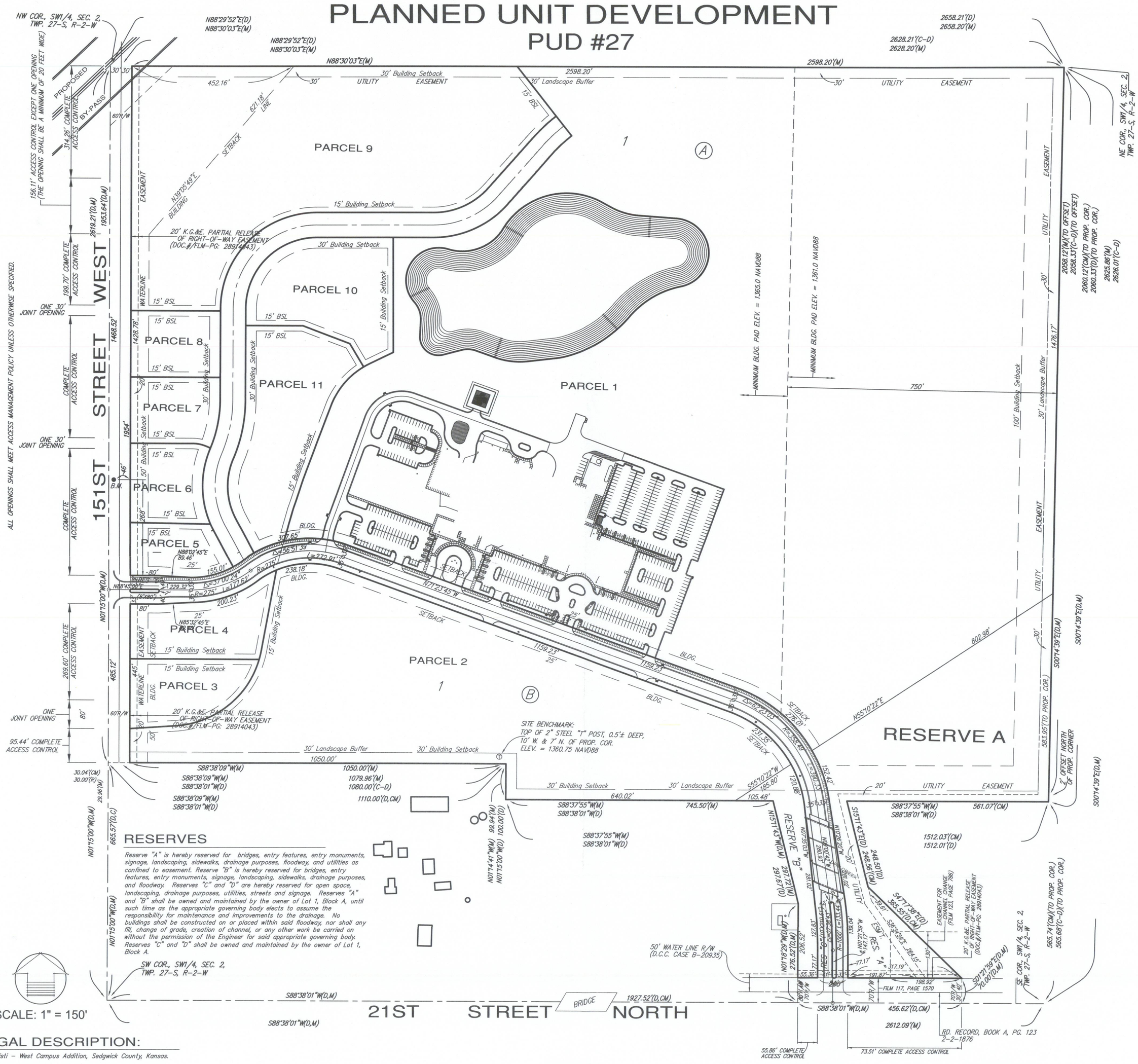
VIA CHRISTI-WEST CAMPUS

PLANNED UNIT DEVELOPMENT

PUD #27



RESERVES

Reserve "A" is hereby reserved for bridges, entry features, entry monuments, signage, landscaping, sidewalks, drainage purposes, floodway, and utilities as confined to easement. Reserve "B" is hereby reserved for bridges, entry features, entry monuments, signage, landscaping, sidewalks, drainage purposes, and floodway. Reserves "C" and "D" are hereby reserved for open space, landscaping, drainage purposes, utilities, streets and signage. Reserves "A" and "B" shall be owned and maintained by the owner of Lot 1, Block A, until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvements to the drainage. No buildings shall be constructed on or placed within said floodway, nor shall any fill, change of grade, creation of channel, or any other work be carried on without the permission of the Engineer for said appropriate governing body. Reserves "C" and "D" shall be owned and maintained by the owner of Lot 1, Block A.

LEGAL DESCRIPTION:

Via Christi – West Campus Addition, Sedgwick County, Kansas.

GENERAL PROVISIONS:

1. *Total Net Land Area:* 4,803,513 sq. ft. or 110.27± acres
   Reserves: 530,628 sq. ft. or 12.18± acres
2. *Maximum Building Coverage:* 1,441,054 sq. ft. or 30 percent
   Maximum Gross Floor Area: 1,921,405 sq. ft. or 40 percent
3. *Parking shall be provided in accordance with Article IV of the Unified Zoning Code, unless otherwise specified in the parcel descriptions.*
4. *Setbacks are as indicated on the P.U.D. drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.*
5. *A Drainage Plan shall be submitted to City Engineering for approval at the time of platting, along with any required guarantees.*
6. *Improvements and Guarantees for arterial street improvements shall be determined at the time of platting.*
7. *Access Controls shall follow the guidelines of the access management policy. All final access control locations shall be determined at the time of platting.*
8. *Signs shall be in accordance with the Sign Code of the City of Wichita for the "LC" district with the following conditions:*
   A. *Two signs shall be allowed along 21st St. N. with a maximum area of 600 sq. ft. with no single sign exceeding 300 sq. ft. Seven signs shall be allowed along 151st St. W. with a maximum area of 1,800 sq. ft. with no single sign exceeding 300 sq. ft.*
   B. *All freestanding signs must be monument type signs. Hospital signage along either 21st St. N. or 151st St. W. shall have a maximum height of 30 feet. Multi-tenant signs shall have a maximum height of 20 feet. Single tenant signs shall have a maximum height of 15 feet.*
   C. *As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150 feet apart, irrespective of how land is leased or sold.*
   D. *Electronic message signs shall be permitted. This sign shall not permit animated, flashing or moving images, and graphics changes will be restricted to one change per second or slower.*
   E. *Portable or off-site signs are not permitted.*
   F. *Window display signs are limited to 25% of the window area.*
   G. *Within this development unlimited 24 square-foot directional signage, limited to six feet in height, and consistent with submitted elevations, shall be permitted. Also, five internal monument signs shall be permitted within the development. The five internal monument signs shall be limited to 50 square feet in area, shall be limited to 10 feet in height, shall not be within 200 feet of an arterial right-of-way, and shall be consistent with submitted elevations.*
9. *All exterior lighting shall be shielded to direct light disbursement in a downward direction.*
