

HARRY CROSSINGS

APPROVED BY SEDGWICK COUNTY BOARD OF COMMISSIONERS ON FEBRUARY 18, 2026



JAY D. O'DELL
25890

PLANNED UNIT DEVELOPMENT (PUD-154)

SITE DATA

AREA: 26.22 ACRES

LEGAL DESCRIPTION

NW¼ NW¼ EXC E 395 FT & EXC RDS ON N & W SEC 36-27-2E

PROJECT DESCRIPTION

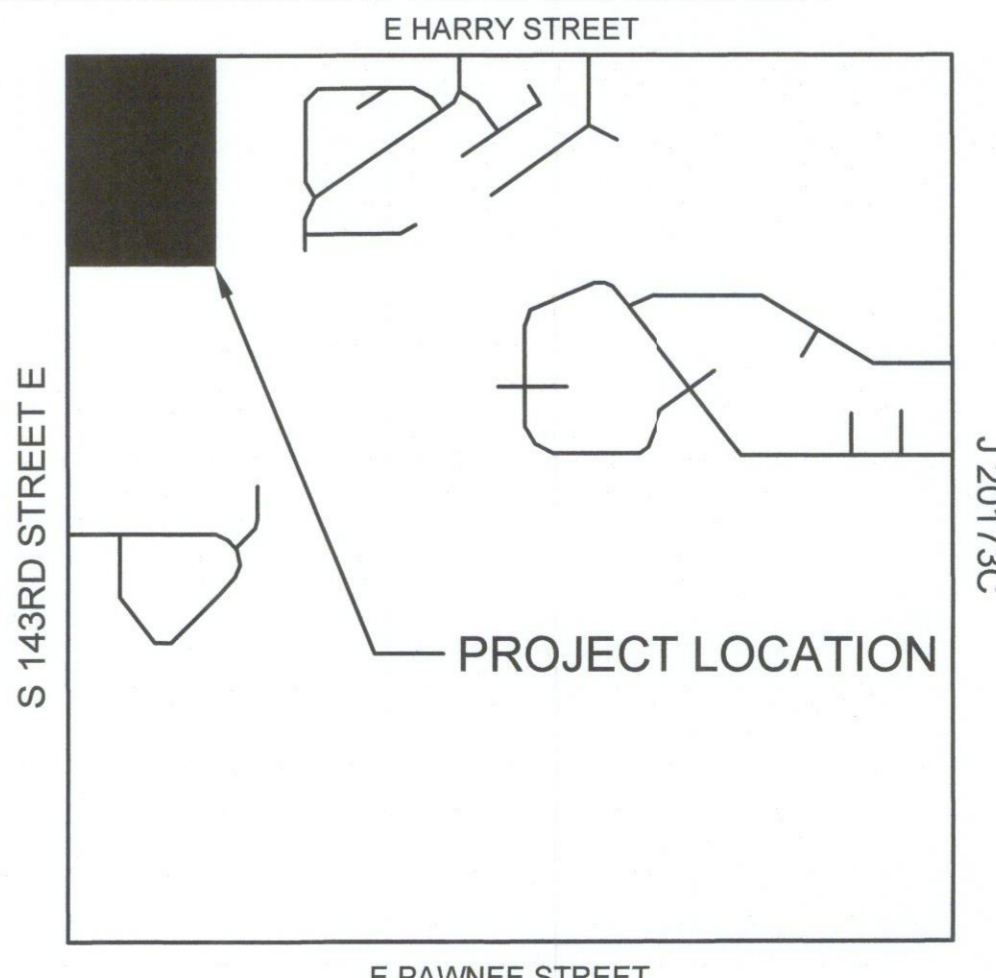
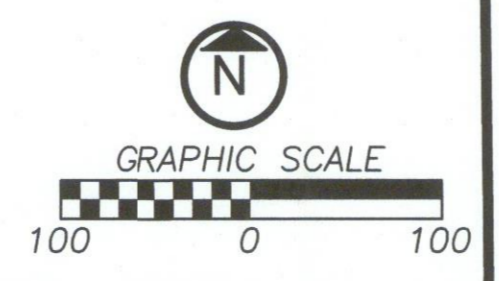
