

WEST PATROL STATION PUD

PLANNED UNIT DEVELOPMENT PUD #134

GENERAL PROVISIONS:

- Total Land Area: 199,500 sq.ft. ± or 4.6 acres ±
Total Gross Floor Area: 69,825 sq.ft. ±
Total Floor Area Ratio: 35.0 percent
- Setbacks are displayed on the individual parcels within the PUD, or outlined in the Parcel description.
- Parcel 1 shall be limited to Government Services and Safety Services as defined in the Unified Zoning Code.
- Access shall be as indicated in the CUP plan with a single access to 13th St within the west 200' of the frontage.
- All signs allowed by right in the GO "General Office" zoning shall be permitted for use in Parcel 1 with exception of one backlit 100 sq ft monument sign that is 16 feet in height and one backlit 80 sq ft building sign.
- Parking for uses in Parcel 1 shall adhere to the requirements stated in the Unified Zoning Code (UZC).
- Screening for this site shall be provided in accordance with Article IV of the Zoning Code, with the following exceptions:
 - no screening fence shall be required around the West and South property lines where abutting open area of adjacent property.
 - rooftop mechanical equipment, trash receptacles and other outdoor equipment shall be appropriately screened from ground view.
- Landscaping for this site shall be provided in accordance with Article IV of the Zoning Code, with the following exceptions:
 - a landscape buffer and parking lot landscape requirements shall be required around the South property line where abutting open area of adjacent property.
 - area of parking within security fence as dictated on the drawing shall be exempt from parking lot screening requirements.
 - a landscape buffer and parking lot landscaping requirements shall not be required around the West property lines.
- All new utilities shall be installed underground.
- All outdoor lighting shall be at a maximum height of 16 feet and employ cut-off luminaries to minimize light trespass and pollution, and will be aimed or shielded away from neighboring properties.
- A Drainage Plan shall be submitted to the appropriate governing body for approval. Required guarantees drainage shall be provided at the time of platting improvements.
- Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.
- 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.
- The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- The design layout shown on the plan illustrates one development concept. Modifications to the size and/or location of improvements, building layout, and/or access locations may be permitted, provided they meet all requirements of this plan. This plan envisions the development of a mixed-use facility, as shown on the plan; however, in the event additional uses within separate buildings are proposed, the applicant shall submit a revised site plan to the Planning Department for review. If such modifications are determined by the Planning Department, with the concurrence of the Zoning Administrator, to be significant, the owner shall be required to file for an administrative adjustment to the P.U.D. If the change is considered greater than what can be approved administratively, the owner shall be required to file an amendment to the P.U.D., which shall be submitted to the Planning Commission for their consideration.

PROJECT DESCRIPTION:

The Planned Unit Development allows a certain level of flexibility with site development regulations that would otherwise not be permitted under the existing zoning. The intent of this PUD is to permit Government Services and Safety Services to develop a police substation on this parcel.

PARCEL 1

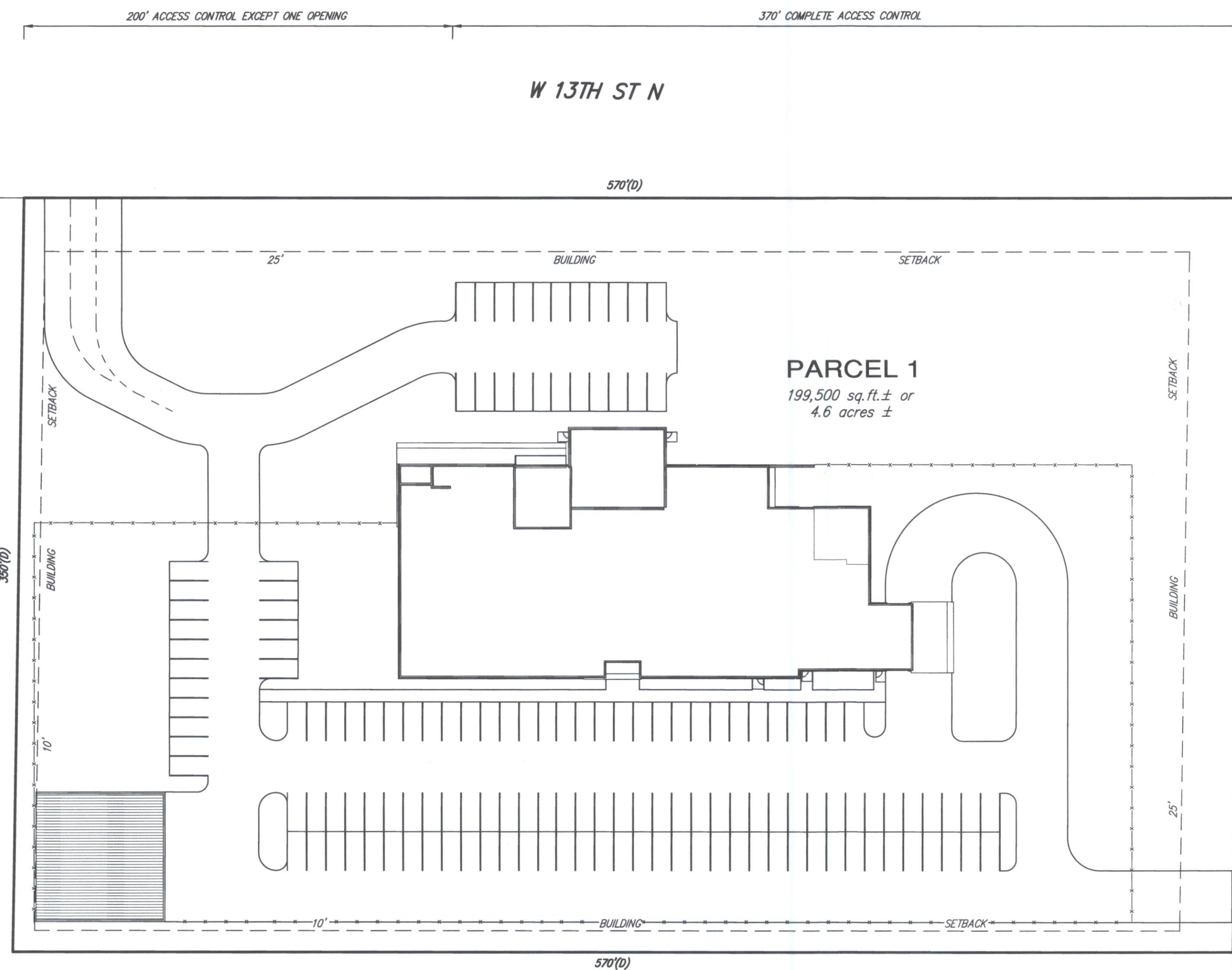
- | | |
|-------------------------------|------------------------------------|
| A. Net Area: | 199,500 sq.ft. ±
or 4.6 acres ± |
| B. Maximum Building Coverage: | 69,825 sq.ft. ±
or 35 percent |
| C. Maximum Gross Floor Area: | 69,825 sq.ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum building height: | 45 feet |
| F. Setbacks: | Per Drawing |
| G. Permitted Uses: | See General Provision #3 |

