residential District; and developed with single-family dwellings. Properties to the east are zoned TF-3 and LC Limited Commercial District and are developed with single-family dwellings and a public park. Properties to the south are zoned LC and are developed with a second-hand store and other commercial uses. The second-hand store is located in the historic Johnson Drug Store Building. Property to the west, fronting East Central Avenue is zoned LC and is developed with a medical clinic. Properties to the west, north of the LC-zoned property are zoned TF-3 and developed with single-family dwellings.

CASE HISTORY: In 1888, the north portion of the property zoned TF-3 Two-Family Residential District was platted as part of the Stites Brothers 2nd Addition. In 2007, the south portion of the property zoned GO General Office District and LC Limited Commercial District was replatted as part of the Hunter Health Clinic 2nd Addition. Below is a review of past land-use requests on the site:

- In 1947, a Variance (BZA10-47) was denied regarding a request to construct an addition to 2330 East Central to be within five feet of the front property line.
- In 1985, a Variance (BZA65-85) was approved, reducing the rear setback from 10 feet to eight feet for the portion of the property on the northeast corner of East Central Avenue and North Spruce Street.
- In 1988, a special exception (BZA15-88) was approved for Hunter Health Clinic to permit an off-street parking lot on residentially zoned property.
- In 2006, a zone change was approved (ZON2006-00049) that rezoned the middle portion of the subject site from TF-3 Two-Family Residential District to GO General Office District to permit the initial expansion of the Hunter Health Clinic.
- In 2009, an Administrative Adjustment (BZA2009-00026) was approved to reduce the parking requirement by 10 percent from 141 spaces to 127 spaces.
- In 2022, the applicant has requested to vacate a platted alley (VAC2022-00033) that runs from North Spruce Street and then north along the rear property lines of the TF-3-zoned portion of the site. This vacation is being heard concurrently with the zone change.

ADJACENT ZONING AND LAND USE:

NORTH:	TF-3, MF-20	Single-family dwellings
SOUTH:	LC	Commercial retail
EAST:	TF-3, LC	Single-family dwellings and public park
WEST:	TF-3, LC	Single-family dwellings and medical clinic.

PUBLIC SERVICES: East Central Avenue is a paved, five-lane arterial with sidewalks on both sides. North Grove Street, at the intersection with East Central Avenue, is a paved, four-lane arterial with a raised median. This portion of North Grove has a sidewalk on the east side only along the frontage on the public park. The *Central Northeast Area Plan Update* identifies this section of North Grove Street as a place where sidewalk improvements are needed. Staff is recommending a sidewalk be installed on the west side of North Grove Street along the frontage of the PUD site. North of the intersection with East Central Avenue, just south of East Elm Street, North Grove Street tapers down to a paved, two-lane arterial with sidewalks on

both sides of the street in front of the properties zoned TF-3.

Wichita Transit provides regular bus service along East Central Avenue with bus stops at the intersection of North Grove Street. The applicant indicates that discussions have been had with Wichita Transit about improving the bus stop in front of the Hunter Health Clinic with the installation of a shelter at some point in the future. Municipal water and sewer services are available on-site.

CONFORMANCE TO PLANS/POLICIES:

Community Investments Plan: The requested zone change is in partial conformance with the *Community Investments Plan.* The *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan) includes the 2035 Wichita Future Growth Concept Map. The Map identifies the area in which the site is located to be appropriate for "Commercial" uses on the south portion of the site and "Residential" on the north portion of the site.

- The "Commercial" category reflects the full diversity of commercial development intensities and types typically found in a large urban municipality. Convenience retail, restaurants, small offices, and personal service uses are located in close proximity to, and potentially mixed with, residential uses.
- The "Residential" category reflects the full diversity of residential densities and types typically found in a large urban municipality.

The proposed rezoning is in partial conformance with the Locational Guidelines of the *Community Investments Plan.* The Locational Guidelines encourage patterns of development that efficiently and effectively use land, public infrastructure, and services; strive for compatibility among various land uses; and promote quality of place through design.

