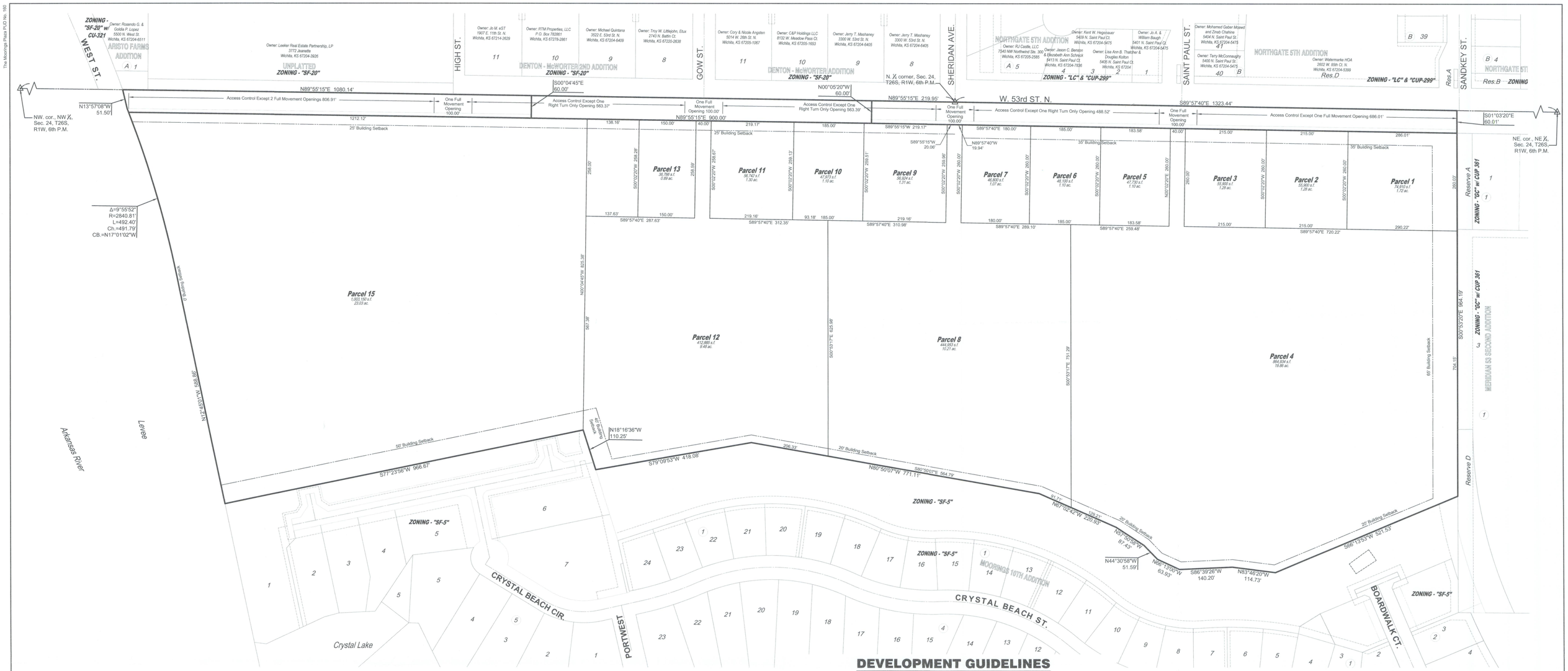


PUD PURPOSE STATEMENT

This PUD is a mixed-use development intended to allow for commercial development, entertainment, hospitality, and residential development. A portion of the PUD may be utilized for outdoor areas to enjoy games and entertainment. The property currently has agricultural uses, including domestic animals. The domestic animals (horses) are intended to remain on a portion of the western property. The PUD provides unique, flexible development standards to integrate the proposed uses into the surrounding community.

