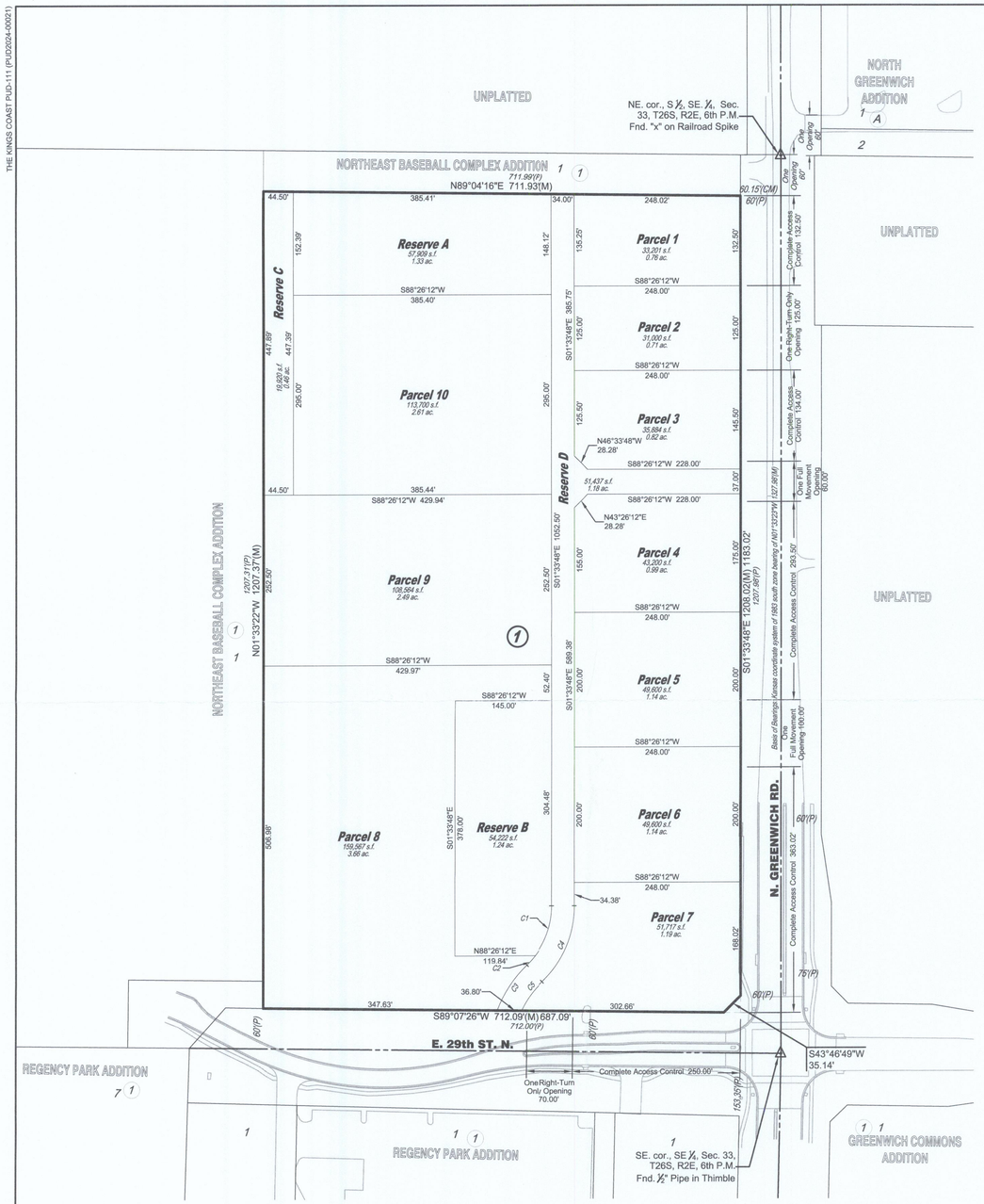
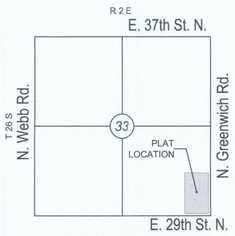
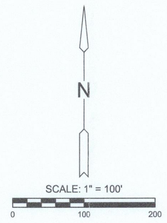
THE KINGS COAST PUD-111 (PUD2024-00021)





VICINITY MAP



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N01°33'23"W on the east line of Southeast Quarter, Section 33, Township 26 South, Range 2 East of the Sixth Principal Meridian, Wichita, Sedgwick County, Kansas. This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.0001200144

LEGAL DESCRIPTION

The Kings Coast Addition, an addition to Wichita, Sedgwick County, Kansas.

CASE HISTORY

Original Case No. PUD2023-00001 (f.k.a NWC 29th & Greenwich)
Approved: May 16, 2023
PUD Adjustment PUD2024-00021 Approved: Sept. 30, 2024

MAPD APPROVAL STAMP

Dated Sept 30 2024
APPROVED PUD
MAPD Per Admin Adjustment
Copy 1 of 4
PUD24-21

DEVELOPMENT GUIDELINES

General Provisions

Project Description: This Planned Unit Development (PUD) is intended to allow for the development of undeveloped industrial land into a mixed-use commercial marketplace and hospitality district. A portion of the PUD may be utilized as an outdoor area to enjoy games, entertainment and goods available in the PUD.

The PUD provides flexible development Standards to accomplish the above goals, which otherwise would not be possible.

Land Uses:

The following uses are permitted for all Parcels and Reserves within the PUD:

1. All uses permitted by right in the CBD Central Business District zoning district, including those with supplemental conditions, except for the following which shall be prohibited: Adult Entertainment and/or Sexually Oriented Businesses; Parking Area, Commercial; Pawnshop; Recycling Collection Stations; Recycling Processing Centers; Reverse Vending Machines; Construction Sales And Services; General Animal Care; Recreational Marine Facilities; Group Homes; Group Residences; Cemeteries; Golf Courses; Hospitals; General Printing and Publishing; Outdoor Vehicle And Equipment Sales; Vehicle Repair; Self-Service Storage Warehouses; Correctional Facilities and/or Correctional Placement Residences; Manufacturing, Limited; Manufacturing, General; Warehousing; Welding or Machine Shop; Agricultural Research; and Agricultural Sales And Service.
2. Tattooing and Body Piercing Facility in the City shall be permitted when the property is properly screened to prevent the action of tattooing from being seen from the public.
3. Night Club in the City and Mobile Food Units in the City shall be permitted as accessory to uses permitted by-right in the CBD Central Business District.
4. The sale of alcohol shall be permitted.

General Provisions:

1. Setbacks within all Parcels and Reserves shall be per the CBD Central Business District.
2. No structure shall exceed the 25-foot height ceiling of the Airport Hazard Zone Area A, without obtaining Federal Aviation Administration (FAA) determination retarding "objects affecting navigable airspace" and "impacts to terminal instrument procedures.
3. Compatibility Standards for building setbacks and heights as outlined in Section IV-C of the Unified Zoning Code for any of the permitted uses shall be waived.
4. Off-street parking requirements shall be in accordance with Section IV-A.4 of the Unified Zoning Code.
5. Signs:
   a. The site shall utilize building signs as permitted in the LI Limited Industrial District, except that the total area of building signs may be up to seventy-five (75) percent of the building elevation.
   b. Multi-tenant signs shall be allwed along N. Greenwich Rd. and E. 29th St. N frontages not to individually exceed 500 square feet, and no single tenant sign shall exceed 150 square feet.
   c. Roof top signs shall be permitted.
6. Indoor and outdoor entertainment shall not operate past 10:00 p.m. Sunday through Thursday and midnight Friday and Saturday.
7. Screening shall comply with Section IV-B of the Unified Zoning Code, the Wichita Landscape Ordinance, cand all other applicable standards and requirements of the City of Wichita.
8. A landscape plan shall be prepared indicating the type, location and specifications of all plant material. This plan shall be submitted to and approved by the planning department for final approval prior to the issuance of any building permits. Existing on-site vegetation and portable landscaping may be used to fulfill landscape buffer requirement.
9. Roof-mounted equipment, loading docks, trash receptacles, ground level heating, air conditioning and mechanical equipment, free-standing cooler or refrigeration units, outdoor storage, outdoor work areas or similar uses shall be screened from ground level view from any residentially zoned property, provided however, at such time the property to the north is re-zoned to non-residential land uses.
10. The transfer of title of all or any portion of land included with the planned unit development (or any amendments thereto) does not constitute a termination of the plan or any portion thereof but said plan shall run with the land and be binding upon present owners, their successors and assigns.
11. All exterior lighting shall be per the unified zoning code and shall be shielded to direct light disbursement in a downward direction.
12. This PUD can be administratively adjusted for plats, replats, and lot splits without having to be reapproved by the planning commission and governing body.
13. The development of this property shall proceed in accordance with the development plan as recommended for approval by the planning commission and if approved by the governing body. Any substantial deviation of the plan, after a joint determination by the zoning administrator and the director of planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
14. Any major changes in this planned unit development shall be submitted to the planning commission for their consideration. Amendments, adjustments, or interpretations to the PUD shall be in accordance with the unified zoning case.
15. Access controls shall be as shown on the final plat or lot split.
16. Prior to the issuance of building permits a site circulation plan shall be submitted to the planning department for approval. The site circulation plan shall address pedestrian, bicycle and transit connectivity to the site.

