CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 17, 2024

Tom George
1900 N. Red Brush Ct.
Wichita, KS 67206

Shelden Architecture
Attn: Daniel Gensh
800 E. 1st St. N.
Wichita, KS 67202

RE: PUD2024-00009 – Rezone to create the Blackbear Bosin-Price Residential District PUD #128, generally located one block west of North Woodlawn Boulevard and two block south of East 13th Street North.

Dear Applicant,

On July 16, 2024, the Wichita City Council considered the above captioned request. The action of the WCC was to **APPROVE** the request with the following conditions:

1. The PUD shall be developed in accordance with the approved PUD language.
2. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #128 Blackbear Bosin-Price Residential District Planned Unit Development) has special conditions for development on the property.
3. A copy of the recorded certificate along with four copies of the approved PUD shall be submitted to the Metropolitan Area Planning Department within 60 days of governing body approval, or the request shall be considered denied and closed.

If you have any questions concerning this matter, please contact our office.

Sincerely,

Brad Eatherly
Current Plans
Senior Planner

Copies to: MABCD
Brandon Johnson, Council Member District I
Cameron Jackson, District I, CSR
Kim Garland 1064 N. Patricia Ave. Wichita KS 67208
Ian and Sumer Crane 6514 E. Beachy Ave. Wichita KS 67208
Larry Hatfield 1012 N. Patricia Ave. Wichita KS 67208
James Talbott 1226 N. Patricia Ave. Wichita KS 67208
Rick Neal 1118 N. Charlotte St. Wichita KS 67208
Mike Levand 6803 E. 10th St. N. Wichita KS 67208

BLACKBEAR BOSIN – PRICE RESIDENTIAL DISTRICT

LEGAL DESCRIPTION

BLOCK D MC EWEN 4TH. ADD. EXEMPT

PROJECT DESCRIPTION

The intent of this Planned Unit Development (PUD) is to adapt the existing school grounds at 6123 E. 11th St North into a unique residential neighborhood that allows multifamily residential. The PUD would allow a certain level of flexibility with site development that would be similar to standard SF-5 (Single Family Housing) with the exception of multifamily limited to the existing school footprint and shell only. The overall architectural character of the school structure would be preserved. The site's primary structure and out parcel classroom structure would be transformed into no more than 24 multifamily living units. The site development for the initial phase of construction would be preserved and mostly remain untouched. Future site development would be restricted under the same limitations of the surrounding SF-5 zoning. Parcels could be added along Patrica Street or East Beachy Ave. that serve future private single-family residences. The purpose of the PUD is to allow the school's transformation to multifamily where multifamily would otherwise be not allowed. The applicants wish to begin adaptive reuse construction of the existing school after receiving development application approvals. Future development would require an amendment to the PUD with the division of single-family lots in Block D of the Mc Ewen 4th ADD.

PARCEL 1:

A.	NET AREA	134,556 SF (3.089 ACRES)
B.	MAXIMUM NUMBER OF MULTI-FAMILY DWELLING UNITS:24	
C.	MAXIMUM BUILDING HEIGHT	35 FT
D.	SETBACKS	SEE SITE PLAN DRAWING
E.	ACCESS POINTS	11TH ST PRIMARY AND FARMSTEAD ST SECONDARY
F.	PARKING	SEE GENERAL PROVISIONS

G. PERMITTED USES	MULTI-FAMILY

PARCEL 2:

A. NET AREA	157,139 SF (3.607 ACRES)
B. MAXIMUM BUILDING HEIGHT	35 FT
C. SETBACKS	SEE SITE PLAN DRAWING AND GENERAL PROVISIONS
D. PARKING	SEE GENERAL PROVISIONS
E. DENSITY	MAXIMUM 15 DWELLING UNITS
F. PERMITED USES	SINGLE FAMILY, TO BE GOVERENED BY LISTED DENSITY

GENERAL PROVISIONS

1. Total Land Area: 291,695 SF (6.696 ACRES)

2. Parking shall be provided at a rate of
   A. Parcel 1:
      a. 1.25 parking stalls per 1 bedroom unit,
      b. 1.75 parking stalls per 2 bedroom for multi-family residential.
   B. Parcel 2:
      a. 1 per dwelling unit.
      b. Overflow parking located on parcel 1 can be used by residents and guests of parcel 2

3. Setbacks are as indicated on the PUD Site Plan drawing. Parcel 2 setbacks shall comply with SF-5 Single-Family Residential District standards.

4. Parking Lot Lighting Elements (i.e., fixtures, poles, lamps, etc.)
   A. Maximum height 15 ft, and
   B. Shielded to direct light disbursement in a downward direction and away from adjacent residential properties.
   C. Existing 40 FT tall light feature in Parcel 1 is exempt from the 15 FT height restriction.

5. Signs in Parcel 1 and Parcel 2 shall be in accordance with the TF-3 Two-Family Residential District.

6. Utilities shall be installed underground.

7. Screening and Landscaping

A. Parcel 1: shall be per Article IV-B of the Unified Zoning Code. A landscape buffer along the east property line shall be in accordance with the Wichita Landscape Code where abutting SF-5 Residential District zoning. Landscape screening shall be required along the north portion of the existing parking lot serving the multi-family adaptive reused school structure, and along the north edge of the existing service road north of the structure parallel to E 11th St N.
B. Parcel 2: No screening requirements for SF-5 zoning under the Wichita-Sedgwick County Unified Zoning Code. Landscaping requirements shall be in accordance with the Wichita Landscape Ordinance.

8. Mechanical Equipment Screening
   A. Parcel 1: shall be screened by landscaping or fencing such that it is reasonably hidden from ground level view from adjacent residential properties and adjacent street right of way.
   B. Parcel 2: Shall be per the Unified Zoning Code.

9. Parcel 1 Trash Receptacles Screening
   A. Parcel 1: shall be screened by landscaping or fencing such that it is reasonably hidden from ground level view from adjacent residential properties and adjacent street right of way.
   B. Parcel 2: Shall be per the Unified Zoning Code.

10. Development of the site will not be permitted without connection to public water and sewer.

11. All internal circulation drives shall be paved with concrete or asphalt to mitigate dust.

12. A site circulation plan shall be required for review and approval by the Planning Department and the Traffic Engineer prior to the issuance of any building permits. The site circulation plan shall ensure pedestrian linkages between buildings and the sidewalk system and shall ensure internal vehicular circulation among developments within the P.U.D., including joint use of ingress/egress openings and ensuring that drive openings are not impacts/blocked by the layout of parking stalls or landscaping.