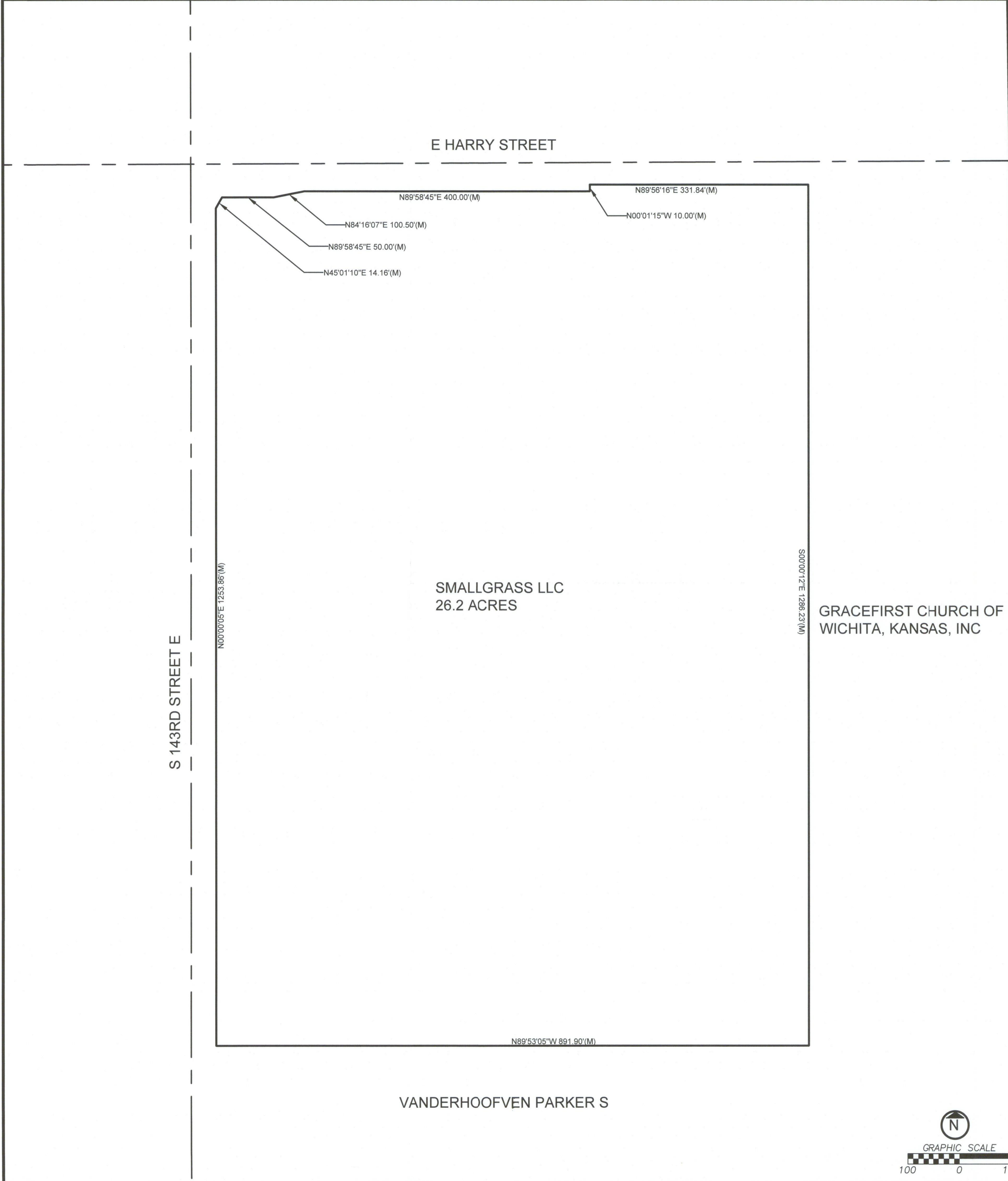
THIS PLANNED UNIT DEVELOPMENT 154 (PUD #154) IS INTENDED TO CREATE A MIXED USE RESIDENTIAL AND COMMERCIAL/OFFICE PROJECT THROUGH FLEXIBLE DEVELOPMENT REGULATIONS WHICH WOULD NOT BE POSSIBLE OTHERWISE PER THE SINGLE-FAMILY, MULTI-FAMILY OR LIMITED COMMERCIAL ZONING DISTRICTS AS DEFINED IN THE UNIFIED ZONING CODE (UZC).