LEGAL DESCRIPTION:

The East 570.00 feet of the North 350.00 feet of Lot 1, Northwest High School Addition, Wichita, Sedgwick County, Kansas

REVISIONS

Approved by MAPC (PUD2024-00017):	October 24, 2024
Approved by City Council:	December 3, 2024



SCALE: 1" = 40'

APPROVED PUD
MAPC 12-10-2024
[Signature] 4 of 4

PUD #134
WEST PATROL STATION
PLANNED UNIT DEVELOPMENT

BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com



**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

City of Wichita
Attn: Migwi Karugu
455 North Main Street
Wichita, KS 67202

December 4, 2024

RE: PUD2024-00017 – Zone Change request in the City from SF-5 Single-Family Residential to PUD #134 to establish the West Patrol Station PUD; generally located on the southwest corner of West 13th Street North and North Country Acres Avenue.

Dear applicant,

At its regular meeting on **December 3, 2024**, the Wichita City Council heard the above captioned request. The action of the WCC was to **APPROVE** the request, 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 #134 West Patrol 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 application, please contact our office at 316-268-4421.

Sincerely,

A handwritten signature in cursive script that reads 'Christina Rieth'.

Christina Rieth
Current Plans
Associate Planner

Cc: Baughman Company, attn: Phil Meyer, 315 South Ellis Street, Wichita, KS 67211
J.V. Johnston, Councilmember District V
Teresa Veazey, CSR District V
MABCD

PUD #134 Text Approved by WCC

WEST PATROL STATION
Planned Unit Development No. 134
Case Number: PUD2024-00017

PROJECT DESCRIPTION: The Planned Unit Development allows a certain level of flexibility with site development regulations that would otherwise not be permitted under the existing zoning. The intent of this PUD is to permit Government Services and Safety Services to develop a police substation on this parcel.

GENERAL PROVISIONS:

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3. Parcel 1 shall be limited to Government Services and Safety Services as defined in the Unified Zoning Code.
4. Access shall be as indicated in the CUP plan with a single access to 13th/ St within the west 200' of the frontage.
5. All signs allowed by right in the GO "General Office" zoning shall be permitted for use in Parcel 1 with exception of one backlit 100 sq ft monument sign that is 16 feet in height and one backlit 80 sq ft building sign.
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12. Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.
13. The Transfer of Title of all or any portion of land included within the Planned Unit Development (or any

amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.

14. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
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Wichita-Sedgwick County Metropolitan Area Planning Department

City of Wichita
Attn: Migwi Karugu
455 North Main Street
Wichita, KS 67202

October 25, 2024

RE: PUD2024-00017 – Zone Change request in the City from SF-5 Single-Family Residential to PUD #134 to establish the West Patrol Station PUD; generally located on the southwest corner of West 13th Street North and North Country Acres Avenue.

Dear applicant,

At its regular meeting on **October 24, 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:

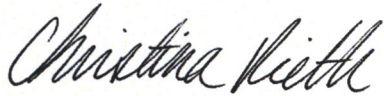
1. The PUD shall be developed in accordance with the approved PUD language.
2. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #134 West Patrol Planned Unit Development) has special conditions for development on the property.
3. A 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 **November 7, 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 **November 7, at 5:00 p.m.** The City Clerk's office is located at 455 North Main Street, Wichita, KS 67202.

This application will be heard by the District Advisory Board (DAB) V on **Monday, November 4, 2024**, beginning at **6:00 p.m.** at the Wichita Water Works Building, 2120 North Hoover Road, Wichita, KS 67212. For more information on the meeting, please contact Teresa Veazey, Community Services Representative for District V, at TCVeazey@wichita.gov or 316-352-4886. Lastly, this application will be presented to the Wichita City Council on **Tuesday, November 19, 2024**, beginning at **9:00 a.m.** for final action. The meeting will take place at 455 North Main Street, Wichita, KS 67202.

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 316-268-4421.