Parcel 1:
Gross area = 0.76 acres or 33,201 square feet +/-
Maximum building height = 35 feet
Maximum Building Coverage = per CBD Central Business District
Maximum Gross Floor Area = per CBD Central Business District

Parcel 2:
Gross area = 0.71 acres or 31,000 square feet +/-
Maximum building height = 35 ft.
Maximum Building Coverage = per CBD Central Business District
Maximum Gross Floor Area = per CBD Central Business District

Parcel 3:
Gross area = 0.82 acres or 35,884 square feet +/-
Maximum building height = 35 ft.
Maximum Building Coverage = per CBD Central Business District
Maximum Gross Floor Area = per CBD Central Business District

Parcel 4:
Gross area = 0.99 acres or 43,200 square feet +/-
Maximum building height = 35 ft.
Maximum Building Coverage = per CBD Central Business District
Maximum Gross Floor Area = per CBD Central Business District

Parcel 5:
Gross area = 1.14 acres or 49,600 square feet +/-
Maximum building height = per U.Z.C. standards for the LI Limited Industrial District
Maximum Building Coverage = per CBD Central Business District
Maximum Gross Floor Area = per CBD Central Business District

Parcel 6:
Gross area = 1.14 acres or 49,600 square feet +/-
Maximum building height = per U.Z.C. standards for the LI Limited Industrial District
Maximum Building Coverage = per CBD Central Business District
Maximum Gross Floor Area = per CBD Central Business District

Parcel 7:
Gross area = 1.19 acres or 51,717 square feet +/-
Maximum building height = per U.Z.C. standards for the LI Limited Industrial District
Maximum Building Coverage = per CBD Central Business District
Maximum Gross Floor Area = per CBD Central Business District

Parcel 8:
Gross area = 3.66 acres or 159,567 square feet +/-
Maximum building height = per U.Z.C. standards for the LI Limited Industrial District
Maximum Building Coverage = per CBD Central Business District
Maximum Gross Floor Area = per CBD Central Business District

Parcel 9:
Gross area = 2.49 acres or 108,564 square feet +/-
Maximum building height = per U.Z.C. standards for the LI Limited Industrial District
Maximum Building Coverage = per CBD Central Business District
Maximum Gross Floor Area = per CBD Central Business District

Parcel 10:
Gross area = 2.61 acres or 113,700 square feet +/-
Maximum building height = per U.Z.C. standards for the LI Limited Industrial District
Maximum Building Coverage = per CBD Central Business District
Maximum Gross Floor Area = per CBD Central Business District

Reserve A:
Gross area = 1.33 acres or 57,909 square feet +/-

Reserve B:
Gross area = 1.24 acres or 54,222 square feet +/-

Reserve C:
Gross area = 0.46 acres or 19,920 square feet +/-

Reserve D:
Gross area = 1.18 acres or 51,437 square feet +/-

PLANNED UNIT DEVELOPMENT PUD-111

THE KINGS COAST

OWNER / DEVELOPER: Mad Holdings Company, LLC, Attn: Michael Ricklefs PO Box 49170 Wichita, KS 67201 316.393.6206

MKEC
Wichita, KS • 316.684.9600

J:\Projects\2024\24010178_Kings of Firepoint\0 240178 CAD\SHTS\05 Civil\Plat\240178_PUD_111.dwg 09/27/2024 02:36:46 PM CST
THE KINGS COAST PUD-111 (PUD2024-00021)

Wichita-Sedgwick County Metropolitan Area Planning Department

Mad Holdings Company, LLC
Attn: Michael Ricklefs
PO Box 49170
Wichita, KS 67201

September 30, 2024

Brian Lindebak
MKEC Engineering, Inc.
411 North Webb Rd.
Wichita, KS 67206

RE: PUD2024-00021 – Administrative Adjustment in the City to the NWC 29th and Greenwich Planned Unit Development PUD #111 to rename the PUD to Kings Coast, reflect a replat of the property creating additional parcels, clarify maximum building coverage and gross floor area, and eliminate architectural controls; located on the northwest corner of East 29th Street North and North Greenwich Road.

Legal Description: All Lots, Blocks, and Reserves of the Kings Coast Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We received and reviewed your request for an Administrative Adjustment to PUD #111 to rename the PUD to Kings Coast PUD, reflect a replat that created additional parcels, clarify maximum building coverage and gross floor area, and eliminate architectural controls.

The following reflects the proposed modifications identified in red letters:

GENERAL PROVISIONS

Parcel 1 {Staff Note: New Parcel 1 is a portion of former Parcel 1}
Gross Area = ~~1.2 Ac. or 52,000 s.f. +/-~~ 0.76 Ac. or 33,201 s.f. +/-
Maximum Height = 35 feet
Max. Building Coverage = per CBD Central Business District
Max. Gross Floor Area = per CBD Central Business District

Parcel 2 {Staff Note: New Parcel 2 is a portion of former Parcel 1}
Gross Area = ~~1.2 Ac. or 52,000 s.f. +/-~~ 0.71 Ac. or 31,000 s.f. +/-
Maximum Height = 35 feet
Max. Building Coverage = per CBD Central Business District
Max. Gross Floor Area = per CBD Central Business District

Parcel 3 {Staff Note: New Parcel 3 is a portion of former Parcel 2}
Gross Area = ~~1.2 Ac. or 52,000 s.f. +/-~~ 0.82 Ac. or 35,884 s.f. +/-
Maximum Height = 35 feet
Max. Building Coverage = per CBD Central Business District
Max. Gross Floor Area = per CBD Central Business District

Parcel 4 {Staff Note: New Parcel 4 is a portion of former Parcel 3}
Gross Area = ~~1.2 Ac. or 52,000 s.f. +/-~~ 0.99 Ac. or 43,200 s.f. +/-
Maximum Height = 35 feet
Max. Building Coverage = per CBD Central Business District
Max. Gross Floor Area = per CBD Central Business District

Parcel 5 {Staff Note: New Parcel 5 is a portion of former Parcels 3 & 4}
Gross Area = ~~2.7 Ac. or 116,063 s.f. +/-~~ 1.14 Ac. or 49,600 s.f. +/-
Maximum Height = per U.Z.C. standards for the LI limited Industrial District
Max. Building Coverage = per CBD Central Business District
Max. Gross Floor Area = per CBD Central Business District

Parcel 6 {Staff Note: New Parcel 6 is a portion of former Parcel 4}
Gross Area = ~~2.7 Ac. or 116,063 s.f. +/-~~ 1.14 Ac. or 49,600 s.f. +/-
Maximum Height = per U.Z.C. standards for the LI limited Industrial District
Max. Building Coverage = per CBD Central Business District
Max. Gross Floor Area = per CBD Central Business District

Parcel 7 {Staff Note: New Parcel 7 is a portion of former Parcel 4}
Gross Area = ~~2.7 Ac. or 116,063 s.f. +/-~~ 1.19 Ac. or 51,717 s.f. +/-
Maximum Height = per U.Z.C. standards for the LI limited Industrial District
Max. Building Coverage = per CBD Central Business District
Max. Gross Floor Area = per CBD Central Business District

Parcel 8 {Staff Note: New Parcel 8 is a portion of former Parcels 5 & 6}
Gross Area = ~~3.3 Ac. or 141,711 s.f. +/-~~ 3.66 Ac. or 159,567 s.f. +/-
Maximum Height = per U.Z.C. standards for the LI limited Industrial District
Max. Building Coverage = per CBD Central Business District
Max. Gross Floor Area = per CBD Central Business District

Parcel 9 {Staff Note: New Parcel 9 is a portion of former Parcel 6}
Gross Area = ~~10.2 Ac. or 445,824 s.f. +/-~~ 2.49 Ac. or 108,564 s.f. +/-
Maximum Height = per U.Z.C. standards for the LI limited Industrial District
Max. Building Coverage = per CBD Central Business District
Max. Gross Floor Area = per CBD Central Business District

Parcel 10 {Staff Note: New Parcel 10 is a portion of former Parcel 6}
Gross Area = ~~10.2 Ac. or 445,824 s.f. +/-~~ 2.61 Ac. or 113,700 s.f. +/-
Maximum Height = per U.Z.C. standards for the LI limited Industrial District
Max. Building Coverage = per CBD Central Business District
Max. Gross Floor Area = per CBD Central Business District

Reserve A
Gross Area = 1.33 Ac. or 57,909 s.f. +/-

Reserve B
Gross Area = 1.24 Ac. or 54,222 s.f. +/-

Reserve C
Gross Area = 0.46 Ac. or 19,920 s.f. +/-

Reserve D
Gross Area = 1.18 Ac. or 51,437 s.f. +/-

~~#17: Architectural Controls: All buildings within the PUD shall share complimentary architectural character and colors. The building(s) walls shall not utilize metal as a predominant exterior façade material unless designed to meet the above architectural controls and approved by the Director of Planning.~~

On the basis of our review, we find that adjusting the PUD in the manner stated above is consistent with the approved PUD and will not have an adverse effect on the PUD or adjacent properties, nor will it be a substantial deviation of the original plan. Specifically, the development standards of the new parcels do not alter the development standards of the same development area within the PUD. Additionally, the clarification of the maximum building coverage and gross floor area under the parcel descriptions is established by General Provision #2. Furthermore, the removal of General Provision #17 for architectural controls should not have a significant detrimental impact on the development of the PUD because no buildings have been established and all developable parcels are currently under common ownership.

Our signatures below indicate that the PUD shall be adjusted as stated in this letter. This PUD adjustment shall not be deemed to alter any other provisions of the PUD except as expressly stated herein.

The "Development Application" sign should now be removed from the property. Please submit one (1) electronic copy and four (4) full-sized paper copies of the revised PUD drawing within 60 days in order for this adjustment to be considered final.

Scott Wadle, Director
Metropolitan Area Planning Department

J.R. COX JR

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

cc: MABCD
Becky Tuttle CM District II
Teresa Veazey, CSR District II

Wichita-Sedgwick County Metropolitan Area Planning Department

May 16, 2023

Mess LLC
818 N. Emporia, Ste. 310
Wichita, KS 67214

Iron Horse Development
142 N. Emporia
Wichita, KS 67202

Mad Holdings, LLC
500 S. Topeka
Wichita, KS 67202

RE: **PUD2023-00001:** Zone change request in the City from LI Limited Industrial District with PO #162 to PUD Planned Unit Development for mixed-use development; generally located on the northwest corner of East 29th Street North and North Greenwich Road.

Dear Applicant;

At its regular meeting on **May 16, 2023**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** the zone change. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

E. Ebach

Eryn Ebach
Associate Planner

Copies to: MABCD
Becky Tuttle, WCC District II
Cory Buchta, Community Services Representative II

Wichita-Sedgwick County Metropolitan Area Planning Department

May 13, 2023

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RE: **PUD2023-00001:** Zone change request in the City from LI Limited Industrial District with PO #162 to PUD Planned Unit Development for mixed-use development; generally located on the northwest corner of East 29th Street North and North Greenwich Road.

Dear Applicant;

At its regular meeting on **April 13, 2023**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the zone change.

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 April 27, 2023.** 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 **April 27, 2023 at 5:00 p.m.**

This application is scheduled for consideration by the Sedgwick County Commission on **Tuesday, May 16, 2023, 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 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,

E. Ebach

Eryn Ebach
Associate Planner

Copies to: MABCD
Becky Tuttle, WCC District II
Cory Buchta, Community Services Representative II

OCA 150004

(Published in the Wichita Eagle, 5/26/23

ORDINANCE NO. 52-177

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. PUD2023-00001

Zone Change Request from LI Limited Industrial District with Protective Overlay #162 to PUD Planned Unit Development subject to the general provisions of PUD #111 and the property legally described below is no longer subject to the provision of Protective Overlay #162:

Lot 1, Block 1, EXCEPT the North 725 feet thereof, K-96 Business Park, an Addition to Wichita, Sedgwick County, Kansas.
AND
The North 725 feet of Lot 1, Block 1, K-96 Business Park, an Addition to Wichita, Sedgwick County, Kansas.

