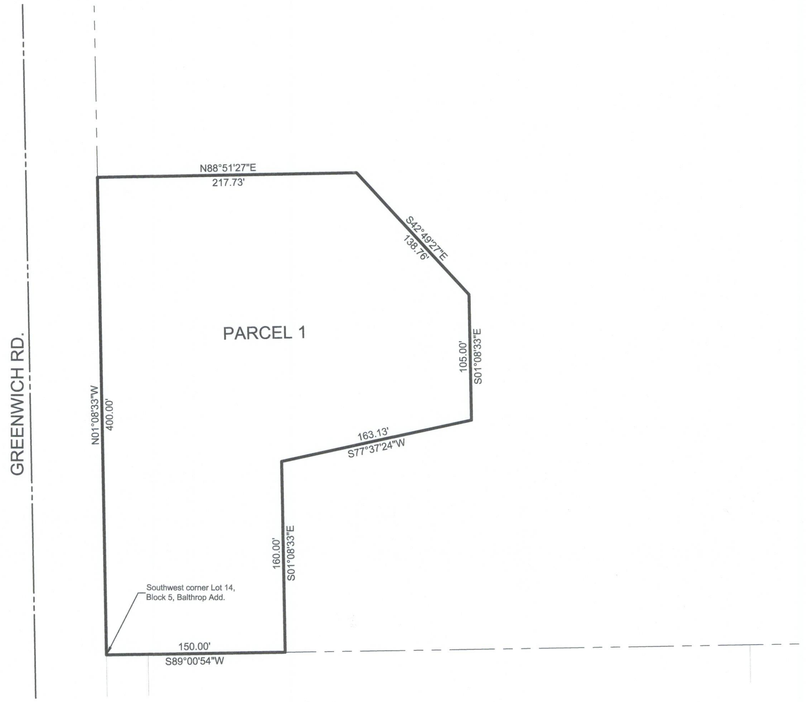
DEVELOPMENT GUIDELINES

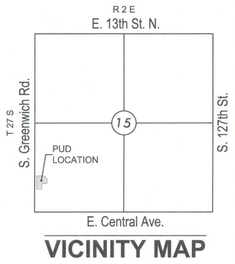
General Provisions

PUD Purpose Statement:

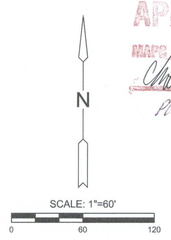
The purpose of this PUD and these general provisions is to create a unique development that allows for an outdoor amphitheater adjoining and accessory to Holy Cross Lutheran Church and School located at 600 N. Greenwich Road. The PUD shall integrate into the existing adjoining SF-5 zoning that the church and school reside on, while allowing the use of Auditorium or Stadium and accessory/complementary uses to the overall existing ownership of Holy Cross Lutheran Church and School. The overall goal of these provisions is to provide for an orderly transition from the current land use of SF-5 single-family residential and the proposed uses. This PUD provides for unique parking requirements, land uses, signage, noise, landscape requirements, lighting, and setbacks.