10. *All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, etc.).*
    A. *Light poles for the hospital and MOB parking lots shall not exceed 30 feet in height, excluding the base. No light pole for the hospital or MOB parking lot shall exceed a 20 foot height when located within 300 feet of residential zoned property. Light poles for all other buildings shall not exceed 24 feet in height, excluding the base. Base height for light poles shall not exceed a maximum height of 3 feet.*
11. *Utilities shall be installed underground on all parcels.*
12. *Landscaping for this site shall be required as follows:*
    A. *Development of all parcels within the P.U.D. shall comply with the Landscape Ordinance of the City of Wichita.*
    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 Planning Department for their review and approval prior to issuance of a building permit.*
    C. *A financial guarantee for the plant material approved on the landscape plan for that portion of the P.U.D. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.*
13. *Screening to adjacent residentially zoned property shall be a combination of the landscape ordinance and/or maintaining the existing vegetation.*
    A. *Any portion of this P.U.D. that is developed adjacent to residentially zoned property shall have a 30 foot screening buffer for screening purposes.*
    B. *If the adjacent property is rezoned to a use greater than residential, the 30 foot screening buffer shall be waived.*
    C. *All screening within the 30 foot buffer shall be maintained by the owner of the property.*
14. *Rooftop mechanical equipment shall be screened from ground level view per Unified Zoning Code.*
15. *Trash receptacles shall be appropriately screened with walls that are of a pattern and color consistent with the building walls to reasonably screen them from ground view.*
16. *Site plans and building elevations for all parcels shall be submitted and approved by the Director of Planning prior to the issuance of building permits.*
17. *Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between parcels within the P.U.D.*
18. *A plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits. Said sidewalk system shall link proposed buildings within the subject property to future sidewalks along the arterial streets. Said walk system shall be reinforced by landscaping, lighting, and seating areas.*
19. *Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction per City standards.*
20. *No parcel within this P.U.D. shall allow the use of adult entertainment establishments, correctional placement residences, private clubs, taverns, and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. Nightclub in the County may be allowed only as an accessory use to a restaurant, subject to the Supplemental Use Regulations in Article III-D.6.ff.*
21. *Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.*
22. *The Transfer of title of all or any portion of land included within the P.U.D. (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.*
23. *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.*
24. *Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.*
25. *All property included within the P.U.D. shall be platted within one year after approval of this P.U.D. by the Governing Body, or the case shall be considered denied and closed.*
26. *Prior to publishing the ordinance establishing the zone change, the applicant(s) shall record a document with the Register of Deeds indicating that this tract (referenced as PUD2007-04) includes special conditions for development on this property.*