13. Amendments, adjustments or interpretations to this PUD shall be done in accordance with the Unified Zoning Code.

14. 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.

15. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approval by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator or the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

16. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for its consideration.

CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

June 13, 2024

Tom George
1900 N Red Brush Ct
Wichita, KS 67206

Daniel Gensh (Shelden Architecture)
800 E 1st St
Wichita, KS 67202

RE: PUD2024-00009 – Rezone to create the Blackbear Bosin-Price Residential District Planned Unit Development PUD #128, generally located one block west of North Woodlawn Boulevard and two blocks south of East 13th Street North.

Dear Applicant,

At its regular meeting on **June 13, 2024**, 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:

1. The PUD shall be developed in accordance with the approved PUD language. (Attached)
2. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #128 Blackbear Bosin-Price Residential District Planned Unit Development) has special conditions for development on the property.
3. A copy of the recorded certificate along with four copies of the approved PUD shall be submitted to the Metropolitan Area Planning Department within 60 days of governing body approval, or the request shall be considered denied and closed.

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 **June 27, 2024**. 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 **June 27, 2024, at 5:00 p.m**.

This application will be heard by the Wichita City Council on **Tuesday, July 16, 2024**, beginning at 9:00 a.m.

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,

Brad Eatherly
Senior Planner

CC: MABCD
Brandon Johnson, Council Member District I
Cameron Jackson, District I, CSR
Kim Garland 1064 N. Patricia Ave. Wichita, KS 67208
Ian and Sumer Crane 6514 E. Beachy Ave. Wichita, KS 67208
Larry Hatfield 1012 N. Patricia Ave. Wichita, KS 67208
James Talbott 1226 N. Patricia Ave Wichita, KS 67208
Rick Neal 1118 N. Charlotte St. Wichita, KS 67208
Mike Levand 6803 E 10th St N Wichita, KS 67208

BLACKBEAR BOSIN - PRICE RESIDENTIAL DISTRICT

PLANNED UNIT DEVELOPMENT

PUD2024-~~XXXXX~~ 00009

LEGAL DESCRIPTION

BLOCK D MC EWEN 4TH. ADD. EXEMPT 6076-0

PROJECT DESCRIPTION

The intent of this Planned Unit Development (PUD) is to adapt the existing school grounds at 6123 E 11th St N into a unique residential neighborhood that allows multifamily residential. The PUD would allow a certain level of flexibility with site development that would be similar to standard SF-5 (Single Family Housing) with the exception of multifamily limited to the existing school footprint. The overall architectural character of the school structure would be preserved. The site's primary structure and out parcel classroom structure would be transformed into no more than 24 multifamily living units. The site development for the initial phase of construction would be preserved and mostly remain untouched. Future site development would be restricted under the limitations as perscribed by this PUD's general provisions. Parcels could be added along Patrica Ave or Beachy Ave that serve future private single-family, ~~duplex, and / or quadplex~~ residences. The purpose of the PUD is to allow the school's transformation to multifamily where multifamily would otherwise be not allowed. The applicants wish to begin adaptive reuse construction of the existing school after receiving development application approvals. Future development would require an adjustment to the PUD with the replatting of lots in block D (Parcel 2) of the Mc Ewen 4th ADD.

PARCEL 1:

A. NET AREA	134,556 SF (3.089 ACRES)
B. MAXIMUM NUMBER OF MULTI-FAMILY UNITS	24
C. MAXIMUM BUILDING HEIGHT	35 FT
D. SETBACKS	SEE SITE PLAN DRAWING
E. ACCESS POINTS	11TH ST PRIMARY AND FARMSTEAD ST SECONDARY
F. PARKING	SEE GENERAL PROVISIONS

PARCEL 2:

A. NET AREA	157,139 SF (3.607 ACRES)
B. MAXIMUM BUILDING HEIGHT	35 FT
C. SETBACKS	SEE SITE PLAN DRAWING AND GENERAL PROVISIONS
D. PARKING	SEE GENERAL PROVISIONS
E. DENSITY	MAXIMUM 15 UNITS
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GENERAL PROVISIONS

1. Total Land Area: 291,695 SF (6.696 ACRES)
2. Parking shall be provided at a rate of
   A. Parcel 1:
      a. 1.25 parking stalls per 1 bedroom unit,
      b. 1.75 parking stalls per 2 bedroom for multi-family residential.
   B. Parcel 2:
      a. 1 per dwelling unit.
      b. Overflow parking from parcel 1 can be used by residents and guests of parcel 2
3. Setbacks are as indicated on the PUD Site Plan drawing. Parcel 2 future setbacks shall comply with ~~TF-3 Two-Family Residential or~~ SF-5 Single-Family Residential District standards.
4. Parking Lot Lighting Elements (i.e., fixtures, poles, lamps, etc.)
   A. Maximum height 15 ft, and
   B. Shielded to direct light disbursement in a downward direction and away from adjacent residential properties.
   C. Existing ~~XX~~40FT tall light feature in Parcel 1 is exempt from the 15 FT height restriction
5. Utilities shall be installed underground.
6. Parking Lot Screening
   A. Parcel 1: shall be per Article IV-B of the Unified Zoning Code. A landscape buffer along the east property line shall be in accordance with the Wichita Landscape Ordinance where abutting SF-5 Residential District zoning. Landscape screening shall be required along the north portion of the existing parking lot serving the multi-family adaptive reused school structure, and along the north edge of the existing service road north of the structure parallel to E 11th St N.
   B. Parcel 2: No requirements other than what is standard for SF-5 zoning under the Wichita-Sedgwick County Unified Zoning Code.
7. Mechanical Equipment Screening
   A. Parcel 1: shall be screened by landscaping or fencing such that it is reasonably hidden from ground level view from adjacent residential properties and adjacent street right of way.
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   B. Parcel 2: No requirements other than what is standard for SF-5 zoning under the Wichita-Sedgwick County Unified Zoning Code.
9. Development of the site will not be permitted without connection to public water and sewer.
10. All internal circulation drives shall be paved with concrete or asphalt to mitigate dust.
11. A site circulation plan shall be required for review and approval by the Planning Director prior to the issuance of any building permits. The site circulation plan shall ensure pedestrian linkages between buildings and the sidewalk system and shall ensure internal vehicular circulation among developments within the P.U.D., including joint use of ingress/egress openings and ensuring that drive openings are not impacts/blocked by the layout of parking stalls or landscaping.
12. Amendments, adjustments or interpretations to this PUD 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 approval by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator or the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
15. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

OCA 150004

(Published in the Wichita Eagle, July 26, 2024

ORDINANCE NO. 52-512

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. PUD2024-00009

Zone Change Request in the City from SF-5 Single-Family Residential to Planned Unit Development (PUD) to create the Blackbear Bosin-Price Residential District PUD #128, subject to the general provisions of PUD #128, on property legally described as:

Block D, McEwen Fourth Addition, Wichita, Sedgwick County, Kansas.