Sincerely,



Christina Rieth
Current Plans
Associate Planner

Cc: Baughman Company, attn: Phil Meyer, 315 South Ellis Street, Wichita, KS 67211
J.V. Johnston, Councilmember District V
Teresa Veazey, CSR District V
MABCD

PUD #134 Text Approved by MAPC

WEST PATROL STATION
Planned Unit Development No. 134
Case Number: PUD2024-00017

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December 13, 2024

ORDINANCE NO. 52-581

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. PUD2024-00017

Zone change request from SF-5 Single-Family Residential District to PUD Planned Unit Development, subject to the general provisions of PUD #134, on property legally described as:

The East 570 feet of the North 350 feet of Lot 1, Northwest High School Addition to Wichita, Sedgwick County, Kansas.

The West Patrol Planned Unit Development (PUD #134) shall be subject to the following conditions:

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

PROJECT DESCRIPTION: The Planned Unit Development allows a certain level of flexibility with site development regulations that would otherwise not be permitted under the existing zoning. The intent of this PUD is to permit Government Services and Safety Services to develop a police substation on this parcel.

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2. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #134 West Patrol 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 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 15th day of December, 2024.

Lily Wu
Lily Wu, Mayor, City of Wichita

ATTEST:

Shinita Rice
Shinita Rice, Deputy City Clerk



(SEAL)

Approved as to form:

Jennifer Magaña
Jennifer Magaña, City Attorney and Director of Law



AFFIDAVIT OF PUBLICATION

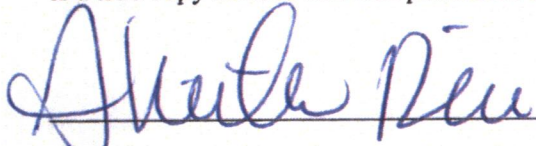
State of Kansas, Sedgwick County, ss:

Shinita Rice, Deputy City Clerk

Being first duly sworn, deposes and says:

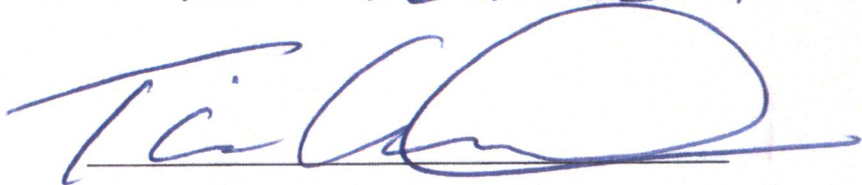
That I, Shinita Rice, Deputy City Clerk of the City of Wichita, Kansas has published the attached notice on the City of Wichita website, www.wichita.gov/LegalNotices, which website is designated as the official City News Outlet Publication Site for the City of Wichita, Kansas by Charter Ordinance No. 240 effective September 4, 2024.

That the attached Notice of Public Hearing / Ordinance No. 52-581 / Resolution No. _____ is a true copy thereof and was published on such website beginning on the 13th day of December, 2024.



Signature

SUBSCRIBED AND SWORN to before me this 13 day of December 2024



Notary Public



(seal)

City Clerk's Office

City Hall • 13th Floor • 455 N. Main • Wichita, Kansas 67202

316.268.4529

www.wichita.gov



Sedgwick County
Register of Deeds - Tonya Buckingham
Doc.#/Flm-Pg: 30353554

Receipt #: 2456524
Pages Recorded: 2

Recording Fee: \$38.00

Cashier: clott

Authorized By: *Tonya Buckingham*

Date Recorded: 12/19/2024 02:39:43 PM



NOTICE OF PLANNED UNIT DEVELOPMENT

THIS NOTICE made this 18th day of December, 2024,
by the City of Wichita, Kansas, a Municipal Corporation, hereinafter called
"Declarant",

WITNESSETH

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

The East 570.00 feet of the North 350.00 feet of Lot 1, Northwest High
School Addition, Wichita, Sedgwick County, Kansas.

and

WHEREAS, Declarants are desirous to file notice that a planned unit
development plan approved by the Wichita City Council is on file with the Metropolitan
Area Planning Department, known as West Patrol Station Planned Unit Development
(PUD-134).

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

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

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

EXECUTED the day and year first written above.

COPY

THE CITY OF WICHITA
A Municipal Corporation

By: *Lily Wu*
Lily Wu, Mayor

ATTEST:

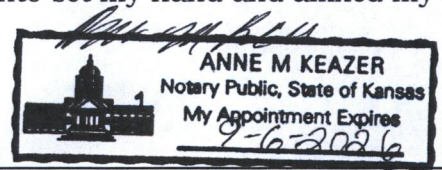
Shinita Rice
Shinita Rice, Deputy City Clerk



STATE OF KANSAS)
COUNTY OF SEDGWICK) SS:

BE IT REMEMBERED, that on this 18th day of December, 2024, before me, the undersigned, a Notary Public, in and for the County and State aforesaid, came Lily Wu, as Mayor of the City of Wichita, Kansas, a municipal corporation, and Shinita Rice, as Deputy City Clerk, personally known to me to be the same person(s) who executed the within instrument of writing and such person(s) duly acknowledged the execution of the same.

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



Notary Public

(My Appointment Expires: 9-6-2026)



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	619594	Print Legal Ad-IPL02081970 - IPL0208197	ORD 52-581	\$147.79	3	82 L

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

srice@wichita.gov

OCA 150004 PUBLISHED AT WICHITA.GOV/LEGALNOTICES ON DECEMBER 13, 2024
 ORDINANCE NO. 52-581

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:

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a. no screening fence shall be required around the West and South property lines where abutting open area of adjacent property;

b. Rooftop mechanical equipment, trash receptacles and other outdoor equipment shall be appropriately screened from ground view.