LEGAL DESCRIPTION

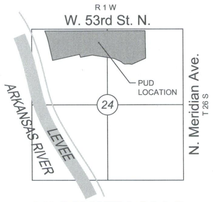
A tract of land lying in the North Half Quarter, Section 24, Township 26 South, Range 1 West, of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas; said tract being more particularly described as follows:
COMMENCING at the northeast corner of the Northeast Quarter of said Section 24, thence along the north line of said Northeast Quarter, on a Kansas coordinate system of 1983 south zone grid bearing of N89°57'40"W, 1323.80 feet; thence S01°03'20"E, 60.01 feet to the POINT OF BEGINNING, thence S00°53'20"E, 964.19 feet; thence S66°13'52.8"W, 521.53 feet; thence N83°46'20"W, 114.73 feet; thence S86°39'26"W, 140.20 feet; thence N66°13'00"W, 63.93 feet; thence N44°30'58"W, 51.59 feet; thence N57°50'58"W, 87.43 feet; thence N67°02'41"W, 220.93 feet; thence N80°50'07"W, 771.11 feet; thence S79°09'53"W, 418.08 feet; thence N18°16'36"W, 110.25 feet; thence S77°23'56"W, 966.66 feet to the east line of the Arkansas River Levee Wichita Valley Center Flood Control Tract No. 23 recorded on miscellaneous record 267, page 485; thence along said east line for the next two courses, N12°45'01"W, 588.85 feet to a point on a non-tangent curve to the left; said curve to the left having a radius of 2,840.81 feet, a central angle of 9°42'50", a chord bearing of N16°54'31"W, and a chord distance of 481.06 feet, thence along the said non-tangent curve to the left 481.63 feet; thence parallel with and 60 feet south of the north line of the Northwest Quarter of said Section 24, N89°55'15"E, 2183.67 feet; thence parallel with and 60 feet south of the north line of the Northeast Quarter of said Section 24, S89°57'40"E, 1324.62 feet to the POINT OF BEGINNING.

CONTAINING: 3,291,735 square feet or 75.57 acres of land, more or less.

To be known as: The Moorings Plaza Addition, an addition to Wichita, Sedgwick County, Kansas.

N

SCALE: 1" = 100'
100 0 100 200



VICINITY MAP

CASE HISTORY

Orig. Case No. PUD2026-00006 Date: June 5, 2026

APPROVED PUD
WCC MAPC May 26, 2026
PUD 26-06 1 of 4

DEVELOPMENT GUIDELINES

General Provisions

1. Area: The total development contains a gross area of 75.57 acres.
2. Parcel Descriptions:

Parcel 1
Gross Area = 1.72 ac. or 74,910 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 35%
Max. Gross Floor Area = 35%

Parcel 2
Gross Area = 1.28 ac. or 55,900 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 35%
Max. Gross Floor Area = 35%

Parcel 3
Gross Area = 1.28 ac. or 55,900 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 35%
Max. Gross Floor Area = 35%

Parcel 4
Gross Area = 19.86 ac. or 864,934 s.f.
Maximum Height = as per GC zoning district
Max. Building Coverage = 35%
Max. Gross Floor Area = 35%

Parcel 5
Gross Area = 1.10 ac. or 47,730 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 35%
Max. Gross Floor Area = 35%

Parcel 6
Gross Area = 1.10 ac. or 48,100 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 35%
Max. Gross Floor Area = 35%

Parcel 7
Gross Area = 1.07 ac. or 46,800 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 35%
Max. Gross Floor Area = 35%

Parcel 8
Gross Area = 10.21 ac. or 444,953 s.f.
Maximum Height = as per GC zoning district
Max. Building Coverage = 35%
Max. Gross Floor Area = 35%

Parcel 9
Gross Area = 1.31 ac. or 56,924 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 35%
Max. Gross Floor Area = 35%

Parcel 10
Gross Area = 1.10 ac. or 47,973 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 35%
Max. Gross Floor Area = 35%

Parcel 11
Gross Area = 1.30 ac. or 56,742 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 35%
Max. Gross Floor Area = 35%

Parcel 12
Gross Area = 9.48 ac. or 412,885 s.f.
Maximum Height = as per GC zoning district
Max. Building Coverage = 35%
Max. Gross Floor Area = 35%

Parcel 13
Gross Area = 0.89 ac. or 38,766 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 35%
Max. Gross Floor Area = 35%

Parcel 14
Gross Area = 0.82 ac. or 35,596 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 35%.
Max. Gross Floor Area = 35%

Parcel 15
Gross Area = 23.03 ac. or 1,003,150 s.f.
Maximum Height = as per GC zoning district
Max. Building Coverage = 35%
Max. Gross Floor Area = 35%

This PUD allows the owner/developer may, at their discretion, to balance the Maximum Floor Areas and/or the Maximum Building Coverages between Parcels, provided that they do not exceed the established maximum areas permitted for the entirety of the approved PUD. The amount of increase or decrease (balance) from one Parcel to another(s) may or may not be in excess of 10% over the entirety of the PUD. So long as the established maximum areas permitted for the entirety of the approved PUD are not exceeded, an adjustment may be filed to this PUD to update or otherwise post the changes to the PUD, including those areas in excess of 10%. Alternatively, the owner/developer may elect to file an amendment to the PUD to post the changes to the PUD