The Northwest Corner 29th and Greenwich Planned Unit Development (PUD #111) shall be subject to the following conditions:

1. The text of the PUD shall be revised in accordance with the recommended text as approved by the Planning Commission.
2. The owner shall obtain FAA determination regarding "objects affecting navigable airspace" and "impacts to terminal instrument procedures" for any structures exceeding the 25-foot height ceiling of the Airport Hazard Zone Area A. A copy of the FAA determination shall be submitted to the MABCD prior to the issuance of a building permit.
3. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #111 Northwest Corner 29th & Greenwich 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.
5. All other federal, state, and local laws and ordinances must be observed.

SECTION 2. That upon the taking effect of this Ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

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

Adopted this 23rd day of May, 2023.

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

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
Merced Sun-Star
Miami Herald
el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi
Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	425197	Print Legal Ad-IPL01242560 - IPL0124256		$100.59	2	60 L

Attention: Jamie Buster

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

LAlvarez@wichita.gov

LEGAL PUBLICATION

OCA 150004

(Published in the Wichita Eagle, May 26, 2023)
ORDINANCE NO. 52-177

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. PUD2023-00001

Zone Change Request from LI Limited Industrial District with Protective Overlay #162 to PUD Planned Unit Development subject to the general provisions of PUD #111 and the property legally described below is no longer subject to the provision of Protective Overlay #162:

Lot 1, Block 1, EXCEPT the North 725 feet thereof, K-96 Business Park, an Addition to Wichita, Sedgwick County, Kansas.

AND

The North 725 feet of Lot 1, Block 1, K-96 Business Park, an Addition to Wichita, Sedgwick County, Kansas.

The Northwest Corner 29 th and Greenwich Planned Unit Development (PUD #111) shall be subject to the following conditions:

1. The text of the PUD shall be revised in accordance with the recommended text as approved by the Planning Commission.
2. The owner shall obtain FAA determination regarding "objects affecting navigable airspace" and "impacts to terminal instrument procedures" for any structures exceeding the 25-foot height ceiling of the Airport Hazard Zone Area A. A copy of the FAA determination shall be submitted to the MABCD prior to the issuance of a building permit.
3. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #111 Northwest Corner 29th & Greenwich 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.
5. All other federal, state, and local laws and ordinances must be observed.

SECTION 2. That upon the taking effect of this Ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference and said official zoning map is hereby reincorporated as a part of the Wichita-Sedgwick County Unified Zoning Code as amended.

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

Adopted this 23rd day of May, 2023.
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
IPL0124256
May 26 2023

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

1 insertion(s) published on:
05/26/23

STATE OF KANSAS)
SS
County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 05/26/2023 to 05/26/2023.

H. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 05/26/2023

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!

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
Merced Sun-Star
Miami Herald
el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi
Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	398642	Print Legal Ad-IPL01149060 - IPL0114906		$231.52	3	92 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 March 23, 2023
(One Time Only)
MAPC/BZA April 13, 2023
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, April 13, 2023, 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.

BZA2023-00008: Variance in the City to allow a rooftop sign in the CBD Central Business District on property located on the northwest corner of South Broadway Avenue and East William Street (230 East William).

BZA2023-00013: Variance request in the City to allow an off-site sign in the 20-foot west front setback on property zoned GI General Industrial; generally located west of North Hydraulic Avenue and approximately one-quarter-mile north of East 37th Street North (4035 N. Hydraulic).

CON2023-00005: Conditional Use request in the City to permit expansion of existing bar with live entertainment (defined as Night Club in the City) on property zoned LC Limited Commercial; located on the south side of East 17th Street and within one block east of North Hillside Avenue (3227 East 17th Street North).

DER2023-00006: Wichita-Sedgwick County Unified Zoning Code (UZC) amendment to include Short-Term Rental businesses.

PUD2023-00001: Zone change request in the City from LI Limited Industrial District with PO #162 to PUD Planned Unit Development for mixed-use development; generally located on the northwest corner of East 29th Street North and North Greenwich Road.

PUD2023-00002: Zone change request in the City from B Multi-Family Residential to PUD Planned Unit Development for duplex development with flexible development standards; generally located west of North Wellington Street and approximately 300 feet north of West 11th Street North.

VAC2023-00004: Request in the County to vacate a portion of platted access control located along East 71st Street South, within one block east of South 143rd Street East.

VAC2023-00005: Request in the County to vacate a platted 70-foot contingent street dedication between Lots 6 and 7, Downs Country Estates Addition, on properties zoned SF-20 Single-Family Residential; located within one-quarter mile northwest of South Webb Road and East 47th Street South (9314 and 9207 E Cherish).

VAC2023-00006: Request in the County to vacate a floodway reserve easement dedicated by separate instrument; generally located one-half-mile south of West 125th Street North and east of North Seneca (10th) Street West (12220 North Seneca).

VAC2023-00007: Request in the City to vacate a platted 30-foot utility easement on property zoned GI General Industrial; generally located north of North Cleveland Avenue and west of North New York Avenue.

ZON2023-00007: Zone change in the City from SF-5 Single-Family Residential District to GO General Office District to allow GO uses including duplexes; generally located east of South Maize Road and north of West Kellogg Drive.

ZON2023-00008: Zone change request in the City from SF-5 Single Family Residential to LC Limited Commercial to build a commercial building with drive-through; located at South Seneca Street and South Walnut Street, within one block South of West 31st Street South (3234 Seneca Street & 3241 South Walnut Street).

ZON2023-00009: Zone change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District for duplex development; generally located on the northwest corner of North Fairview Avenue and West 31st Street North (3205 North Fairview).

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
Join Zoom Meeting
https://us06web.zoom.us/j/4089866967?pwd=a0k3bW0ySlBNbFJQTDFyV0xPVDBXUT09
Meeting ID: 408 986 6967
Passcode: 094136
One tap mobile
+16699006833,,4089866967#,,,,*094136# US (San Jose)
+17193594580,,4089866967#,,,,*094136# US
Meeting ID: 408 986 6967
Passcode: 094136
Find your local number: https://us06web.zoom.us/u/kc65codfb1

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 March 23, 2023
Scott Wadle, Secretary
WichitaSedgwick County
Metropolitan Area Planning Commission
IPL0114906
Mar 23 2023

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

1 insertion(s) published on:
03/23/23

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 03/23/2023 to 03/23/2023.

H. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 03/23/2023

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

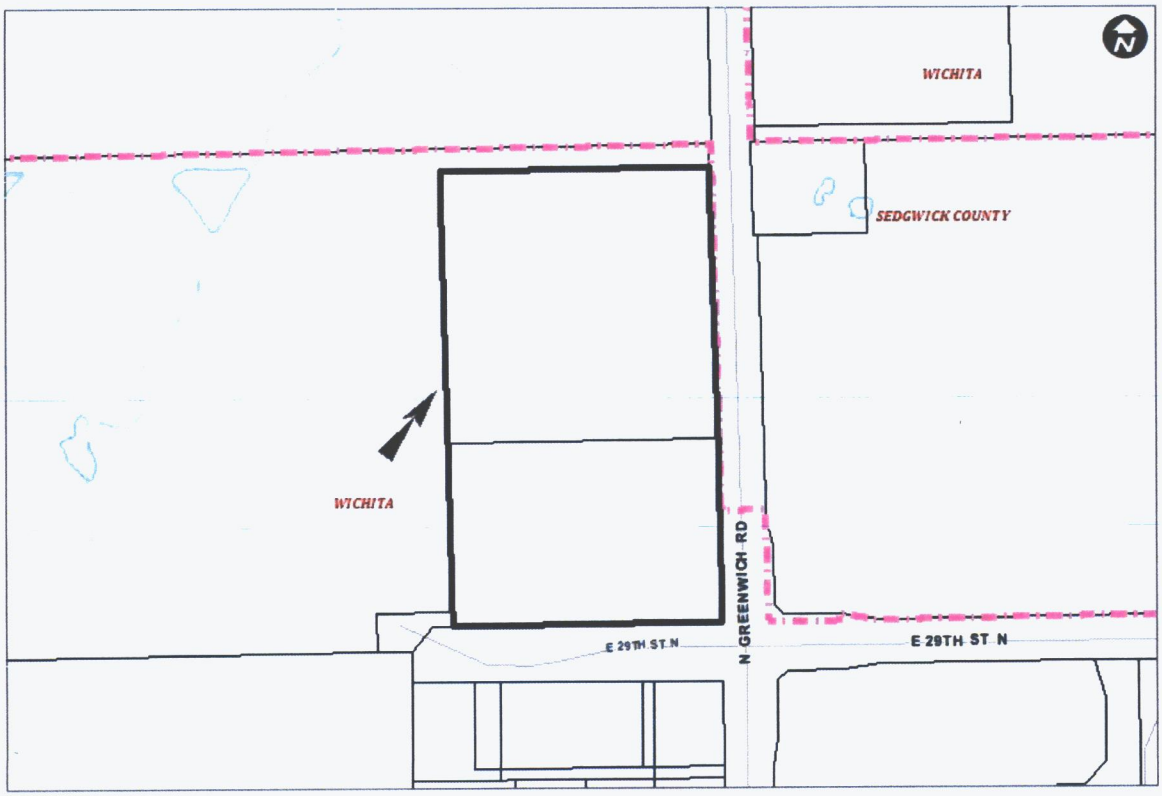
Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4.4

STAFF REPORT
MAPC: April 13, 2023
DAB II: April 10, 2023

CASE NUMBER:	PUD2023-00001 (City)
APPLICANT/AGENT:	Mess LLC (Applicant); Mad Holdings LLC (Contract Purchaser); Iron Horse Development (Agent)
REQUEST:	Create the Northwest Corner 29th & Greenwich Planned Unit Development PUD #111
CURRENT ZONING:	LI Limited Industrial with Protective Overlay #162
SITE SIZE:	19.7 acres
LOCATION:	Generally located on the northwest corner of East 29th Street North and North Greenwich Road.
PROPOSED USE:	Mixed-use commercial and hospitality center
RECOMMENDATION:	Approval with conditions



BACKGROUND: The applicant is requesting a zone change from LI Limited Industrial District with Protective Overlay #162 to PUD Planned Unit Development to create the Northwest Corner 29th & Greenwich Planned Unit Development PUD #111. As proposed by the applicant, PUD #111 would permit the development of a mixed-use commercial and hospitality district with outdoor spaces for games, entertainment, and retail.