The Blackbear Bosin-Price Residential District Planned Unit Development (PUD #128) shall be subject to the following conditions:

1. The PUD shall be developed in accordance with the approved PUD language.
2. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #128 Blackbear Bosin-Price Residential District Planned Unit Development) has special conditions for development on the property.
3. A copy of the recorded certificate along with four copies of the approved PUD shall be submitted to the Metropolitan Area Planning Department within 60 days of Governing Body approval, or the request shall be considered denied and closed.

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

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 July, 2024.

Lily Wu, Mayor, City of Wichita

ATTEST:

Jamie Buster, City Clerk

(SEAL)

Approved as to form:

Jennifer Magaña, City Attorney and Director of Law

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	576642	Print Legal Ad-IPL01854450 - IPL0185445	ORD#52-512	$68.97	1	82 L

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

JMBuster@wichita.gov

OCA 150004
(Published in the Wichita Eagle, July 26, 2024)
ORDINANCE NO. 52-512

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.

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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:

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Zone Change Request in the City from SF-5 Single-Family Residential to Planned Unit Development (PUD) to create the Blackbear Bosin-Price Residential District PUD #128, subject to the general provisions of PUD #128, on property legally described as:

Block D, McEwen Fourth Addition, Wichita, Sedgwick County, Kansas.

The Blackbear Bosin-Price Residential District Planned Unit Development (PUD #128) shall be subject to the following conditions:

The PUD shall be developed in accordance with the approved PUD language.

The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #128 Blackbear Bosin-Price Residential District Planned Unit Development) has special conditions for development on the property.

A copy of the recorded certificate along with four copies of the approved PUD shall be submitted to the Metropolitan Area Planning Department within 60 days of Governing Body approval, or the request shall be considered denied and closed.

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

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 July, 2024.
Lily Wu, Mayor, City of Wichita
ATTEST:
Jamie Buster, City Clerk
(SEAL)
Approved as to form:
Jennifer Magana, City Attorney and Director of Law
IPL0185445
Jul 26 2024

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

1 insertion(s) published on:
07/26/24

STATE OF KANSAS)
SS
County of Sedgwick)

Mary Castro, 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 07/26/2024 to 07/26/2024.

Mary Castro

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 08/05/2024

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

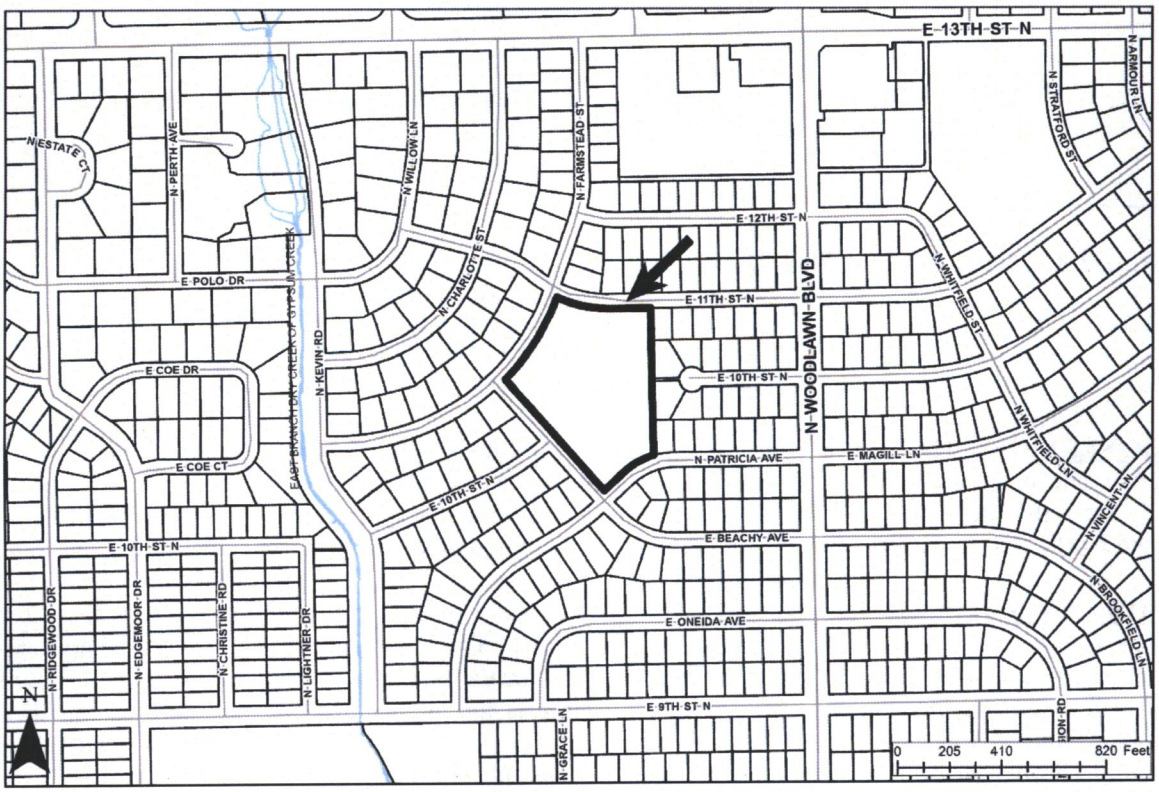
Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

AGENDA ITEM NO. 4.2

WICHITA–SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT
MAPC: June 13, 2024
DAB I: June 10, 2024

CASE NUMBER:	PUD2024-00009 (City)
APPLICANT/AGENT:	Tom George Investments, LLC (Applicant)/Shelden Architecture (Agent)
REQUEST:	Rezone to create the Blackbear Bosin-Price Residential District Planned Unit Development PUD #128
CURRENT ZONING:	SF-5 Single-Family Residential District
SITE SIZE:	6.696 acres
LOCATION:	Located one block west of North Woodlawn Boulevard and two blocks south of East 13th Street North.
PROPOSED USE:	To adaptively reuse the existing school structure for Multi-Family Residential.
RECOMMENDATION:	Approve with conditions.