PERMITTED USE

SINGLE-FAMILY USES, MULTI-FAMILY USES, COMMERCIAL USES PERMITTED IN THE LC LIMITED COMMERCIAL DISTRICT, AND/OR COMBINATION THEREOF, EXCLUDING RECYCLING COLLECTION STATION (PUBLIC AND PRIVATE); MARINE FACILITY, RECREATIONAL; AND SEXUALLY ORIENTED BUSINESS. USES PERMITTED ARE LIMITED TO THOSE PERMITTED BY-RIGHT AND NOT BY CONDITIONAL USE.

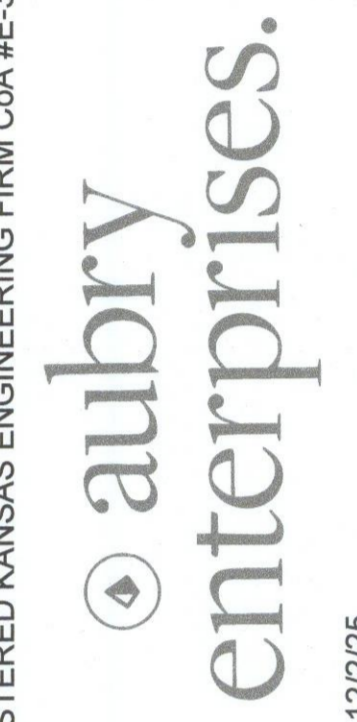
GENERAL PROVISIONS

- a. **SITE PLAN.** A FINAL SITE PLAN FOR EACH PARCEL AND ANY SUBSEQUENT PARCELS CREATED THROUGH LOT SPLIT OR PUD ADJUSTMENT SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT ON EACH PARCEL. SITE PLANS MAY BE ADMINISTRATIVELY ADJUSTED AND RE-APPROVED ADMINISTRATIVELY AS NEEDED.
- b. **PARKING.** PARKING SHALL BE PROVIDED PER THE REQUIREMENTS OF THE UNIFIED ZONING CODE.
- c. **CROSS-LOT CIRCULATION** SHALL BE REQUIRED ACROSS AND AMONG ALL PARCELS DEVELOPED WITH NON-RESIDENTIAL USES.
- d. **BULK REGULATIONS.**
 - FRONT SETBACK FOR NON-RESIDENTIAL USES: 20 FEET
 - FRONT SETBACK FOR RESIDENTIAL USES: 20 FEET
 - REAR SETBACK FOR NON-RESIDENTIAL USES: 0 FEET, BUT IF A REAR SETBACK IS PROVIDED IT SHALL BE AT LEAST FIVE FEET IN WIDTH
 - REAR SETBACK FOR RESIDENTIAL USES: 20 FEET
 - INTERIOR SIDE SETBACK FOR NON-RESIDENTIAL USES: 0 FEET, BUT IF AN INTERIOR SIDE SETBACK IS PROVIDED IT SHALL BE AT LEAST FIVE FEET IN WIDTH
 - INTERIOR SIDE SETBACK FOR RESIDENTIAL USES: 0 FEET, BUT IF AN INTERIOR SIDE SETBACK IS PROVIDED IT SHALL BE AT LEAST FIVE FEET IN WIDTH
 - STREET SIDE SETBACK FOR NON-RESIDENTIAL USES: 10 FEET
 - STREET SIDE SETBACK FOR RESIDENTIAL USES: 15 FEET
 - MAXIMUM BUILDING HEIGHT: 60 FEET
- e. **SCREENING SHALL BE REQUIRED AS FOLLOWS:**
 - 1. SCREENING ONLY FOR NON-RESIDENTIAL USES SHALL BE PER THE WICHITA/SEDGWICK COUNTY UNIFIED ZONING CODE ARTICLE IV, SITE DEVELOPMENT STANDARDS SECTION B, SCREENING AND LIGHTING.
 - 2. ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM GROUND LEVEL VIEW AND PUBLIC RIGHTS-OF-WAY. MATERIALS USED FOR SCREENING ROOF-MOUNTED EQUIPMENT SHALL CONSIST OF SIMILAR OR COMPLIMENTARY MATERIALS USED IN THE PRIMARY STRUCTURE.
 - 3. TRASH RECEPTACLES, LOADING DOCKS, OUTDOOR STORAGE AND LOADING AREAS SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW WITH FENCING AND/OR LANDSCAPING. MATERIALS USED IN SCREENING TRASH RECEPTACLES, LOADING DOCKS, OUTDOOR STORAGE AND LOADING AREAS SHALL BE CONSTRUCTED OF STANDARD BUILDING MATERIALS CUSTOMARILY USED FOR WALL AND FENCE CONSTRUCTION SUCH AS BRICK, STONE, CONCRETE MASONRY, STUCCO, CONCRETE OR WOOD AND/OR LANDSCAPING OF SUFFICIENT HEIGHT TO OBSCURE THEM FROM GROUND VIEW.
- f. **SIGNAGE.** SIGNAGE ALLOWANCE SHALL BE PER THE LC LIMITED COMMERCIAL PROVISIONS OF THE CITY OF WICHITA SIGN CODE FOR NON-RESIDENTIAL USES. FOR RESIDENTIAL USES, THE SIGNAGE ALLOWANCE SHALL BE PER THE SF-5 ZONING DISTRICT. THE DEVELOPER/OWNER SHALL BE RESPONSIBLE FOR ALLOCATING THE SIGN AREAS AMONGST THE PUD.