- Development Pattern: The proposed rezoning is in partial conformance to development pattern guidelines.
    - General development pattern guidelines state:
        - *Major commercial and employment centers should be located at intersections of arterial streets or along highway and commercial corridors.* East Central Avenue and North Grove Street are classified as arterial streets.
        - *Support the expansion of existing uses to adjacent areas.* The clinic has served the Wichita area from this location for decades and the proposed PUD would enable the clinic to expand at its existing location.
    - Development pattern guidelines for the Established Central Area state:
        - *Encourage infill development that maximizes public investment in existing and planned infrastructure and services.* The proposed development does not maximize the use of existing public infrastructure. Lots formerly developed as residential dwellings are being converted to parking. However, the applicant is requesting a parking reduction to avoid needing to convert additional land surrounding the clinic to parking. Street parking is available along North Spruce and East Elm Streets.
- Land Use Compatibility: the proposed rezoning is in conformance with land use compatibility guidelines.
    - General land use compatibility guidelines state: *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.* The expansion of the clinic in not necessarily considered an "industrial or major commercial" use, nor is it expected to produce pollution, noise, or safety hazards. However, the proposed expansion will likely increase light pollution and levels of traffic on North Spruce and East Elm Street. The

proposed PUD provides screening, buffering, and site design feature such as an increase in the amount of landscaping required, parking lot screening, prohibition of signs from residential streets, and (staff recommended) installation of additional sidewalks to promote walkability and safety of pedestrians.

Wichita Places for People Plan: The requested zoning partially 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." Overall, a portion of the proposed PUD would convert what was walkable residential development to an auto-oriented use as a parking lot for the clinic.

As stated above, Chapter 3.1-4 of the Places for People Plan states that hiding or minimizing surface parking is a development principle for walkable development. The proposed reduction is an example of minimizing the surface parking. "Hiding" of the surface parking can be done by screening and/or landscaping as discussed above. Placing buildings along the street frontage proving parking on the interior of the site would be a better example of "hiding" surface parking, but the proposed screening through landscaping mitigates the visual impact of the surface parking.

- 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 PUD proposes custom development standards for uses, setbacks, and parking in order to balance the feasibility of expanding the clinic at its current location with the nearby residential context on the north and west.
    - The requested zoning partially aligns with Strategy 6: *Encourage infill and redevelopment that is contextual to the environment in which it is occurring.* The environment surrounding the existing clinic is mixed. There are commercial, medical, and public uses partially on the west, south, and east. Conversely, there are residential uses on the north, northeast, and west. The redevelopment is contextual in that it is the expansion of an existing clinic. It is not contextual in that it is converting land that was once walkable residential development into parking.

- 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 would allow further reinvestment in the area by allowing an existing clinic to expand. If the clinic were not able to expand at this location in the ECA, it may not increase the amount of services it could provide to existing or new clients, or it could chose to locate, outside of the ECA, which would result in disinvestment in the area.

Central Northeast Area Plan Update: The proposed zoning application is in partial conformance to this Plan. The Plan identifies 11 priorities. Two of which are 1) Encourage More Neighborhood Service Retail and Personal Services, and 2) Promote New Home Construction.

In September 2005, the Central Northeast Neighborhood Plan Update was adopted, and it governs the area in which this site is located. The proposed rezoning is in conformance with the first priority identified above to *encourage more neighborhood serving retail and personal services.* Expanding the clinic at its current location ensures individuals in the Central Northeast Area neighborhoods can continue to have access to

health care. The expanded clinic can provide additional services to existing and new clients. If the clinic were not able to expand at its current location two possible scenarios could occur. 1) it may choose to not expand the number of services provided to the area or 2) it could possibly look to move out of the area to property that can support the size of the clinic desired and accommodate the required parking. If this second scenario were to occur, it may make it more difficult for some current clients to continue to receive health care.

The propose rezoning is not in conformance with the second priority identified above to *promote new home construction.* This priority aims to protect the neighborhood fabric by ensuring that the rate of new home construction exceeds the housing demolition rate. In addition, A "Top Issue" identified in the plan is housing. The plan identifies rehabilitating and repairing the existing housing stock as a preferred choice. This is an overarching principle identified to retain the character of the area as a means to attract new residents. The proposed PUD is not preserving the existing housing stock. Several houses were demolished in anticipation of the zone change application and possible expansion of the clinic and parking. However, the proposed PUD is requesting a parking reduction to keep the clinic campus within the block bounded by East Central, East Elm, North Spruce and North Grove. If the full parking requirement were to be enforced, it could encourage the clinic to acquire additional residential properties in the area in order to convert them to parking.