3. **Land Uses:** The following uses are permitted for Parcels within the PUD:
   A. All allowed uses permitted within the GC General Commercial Zoning District with the following EXCEPTIONS; No Parcels within this PUD shall allow:
   Audltorium or Stadium; Cemetery; Correctional Placement Residence, Limited and General; Recycling Collection Station, Private and Public; Recycling Processing Center; Reverse Vending Machine; Heliport; Marine Facility, Recreational; Recreational Vehicle Campground; Rodeo in the City; Sexually Oriented Business in the City/County; Asphalt or Concrete Plant, Limited and General; Manufacturing, Limited and General; Rock Crushing; Solid Waste Incinerator; Storage, Outdoor as a Principal Use; Welding or Machine Shop.
   B. The following uses are permitted:
   Neighborhood Swimming Pools.
   C. The following uses are permitted:
   The uses of Tavern and Drinking Establishment, Club, Nightclub in the City, and Entertainment Establishment in the City are not subject to the separation distance requirement set forth in Supplementary Use Regulations Section III-D.6.w of the Unified Zoning Code (UZC) as they pertain to School or Place of Worship, if said uses are developed within the PUD.
   D. The following uses are permitted with the following conditions:
   1. Kennel, Boarding/Breeding/Training, provided said use is located a minimum of 200 feet from any Zoning Lot with a residential dwelling, including any outdoor runs. Kennel land use is subject to Wichita-Sedgwick County Unified Zoning Code, Supplementary Use Regulations in Section III-D.6.k.
   2. Outdoor entertainment associated with an Entertainment Establishment, if the premises are located within 300 feet from any residential use outside of the PUD, EXCEPT for platted reserves platted for open space; then the following provisions apply: Said Outdoor Entertainment uses shall cease operation by 10:00 p.m. Sunday through Thursday and shall cease by 12:00 a.m. on Friday and Saturday. After which, all windows, doors, or other movable barriers between indoor and outdoor spaces shall be closed to ensure entertainment is confined to the interior of the building.
   E. The uses permitted by the PUD are only those uses permitted by right and not by conditional use unless specifically identified.