BACKGROUND: The applicant is requesting a zone change from SF-5 Single-Family Residential District (SF-5) to PUD Planned Unit Development (PUD) to create the Blackbear Bosin-Price Residential District Planned Unit Development (PUD #128). The subject site is 6.696 acres in size and is located one block west of North Woodlawn and two blocks south of East 13th Street North. The subject site is currently developed as a former school building.

The applicant is requesting the zone change in order to adaptively reuse the existing structure as a multi-family residential use. Currently, the SF-5 zoning restricts Multi-Family as a use on the property. The PUD would allow a certain level of flexibility with site development that would be similar to standard SF-5 with the exception of multi-family limited to the existing school footprint.

According to the PUD drawing submitted by the applicant, the site will consist of two parcels (Parcel 1 and Parcel 2). Parcel 1 will be part of the first phase while Parcel 2 will be completed in a later phase. The applicant intends to adaptively re-use the vacant school building for multi-family dwelling units. The applicant proposes to use Parcel 2 for dwelling units up to four-plexes in the future. Primary access to the site will be from East 11th Street North, with secondary access coming off Farmstead Street. Uses in Parcel 1 would be limited to Multi-Family Residential with a maximum density of 24 units. Uses in Parcel 2 would be limited to Single-Family, Duplex, and/or Four-Plexes with a maximum density of 15 dwelling units. Development standards for Parcel 1 would conform to the standards set for the SF-5 District. Development standards for Parcel 2 would conform to the standards set for the SF-5 or TF-3 Two-Family Residential District (TF-3) Districts. All street side setbacks are per the PUD Site Plan drawing, with 30-foot setbacks where the property faces a street and a six-foot interior side setback on the east portion of the subject site.

Parking within the PUD shall be provided in accordance with the Unified Zoning Code (UZC) with Parcel 1 requiring 1.25 parking stalls for one-bedroom units and 1.75 parking stalls for two-bedroom or more units. A landscape buffer along the east property line shall be in installed in accordance with the Wichita Landscape Code for Parcel 1 where abutting SF-5 Districts. Landscape screening shall be required along the north portion of the existing parking lot serving proposed multi-family structure, and along the north edge of the existing service road north of the existing structure and parallel to East 11th Street North, Signs in Parcel 1 and Parcel 2 shall conform to the Wichita Sign Code for the TF-3 District. All mechanical equipment and trash receptacles will be screened with landscaping or fencing.

The character of the neighborhood is residential in nature. The property is surrounded on all sides by the SF-5 District and is developed on all sides with single-family dwellings.

CASE HISTORY:

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Single-Family dwellings
SOUTH:	SF-5	Single-Family dwellings
EAST:	SF-5	Single-Family dwellings
WEST:	SF-5	Single-Family dwellings

PUBLIC SERVICES: The subject site has access to East 11th Street North and Farmstead Street, both of which are paved, two-lane local streets with sidewalks along the subject property. City services such as sanitary sewer and water currently serve the site. Wichita Transit provides service at the southwest and northeast corners of East 13th Street North and North Woodlawn Boulevard, both approximately one-quarter mile from the subject site.

CONFORMANCE TO PLANS/POLICIES: The requested PUD is in conformance with the *Community Investments Plan*'s 2035 Wichita Future Growth Concept Map. The Map identifies the area to be appropriate for "Commercial" uses. The *Plan* defines "Commercial" as "*areas that reflect 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. Major destination areas (centers and corridors) containing concentrations of commercial and office uses that have regional market areas and generate high volumes of traffic are located in close proximity to major arterials or*

highways and typically are buffered from lower density residential areas by higher density housing types."

The proposed PUD is in conformance with the Land Use Compatibility Guidelines of the *Community Investments Plan.* Under the heading *Development Pattern*, Guideline 2.a states, "*Encourage infill development that maximizes public investment in existing and planned infrastructure and services.*" Also, under the heading *Land Use* compatibility, Guideline 2.a states that "*Neighborhood-serving retail and office uses and high-density residential uses can be appropriate along arterial streets on small infill sites near residential uses or through conversions of residential structures if appropriate site design features that limit traffic, noise, lighting, and adverse impacts on surrounding residential are provided and the scale of the development is appropriate for its context.*" The proposed PUD would be utilizing an infill site that is proposing a site design with a density level that is expected to result in limited traffic and noise. In addition, the PUD includes screening that is consist with the scale of the proposal.

The proposed rezoning is in conformance with the *Wichita: Places for People Plan.* The subject site is located within the Established Central Area. The proposed PUD is in conformance with Strategy 6, which encourages, "*infill and redevelopment that is contextual to the environment in which it is occurring.*" The context surrounding is single-family residential and the small-scale redevelopment of the site is contextual to the environment. The subject site is located in what the *Places for People Plan* calls an "Area of Opportunity," defined as "*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 requested PUD will allow for a vacant school building to be adaptively re-used while also allowing for up to 39 total residential units on the property. Per the development standards of the SF-5 District, the site could be redeveloped by-right with up to 58 dwelling units.

RECOMMENDATION: Based on the information available at the time of the public hearing, staff recommends **APPROVAL** of the application subject to provisions of the Blackbear-Bosin Price Residential District Planned Unit Development PUD #128 as attached hereto, and subject to the following conditions:

1. The PUD shall be developed in accordance with the approved PUD language.
2. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #128 Blackbear Bosin-Price Residential District Planned Unit Development) has special conditions for development on the property.
3. A copy of the recorded certificate along with four copies of the approved PUD shall be submitted to the Metropolitan Area Planning Department within 60 days of Governing Body approval, or the request shall be considered denied and closed.