8. Landscaping for this site shall be provided in accordance with Article IV of the Zoning Code, with the following exceptions:

a. A landscape buffer and parking lot landscape requirements shall be required around the South property line where abutting open area of adjacent property.

b. Area of parking within security fence as dictated on the drawing shall be exempt from parking lot screening requirements.

c. A landscape buffer and parking lot landscaping requirements shall not be required around the West property lines.

9. All new utilities shall be installed underground.

10. All outdoor lighting shall be at a maximum height of 16 feet and employ cut-off luminaires to minimize light trespass and pollution and will be aimed or shielded away from neighboring properties.

11. A Drainage Plan shall be submitted to the appropriate governing body for approval. Required guarantees drainage shall be provided at the time of platting improvements.

12. Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.

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

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

15. The design layout shown on the plan illustrates one development concept. Modifications to the size and/or location of improvements, building layout, and/or access locations may be permitted, provided they meet all requirements of this plan. This plan envisions the development of a mixed-use facility, as shown on the plan; however, in the event additional uses within separate buildings are proposed, the applicant shall submit a revised site plan to the Planning Director for review. If such modifications are determined by the Planning Department, with the concurrence of the Zoning Administrator, to be significant, the owner shall be required to file for an administrative adjustment to the P.U.D. If the change is considered greater than what can be approved administratively, the owner shall be required to file an amendment to the P.U.D., which shall be submitted to the Planning Commission for their consideration.

2. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #134 West Patrol 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 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 10th day of December, 2024.

Lily Wu, Mayor, City of Wichita

ATTEST:

Shinita Rice, Deputy City Clerk

(SEAL)

Approved as to form:

Jennifer Magana, City Attorney and Director of Law

IPL0208197

Dec 13 2024

In The STATE OF KANSAS
 In and for the County of Sedgwick
 1 insertion(s) published on:
 12/13/24

STATE OF KANSAS)

SS

County of Sedgwick)

Mary Castro, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 12/13/2024 to 12/13/2024.

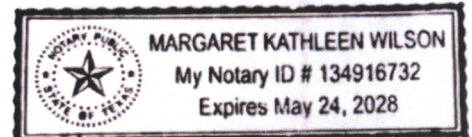
Mary Castro

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

DATED: 12/13/2024

Margaret K. Wilson

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



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



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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
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Attention: Mandy Hebert

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

MHEBERT@wichita.gov

OCA 150004
Published in The Wichita Eagle on October 2, 2024
(One Time Only)
MAPC/BZA October 24, 2024
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, October 24, 2024, no earlier than 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held in person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation is encouraged (see instructions below). Virtual participation is not available. If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421. Full notice can be found at www.wichita.gov/LegalNotices.

CON2024-00210: Conditional Use request in the City to allow Ancillary Parking on property zoned TF-3 Two-Family Residential District, generally located on the west side of South Clifton Street, within 200 feet south of East Douglas Avenue (123 & 125 South Clifton, and 3344 E. Oakland).

CON2024-00212: Conditional Use request in the City to allow an Entertainment Establishment (Event Venue which could have entertainment and alcohol) on property zoned LC Limited Commercial District, generally located on the northeast corner of West Pawnee and South Seneca (1040 West Pawnee).

CUP2024-00033: CUP Amendment in the City to CUP DP-317 to allow Warehouse, Self-Service Storage, change building size and height, and exempt Parcel 2 from architectural controls, generally located on the west side of North 127th Street East, within 400 feet south of East 21st Street North.

PUD2024-00017: Zone Change request in the City from SF-5 Single-Family Residential to PUD #134 to establish the West Patrol Station PUD; generally located on the southwest corner of West 13th Street North and North Country Acres Avenue.

PUD2024-00018: Zone change request in the City from LC Limited Commercial District to PUD Planned Unit Development #132 to allow for mixed-use development, generally located on the southeast corner of East Central Avenue and North Oliver Road (4801 East Central Avenue).

PUD2024-00019: Major Amendment to PUD #55 to increase the capacity from 850 to 2,066, generally located on the south side of East Douglas Avenue, within 100 feet east of North Hillside Avenue (3207 East Douglas Avenue).

PUD2024-00020: Zone change request from LC Limited Commercial to PUD Planned Unit Development #133 to permit basic industry, warehousing, and freight terminal with custom development standards, located on the east side of South Seneca St., within 500 feet north of West 47th St. South (4720 South Seneca St).

VAC2024-00044: Vacation request in the City to vacate a portion of platted access control to permit a 3rd driveway for future EMS station on property zoned LC Limited Commercial, located on the south side of West 13th Street North and within one-half mile west of North Meridian Avenue.

VAC2024-00045: Vacation request in the City to vacate a portion of a platted streetside setback, generally located on the 255 meters northeast side of South Broadway Avenue and East 55th Street South (5505 S Emporia Ave).

VAC2024-00047: Vacation request in the City of a platted access control; Generally located on the southwest corner of West 13th Street North and North Country Acres Avenue.

VAC2024-00048: Vacation request to vacate the plat's text for Reserves A and B, generally located on the south side of East Stonybrook Street, within 275 feet west of North 127th Street East.

VAC2024-00049: Vacation request to vacate the north 20 feet of the south 30 feet of the platted setback to create room for a receiving dock and trash enclosures, generally located on the east side of South Seneca Street, within 500 feet north of West 47th Street South (4720 South Seneca).

ZON2024-00048: Zone change request in the City from TF-3 Two-Family Residential District to MF-18 Multi-Family Residential District to convert the garage into a third dwelling unit, generally located on the east side of South Main Street, within 150 feet north of East Osie Street (1650 South Main Street).