APPROVED PUD
MAPC
9/11/25 PUD2025-00018
1 of 4

BENCHMARK:

SW 1/4 CORNER, 3/4" IRON WITH SEDGWICK COUNTY CAP SET IN CONCRETE, ELEV: 1367.00 (NAVD 88) W 1/4 CORNER, 3/4" IRON WITH SEDGWICK COUNTY CAP SET IN CONCRETE, ELEV: 1365.39 (NAVD 88)

PARCEL 1

A.	*Net Area:*	3,266,615 sq.ft. or 75.0± acres
B.	*Maximum Building Coverage:*	979,985 sq.ft. or 30 percent
C.	*Maximum Gross Floor Area:*	1,306,646 sq.ft.
D.	*Floor Area Ratio:*	40 percent
E.	*Maximum building height shall allow the Hospital Structures to be a maximum of 100 feet in height, the Medical Office Building (associated with the hospital) to be a maximum of 65 feet in height, and no other building shall exceed 50 feet in height.*	
F.	*Setbacks:*	See Drawing
G.	*Access Points:*	See Drawing
H.	*Proposed uses:* Hospital, Medical Offices, Medical Uses, General Office, Retail Uses related to Medical (ie: pharmacies, medical supply/uniform stores, prosthetics, florist, gift shop, Ambulance Facility, Helipad for Medical Uses, Hotel, Restaurants, Daycare, Senior Housing Facilities, Wellness Center, and Churches.	