This recommendation is based on the following findings:

1. The zoning, uses, and character of the neighborhood: The character of the neighborhood is residential in nature. The property is surrounded on all sides by the SF-5 District and is developed on all sides with single-family dwellings.

2. The suitability of the subject property for the uses to which it has been restricted: The property is currently zoned SF-5, which is suitable for single-family dwellings, several public and civic uses, and a limited number commercial and industrial uses through conditional use. The applicant is requesting to adaptively re-use a vacant school building for a multi-family dwelling use and develop dwelling units up to four-plexes on the remaining school grounds (Parcel 2).

3. Extent to which removal of the restrictions will detrimentally affect nearby property: Staff does not anticipate the requested zone change to have significant detrimental effects on nearby property. It is reasonable to conclude that there will be additional traffic in the area based on the proposed land use.

4. Length of time the property has been vacant as currently zoned: The site has been unoccupied since 2011.

5. Relative gain to the public health, safety, and welfare, compared to the loss in value or the hardship imposed upon the applicant: Approval of the request would allow for the adaptive re-use of a vacant school building to be converted into multi-family housing as well as the addition of up to 15 dwelling units on Parcel 2. Denial may represent economic loss to the applicant.

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

7. Impact of the proposed development on community facilities: Staff does not anticipate the proposed development to have significant detrimental impact on community facilities.

8. Opposition or support of neighborhood residents: At the time of the publication of the staff report, staff has not received any comments from the public regarding the proposal.

Attachments:

1. PUD #128 Text
2. PUD Drawing
3. Aerial Map
4. Zoning Map
5. Land Use Map
6. Site Photos

Applicant proposed PUD language (staff recommended changes in ***red***)

BLACKBEAR BOSIN – PRICE RESIDENTIAL DISTRICT
LEGAL DESCRIPTION
BLOCK D MC EWEN 4TH. ADD. EXEMPT

PROJECT DESCRIPTION
The intent of this Planned Unit Development (PUD) is to adapt the existing school grounds at 6123 E. 11th St North into a unique residential neighborhood that allows multifamily residential. The PUD would allow a certain level of flexibility with site development that would be similar to standard SF-5 (Single Family Housing) with the exception of multifamily limited to the existing school footprint and shell only. The overall architectural character of the school structure would be preserved. The site's primary structure and out parcel classroom structure would be transformed into no more than 24 multifamily living units. The site development for the initial phase of construction would be preserved and mostly remain untouched. Future site development would be restricted under the same limitations of the surrounding SF-5 zoning. Parcels could be added along Patrica Street or East Beachy Ave. that serve future private single-family residences. The purpose of the PUD is to allow the school's transformation to multifamily where multifamily would otherwise be not allowed. The applicants wish to begin adaptive reuse construction of the existing school after receiving development application approvals. Future development would require an amendment to the PUD with the division of single-family lots in Block D of the Mc Ewen 4th ADD.

PARCEL 1:

A. NET AREA	134,556 SF (3.089 ACRES)
B. MAXIMUM NUMBER OF MULTI-FAMILY ***DWELLING*** UNITS: 24	
C. MAXIMUM BUILDING HEIGHT	35 FT
D. SETBACKS	SEE SITE PLAN DRAWING
E. ACCESS POINTS	11TH ST PRIMARY AND FARMSTEAD ST SECONDARY
F. PARKING	SEE GENERAL PROVISIONS
G. PERMITTED USES	***MULTI-FAMILY***

PARCEL 2:

A. NET AREA	157,139 SF (3.607 ACRES)
B. MAXIMUM BUILDING HEIGHT	35 FT
C. SETBACKS	SEE SITE PLAN DRAWING AND GENERAL

	PROVISIONS
D. PARKING	SEE GENERAL PROVISIONS
E. DENSITY	MAXIMUM 15 ***DWELLING*** UNITS
F. PERMITED USES	SINGLE FAMILY, DUPLEX, AND/OR FOURPLEX TO BE GOVERENED BY LISTED DENSITY

GENERAL PROVISIONS

1. Total Land Area: 291,695 SF (6.696 ACRES)

2. Parking shall be provided at a rate of
   A. Parcel 1:
      a. 1.25 parking stalls per 1 bedroom unit,
      b. 1.75 parking stalls per 2 bedroom for multi-family residential.
   B. Parcel 2:
      a. 1 per dwelling unit.
      b. Overflow parking located on parcel 1 can be used by residents and guests of parcel 2

3. Setbacks are as indicated on the PUD Site Plan drawing. Parcel 2 setbacks shall comply with TF-3 Two-Family Residential or SF-5 Single-Family Residential District standards.

4. Parking Lot Lighting Elements (i.e., fixtures, poles, lamps, etc.)
   A. Maximum height 15 ft, and
   B. Shielded to direct light disbursement in a downward direction and away from adjacent residential properties.
   C. Existing 40 FT tall light feature in Parcel 1 is exempt from the 15 FT height restriction.

5. ***Signs in Parcel 1 and Parcel 2 shall be in accordance with the TF-3 Two-Family Residential District.***

6. Utilities shall be installed underground.

7. Screening and Landscaping
   A. Parcel 1: shall be per Article IV-B of the Unified Zoning Code. A landscape buffer along the east property line shall be in accordance with the Wichita Landscape Code where abutting SF-5 Residential District zoning. Landscape screening shall be required along the north portion of the existing parking lot serving the multi-family adaptive reused school structure, and along the north edge of the existing service road north of the structure parallel to E 11th St N.
   B. Parcel 2: No ***screening*** requirements for ***single-family or two-family uses, otherwise screening shall be in accordance with*** the Wichita-Sedgwick County Unified Zoning Code. ***Landscaping requirements shall be in accordance with the Wichita Landscape Ordinance***.

8. Mechanical Equipment Screening
   A. Parcel 1: shall be screened by landscaping or fencing such that it is reasonably hidden from ground level view from adjacent residential properties and adjacent street right of way.
   B. Parcel 2: ***Shall be per the Unified Zoning Code.***

9. Parcel 1 Trash Receptacles Screening
   A. Parcel 1: shall be screened by landscaping or fencing such that it is reasonably hidden from ground level view from adjacent residential properties and adjacent street right of way.
   B. Parcel 2: ***Shall be per the Unified Zoning Code.***

10. Development of the site will not be permitted without connection to public water and sewer.

11. All internal circulation drives shall be paved with concrete or asphalt to mitigate dust.

12. A site circulation plan shall be required for review and approval by the Planning ***Department and the Traffic Engineer*** prior to the issuance of any building permits. The site circulation plan shall ensure pedestrian linkages between buildings and the sidewalk system and shall ensure internal vehicular circulation among developments within the P.U.D., including joint use of ingress/egress openings and ensuring that drive openings are not impacts/blocked by the layout of parking stalls or landscaping.