The 19.7-acre property is generally located on the northwest corner of East 29th Street North and North Greenwich Road. Development in this area is a predominately a mix of retail and recreation/entertainment uses. Jabara Airport is located northeast of the subject site, and this property and the surrounding area are located in its Airport Hazard Zone Area A. The Stryker Sports Complex abuts the subject site to the north, west, and southwest. Farther north of the site is undeveloped property zoned SF-20. South of the subject site is property zoned LI Limited Industrial with PO #13, and developed with retail and indoor recreation uses. East of the subject site is undeveloped property zoned LC Limited Commercial with CUP DP-359 and a single-family residence zoned RR Rural Residential District.

Northwest Corner 29th & Greenwich PUD #111: The proposed PUD will be comprised of six parcels of varying size. The applicant has requested an underlying zoning of CBD Central Business District for permitted uses and development standards unless otherwise specified in their proposed language.

All parcels would allow uses permitted by-right in the CBD Central Business District, including those subject to Supplementary Use Regulations, except for Adult Entertainment and/or Sexually Oriented Businesses, various processing and manufacturing uses, auto sales and repair, and various public and civic uses (See attachment 1, Applicant's Proposed PUD Language, for a complete list of prohibited uses).

As a hospitality district, the applicant has proposed that alcohol sales be allowed and Nightclub in the City, Mobile Food Unit, and Outdoor Entertainment and Recreation be permitted as an accessory use to all other permitted uses in the PUD. The applicants proposed hours of operation for Indoor and Outdoor Entertainment are 10:00 p.m. Sunday through Thursday and midnight Friday and Saturday.

The requested custom zoning classification would provide flexible development standards allowing cohesive commercial development and outdoor space. An overview of the development standards requested by the applicant are outlined below:

Development Standards	CBD District Standards	Parcels 1, 2, and 3	Parcels 4, 5, and 6
Front, Rear, and Street Side Setback	No minimum	Per CBD District	Per CBD District
Interior Side Setback	No minimum, but if provided, at least five feet in width	Per CBD District	Per CBD District
Maximum Building Height	No minimum	35 Feet	Per LI District (80 feet, plus two feet for each foot of additional setback provided)

In addition to these development standards, the applicant has requested that the Compatibility Standards for building setbacks and heights outlined in Section IV-C of the Unified Zoning Code for any of the permitted uses be waived and Off-street Parking for uses in the PUD will be provided in accordance with the Off-street Parking Schedule in Section IV-A.4 of the Unified Zoning Code.

The subject site is located in Airport Hazard Zone A in proximity to Colonel James Jabara Airport. Airport Hazard Zone A limits structures to a maximum height of 25 feet. Any structures in the PUD exceeding the 25-foot ceiling shall require a Federal Aviation Administration (FAA) determination of no hazard regarding "objects affecting navigable airspace" and "impacts to terminal instrument procedures." The property owner shall submit a copy of the FAA determination to the Metropolitan Area Building and Construction Department (MABCD) prior to the issuance of a building permit.

Screening and landscaping shall be provided per Section IV-B of the Unified Zoning Code and the Wichita Landscape Ordinance. The applicant has requested that signs within the PUD be as permitted in the LI Limited Industrial Zoning District, and multi-tenant signs be permitted within common reserves.

CASE HISTORY: In 2005, the subject site was rezoned from SF-20 Single-Family Residential District to LI Limited Industrial District with PO #162. In 2006, the subject site was platted as Lot 1, Block 1, K-96 Business Park, an Addition to Wichita, Sedgwick County, Kansas. There are no other zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5 and SF-20	Recreation, outdoor and undeveloped property
SOUTH:	LI with PO #13	Recreation, indoor; retail, and undeveloped property
EAST:	LC with DP-359 and RR	Agriculture and single-family residence
WEST:	SF-5	Recreation, outdoor

PUBLIC SERVICES: The subject property fronts North Greenwich Road which is a paved, two-way arterial street with partial sidewalks on both sides. To its south, the property abuts East 29th Street North, which is a paved, two-way private street in this area. City sanitary sewer is located along the subject site's east property line. City water and stormwater are located in the North Greenwich Road right-of-way. Wichita Transit serves this area with a bus stop approximately a half mile south at Greenwich Place and the Wichita Sports Forum.

CONFORMANCE TO PLANS/POLICIES:

The Community Investments Plan: The proposed rezoning to Planned Unit Development PUD #111 is in conformance with the *Community Investment Plan*. The *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan) includes the 2035 Wichita Future Growth Concept Map. The Map identifies the area in which the site is located to be primarily appropriate for "New Residential/Employment Mix" development. This category anticipates development of a mixed nature, with employment uses in these areas generally having limited negative impacts associated with noise, emissions, and visual blight.

The *Community Investments Plan* provides Locational Guidelines to serve as a framework for land use decisions in the *Plan area*. The development pattern element of these guidelines recommends practices which support the expansion of existing uses to adjacent areas and establish commercial and employment centers at arterial intersections and along highways or commercial corridors. The approval of this request would permit the expansion of existing retail and recreation and entertainment uses located at North Greenwich Road and East 29th street, which is consistent with the development pattern recommended by the *Plan.*

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

Recommended Conditions of Approval

1. The text of the PUD shall be revised in accordance with the recommended text as approved by the Planning Commission.

2. The owner shall obtain FAA determination regarding "objects affecting navigable airspace" and "impacts to terminal instrument procedures" for any structures exceeding the 25-foot height ceiling of the Airport Hazard Zone Area A. A copy of the FAA determination shall be submitted to the MABCD prior to the issuance of a building permit.
3. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #111 Northwest Corner 29th & Greenwich 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.
5. All other federal, state, and local laws and ordinances must be observed.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** Development in this area is a predominately a mix of retail and recreation/entertainment uses. The Stryker Sports Complex abuts the subject site to the north, west, and southwest. Farther north of the site is undeveloped property zoned SF-20. South of the subject site is property zoned LI Limited Industrial with PO #13, and developed with retail and indoor recreation uses. East of the subject site is undeveloped property zoned LC Limited Commercial with CUP DP-359 and a single-family residence zoned RR Rural Residential District.

2. **The suitability of the subject property for the uses to which it has been restricted:** The site is currently zoned LI Limited Industrial with Protective Overlay #162 and can be developed with various industrial and commercial uses.

3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The removal of restrictions will not detrimentally affect nearby properties.

4. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested zone change is in conformance with the *Community Investments Plan* as discussed in the staff report.

5. **Impact of the proposed development on community facilities**: The proposed PUD should have minimal impacts on community facilities.

Attachments: 1. Staff Recommended PUD Language, 2. Applicant Proposed PUD Language, PUD #111 Drawing, 3. Aerial Map, 4. Zoning Map, 5. Land Use Map, 6. Site Pictures

Attachment 1. Staff Recommended Language for Northwest Corner 29th & Greenwich Planned Unit Development PUD #111

Project Description: This Planned Unit Development (PUD) is intended to allow for the development of undeveloped industrial land into a mixed-use commercial marketplace and hospitality district. A portion of the PUD may be utilized as an outdoor area to enjoy games, entertainment and goods available in the PUD.

The PUD provides flexible development Standards to accomplish the above goals, which otherwise would not be possible.

Land Uses:

The following uses are permitted for all Parcels and Reserves within the PUD:

1. All uses permitted by right in the CBD Central Business District zoning district, including those with supplemental conditions, except for the following which shall be prohibited: Adult Entertainment and/or Sexually Oriented Businesses; Parking Area, Commercial; Pawnshop; Recycling Collection Stations; Recycling Processing Centers; Reverse Vending Machines; Construction Sales And Services; General Animal Care; Recreational Marine Facilities; Group Homes; Group Residences; Cemeteries; Golf Courses; Hospitals; General Printing and Publishing; Outdoor Vehicle And Equipment Sales; Vehicle Repair; Self-Service Storage Warehouses; Correctional Facilities and/or Correctional Placement Residences; Manufacturing, Limited; Manufacturing, General; Warehousing; Welding or Machine Shop; Agricultural Research; and Agricultural Sales And Service.

2. Tattooing and Body Piercing Facility in the City shall be permitted when the property is properly screened to prevent the action of tattooing from being seen from the public.

3. Night Club in the City and Mobile Food Units in the City shall be permitted as accessory to uses permitted by-right in the CBD Central Business District.

4. The sale of alcohol shall be permitted.

General Provisions:

1. Setbacks within all Parcels and Reserves shall be per the CBD Central Business District.

2. No structure shall exceed the 25-foot height ceiling of the Airport Hazard Zone Area A, without obtaining Federal Aviation Administration (FAA) determination regarding "objects affecting navigable airspace" and "impacts to terminal instrument procedures.

3. Compatibility Standards for building setbacks and heights as outlined in Section IV-C of the Unified Zoning Code for any of the permitted uses shall be waived.

4. Off-street parking requirements shall be in accordance with Section IV-A.4 of the Unified Zoning Code.

5. Signs:

a. The site shall utilize building signs as permitted in the LI Limited Industrial District, except that the total area of building signs may be up to seventy-five (75) percent of the building elevation.

b. Reserves A, B, and C shall be allowed multi-tenant signs not to individually exceed 500 square feet, and no single tenant sign shall exceed 150 square feet.
c. Roof top signs shall be permitted.

6. Indoor and outdoor entertainment shall not operate past 10:00 p.m. Sunday through Thursday and midnight Friday and Saturday.

7. Screening shall comply with Section IV-B of the Unified Zoning Code, the Wichita Landscape Ordinance, cand all other applicable standards and requirements of the City of Wichita.

8. A landscape plan shall be prepared indicating the type, location and specifications of all plant material. This plan shall be submitted to and approved by the planning department for final approval prior to the issuance of any building permits. Existing on-site vegetation and portable landscaping may be used to fulfill landscape buffer requirement.

9. Roof-mounted equipment, loading docks, trash receptacles, ground level heating, air conditioning and mechanical equipment, free-standing cooler or refrigeration units, outdoor storage, outdoor work areas or similar uses shall be screened from ground level view from any residentially zoned property.