- g. **LANDSCAPING SHALL BE REQUIRED AS FOLLOWS:**
 - 1. LANDSCAPED STREET YARDS, BUFFERS AND PARKING LOT LANDSCAPING AND SCREENING SHALL BE IN ACCORDANCE WITH THE CITY OF WICHITA LANDSCAPE ORDINANCE.
 - 2. A LANDSCAPE PLAN SHALL BE PREPARED BY A KANSAS LANDSCAPE ARCHITECT FOR THE ABOVE-REFERENCED LANDSCAPING, INDICATING THE TYPE, LOCATION, AND SPECIFICATIONS OF ALL PLANT MATERIAL. THIS PLAN SHALL BE SUBMITTED TO THE METROPOLITAN AREA PLANNING DEPARTMENT (MAPD) FOR ITS REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S).
 - 3. FAILURE TO PROPERLY MAINTAIN THE REQUIRED LANDSCAPING SHALL BE CONSIDERED A VIOLATION OF THE PUD AFTER THE JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE ZONING ADMINISTRATOR.
- h. **LIGHTING.** LIGHTING SHALL BE IN ACCORDANCE WITH THE UNIFIED ZONING CODE, ARTICLE IV SITE DEVELOPMENT STANDARDS SECTION B, SCREENING AND LIGHTING, B.4.
 - LIGHT POLES INCLUDING ABOVE GROUND BASE SHALL BE LIMITED TO 25 FEET TALL, EXCEPT 15 FEET TALL WITHIN 200 FEET OF RESIDENTIAL ZONING WITH RESIDENTIAL USE.
- i. **COMPATIBILITY STANDARDS.** COMPATIBILITY SETBACKS AND COMPATIBILITY HEIGHT RESTRICTIONS AS DEFINED IN UZC SECTION IV-C SHALL ONLY BE REQUIRED WHEN A NON-RESIDENTIAL USE ABUTS OR IS ACROSS THE STREET FROM RESIDENTIAL USES.
- j. A DRAINAGE PLAN SHALL BE SUBMITTED TO THE APPROPRIATE GOVERNING BODY FOR APPROVAL. REQUIRED GUARANTEES FOR DRAINAGE SHALL BE PROVIDED AT THE TIME OF PLATTING IMPROVEMENTS.
- k. ACCESS SHALL BE AS INDICATED ON THE PLAN, AND/OR AS APPROVED DURING THE PLATTING PROCESS.
- l. AMENDMENTS, ADJUSTMENTS OR INTERPRETATIONS TO THIS PUD SHALL BE DONE IN ACCORDANCE WITH THE UNIFIED ZONING CODE.
- m. THE TRANSFER OF TITLE OF ALL OR ANY PORTIONS OF LAND INCLUDED WITHIN THE PLANNED UNIT DEVELOPMENT (OR ANY ADJUSTMENTS OR AMENDMENTS THERETO) DOES NOT CONSTITUTE A TERMINATION OF THE PUD OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND AND BE BINDING UPON PRESENT OWNERS, THEIR SUCCESSOR AND ASSIGNS.
- n. THE DEVELOPMENT OF THIS PROPERTY SHALL PROCEED IN ACCORDANCE WITH THE DEVELOPMENT PLAN AS RECOMMENDED FOR APPROVAL BY THE WICHITA/SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION AND APPROVED BY THE GOVERNING BODY, AND ANY SUBSTANTIAL DEVIATION OF THE PLAN, AFTER A JOINT DETERMINATION BY THE ZONING ADMINISTRATOR AND DIRECTOR OF PLANNING, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING CONSTRUCTION OF THE PROPOSED DEVELOPMENT.



CLIENT

ENGINEERING FIRM OF RECORD
REGISTERED KANSAS ENGINEERING FIRM CoA #E-3045



KANSAS OFFICE
5812 MAPLE ST
MISSION, KS 66202

12/2/25

REV	DESCRIPTION	DATE

HARRY CROSSINGS

APPROVED PUD
 BCC
 February 18, 2026
 [Signature]
 PUD-154-27 1 of 4

PUD PLAN

14417 E HARRY ST
WICHITA, KS 67230

SITE PLAN