DEVELOPMENT GUIDELINES

General Provisions

4. **Signs** are permitted under the Sign Code of the City of Wichita as per the GC General Commercial Zoning District, and amendments thereto. Additionally, the following conditions apply: All ground signs shall be monument style and/or pylon. The minimum distance between the signs shall be 150 feet, except tenant signs may be located a minimum distance of 75 feet when adjacent to development identification signs. Three development identification signs shall be permitted along 53rd Street North. These signs shall be limited to a maximum of 30 feet in height and 250 square feet each and shall count against the total number of signs and total sign area permitted.
   A. Flashing signs, rotating or moving signs, signs with moving lights, signs which create an illusion of movement are not permitted; provided, however, electronic message signs are allowed.
   B. Portable, billboards, and off-site signs are prohibited.
   C. Window display signs are limited to 20% of the window area.
   D. No building signs shall be allowed on the rear/southerly facades of any buildings within 150 feet from the rear property lines of Parcels 4, 8, 12, and 15.
   E. Building signage shall be permitted within the PUD. Building signage shall be limited to 20% of the wall area with a maximum of area 400 square feet per building facade.
   F. Accent lighting of monument signs shall be permitted.
   G. The Developer/Owners shall be responsible for allocating the sign areas to the street frontages, provided that the sign allocation is in conformance with the standards of the Sign Code of the City of Wichita including no single sign shall exceed a maximum of 300 square feet.
5. **Landscaping** for this site shall be required as follows:
   A. Landscaped street yards, buffers, and parking lot landscaping and screening shall be in accordance with the City of Wichita Landscape Code.
   B. 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 issuance of any building permit(s).
   C. A financial guarantee for the plant material approved on the landscape plan for that portion of the PUD being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
   D. Failure to properly maintain the required landscaping shall be considered a violation of the PUD after a joint determination by the Zoning Administrator and the Director of Planning.
6. **Lighting:**
   A. Lighting shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV.
   B. All lighting shall be shielded to direct light disbursement in a downward direction and directed away from residential areas.
   C. Light poles including above-ground base shall be limited to 30 feet tall, except 15 feet tall when within 200 feet of residential zoning with residential land uses.
   D. Extensive use of backlit canopies and neon or fluorescent tube lighting on buildings is not permitted.
7. **Screening** for this site shall be required as follows:
   A. Rooftop mechanical equipment shall be screened from ground-level view per Wichita-Sedgwick County Unified Zoning Code.
   B. 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.
   C. For all uses more intensive than duplexes on Parcels 4, 8, 12, and 15, where adjacent to residential uses, screening requirements consisting of a six (6) to eight (8) foot high concrete/masonry wall shall be constructed along the southern perimeter of the Parcels. Screening shall be waived along the west property line of Parcel 15 where adjacent to the Arkansas River. Along the south property line of Parcel 15, a screening wall may be substituted with an intense landscape buffer consisting of a six-foot berm with a mix of evergreen trees, shrubs, and deciduous trees on top of the berm, such that screening shall provide a living wall upon maturity. Screening along the southern perimeter lines of Parcel 4, 8, and 12 may alternatively be provided by way of a platted Reserve on the adjoining residential plat through a combination of landscaping, berms and wood fencing which meets the solid-screening requirements of the Wichita-Sedgwick County Unified Zoning Code. In the event self-storage warehouse uses are developed along said southern perimeter lines of Parcel 4, 8, 12 and 15 the south walls of the perimeter storage buildings may be used as part of the screening requirement, excluding the openings between said buildings, and provided that a minimum of a 30 foot intense landscape buffer consisting of a mix of evergreen trees, shrubs, and deciduous trees, such that screening shall provide a living wall upon maturity on either the subject Parcel or on the adjoining platted Reserves on the adjoining residential plat. If screening is provided on adjoining platted Reserves on the adjoining residential plat a development agreement shall be established for the maintenance and improvement of the screening buffer. The development agreement shall be recorded with the Sedgwick County Register of Deeds and filed with the Planning Department/PUD.
   D. Any solid walls shall be constructed of a pattern and color that is consistent with the building walls, provided that the appearance of the southerly perimeter walls shall be consistent across all parcels, screening walls for loading areas and trash enclosures shall be consistent with the building on the subject parcel.
   E. Unless otherwise noted Screening shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV and Section III-C.2.b.
8. **Setbacks** are as shown hereon; if not shown they shall be as specified in Wichita-Sedgwick County Unified Zoning Code for General Commercial GC zoning district property development standards or as specified below. If contiguous Parcels are developed under the same ownership, setbacks between such Parcels will not be required.
9. **Parking:** All Parcels parking shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV-A, unless otherwise specified.
10. **Transportation** improvements and Parcel access shall be provided as follows:
   A. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between Parcels within the PUD.
   B. Access controls shall be as shown on the Final Plat and revised upon the PUD.
   C. An overall site circulation plan shall be submitted to the Planning Department for review and approval by the Zoning Administrator with the concurrence of the Fire Marshal and Traffic Engineer. The circulation plan shall assure smooth internal vehicular and pedestrian movements, pedestrian connectivity to major arterial and within buildings on the PUD and may provide connections to adjoining properties and ensure that the main drives are not blocked by parking spaces directly backing onto the main drive aisles.
   D. A plan for a pedestrian walk system shall be a requirement of the PUD. The walk system shall link proposed buildings with the entrances and sidewalks to 53rd Street and shall be assured by required submission and approval of circulation plans by the Planning Department prior to issuance of building permits.
11. **Utilities:** No occupancy permits shall be issued for any development without services by municipal water and sewer services. All proposed new utilities shall be installed underground; unless it is prohibitive due to groundwater depth.
12. **Minimum pad elevations**: Final determination of minimum pad elevations (at least 2 feet higher than the 100-year flood elevation), street right(s)-of-way, easements, and pavement widths on public-private streets shall be resolved at the time of platting. Drainage requirements and improvements shall be determined at the time of platting.
13. **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 for commercial development and be binding upon the present owners, their successors and assigns and amended. However, the Director of Planning, with the concurrence of the Zoning Administrator, may approve minor adjustments to the conditions in this PUD, consistent with the approved development plan, without filing a formal ordinance amendment.
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. 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 to the PUD shall be done in accordance with the Unified Zoning Code or as stated herein (G.P.2 and G.P.3.C.).

PLANNED UNIT DEVELOPMENT No. 160
THE MOORINGS PLAZA

OWNER\DEVELOPER: Bar B Ranch, LLC & CBB Northlakes, LLC Attn: Kurt Bachman 4647 N. Meridian Ave., Wichita, KS 67204-2401 316.838.7034

Current: 6-04-2026

MKEC
Wichita, KS • 316.684.9600

The Moorings Plaza PUD No. 160