10. The transfer of title of all or any portion of land included with the planned unit development (or any amendments thereto) does not constitute a termination of the plan or any portion thereof but said plan shall run with the land and be binding upon present owners, their successors and assigns.

11. All exterior lighting shall be per the unified zoning code and shall be shielded to direct light disbursement in a downward direction.

12. This PUD can be administratively adjusted for plats, replats, and lot splits without having to be reapproved by the planning commission and governing body.

13. The development of this property shall proceed in accordance with the development plan as recommended for approval by the planning commission and if approved by the governing body. Any substantial deviation of the plan, after a joint determination by the zoning administrator and the director of planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

14. Any major changes in this planned unit development shall be submitted to the planning commission for their consideration. Amendments, adjustments, or interpretations to the PUD shall be in accordance with the unified zoning case.

15. Access controls shall be as shown on the final plat or lot split.

16. Prior to the issuance of building permits a site circulation plan shall be submitted to the planning department for approval. The site circulation plan shall address pedestrian, bicycle and transit connectivity to the site.

17. Architectural controls: all buildings within the PUD shall share complimentary architectural character and colors. The building(s) walls shall not utilize metal as a predominant exterior facade material unless designed to meet the above architectural controls and approved by the director of planning.

Legal description:
Lot 1, Block 1, K-96 Business Park, an Addition to Wichita, Sedgwick County, Kansas

Parcel 1:
Gross area = 1.2 acres or 52,000 square feet +/-
Maximum building height = 35 feet

Parcel 2:
Gross area = 1.2 acres or 52,000 square feet +/-
Maximum building height = 35 ft.

Parcel 3:
Gross area = 1.2 acres or 52,000 square feet +/-
Maximum building height = 35 ft.

Parcel 4:
Gross area = 2.7 acres or 116,063 square feet +/-
Maximum building height = per U.Z.C. standards for the LI Limited Industrial District

Parcel 5:
Gross area =3.3 acres or 141,711 square feet +/-
Maximum building height = per U.Z.C. standards for the LI Limited Industrial District

Parcel 6:
Gross area =10.2 acres or 445,824 square feet +/-
Maximum building height = per U.Z.C. standards for the LI Limited Industrial District

Attachment 2. Applicant Proposed Language for Northwest Corner 29th & Greenwich Planned Unit Development PUD #111

Project Description: This Planned Unit Development (PUD) is intended to allow for the development of undeveloped industrial land into a mixed-use commercial marketplace and hospitality district. A portion of the PUD may be utilized as an outdoor area to enjoy games, entertainment and goods available in the PUD.

The PUD provides flexible development Standards to accomplish the above goals, which otherwise would not be possible.

Land Uses:

The following uses are permitted for all Parcels and Reserves within the PUD:

5. All uses permitted by right in the CBD Central Business District zoning district, including those with supplemental conditions, except for the following which shall be prohibited: Adult Entertainment and/or Sexually Oriented Businesses; Parking Area, Commercial; Pawnshop; Recycling Collection Stations; Recycling Processing Centers; Reverse Vending Machines; Construction Sales And Services; General Animal Care; Recreational Marine Facilities; Group Homes; Group Residences; Cemeteries; Golf Courses; Hospitals; General Printing and Publishing; Outdoor Vehicle And Equipment Sales; Vehicle Repair; Self-Service Storage Warehouses; Correctional Facilities and/or Correctional Placement Residences; Manufacturing, Limited; Manufacturing, General; Warehousing; Welding or Machine Shop; Agricultural Research; and Agricultural Sales And Service.

6. Tattooing and Body Piercing Facility in the City shall be permitted when the property is properly screened to prevent the action of tattooing from being seen from the public.

7. Night Club in the City and Mobile Food Units in the City shall be permitted as accessory to uses permitted by-right in the CBD Central Business District.

8. The sale of alcohol shall be permitted.

General Provisions:

18. Setbacks within all Parcels and Reserves shall be per the CBD Central Business District.

19. Compatibility Standards for building setbacks and heights as outlined in Section IV-C of the Unified Zoning Code for any of the permitted uses shall be waived.

20. Off-street parking requirements shall be in accordance with Section IV-A.4 of the Unified Zoning Code.

21. Signs:

a. The site shall utilize building signs as permitted in the LI Limited Industrial District, except that the total area of building signs may be up to seventy-five (75) percent of the building elevation.

b. Reserves A, B, and C shall be allowed multi-tenant signs not to individually exceed 500 square feet, and no single tenant sign shall exceed 150 square feet.
c. Roof top signs shall be permitted.

22. Indoor and outdoor entertainment shall not operate past 10:00 p.m. Sunday through Thursday and midnight Friday and Saturday.

23. Screening shall comply with Section IV-B of the Unified Zoning Code, the Wichita Landscape Ordinance, cand all other applicable standards and requirements of the City of Wichita.

24. A landscape plan shall be prepared indicating the type, location and specifications of all plant material. This plan shall be submitted to and approved by the planning department for final approval prior to the issuance of any building permits. Existing on-site vegetation and portable landscaping may be used to fulfill landscape buffer requirement.

25. Roof-mounted equipment, loading docks, trash receptacles, ground level heating, air conditioning and mechanical equipment, free-standing cooler or refrigeration units, outdoor storage, outdoor work areas or similar uses shall be screened from ground level view from any residentially zoned property.

26. The transfer of title of all or any portion of land included with the planned unit development (or any amendments thereto) does not constitute a termination of the plan or any portion thereof but said plan shall run with the land and be binding upon present owners, their successors and assigns.

27. All exterior lighting shall be per the unified zoning code and shall be shielded to direct light disbursement in a downward direction.

28. This PUD can be administratively adjusted for plats, replats, and lot splits without having to be reapproved by the planning commission and governing body.

29. The development of this property shall proceed in accordance with the development plan as recommended for approval by the planning commission and if approved by the governing body. Any substantial deviation of the plan, after a joint determination by the zoning administrator and the director of planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

30. Any major changes in this planned unit development shall be submitted to the planning commission for their consideration. Amendments, adjustments, or interpretations to the PUD shall be in accordance with the unified zoning case.

31. Access controls shall be as shown on the final plat or lot split.

32. Prior to the issuance of building permits a site circulation plan shall be submitted to the planning department for approval. The site circulation plan shall address pedestrian, bicycle and transit connectivity to the site.

33. Architectural controls: all buildings within the PUD shall share complimentary architectural character and colors. The building(s) walls shall not utilize metal as a predominant exterior facade material unless designed to meet the above architectural controls and approved by the director of planning.

Legal description:

Lot 1, Block 1, K-96 Business Park, an Addition to Wichita, Sedgwick County, Kansas

Parcel 1:

Gross area = 1.2 acres or 52,000 square feet +/-
Maximum building height = 35 feet

Parcel 2:

Gross area = 1.2 acres or 52,000 square feet +/-
Maximum building height = 35 ft.

Parcel 3:

Gross area = 1.2 acres or 52,000 square feet +/-
Maximum building height = 35 ft.

Parcel 4:

Gross area = 2.7 acres or 116,063 square feet +/-
Maximum building height = per U.Z.C. standards for the LI Limited Industrial District

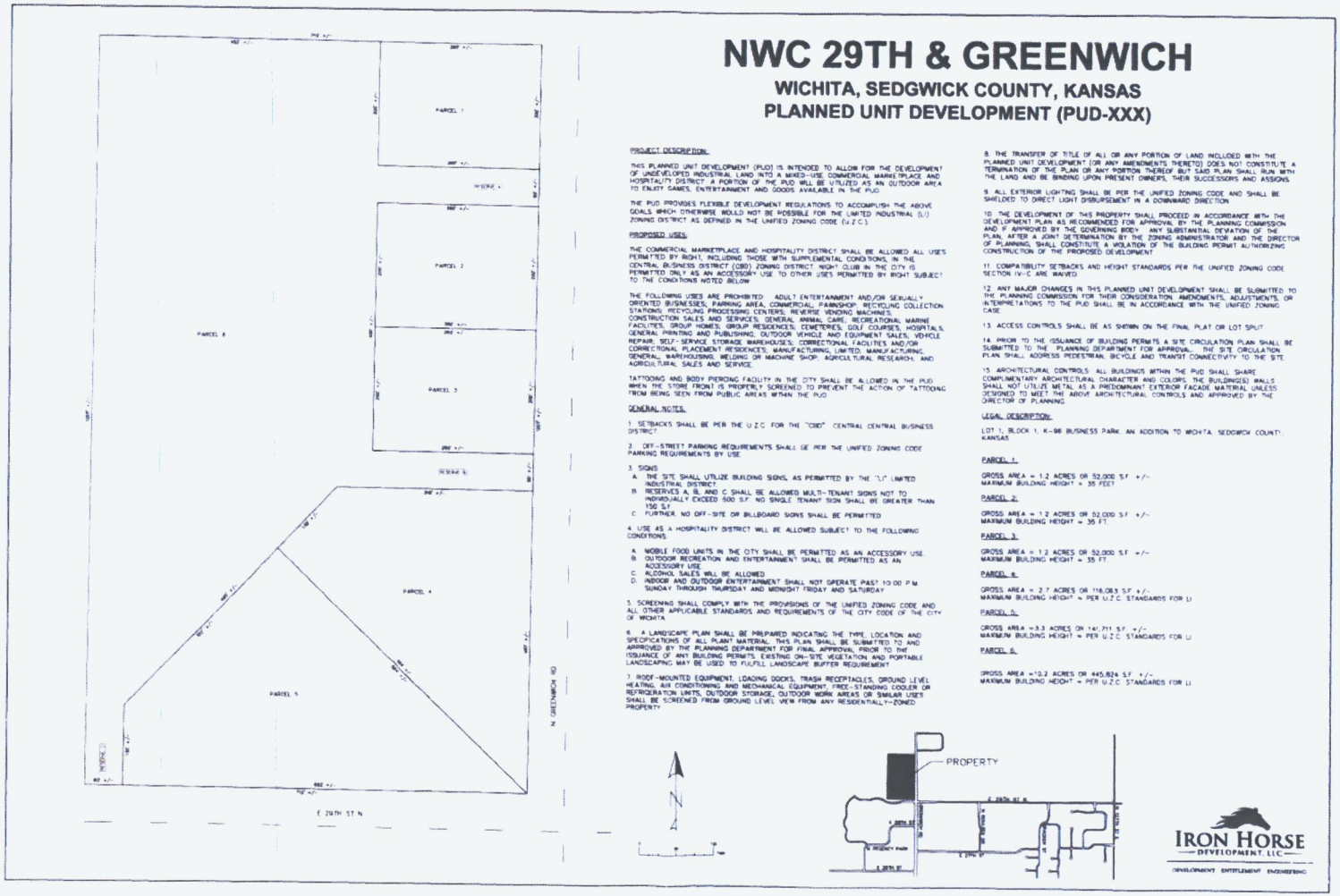
Parcel 5:

Gross area =3.3 acres or 141,711 square feet +/-
Maximum building height = per U.Z.C. standards for the LI Limited Industrial District

Parcel 6:

Gross area =10.2 acres or 445,824 square feet +/-
Maximum building height = per U.Z.C. standards for the LI Limited Industrial District

Attachment 3. Northwest Corner 29th & Greenwich Planned Unit Development PUD #111Drawing



NWC 29TH & GREENWICH

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

PROJECT DESCRIPTION:

THIS PLANNED UNIT DEVELOPMENT (PUD) IS INTENDED TO ALLOW FOR THE DEVELOPMENT OF UNDEVELOPED INDUSTRIAL LAND INTO A MIXED-USE COMMERCIAL MARKETPLACE AND HOSPITALITY DISTRICT. A PORTION OF THE PUD WILL BE UTILIZED AS AN OUTDOOR AREA TO ENJOY GAMES, ENTERTAINMENT AND GOODS AVAILABLE IN THE PUD.