RECOMMENDATION: Based on the information available at the time of the public hearing, staff recommends **APPROVAL** of the application subject to provisions of the Hunter Health Planned Unit Development PUD #106, and subject to the following conditions:

1. The applicant shall provide sidewalks around the perimeter of the PUD as indicated on the PUD drawing.
2. The applicant shall submit a landscape plan to the Planning Department for review and approval prior to the issuance of any permit related to the proposed parking lot construction.
3. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #106 Hunter Health Planned Unit Development) has special conditions for development on the property.
4. 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.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** Properties to the north are zoned TF-3 Two-Family Residential District and MF-29 Multi-Family Residential District and developed with single-family dwellings. Properties to the east are zoned TF-3 and LC Limited Commercial District and are developed with single-family dwellings and a public park. Properties to the south are zoned LC and are developed with a second-hand store and other commercial uses. The second- hand store is located in the historic Johnson Drug Store Building. Property to the west, fronting East Central Avenue is zoned LC and is developed with a medical clinic. Properties to the west, north of the LC-zoned property are zoned TF-3 and developed with single-family dwellings.

   The proposed reduction in parking enables the expansion of the clinic to remain within the existing block without having to further encroach into the residential area by acquiring additional land on the other sides of East Elm or North Spruce in order to meet the off-street parking requirement.

2. **The suitability of the subject property for the uses to which it has been restricted:** The south portion of the site is zoned appropriately for the clinic as a use. The north portion of the site is zoned for low-density residential development. The site can continue to be utilized for the clinic

and new housing could be built on the north portion of the site. However, the existing commercial zoning along East Central Avenue, would not permit new structures to be built on the property line like the existing structure without seeking relief through a Variance or a PUD zoning. Additionally, expansion of the clinic would be hindered due to being required to provide the full extent of the off-street parking requirement.

3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The proposed PUD allows redevelopment of the site to efficiently use the land by increasing the buildable area through setback and parking reductions. The proposed PUD provides language designed to mitigate negative impacts on surrounding properties through limiting the allowable, non-residential uses and landscaping/screening of the proposed expanded parking lot. Furthermore, staff is recommending the installation of sidewalks which will increase the walkability and access to transit along East Central for residents north and west of the site in addition to clients of the clinic.

4. **Length of time the property has been vacant as currently zoned:** The residentially zoned north portion of the site is only recently vacant with the demolition of homes. The south portion of the site has been developed as a clinic for some time.

5. **Relative gain to the public health, safety, and welfare, compared to the loss in value or the hardship imposed upon the applicant:** The proposed zone change would allow the existing clinic to expand and provide additional services and/or provide services to a greater number of residents in the community, which is an improvement to the public health and welfare. Denial would represent economic loss to the applicant and possible loss to the welfare of the community by delaying or prohibiting the expansion of the clinic at this location.

6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested zone change is in partial conformance with the *Community Investments Plan,* the *Wichita: Places for People Plan,* and the *Central Northeast Area Plan Update* as discussed in the staff report.

7. **Impact of the proposed development on community facilities:** The expanded clinic will likely increase traffic along local streets in the area. However, staff does not anticipate any significant negative impacts.

Attachments:

- Personal Care and Personal Improvement Services Definitions
- Planning Department Staff Recommended PUD #106 Text
- PUD Drawing
- Aerial Map
- Zoning Map
- Land Use Map
- Photos

Personal Care Services: an establishment primarily engaged in the provision of frequently or recurrently needed services involving the care of a person or his personal goods or apparel. Typical uses include beauty and barber shops, electrolysis studios, shoe-shining and/or repair operations, tailors and neighborhood laundry and dry cleaning operations. When the Personal Care Service establishment qualifies as an Adult Entertainment Establishment under Chapter 3.05 of the Code of the City of Wichita, its regulation shall be governed in this Code by the requirements for Sexually Oriented Businesses in the City.

Personal Improvement Services: an establishment primarily engaged in the provision of informational, instructional, personal improvement and similar services of a nonprofessional nature. Typical uses include portrait shops, photography studios, art and music schools, licensed massage therapists, health and fitness studios, swimming clubs and handicraft or hobby instruction. Personal Improvement Service in the County also includes Tattooing and Body Piercing. When the Personal Improvement Service establishment qualifies as an Adult Entertainment Establishment under Chapter 3.05 of the Code of the City of Wichita, its regulation shall be governed in this Code by the requirements for Sexually Oriented Businesses in the City.

Planning Department Staff Recommended PUD #106 Text
Staff recommended language is in red.