IPL0196927
 Oct 2 2024

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

1 insertion(s) published on:

10/02/24

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 10/02/2024 to 10/02/2024.

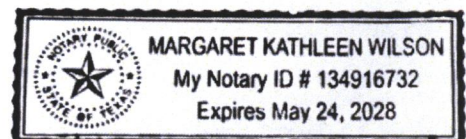
Mary Castro

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

DATED: 10/02/2024

Margaret K. Wilson

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



Extra charge for lost or duplicate affidavits.
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BACKGROUND: The applicant is requesting a zone change from Single-Family Residential District (SF-5) to PUD Planned Unit Development (PUD) to create the West Patrol Station Planned Unit Development (PUD #134). The subject site is 4.58 acres (570 feet by 350 feet) in size and is generally located on the southwest corner of West 13th Street North and North Country Acres Avenue. The subject site is currently undeveloped, but this site previously belonged to the adjacent high school and was sold to the applicant for the purpose of constructing a police station (Government Services and Safety Services).

The applicant is requesting the zone change to construct a new police station. The proposed PUD consists of one Parcel, whose use is limited to Government Services and Safety Services. Both uses are permitted by Conditional Use approval in all the site's existing zoning. The PUD allows uniform and custom provisions for the development. According to the site plan provided by the applicant, the development will have access from West 13th Street North and North Country Acres. The applicant is concurrently requesting to vacate a portion of the existing platted access control from West 13th Street North onto the site (VAC2024-00047) to permit one additional driveway. It is scheduled to be heard by the Metropolitan Area Planning Commission on October 24, 2024.

The applicant's proposed PUD requests several exceptions related to Government Services and Safety Services in SF-5 zoning, including lighting, screening, landscaping, signage, and setback requirements.

Lighting

The applicant is requesting to install outdoor lights that are up to 16 feet in height. This is one foot above the requirement set forth in Section IV-B.4 of the UZC, which allows lighting sources to be up to 15 feet in height when the property is within 200 feet of residential zoning. The property is adjacent to SF-5 zoning directly south and east of the property (across North Country Acres Avenue).

Screening and Landscaping

The PUD document requests exceptions from the screening and landscaping provisions normally required for Government Services and Safety Services in the current zoning. They request to omit a landscape buffer and screening requirements around the west and south property lines where abutting open area of adjacent property. The Wichita Landscape Ordinance requires nonresidential properties to screen where abutting SF-5 zoning. The adjacent school is zoned SF-5. Additionally, they are requesting an exemption from screening requirements for the parking area within the security fence and rooftop mechanical equipment. To continue harmonious development of the surrounding community, Planning staff does not support the exception for rooftop mechanical equipment screening. The provisions of the PUD with staff-recommended changes are attached to the end of this report.

Signage

The applicant requests to allow signs permitted by right in the GO General Office District zoning, with the exception of one 100-square-foot monument sign that is 16 feet in height and one 80-square-foot building sign. The applicant has not indicated where either of the signs will be placed on the property. GO zoning normally permits one ground or pole sign that feature less than 32 square feet of surface area for a single tenant and are less than 22 feet in height. If more than one tenant is on the zoning lot, the signs may be a minimum of 150 feet apart. Additionally, each tenant can have a sign surface area of 24 square feet, so long as the total sign surface area does not exceed 96 square feet. Under no circumstance shall the total sign surface area of all ground or pole signs on a zoning lot exceed one-half a square foot per linear foot of street frontage. No ground or pole sign shall be located closer than 15 feet to an adjacent property. All signs are limited to indirect or internal illumination of white light only and without flashing or moving images.

Setbacks

The PUD document proposes a 25-foot building setback along the north and east property lines, which face West 13th Street North and North Country Acres Avenue, respectively. The front setback requirement in the current SF-5 zoning is 25 feet, and the street side setback is 20 feet. The applicant requests the interior side and rear setbacks to be ten feet; the current zoning requires ten feet and 25 feet, respectively.

The character of the neighborhood is low-density residential and low-intensity commercial. Property to the north, across West 13th Street North, is zoned GO General Office District (GO) and B Multi-Family Residential District with CUP DP-217, and it is currently undeveloped. Property to the northwest is zoned GO and is developed with a medical office complex. Property to the south and west is zoned SF-5 and is developed with a high school. Properties to the east, across North Country Acres Avenue, are zoned SF-5 and developed with single-family residential dwellings.

CASE HISTORY: On April 14, 1977, the subject site was platted as part of the Northwest High School Addition. In 2014, Planning staff administratively approved an increase in height for the new gymnasium, from 35 feet to 42 feet, for the high school that previously owned this portion of the property (BZA2014-00054). In 2022, the high school was granted a Sign Code adjustment to allow an Electronic Message Sign on site (BZA2022-00043). The applicant is concurrently requesting to vacate a portion of the platted access control onto the site (VAC2024-00047). This request is scheduled to be heard by the Metropolitan Area Planning Commission on October 24, 2024.