THE PUD PROVIDES FLEXIBLE DEVELOPMENT REGULATIONS TO ACCOMPLISH THE ABOVE GOALS WHICH OTHERWISE WOULD NOT BE POSSIBLE FOR THE LIMITED INDUSTRIAL (LI) ZONING DISTRICT AS DEFINED IN THE UNIFIED ZONING CODE (U.Z.C.).

PROPOSED USES:

THE COMMERCIAL MARKETPLACE AND HOSPITALITY DISTRICT SHALL BE ALLOWED ALL USES PERMITTED BY RIGHT, INCLUDING THOSE WITH SUPPLEMENTAL CONDITIONS, IN THE CENTRAL BUSINESS DISTRICT (CBD) ZONING DISTRICT. NIGHT CLUB IN THE CITY IS PERMITTED ONLY AS AN ACCESSORY USE TO OTHER USES PERMITTED BY RIGHT SUBJECT TO THE CONDITIONS NOTED BELOW.

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

TATTOOING AND BODY PIERCING FACILITY IN THE CITY SHALL BE ALLOWED IN THE PUD WHEN THE STORE FRONT IS PROPERLY SCREENED TO PREVENT THE ACTION OF TATTOOING FROM BEING SEEN FROM PUBLIC AREAS WITHIN THE PUD.

GENERAL NOTES:

1. SETBACKS SHALL BE PER THE U.Z.C. FOR THE "CBD" CENTRAL CENTRAL BUSINESS DISTRICT.
2. OFF-STREET PARKING REQUIREMENTS SHALL BE PER THE UNIFIED ZONING CODE PARKING REQUIREMENTS BY USE.
3. SIGNS
   A. THE SITE SHALL UTILIZE BUILDING SIGNS, AS PERMITTED BY THE "LI" LIMITED INDUSTRIAL DISTRICT.
   B. RESERVES A, B, AND C SHALL BE ALLOWED MULTI-TENANT SIGNS NOT TO INDIVIDUALLY EXCEED 500 S.F. NO SINGLE TENANT SIGN SHALL BE GREATER THAN 150 S.F.
   C. FURTHER, NO OFF-SITE OR BILLBOARD SIGNS SHALL BE PERMITTED.
4. USE AS A HOSPITALITY DISTRICT WILL BE ALLOWED SUBJECT TO THE FOLLOWING CONDITIONS:
   A. MOBILE FOOD UNITS IN THE CITY SHALL BE PERMITTED AS AN ACCESSORY USE.
   B. OUTDOOR RECREATION AND ENTERTAINMENT SHALL BE PERMITTED AS AN ACCESSORY USE.
   C. ALCOHOL SALES WILL BE ALLOWED.
   D. INDOOR AND OUTDOOR ENTERTAINMENT SHALL NOT OPERATE PAST 10:00 P.M. SUNDAY THROUGH THURSDAY AND MIDNIGHT FRIDAY AND SATURDAY.
5. SCREENING SHALL COMPLY WITH THE PROVISIONS OF THE UNIFIED ZONING CODE AND ALL OTHER APPLICABLE STANDARDS AND REQUIREMENTS OF THE CITY CODE OF THE CITY OF WICHITA.
6. A LANDSCAPE PLAN SHALL BE PREPARED INDICATING THE TYPE, LOCATION AND SPECIFICATIONS OF ALL PLANT MATERIAL. THIS PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING DEPARTMENT FOR FINAL APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS. EXISTING ON-SITE VEGETATION AND PORTABLE LANDSCAPING MAY BE USED TO FULFILL LANDSCAPE BUFFER REQUIREMENT.
7. ROOF-MOUNTED EQUIPMENT, LOADING DOCKS, TRASH RECEPTACLES, GROUND LEVEL HEATING, AIR CONDITIONING AND MECHANICAL EQUIPMENT, FREE-STANDING COOLER OR REFRIGERATION UNITS, OUTDOOR STORAGE, OUTDOOR WORK AREAS OR SIMILAR USES SHALL BE SCREENED FROM GROUND LEVEL VIEW FROM ANY RESIDENTIALLY-ZONED PROPERTY.
8. THE TRANSFER OF TITLE OF ALL OR ANY PORTION OF LAND INCLUDED WITH THE PLANNED UNIT DEVELOPMENT (OR ANY AMENDMENTS THERETO) DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF BUT SAID PLAN SHALL RUN WITH THE LAND AND BE BINDING UPON PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS.
9. ALL EXTERIOR LIGHTING SHALL BE PER THE UNIFIED ZONING CODE AND SHALL BE SHIELDED TO DIRECT LIGHT DISBURSEMENT IN A DOWNWARD DIRECTION.
10. THE DEVELOPMENT OF THIS PROPERTY SHALL PROCEED IN ACCORDANCE WITH THE DEVELOPMENT PLAN AS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION AND IF APPROVED BY THE GOVERNING BODY. ANY SUBSTANTIAL DEVIATION OF THE PLAN, AFTER A JOINT DETERMINATION BY THE ZONING ADMINISTRATOR AND THE DIRECTOR OF PLANNING, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING CONSTRUCTION OF THE PROPOSED DEVELOPMENT.
11. COMPATIBILITY SETBACKS AND HEIGHT STANDARDS PER THE UNIFIED ZONING CODE SECTION IV-C ARE WAIVED.
12. ANY MAJOR CHANGES IN THIS PLANNED UNIT DEVELOPMENT SHALL BE SUBMITTED TO THE PLANNING COMMISSION FOR THEIR CONSIDERATION. AMENDMENTS, ADJUSTMENTS, OR INTERPRETATIONS TO THE PUD SHALL BE IN ACCORDANCE WITH THE UNIFIED ZONING CASE.
13. ACCESS CONTROLS SHALL BE AS SHOWN ON THE FINAL PLAT OR LOT SPLIT.
14. PRIOR TO THE ISSUANCE OF BUILDING PERMITS A SITE CIRCULATION PLAN SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR APPROVAL. THE SITE CIRCULATION PLAN SHALL ADDRESS PEDESTRIAN, BICYCLE AND TRANSIT CONNECTIVITY TO THE SITE.
15. ARCHITECTURAL CONTROLS: ALL BUILDINGS WITHIN THE PUD SHALL SHARE COMPLIMENTARY ARCHITECTURAL CHARACTER AND COLORS. THE BUILDING(S) WALLS SHALL NOT UTILIZE METAL AS A PREDOMINANT EXTERIOR FACADE MATERIAL UNLESS DESIGNED TO MEET THE ABOVE ARCHITECTURAL CONTROLS AND APPROVED BY THE DIRECTOR OF PLANNING.

LEGAL DESCRIPTION:

LOT 1, BLOCK 1, K-96 BUSINESS PARK, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

PARCEL 1:

GROSS AREA = 1.2 ACRES OR 52,000 S.F. +/-
MAXIMUM BUILDING HEIGHT = 35 FEET

PARCEL 2:

GROSS AREA = 1.2 ACRES OR 52,000 S.F. +/-
MAXIMUM BUILDING HEIGHT = 35 FT.

PARCEL 3:

GROSS AREA = 1.2 ACRES OR 52,000 S.F. +/-
MAXIMUM BUILDING HEIGHT = 35 FT.

PARCEL 4:

GROSS AREA = 2.7 ACRES OR 116,083 S.F. +/-
MAXIMUM BUILDING HEIGHT = PER U.Z.C. STANDARDS FOR LI

PARCEL 5:

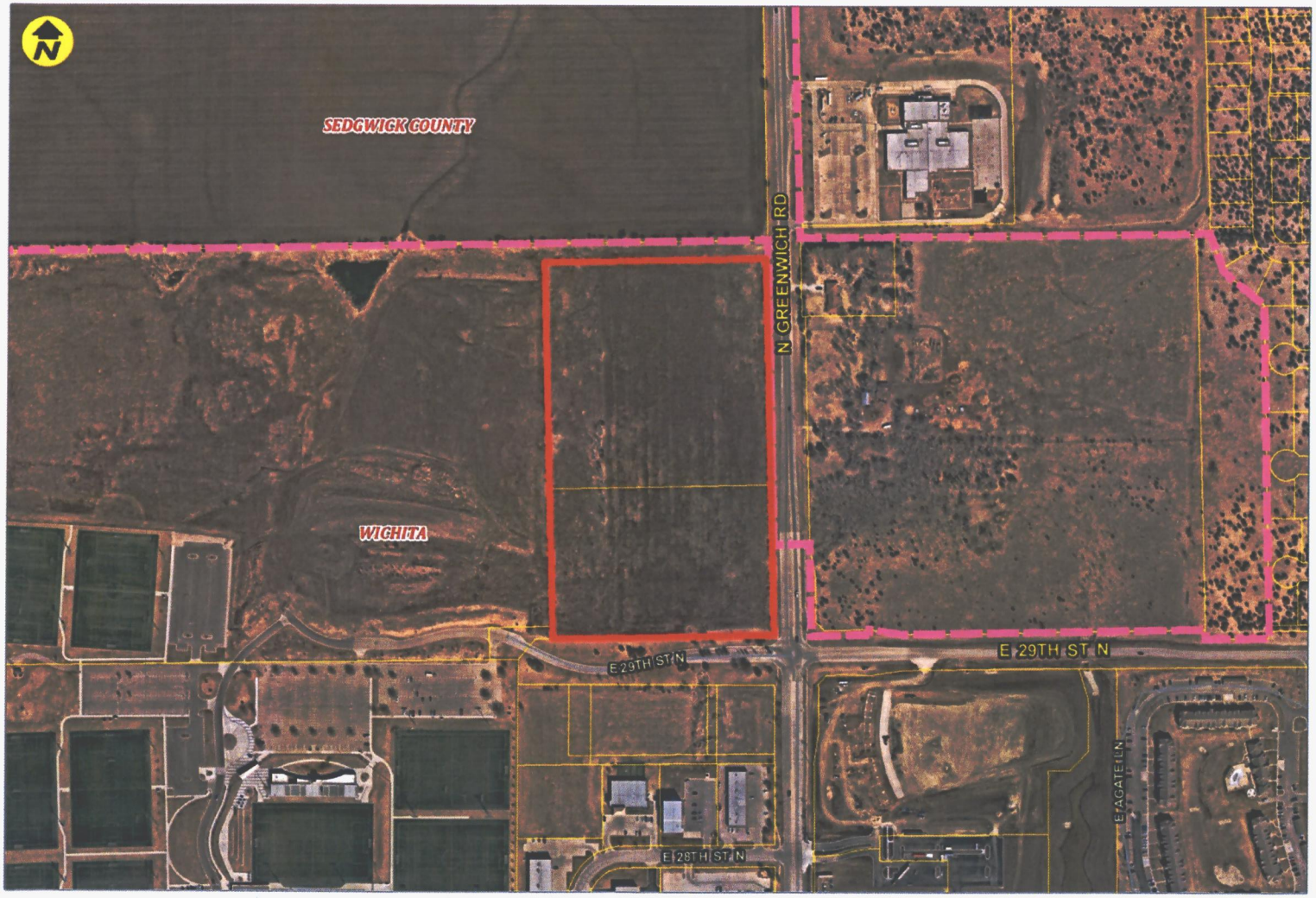
GROSS AREA = 3.3 ACRES OR 141,711 S.F. +/-
MAXIMUM BUILDING HEIGHT = PER U.Z.C. STANDARDS FOR LI

PARCEL 6:

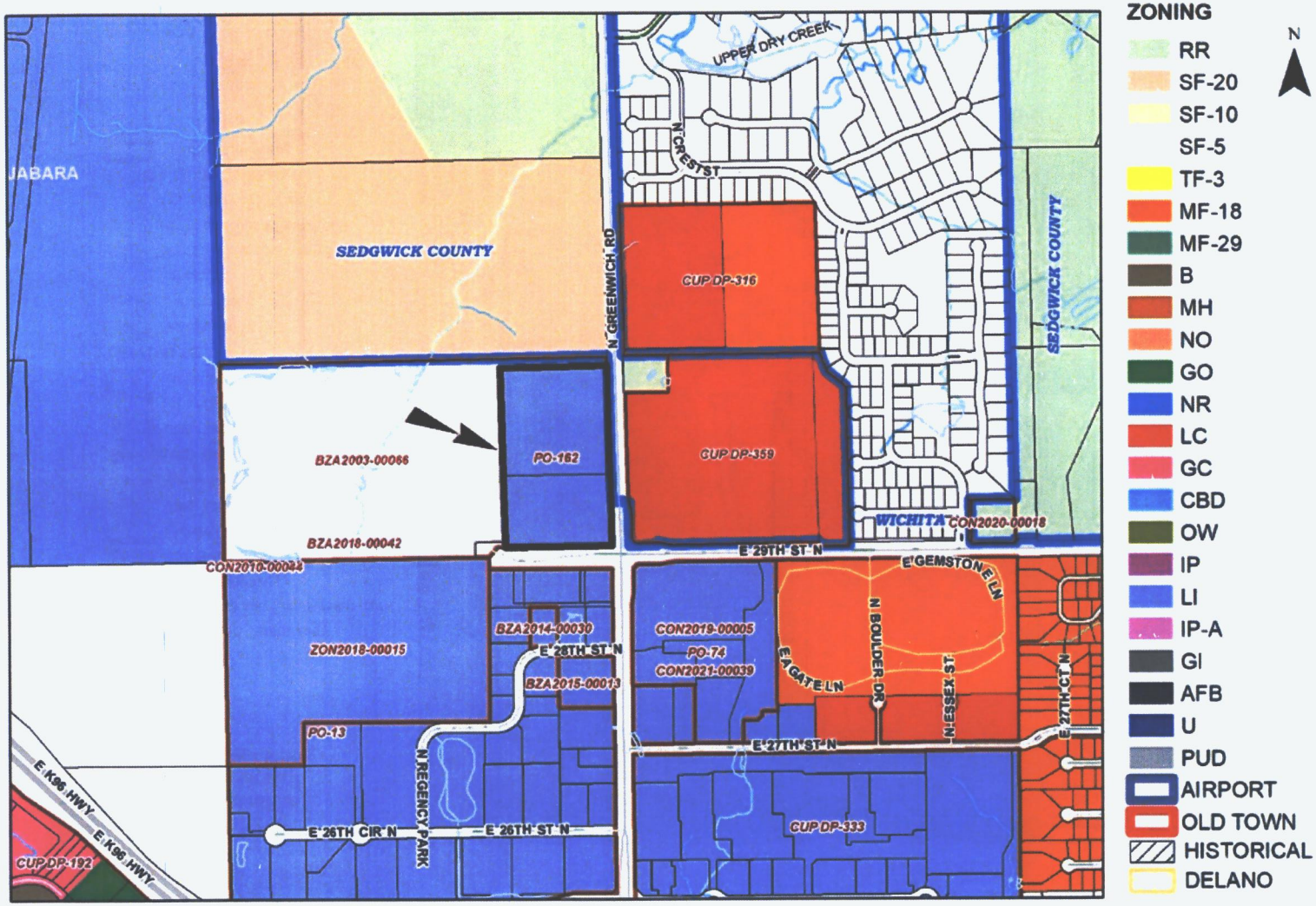
GROSS AREA = 10.2 ACRES OR 445,824 S.F. +/-
MAXIMUM BUILDING HEIGHT = PER U.Z.C. STANDARDS FOR LI

IRON HORSE DEVELOPMENT, LLC
DEVELOPMENT ENTITLEMENT ENGINEERING

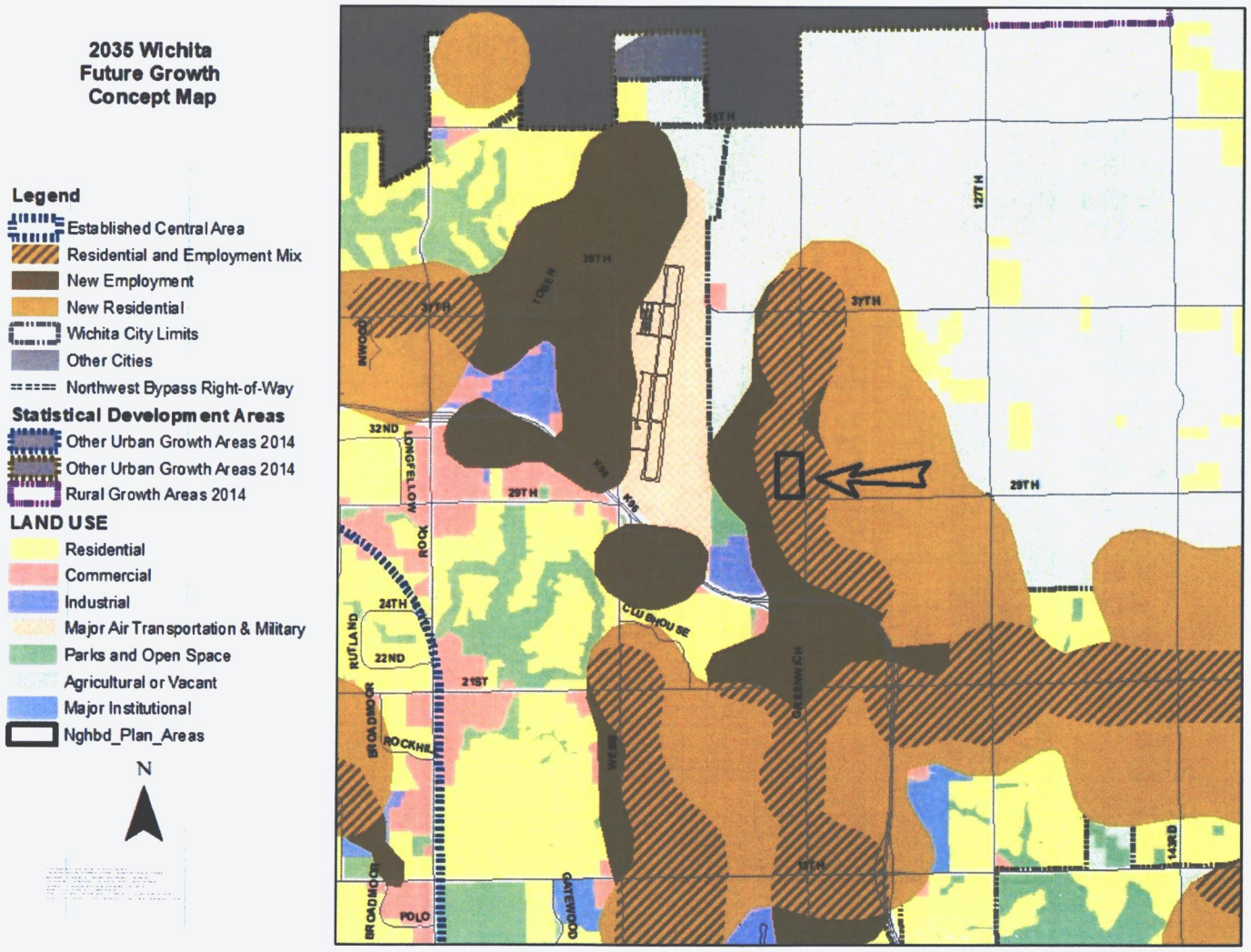
Attachment 4. Aerial Map



Attachment 5. Zoning Map



Attachment 6. Land Use Map



Attachment 7. Site Photos



The subject site facing west.



The subject site facing southwest.



Single-family residence northeast of the subject site.