PROJECT DESCRIPTION:

The Planned Unit Development allows a certain level of flexibility with site development regulations which would otherwise not be permitted under the existing zoning. The intent of this PUD is to permit the continued non-residential use of Parcel 1, specifically the expansion of an existing medical service use. Hunter Health, a community health center, provides comprehensive, integrated primary healthcare services. The planned project will enable Hunter Health to expand healthcare, social, and educational services.

PARCEL 1:

A.	Net Area:	171,115 sq.ft., or 3.93 acres ±
B.	Maximum Building Coverage:	68,400 sq.ft., or 40 percent
C.	Maximum Gross Floor Area:	85,500 sq.ft.
D.	Floor Area Ratio:	50 percent
E.	Maximum Number of Buildings:	Three (3)
F.	Maximum building height:	35 feet
G.	Setbacks:	See General Provision #2.
H.	Access Points:	Per plat.

I. Permitted Uses: All uses permitted by-right in the "GO" General Office zoning district, together with the following uses as permitted by the "LC" Limited Commercial District: Personal Improvement Service, Personal Care Service, Bank or Financial Institution, and Retail (General).

GENERAL PROVISIONS:

1. This development contains a gross area of 171,115 sq.ft., or 3.93 acres, more or less.
2. Setbacks within Parcels 1 shall be as follows:

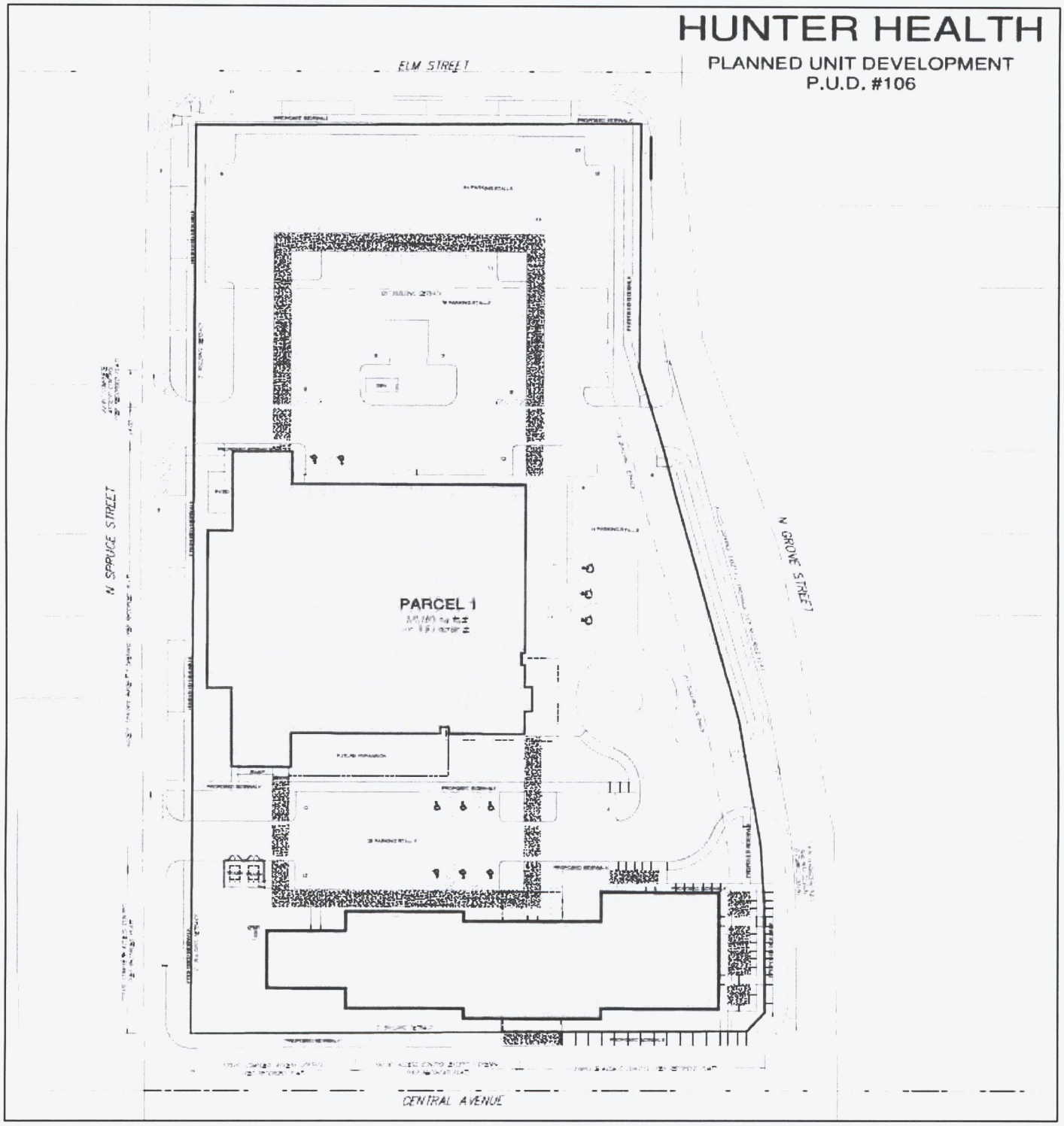
Central Avenue:	0 feet
Spruce Street:	0 feet
Elm Street:	100 feet
Grove Street:	20 feet