PARCEL 2

A.	*Net Area:*	672,131 sq.ft. or 15.4± acres
B.	*Maximum Building Coverage:*	201,639 sq.ft. or 30 percent
C.	*Maximum Gross Floor Area:*	268,853 sq.ft.
D.	*Floor Area Ratio:*	40 percent
E.	*Maximum building height shall allow the Hospital Structures to be a maximum of 100 feet in height, the Medical Office Building (associated with the hospital) to be a maximum of 65 feet in height, and no other building shall exceed 50 feet in height.*	
F.	*Setbacks:*	See Drawing
G.	*Access Points:*	See Drawing
H.	*Proposed uses:* Hospital, Medical Offices, Medical Uses, General Office, Retail Uses related to Medical (ie: pharmacies, medical supply/uniform stores, prosthetics, florist, gift shop, Ambulance Facility, Helipad for Medical Uses, Hotel, Restaurants, Daycare, Senior Housing Facilities, Wellness Center, and Churches.	

PARCEL 3

A.	*Net Area:*	55,732 sq.ft. or 1.27± acres
B.	*Maximum Building Coverage:*	16,720 sq.ft. or 30 percent
C.	*Maximum Gross Floor Area:*	22,293 sq.ft.
D.	*Floor Area Ratio:*	40 percent
E.	*Maximum building height shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code for parcels developed in the "LC" zoning district.*	
F.	*Setbacks:*	See Drawing
G.	*Access Points:*	See Drawing
H.	*Proposed uses:* All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #20.	

PARCEL 4

A.	*Net Area:*	66,000 sq.ft. or 1.51± acres
B.	*Maximum Building Coverage:*	19,800 sq.ft. or 30 percent
C.	*Maximum Gross Floor Area:*	26,400 sq.ft.
D.	*Floor Area Ratio:*	40 percent
E.	*Maximum building height shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code for parcels developed in the "LC" zoning district.*	
F.	*Setbacks:*	See Drawing
G.	*Access Points:*	See Drawing
H.	*Proposed uses:* All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #20.	

PARCEL 5

A.	*Net Area:*	37,586 sq.ft. or 0.86± acres
B.	*Maximum Building Coverage:*	11,276 sq.ft. or 30 percent
C.	*Maximum Gross Floor Area:*	15,034 sq.ft.
D.	*Floor Area Ratio:*	40 percent
E.	*Maximum building height shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code for parcels developed in the "LC" zoning district.*	
F.	*Setbacks:*	See Drawing
G.	*Access Points:*	See Drawing
H.	*Proposed uses:* All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #20.	

PARCEL 6

A.	*Net Area:*	46,754 sq.ft. or 1.07± acres
B.	*Maximum Building Coverage:*	14,026 sq.ft. or 30 percent
C.	*Maximum Gross Floor Area:*	18,702 sq.ft.
D.	*Floor Area Ratio:*	40 percent
E.	*Maximum building height shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code for parcels developed in the "LC" zoning district.*	
F.	*Setbacks:*	See Drawing
G.	*Access Points:*	See Drawing
H.	*Proposed uses:* All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #20.	

PARCEL 7

A.	*Net Area:*	46,006 sq.ft. or 1.05± acres
B.	*Maximum Building Coverage:*	13,802 sq.ft. or 30 percent
C.	*Maximum Gross Floor Area:*	18,402 sq.ft.
D.	*Floor Area Ratio:*	40 percent
E.	*Maximum building height shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code for parcels developed in the "LC" zoning district.*	
F.	*Setbacks:*	See Drawing
G.	*Access Points:*	See Drawing
H.	*Proposed uses:* All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #20.	

PARCEL 8

A.	*Net Area:*	46,644 sq.ft. or 1.07± acres
B.	*Maximum Building Coverage:*	13,993 sq.ft. or 30 percent
C.	*Maximum Gross Floor Area:*	18,658 sq.ft.
D.	*Floor Area Ratio:*	40 percent
E.	*Maximum building height shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code for parcels developed in the "LC" zoning district.*	
F.	*Setbacks:*	See Drawing
G.	*Access Points:*	See Drawing
H.	*Proposed uses:* All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #20.	