1. Area: This PUD contains a gross land area of 2.09 acres or 91,182 square feet.
2. Parcel Description:
   - Parcel 1
   - Gross Area = 2.09 Ac. or 91,182 sq. ft.
   - Maximum Height = As per "GC" General Commercial Zoning District and subject to Section 28.08 Airport Hazard Zoning Code of the Wichita Municipal Code.
   - Maximum Building Coverage = 50% or 45,591 sq. ft.
   - Max. Gross Floor Area = 75% or 68,387 sq. ft.
   - Minimum Lot Width: 0 feet
   - Minimum Building Setbacks:
     - Front: 20 Feet along Greenwich Rd.
     - Sides: 0 Feet
     - Rear: 0 Feet
3. Land Uses and Development Standards:
   The following uses are permitted for Parcel 1:
   - A. All allowed uses permitted by right within the SF-5 Single-Family Residential Zoning District.
   - B. Additionally, the following uses are allowed: Auditorium or Stadium, Accessory Parking, Community Assembly, and Event Center in the City.
   - C. Entertainment Establishment in the City and Night Club in the City are prohibited uses.
   - D. The land uses permitted by the PUD are only those uses permitted by right and not by conditional use unless specifically identified herein.
   - E. The subject property shall be exempt from all Compatibility Standards to the adjoining SF-5 Single-Family zoning district.
4. Landscaping:
   - A. Landscaping shall not be required along the north, west, east, or south sides of the development, as long as the existing ownership of Parcel 1 is the same as the adjoining property located at Lot 14, Block 5, Balthrop Addition, Sedgwick County, Kansas.
6. Screening:
   - A. Solid screening is not required on the boundary of the PUD.
   - B. Screening is required for any roof-mounted equipment.
   - C. Screening is required from ground-level-view for any parking, equipment, loading/unloading areas, trash receptacles, and/or outdoor work/storage areas, in accordance with Section IV-B.3.e. of the Unified Zoning Code.
7. Parking and Transportation:
   - A. Minimum Off-Street Parking Requirements: There are no parking requirements for any use on Parcel 1. Any off-street parking for uses on Parcel 1 that are off-site of Parcel 1 shall be properly zoned and developed. Such off-site parking agreements may include shuttle services, as needed.
   - B. Sidewalk connectivity to Greenwich Rd. is not required.
8. Lighting:
   - A. Light pole heights shall be limited to 35 feet, with no restrictions within 200 feet of residential zoning districts.
   - B. Cut-off luminaries that minimize light trespass and glare are not required due to proximity to residential land uses. Lighting shall be aimed or shielded such that the light source is not visible from SF-5 Single-Family Residential District zoning, with the exception of Lot 14, Block 5, Balthrop Addition, Sedgwick County, Kansas.
9. Signage:
   - A. Shall be as per the Sign Code of the City of Wichita for "GC" General Commercial Zoning District.
   - B. Electronic Message Signs (EMS) are allowed along Greenwich Road frontage.
   - C. Signs advertising activities associated with a Church or Place of Worship and/or School, located at Lot 14, Block 5, Balthrop Addition, Sedgwick County, Kansas, commonly known as 600 N. Greenwich Rd. Wichita, KS 67206 are permitted. Billboards, portable signs, and off-site signs are prohibited.
10. Utilities:
    - A. All new utilities shall be installed underground.
11. Title: The transfer of the title on all or any portion of the land included in the Planned Unit Development does not constitute a termination of the plan or any portion thereof; but said plan shall run with the land and be binding upon the present owners, their successors, and assigns.
12. 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.
13. Any major changes within this Planned Unit Development shall be submitted to the Planning Commission and the Governing Body for their consideration. Amendments, adjustments, or interpretations of the PUD shall be done in accordance with the Unified Zoning Code.
14. A certificate or Notice of PUD is required to be recorded with the Sedgwick County Register of Deeds Office upon approval of the PUD.





VICINITY MAP



APPROVED PUD
DATE: 7-10-2025
4 OF 4
PUD2025-09

LEGAL DESCRIPTION

A tract of land lying within a portion of Lot 14, Block 5, Balthrop Addition, an addition to Wichita, Sedgwick County, Kansas, as described by Allen D. Lowry, Professional Surveyor, License Number 755, on March 31, 2025, based on the plat, and said tract of land being described as follows:

BEGINNING at the southwest corner of said Lot 14, thence along the west line thereof on a platted bearing of N01°08'33"W, 400.00 feet; thence N88°51'27"E, 217.73 feet; thence S42°49'27"E, 138.76 feet; thence S01°08'33"E, 105.00 feet; thence S77°37'24"W, 163.13 feet; thence S01°08'33"E, 160.12 feet to the south line of said Lot 14; thence along said south line, S89°03'40"W, 150.00 feet to the POINT OF BEGINNING.

CASE HISTORY

Orig. Case No. PUD2025-00009 Date: Aug. 12, 2025

PLANNED UNIT DEVELOPMENT NO. 144

HOLY CROSS LUTHERAN CHURCH AND SCHOOL

OWNER/DEVELOPER: The Holy Cross Evangelical Lutheran Church of Wichita, Kansas 600 N. Greenwich Rd. Wichita, KS 67206-2633 (316) 684-5201

MKEC
Wichita, KS • 316.684.9600