3. All signs shall be limited to signs that would be allowed in the "LC" Limited Commercial zoning district. Signs shall be limited to Central and Grove frontage, except wayfinding signs shall be allowed on Spruce and Elm per city code. All off-site, billboard or portable signs are prohibited.
4. Access controls shall be per plat, or per parcel description.
5. Parking requirements shall be in accordance with the UZC, except all development within Parcel 1 shall be calculated at one space per 500 square feet. Sidewalks shall be installed around the perimeter of the PUD as illustrated on the plan.
6. Parking lot trees and screening shall be in accordance with the City of Wichita landscaping ordinance. Street trees shall be calculated at 1.5 times the minimum requirement the City of Wichita landscaping ordinance along Spruce and Elm Streets, and calculated at the minimum requirement along Grove Street and Central Avenue. Existing landscaping may be used to meet this requirement. All other standards of the City of Wichita landscaping ordinance shall not be required.
7. All lights shall be shielded to reflect light downward or direct light away from residential areas. All

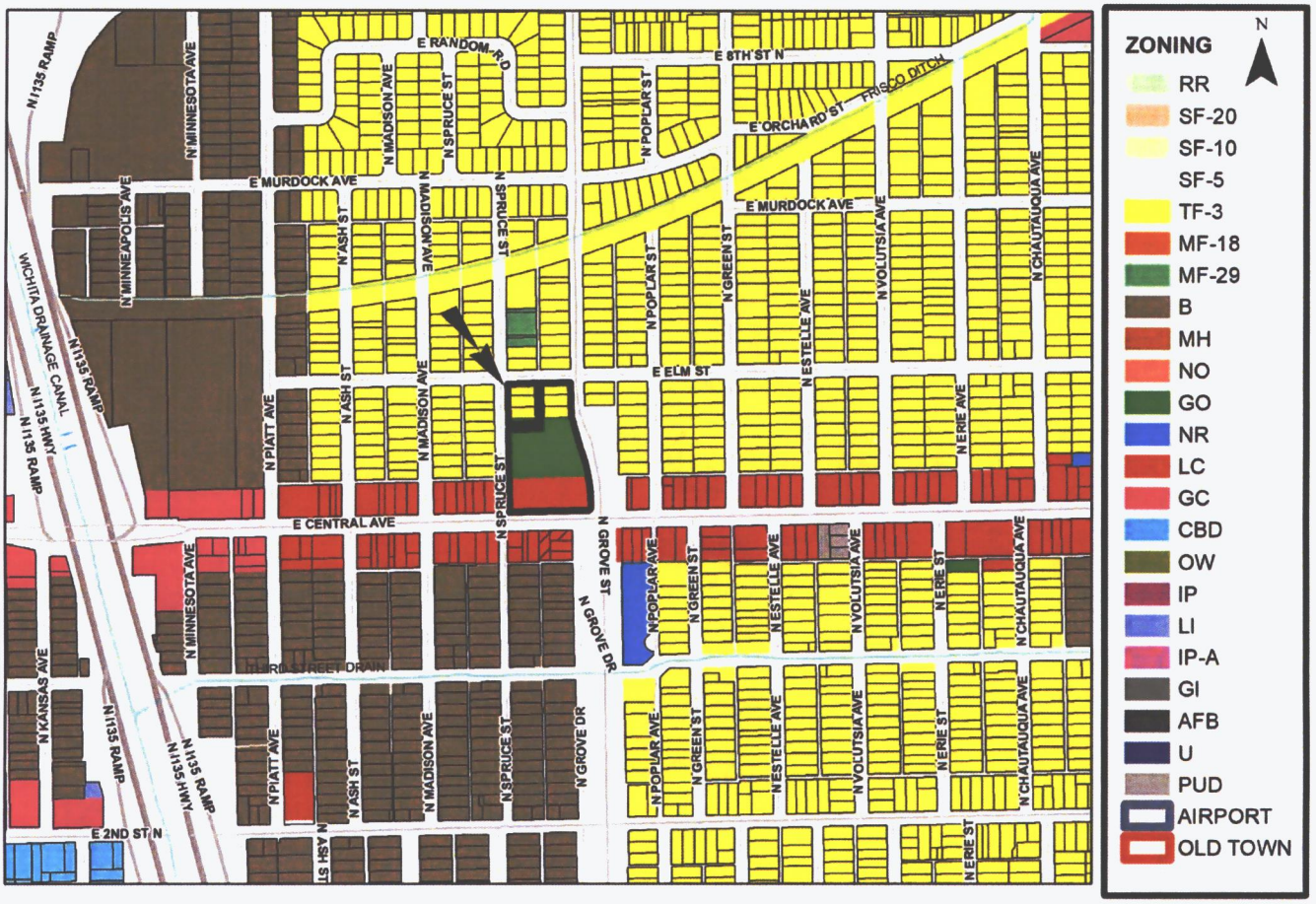
parking lot lighting shall share consistent design (i.e., fixtures, poles, lamps, and etc.). Light poles shall be limited to a maximum height of 16 feet.