PARCEL 9

A.	*Net Area:*	525,926 sq.ft. or 12.07± acres
B.	*Maximum Building Coverage (Commercial Uses):*	157,778 sq.ft. or 30 percent
C.	*Maximum Gross Floor Area (Commercial Uses):*	210,370 sq.ft.
D.	*Floor Area Ratio (Commercial Uses):*	40 percent
E.	*Maximum Number of Dwelling Units*	29 du/acre
F.	*Maximum building height shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code for parcels developed in the "LC" zoning district.*	
G.	*Setbacks:*	See Drawing
H.	*Access Points:*	See Drawing
I.	*Proposed uses:* All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #20.	

PARCEL 10

A.	*Net Area:*	107,997 sq.ft. or 2.47± acres
B.	*Maximum Building Coverage:*	32,399 sq.ft. or 30 percent
C.	*Maximum Gross Floor Area:*	43,199 sq.ft.
D.	*Floor Area Ratio:*	40 percent
E.	*Maximum building height shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code for parcels developed in the "LC" zoning district..*	
F.	*Setbacks:*	See Drawing
G.	*Access Points:*	See Drawing
H.	*Proposed uses:* All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #20.	

PARCEL 11

A.	*Net Area:*	137,531 sq.ft. or 3.15± acres
B.	*Maximum Building Coverage:*	41,259 sq.ft. or 30 percent
C.	*Maximum Gross Floor Area:*	55,012 sq.ft.
D.	*Floor Area Ratio:*	40 percent
E.	*Maximum building height shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code for parcels developed in the "LC" zoning district..*	
F.	*Setbacks:*	See Drawing
G.	*Access Points:*	See Drawing
H.	*Proposed uses:* All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #20.	

PUD #27

VIA CHRISTI-WEST CAMPUS
PLANNED UNIT DEVELOPMENT

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

OCTOBER 30, 2025

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(150004) Published in The Ark Valley News on 10/30/2025

RESOLUTION NO. 268-2025

A RESOLUTION AMENDING THE VIA CHRISTI-WEST CAMPUS PLANNED UNIT DEVELOPMENT (PUD #27) UNDER THE AUTHORITY GRANTED BY SECTION V-C OF THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, AS ADOPTED BY RESOLUTION NO. 84-01, AS SUBSEQUENTLY AMENDED

WHEREAS, Via Christi Regional Medical Center Inc., Via Christi Hospital Wichita St. Teresa Inc., and Ascension Via Christi Property Services, Inc. (collectively, "Applicant"), in **Case No. PUD2025-00018**, requests an amendment to PUD #27, which was approved in 2007 to develop the Ascension Via Christi St. Teresa Hospital as requested in **Case No. PUD2007-04**. Applicant desires to develop nine (9) new outparcels (Parcels 3-11) with all uses allowed within the LC Limited Commercial District, except Adult Entertainment Establishments, Correctional Placement Residences, Taverns and Drinking Establishments.

WHEREAS, proper notice as required by the Wichita-Sedgwick County Unified Zoning Code ("Unified Zoning Code") and by the policy of the Metropolitan Area Planning Commission ("Planning Commission") has been given.

WHEREAS, the Planning Commission did, at the meeting of September 11, 2025, consider said application on consent.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Sedgwick County, Kansas that:

SECTION I. After receiving a recommendation from the Planning Commission and under the authority granted by Section V-C of the Unified Zoning Code, the Board of County Commissioners hereby approves amending PUD #27 on property legally described as:

> Reserve B and Lot 44, on Chicago Avenue, Kelsch's Resurvey of the North half of Reserve E in West Wichita, Sedgwick County, Kansas.

The Via Christi-West Campus Planned Unit Development (PUD #27) shall be subject to the following general provisions:

1. Total Net Land Area: 4,803,513 sq. ft. or 110.27± acres
   Reserves: 530,628 sq. ft. or 12.18± acres

2. Maximum Building Coverage: 1,441,054 sq. ft. or 30 percent
   Maximum Gross Floor Area: 1,921,405 sq. ft. or 40 percent

3. Parking shall be provided in accordance with Article IV of the Unified Zoning Code, unless otherwise specified in the parcel descriptions.