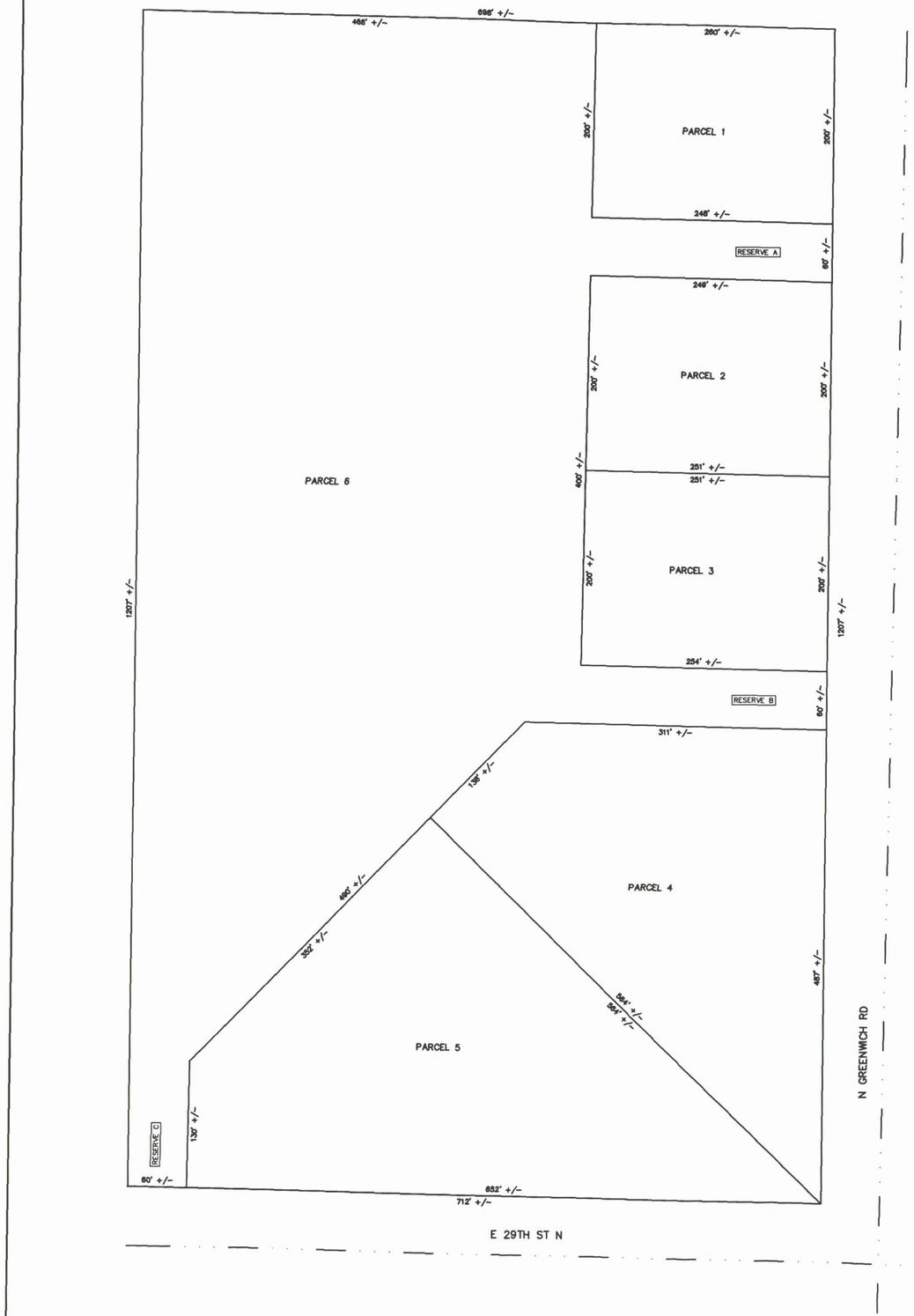
Undeveloped property east of the subject site.



Top Golf southeast of the subject site.



South of the subject site.



NWC 29TH & GREENWICH

WICHITA, SEDGWICK COUNTY, KANSAS
PLANNED UNIT DEVELOPMENT PUD-111

Project Description: This Planned Unit Development (PUD) is intended to allow for the development of undeveloped industrial land into a mixed-use commercial marketplace and hospitality district. A portion of the PUD may be utilized as an outdoor area to enjoy games, entertainment and goods available in the PUD.

The PUD provides flexible development Standards to accomplish the above goals, which otherwise would not be possible.

Land Uses:

The following uses are permitted for all Parcels and Reserves within the PUD:

1. All uses permitted by right in the CBD Central Business District zoning district, including those with supplemental conditions, except for the following which shall be prohibited: Adult Entertainment and/or Sexually Oriented Businesses; Parking Area, Commercial; Pawnshop; Recycling Collection Stations; Recycling Processing Centers; Reverse Vending Machines; Construction Sales And Services; General Animal Care; Recreational Marine Facilities; Group Homes; Group Residences; Cemeteries; Golf Courses; Hospitals; General Printing and Publishing; Outdoor Vehicle And Equipment Sales; Vehicle Repair; Self-Service Storage Warehouses; Correctional Facilities and/or Correctional Placement Residences; Manufacturing, Limited; Manufacturing, General; Warehousing; Welding or Machine Shop; Agricultural Research; and Agricultural Sales And Service.
2. Tattooing and Body Piercing Facility in the City shall be permitted when the property is properly screened to prevent the action of tattooing from being seen from the public.
3. Night Club in the City and Mobile Food Units in the City shall be permitted as accessory to uses permitted by-right in the CBD Central Business District.
4. The sale of alcohol shall be permitted.

General Provisions:

1. Setbacks within all Parcels and Reserves shall be per the CBD Central Business District.
2. No structure shall exceed the 25-foot height ceiling of the Airport Hazard Zone Area A, without obtaining Federal Aviation Administration (FAA) determination retarding "objects affecting navigable airspace" and "impacts to terminal instrument procedures.
3. Compatibility Standards for building setbacks and heights as outlined in Section IV-C of the Unified Zoning Code for any of the permitted uses shall be waived.
4. Off-street parking requirements shall be in accordance with Section IV-A.4 of the Unified Zoning Code.
5. Signs:
   a. The site shall utilize building signs as permitted in the LI Limited Industrial District, except that the total area of building signs may be up to seventy-five (75) percent of the building elevation.
   b. Reserves A, B, and C shall be allowed multi-tenant signs not to individually exceed 500 square feet, and no single tenant sign shall exceed 150 square feet.
   c. Roof top signs shall be permitted.
6. Indoor and outdoor entertainment shall not operate past 10:00 p.m. Sunday through Thursday and midnight Friday and Saturday.
7. Screening shall comply with Section IV-B of the Unified Zoning Code, the Wichita Landscape Ordinance, cand all other applicable standards and requirements of the City of Wichita.
8. A landscape plan shall be prepared indicating the type, location and specifications of all plant material. This plan shall be submitted to and approved by the planning department for final approval prior to the issuance of any building permits. Existing on-site vegetation and portable landscaping may be used to fulfill landscape buffer requirement.
9. Roof-mounted equipment, loading docks, trash receptacles, ground level heating, air conditioning and mechanical equipment, free-standing cooler or refrigeration units, outdoor storage, outdoor work areas or similar uses shall be screened from ground level view from any residentially zoned property.
10. The transfer of title of all or any portion of land included with the planned unit development (or any amendments thereto) does not constitute a termination of the plan or any portion thereof but said plan shall run with the land and be binding upon present owners, their successors and assigns.
11. All exterior lighting shall be per the unified zoning code and shall be shielded to direct light disbursement in a downward direction.
12. This PUD can be administratively adjusted for plats, replats, and lot splits without having to be reapproved by the planning commission and governing body.
13. The development of this property shall proceed in accordance with the development plan as recommended for approval by the planning commission and if approved by the governing body. Any substantial deviation of the plan, after a joint determination by the zoning administrator and the director of planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
14. Any major changes in this planned unit development shall be submitted to the planning commission for their consideration. Amendments, adjustments, or interpretations to the PUD shall be in accordance with the unified zoning case.
15. Access controls shall be as shown on the final plat or lot split.
16. Prior to the issuance of building permits a site circulation plan shall be submitted to the planning department for approval. The site circulation plan shall address pedestrian, bicycle and transit connectivity to the site.
17. Architectural controls: all buildings within the PUD shall share complimentary architectural character and colors. The building(s) walls shall not utilize metal as a predominant exterior facade material unless designed to meet the above architectural controls and approved by the director of planning.

Legal description:

Lot 1, Block 1, K-96 Business Park, an Addition to Wichita, Sedgwick County, Kansas

Parcel 1:

Gross area = 1.2 acres or 52,000 square feet +/-
Maximum building height = 35 feet

Parcel 2:

Gross area = 1.2 acres or 52,000 square feet +/-
Maximum building height = 35 ft.

Parcel 3:

Gross area = 1.2 acres or 52,000 square feet +/-
Maximum building height = 35 ft.

Parcel 4:

Gross area = 2.7 acres or 116,063 square feet +/-
Maximum building height = per U.Z.C. standards for the LI Limited Industrial District

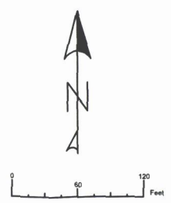
Parcel 5:

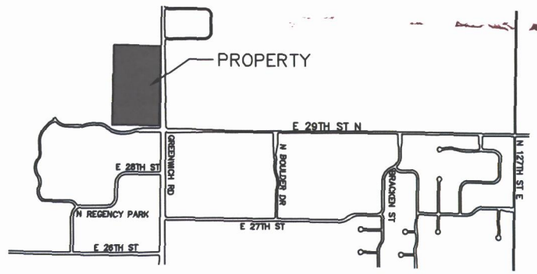
Gross area =3.3 acres or 141,711 square feet +/-
Maximum building height = per U.Z.C. standards for the LI Limited Industrial District

Parcel 6:

Gross area =10.2 acres or 445,824 square feet +/-
Maximum building height = per U.Z.C. standards for the LI Limited Industrial District

APPROVED PUD
MAPC 5/16/23





DATE OF PREPARATION
1) 2023-03-06 MAPD SUBMITTAL
2) 2023-03-31 UPDATED PER STAFF RECOMMENDED LANGUAGE

IRON HORSE
DEVELOPMENT, LLC
DEVELOPMENT - ENTITLEMENT - ENGINEERING