ADJACENT ZONING AND LAND USE:

NORTH:	GO, B (CUP DP-217)	Undeveloped
SOUTH:	SF-5	High school
EAST:	SF-5	Single-family dwellings
WEST:	SF-5	High school

PUBLIC SERVICES: The site is adjacent to West 13th Street North, a four-lane arterial street with sidewalks on each side, and North Country Acres Avenue, a two-lane local street with a sidewalk on the east side. Municipal services, such as water and sewer, are available nearby and can be extended to accommodate the proposed development. Wichita Transit stops within one-half mile northwest of the subject site, on the northeast corner of West 13th Street North and North Tyler Road.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is in conformance with the *Community Investments Plan's* 2035 Wichita Future Growth Concept Map. The Map identifies the area to be appropriate for mostly "New Residential" uses, which the *Plan* describes as follows: "Encompasses areas of land that likely will be developed or redeveloped by 2035 with uses predominately found in the Residential category. Pockets of Major Institutional and Commercial uses likely will be developed within this area as well, based upon market-driven location factors." While the description in the *Plan* does not specify on how civic uses should be integrated into development patterns, the intensity of the proposed Government Services and Safety Services will be adjacent to the existing high school and thus concentrates the higher intensity uses along an arterial street.

The proposed rezoning is in conformance with the Land Use Compatibility Guidelines of the *Community Investments Plan*. One of the General Design guidelines recommends that "Industrial and major commercial land uses that generate pollution, odor, noise, light, safety hazards, and high levels of traffic should be located away from residential areas and developed with screening, buffering, and site design features sufficient to mitigate adverse impacts." Staff anticipates that the proposed use will increase light pollution and traffic in the area. The site will maintain screening and landscaping along North Country Acres Avenue, which is developed with residential dwellings on the east side.

RECOMMENDATION: Based on the information available at the time of the public hearing, staff recommends **APPROVAL** of the application subject to provisions of the West Patrol Station Planned Unit Development PUD #134 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 #134 West Patrol 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 low-density residential and low-intensity commercial. Property to the north, across West 13th Street North, is zoned GO General Office District (GO) and B Multi-Family Residential District with CUP DP-217, and it is currently undeveloped. Property to the northwest is zoned GO and is developed with a medical office complex. Property to the south and west is zoned SF-5 and is developed with a high school. Properties to the east, across North Country Acres Avenue, are zoned SF-5 and developed with single-family residential dwellings.
2. The suitability of the subject property for the uses to which it has been restricted: The subject site is zoned SF-5, which allows Government Services and Safety Services as a Conditional Use. The applicant requests several exceptions to the provisions required by the Conditional Use, particularly with lighting, screening, and landscaping, that would normally require a Variance.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: The requested exceptions to screening and landscaping should improve the area and increase the visibility from the proposed police station. The requested modifications to standards are not likely to have significant detrimental impacts on neighboring properties.
4. Length of time the property has been vacant as currently zoned: The subject site has never been developed. It was previously a greenfield pertaining to the adjacent high school.
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 the creation of a new police station, which would result in an increase in safety in the area. Denial of the application may result in the loss of use of the applicant's property.
6. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The requested rezoning is in conformance with the *Community Investments Plan*, as discussed in the staff report.
7. Impact of the proposed development on community facilities: The new development may require an extension of municipal services and will likely result in an increase in traffic in the immediate area.
8. Opposition or support of neighborhood residents: At the time of the publication of the staff report, staff did not receive any comments from the public on the requested zone change.

Attachments:

1. PUD #134 Text
2. PUD Drawing
3. Aerial Map
4. Zoning Map
5. Land Use Map
6. Photos

PUD #134 Text

Staff-recommended changes are in red.

WEST PATROL STATION
Planned Unit Development No. 134
Case Number: PUD2024-00017

PROJECT DESCRIPTION: The Planned Unit Development allows a certain level of flexibility with site development regulations that would otherwise not be permitted under the existing zoning. The intent of this PUD is to permit Government Services and Safety Services to develop a police substation on this parcel.

GENERAL PROVISIONS:

1. Total Land Area: 199,500 square feet or 4.6 acres
Total Gross Floor Area: 69,825 square feet
Total Floor Area Ratio: 35.0 percent
2. Setbacks are displayed on the individual parcels within the PUD or outlined in the Parcel description.
3. Parcel 1 shall be limited to Government Services and Safety Services as defined in the Unified Zoning Code.
4. Access shall be as indicated in the CUP plan with a single access to 13th/ St within the west 200' of the frontage.
5. All signs allowed by right in the GO "General Office" zoning shall be permitted for use in Parcel 1 with exception of one backlit 100 sq ft monument sign that is 16 feet in height and one backlit 80 sq ft building sign.
6. Parking for uses in Parcel 1 shall adhere to the requirements stated in the Unified Zoning Code (UZC).
7. Screening for this site shall be provided in accordance with Article IV of the Zoning Code, with the following exceptions:
 - a. no screening fence shall be required around the West and South property lines where abutting open area of adjacent property.'
 - b. ~~rooftop mechanical equipment shall not be required to be screened.~~ Trash receptacles and other outdoor equipment shall be appropriately screened from ground view.
8. Landscaping for this site shall be provided in accordance with Article IV of the Zoning Code, with the following exceptions:
 - a. no landscape buffer shall be required around the West and South property lines where abutting open area of adjacent property.
 - b. area of parking within security fence as dictated on the drawing shall be exempt from parking lot screening requirements.
 - c. parking lot landscaping requirements shall not be required around the West and South property lines.
9. All new utilities shall be installed underground.
10. All outdoor lighting shall be at a maximum height of 16 feet and employ cut-off luminaries to minimize light trespass and pollution, and will be aimed or shielded away from neighboring properties.
11. A Drainage Plan shall be submitted to the appropriate governing body for approval. Required guarantees drainage shall be provided at the time of platting improvements.
12. Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.