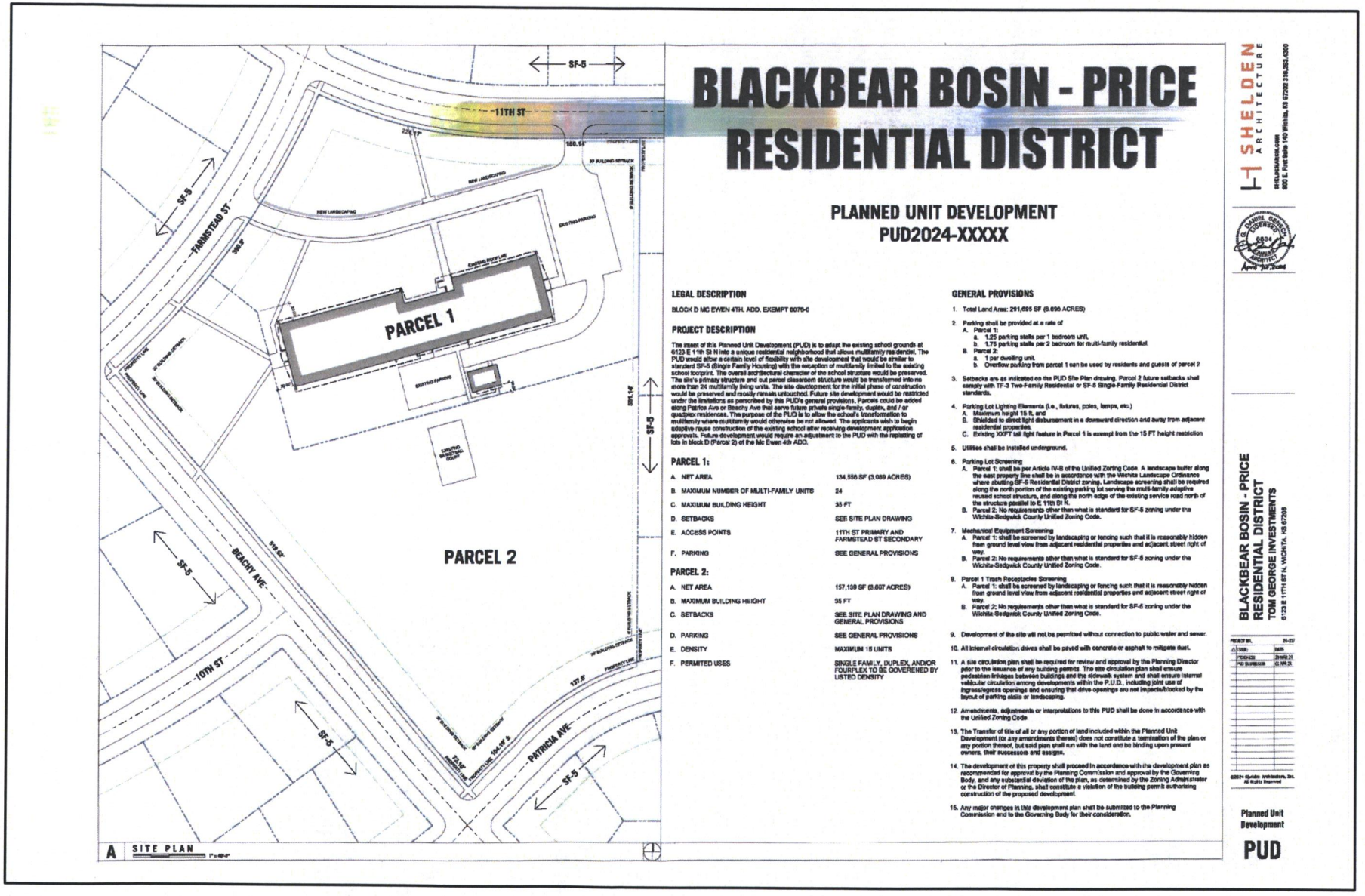
13. Amendments, adjustments or interpretations to this PUD shall be done in accordance with the Unified Zoning Code.