8. Rooftop mechanical equipment shall be screened from ground level view with similar materials to the main building per Unified Zoning Code.
9. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened, with similar materials to the main building, to reasonably hide them from ground view.
10. The design layout shown on the plan illustrates only one development concept. Modifications to the location of improvements may be permitted, provided they meet all requirements of this plan.
11. Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.
12. The Transfer of title of all or any portion of land included within the Planned Unit Development (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
13. 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 and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
14. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
15. Prior to publishing the ordinance establishing the zone change, the applicant(s) shall record a document with the Register of Deeds indicating this tract (referenced as PUD #106) includes special conditions for development on this property.

PUD #106 Drawing




E ELM ST
N MADISON AVE
N SPRUCE ST
N POPLAR ST
E CENTRAL AVE
N GROVE ST
N POPLAR AVE
N GREEN ST

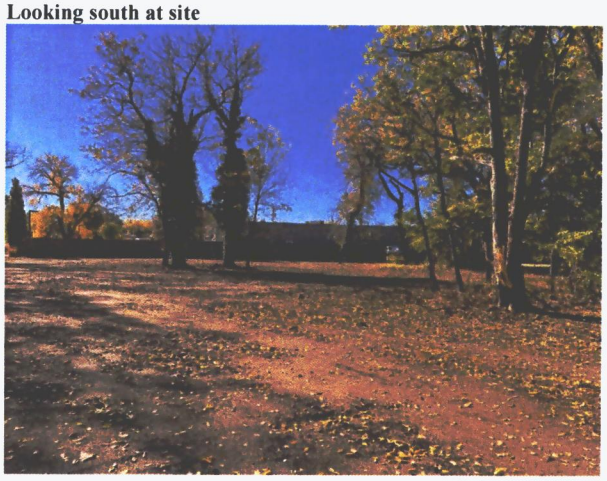

ZONING
N
RR
SF-20
SF-10
SF-5
TF-3
MF-18
MF-29
B
MH
NO
GO
NR
LC
GC
CBD
OW
IP
LI
IP-A
GI
AFB
U
PUD
AIRPORT
OLD TOWN
E RANDOM RD
E 8TH ST N
E ORCHARD ST
FRISCO DITCH
E MURDOCK AVE
E ELM ST
E CENTRAL AVE
E 2ND ST N
N 1135 RAMP
N 1135 HWY
WICHITA DRAINAGE CANAL
N MINNESOTA AVE
N MADISON AVE
N SPRUCE ST
N POPLAR ST
N GREEN ST
N VOLUTSIA AVE
N CHAUTAUQUA AVE
N ASH ST
N PIATT AVE
N ESTELLE AVE
N ERIE ST
N GROVE DR
N KANSAS AVE
3RD STREET DRAIN