13. The Transfer of Title of all or any portion of land included within the Planned Unit Development (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
14. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
15. The design layout shown on the plan illustrates one development concept. Modifications to the size and/or location of improvements, building layout, and/or access locations may be permitted, provided they meet all requirements of this plan. This plan envisions the development of a mixed-use facility, as shown on the plan; however, in the event additional uses within separate buildings are proposed, the applicant shall submit a revised site plan to the ~~Planning Department~~ **Planning Director** for review. If such modifications are determined by the Planning Department, with the concurrence of the Zoning Administrator, to be significant, the owner shall be required to file for an administrative adjustment to the P.U.D. If the change is considered greater than what can be approved administratively, the owner shall be required to file an amendment to the P.U.D., which shall be submitted to the Planning Commission for their consideration.

PARCEL 1

- | | |
|-------------------------------|----------------------------------|
| A. Net Area: | 199,500 square feet or 4.6 acres |
| B. Maximum Building Coverage: | 69,825 square feet or 35 percent |
| C. Maximum Gross Floor Area: | 69,825 square feet |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum Building Height: | 45 feet |
| F. Setbacks: | Per drawing |
| G. Permitted Uses: | See General Provision #3 |

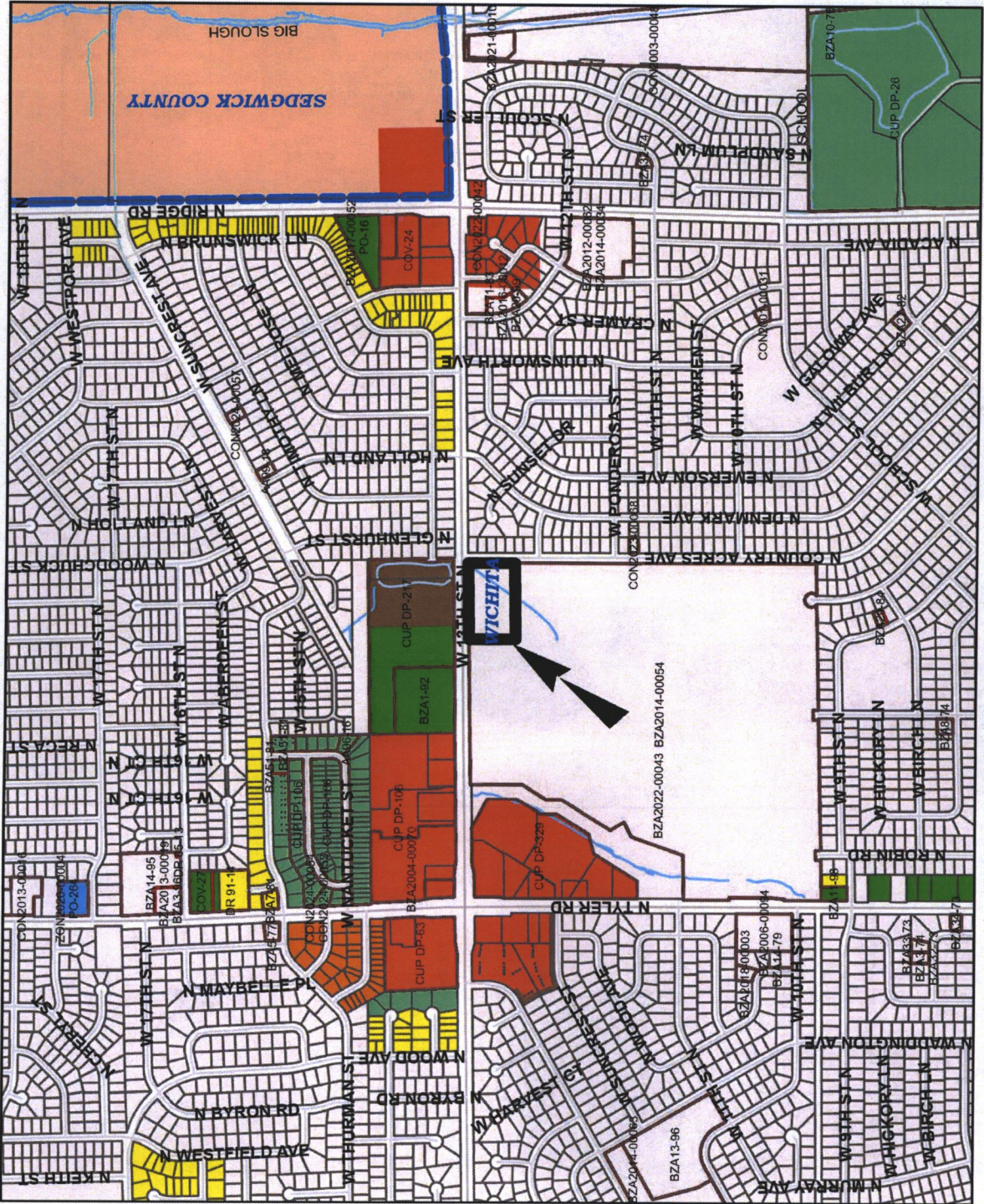
LEGAL DESCRIPTION

The East 570.00 feet of the North 350.00 feet of Lot 1, Northwest High School Addition, Wichita, Sedgwick County, Kansas.