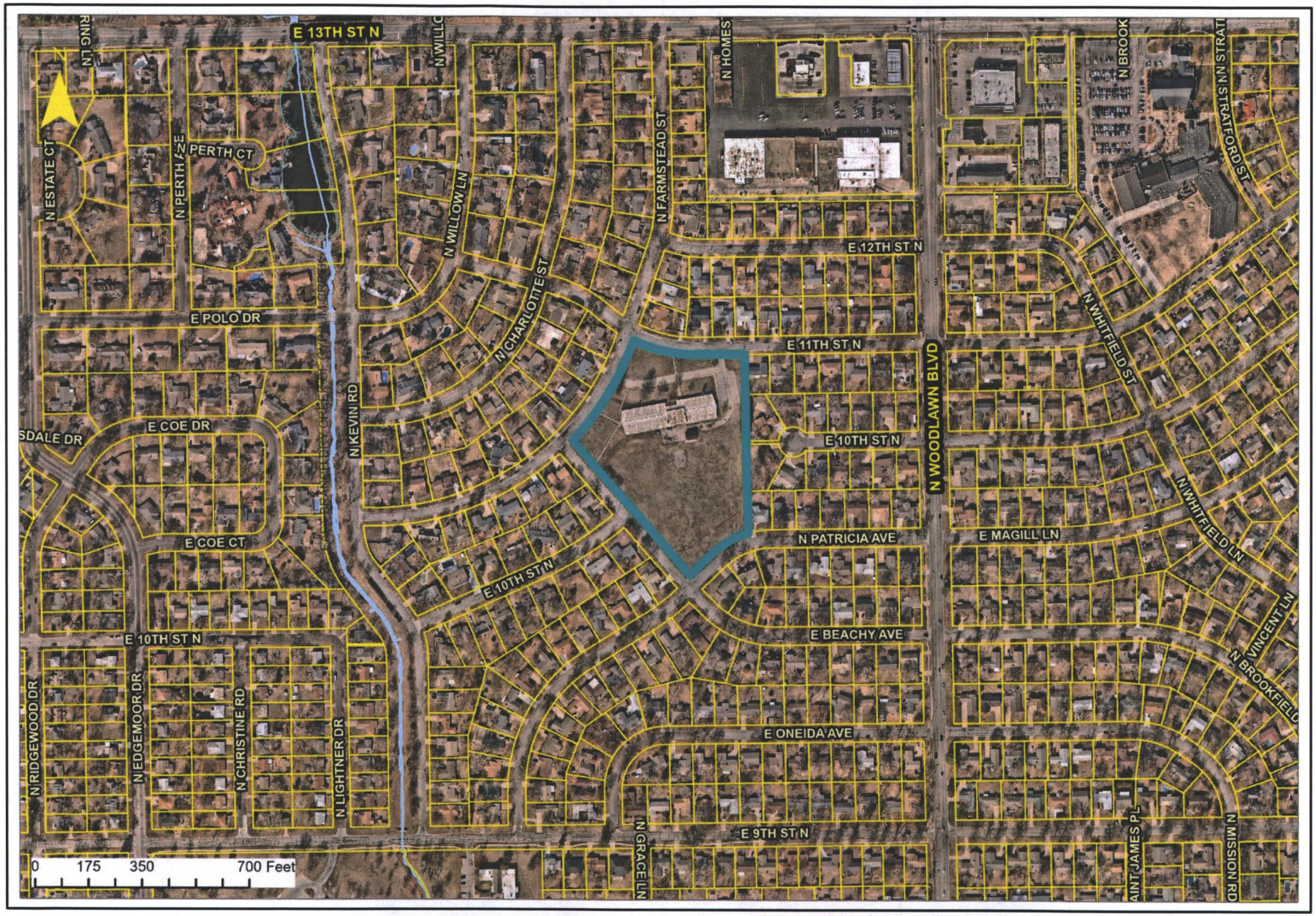
14. The Transfer of title of all or any portion of land included within the Planned Unit Development (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.

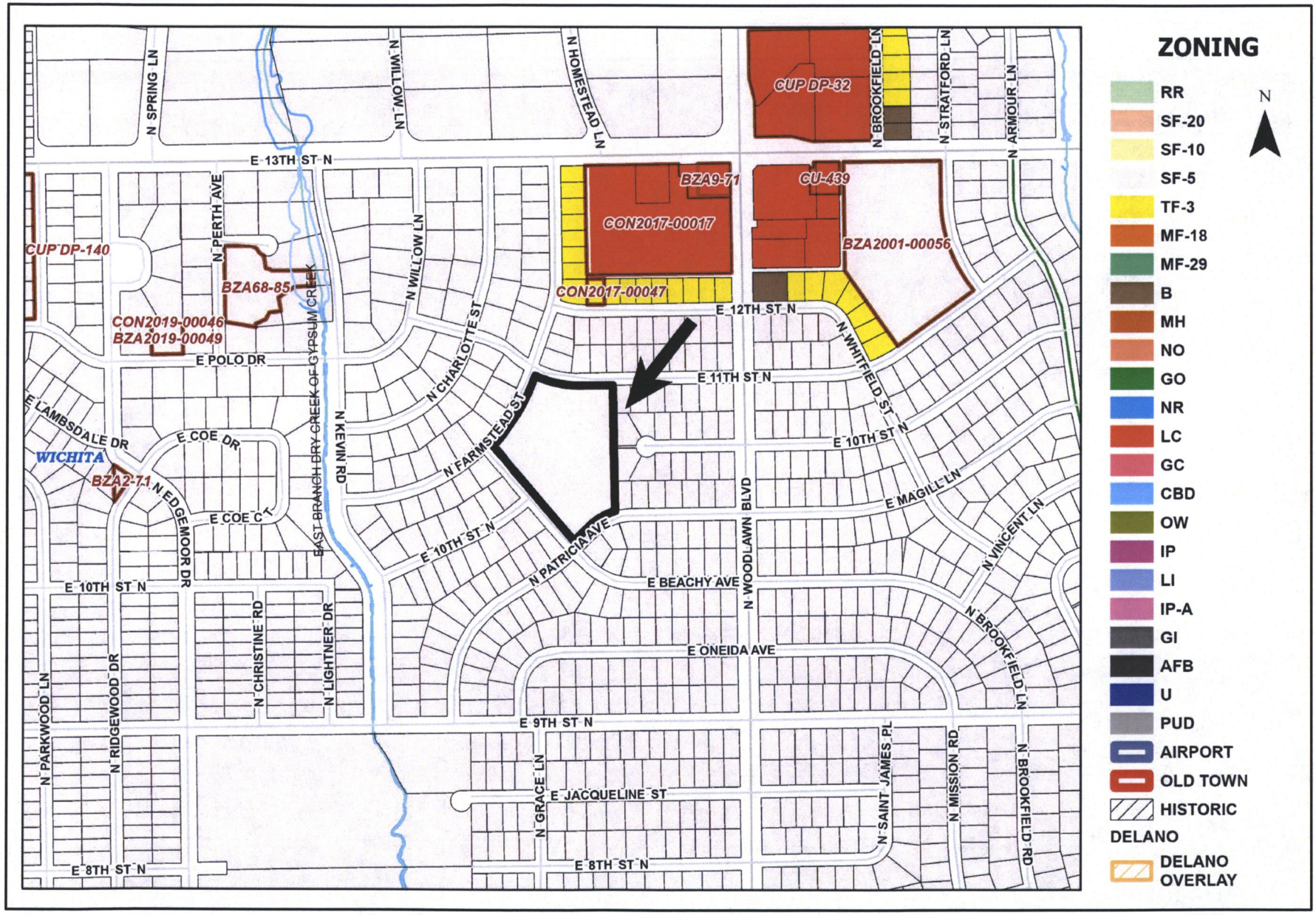
15. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approval by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator or the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