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
N
McAdams Plan
Central Northeast Area Plan Update
13TH
GREEN
GROVE
9TH
MURDOCK
CENTRAL
2ND
HYDRAULIC
DOUGLAS
HILLSIDE
ORCLE

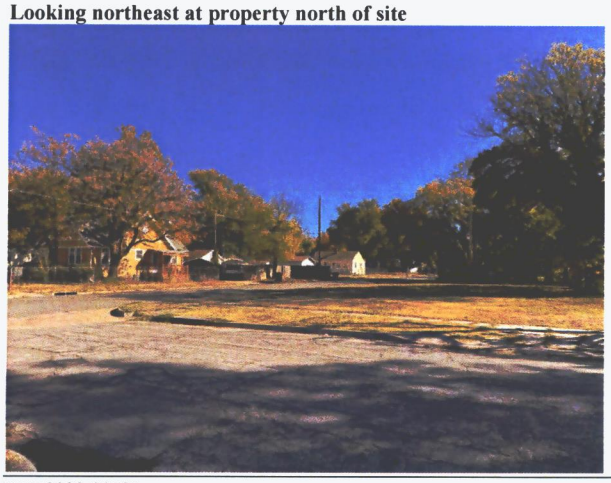
Looking east at north portion of site



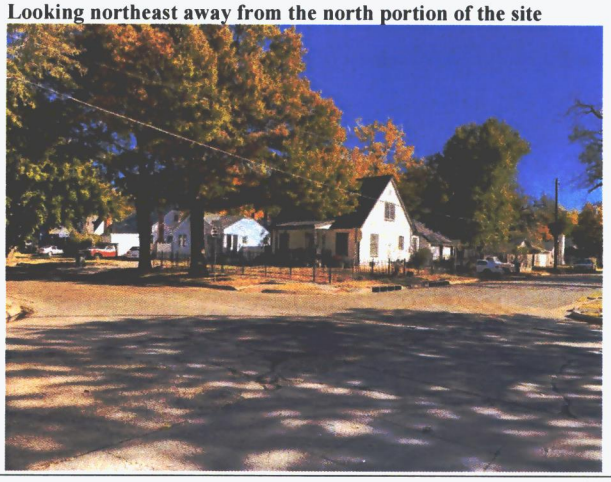
Looking south at site



Looking northeast at property north of site



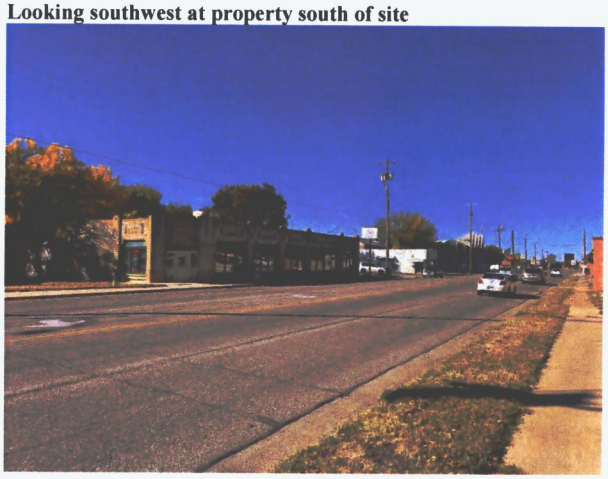
Looking northeast away from the north portion of the site



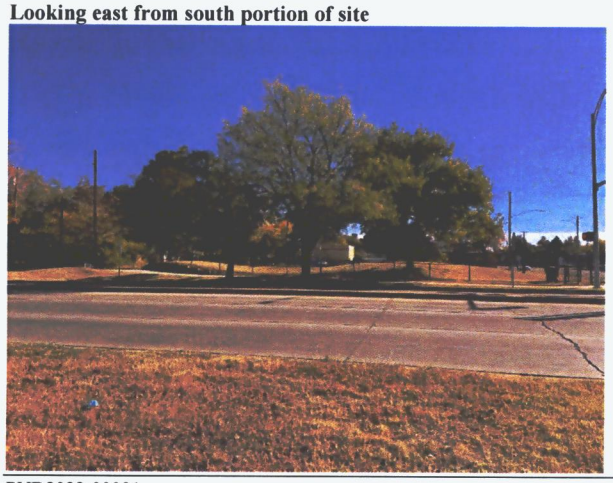
Looking southwest at midpoint of site



Looking southwest at property south of site



Looking east from south portion of site



Looking north at east portion of site