- ZONING**
- 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

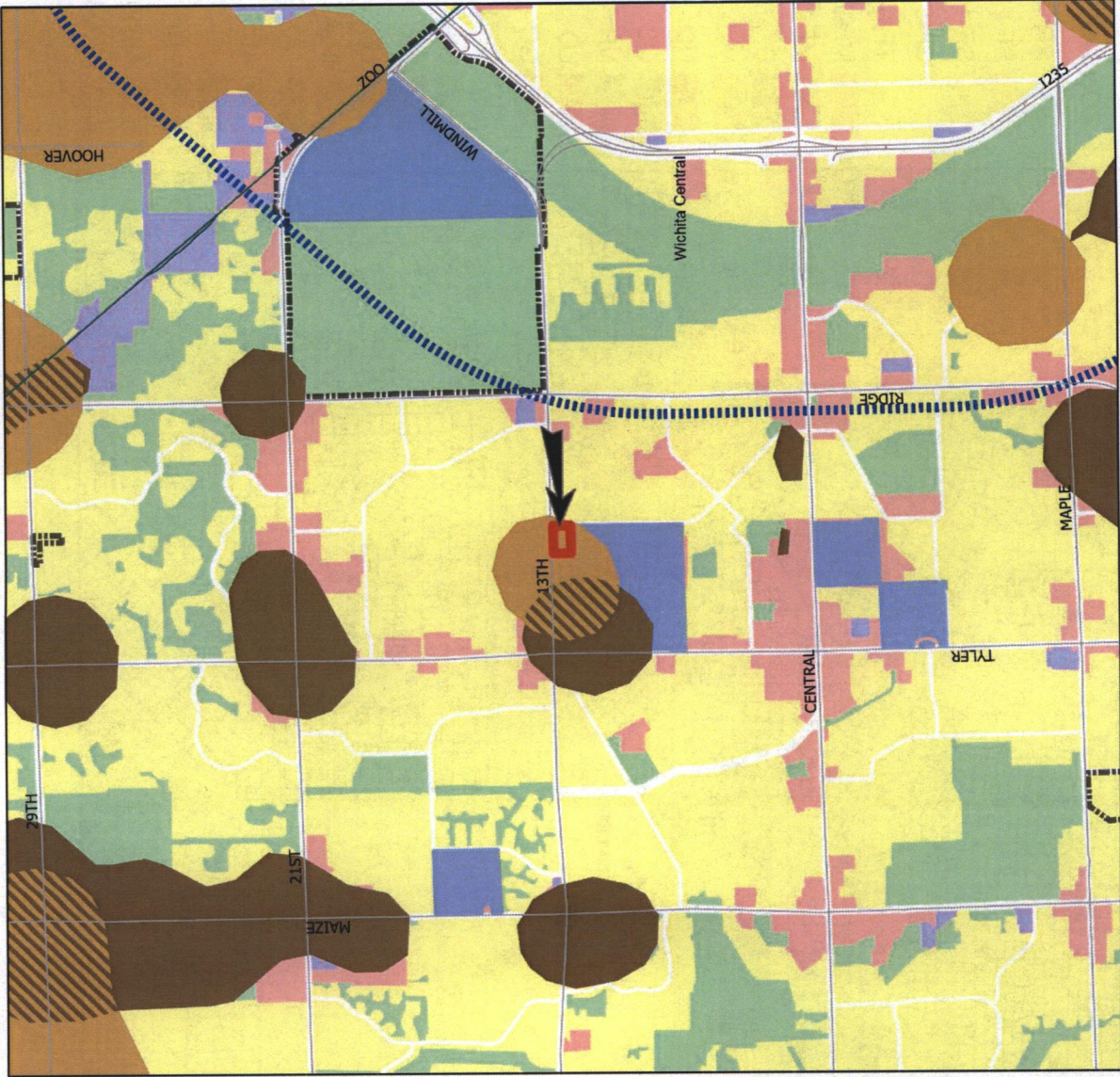


2035 Wichita Future Growth Concept Map

- Legend**
- Established Central Area
 - Residential and Employment Mix
 - New Employment
 - New Residential
 - Wichita City Limits
 - Other Cities
 - Northwest Bypass Right-of-Way
 - 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
 - Application Area



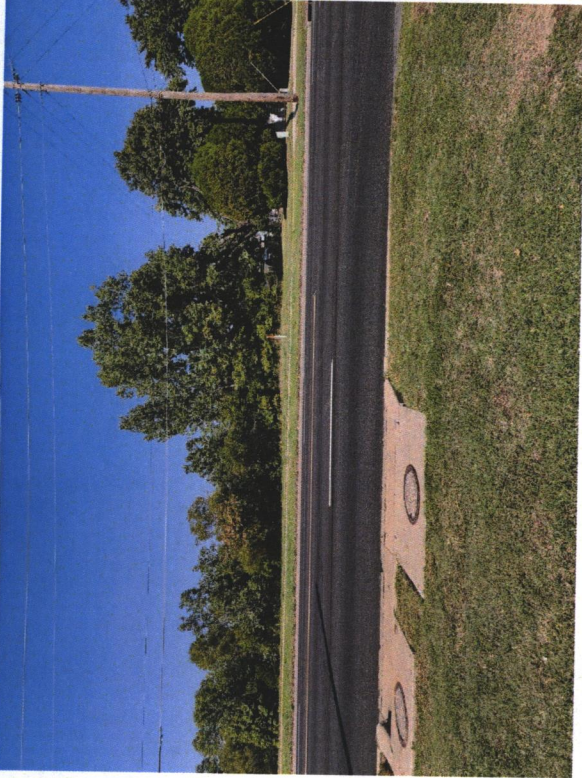
Map prepared by the Metropolitan Area Planning Commission, 1235 North Central, Wichita, Kansas 67202. Map data derived from various sources including the U.S. Department of Agriculture, National Wetlands Inventory, and the U.S. Geological Survey, National Wetlands Inventory. Map is for informational purposes only and does not constitute a contract or offer of any kind. All rights reserved.



Looking south towards site



Looking north away from site



Looking south away from site



Looking east away from site