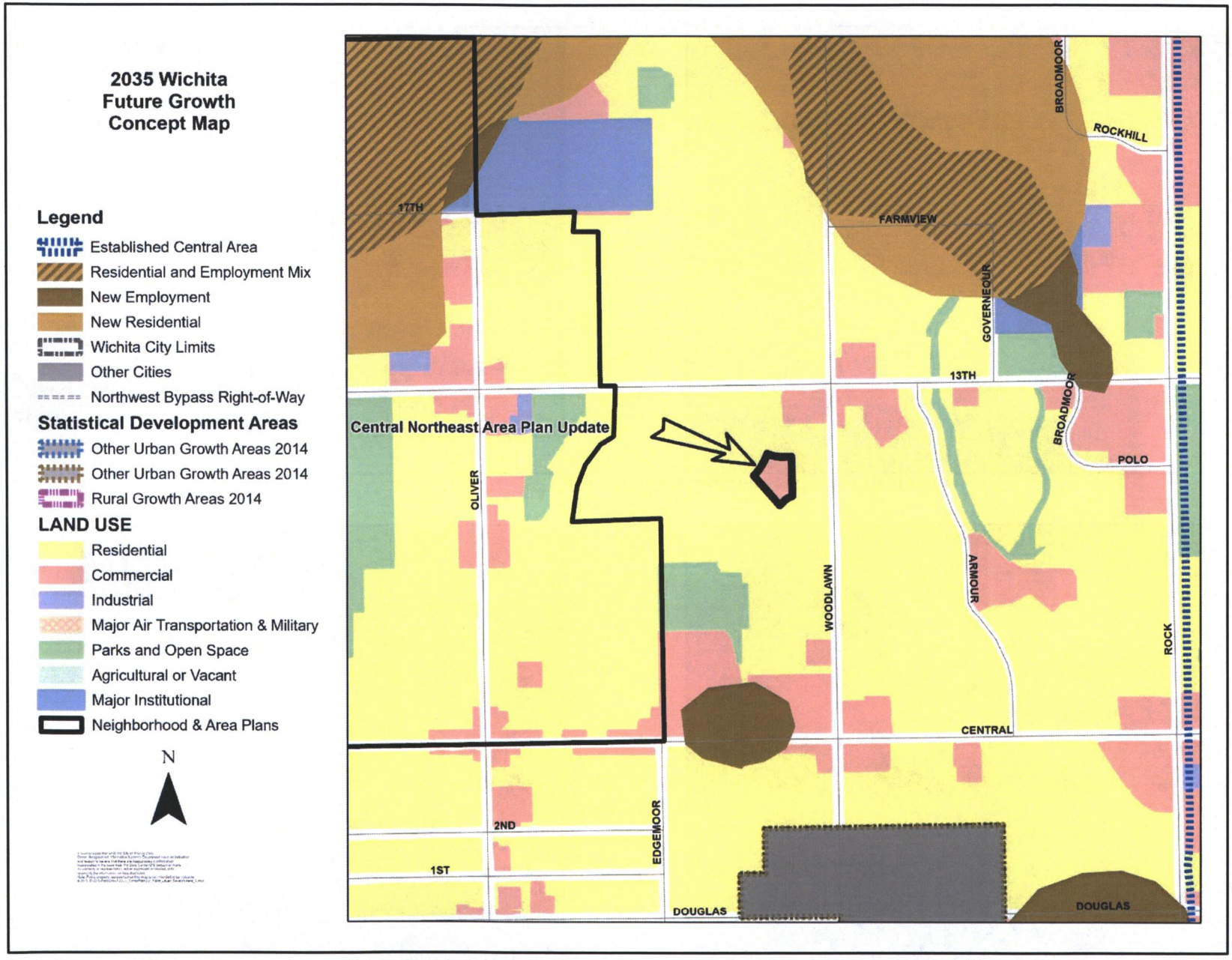
16. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for ***its*** consideration.

PUD #128 Drawing




E 13TH ST N
N ESTATE CT
N PERTH LN
N PERTH AVE
PERTH CT
N WILLOW LN
N CHARLOTTE ST
N FARMSTEAD ST
N HOMES
N BROOK
N STRATFORD ST
E 12TH ST N
E POLO DR
E 11TH ST N
N WOODLAWN BLVD
N WHITFIELD ST
N KEVIN RD
E COE DR
E 10TH ST N
N PATRICIA AVE
E MAGILL LN
N WHITFIELD LN
E COE CT
E BEACHY AVE
N VINCENT LN
N BROOKFIELD
N RIDGEWOOD DR
N EDGEMOOR DR
N CHRISTINE RD
N LIGHTNER DR
E ONEIDA AVE
E 9TH ST N
N GRACE LN
SAINT JAMES PL
N MISSION RD
0 175 350 700 Feet


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
HISTORIC
DELANO
DELANO OVERLAY
CUP DP-32
BZA9-71
CU-439
CON2017-00017
BZA2001-00056
CON2017-00047
CUP DP-140
BZA68-85
CON2019-00046
BZA2019-00049
BZA2-71
WICHITA
N SPRING LN
N WILLOW LN
N HOMESTEAD LN
N BROOKFIELD LN
N STRATFORD LN
N ARMOUR LN
E 13TH ST N
N PERTH AVE
E 12TH ST N
E POLO DR
E 11TH ST N
E LAMBSDALE DR
E COE DR
E COE CT
N EDGEMOOR DR
N CHARLOTTE ST
N FARMSTEAD ST
N KEVIN RD
N WHITFIELD ST
E 10TH ST N
E MAGILL LN
N VINCENT LN
N PATRICIA AVE
N WOODLAWN BLVD
E BEACHY AVE
E ONEIDA AVE
N BROOKFIELD LN
E 9TH ST N
N PARKWOOD LN
N RIDGEWOOD DR
N CHRISTINE RD
N LIGHTNER DR
BAST BRANCH DRY CREEK OF GYPSUM CREEK
N GRACE LN
E JACQUELINE ST
N SAINT JAMES PL
N MISSION RD
N BROOKFIELD RD
E 8TH ST N


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
Neighborhood & Area Plans
N
Central Northeast Area Plan Update
17TH
FARMVIEW
BROADMOOR
ROCKHILL
GOVERNEOUR
13TH
BROADMOOR
POLO
OLIVER
WOODLAWN
ARMOUR
ROCK
CENTRAL
2ND
1ST
EDGEMOOR
DOUGLAS
DOUGLAS

Looking south into site



Looking north away from site



Looking west away from site



Looking south away from site



Looking east away from site



Looking west from behind the building



Looking north into site from behind building