4. Setbacks are as indicated on the PUD drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.

5. A Drainage Plan shall be submitted to City Engineering for approval at the time of platting, along with any required guarantees.

6. Improvements and Guarantees for arterial street improvements shall be determined at the time of platting.

7. Access Controls shall follow the guidelines of the access management policy. All final access control locations shall be determined at the time of platting.

8. Signs shall be in accordance with the Sign Code of the City of Wichita for the "LC" district with the following conditions:
   A. Two signs shall be allowed along 21st St. N. with a maximum area of 600 sq. ft. with no single sign exceeding 300 sq. ft. Seven signs shall be allowed along 151st St. W. with a maximum area of 1,800 sq. ft. with no single sign exceeding 300 sq. ft.
   B. All freestanding signs must be monument type signs. Hospital signage along either 21st St. N. or 151st St. W. shall have a maximum height of 30 feet. Multi-tenant signs shall have a maximum height of 20 feet. Single tenant signs shall have a maximum height of 15 feet.
   C. As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150 feet apart, irrespective of how land is leased or sold.
   D. Electronic message signs shall be permitted. This sign shall not permit animated, flashing or moving images, and graphics changes will be restricted to one change per second or slower.
   E. Portable or off-site signs are not permitted.
   F. Window display signs are limited to 25% of the window area.
   G. Within this development unlimited 24 square-foot directional signage, limited to six feet in height, and consistent with submitted elevations, shall be permitted. Also, five internal monument signs shall be permitted within the development. The five internal monument signs shall be limited to 50 square feet in area, shall be limited to 10 feet in height, shall not be within 200 feet of an arterial right-of-way, and shall be consistent with submitted elevations.

9. All exterior lighting shall be shielded to direct light disbursement in a downward direction.

10. All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, etc.).
    A. Light poles for the hospital and MOB parking lots shall not exceed 30 feet in height, excluding the base. No light pole for the hospital or MOB parking lot shall exceed a 20-foot height when located within 300 feet of residential zone property. Light poles for all other buildings shall not exceed ***24*** feet in height, excluding the base. Base height for light poles shall not exceed a maximum height of 3 feet.

11. Utilities shall be installed underground on all parcels.

12. Landscaping for this site shall be required as follows:
    A. Development of all parcels within the PUD shall comply with the Landscape Ordinance of the City of Wichita.
    B. A landscape plan shall be prepared by a Kansas Landscape Architect for the above reference landscaping, indicating the type, location, and specifications of all plant

material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.

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.

13. Screening to adjacent residentially zoned property shall be a combination of the landscape ordinance and/or maintaining the existing vegetation.
   A. Any portion of this PUD that is developed adjacent to residentially zoned property shall have a 30-foot screening buffer for screening purposes.
   B. If the adjacent property is rezoned to a use greater than residential, the 30-foot screening buffer shall be waived.
   C. All screening within the 30-foot buffer shall be maintained by the owner of the property.

14. Rooftop mechanical equipment shall be screened from ground level view per Unified Zoning Code.

15. Trash receptacles shall be appropriately screened with walls that are of a pattern and color consistent with the building walls to reasonably screen them from ground view.

16. Site plans and building elevations for all parcels shall be submitted and approved by the Director of Planning prior to the issuance of building permits.

17. Cross-lot circulation agreements shall be required at the time of platting to ensure internal vehicular movement between parcels within the PUD

18. A plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits. Said sidewalk system shall link proposed buildings within the subject property to future sidewalks along the arterial streets. Said walk system shall be reinforced by landscaping, lighting, and seating areas.

19. Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed on said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction per City standards.

20. No parcel within this PUD shall allow the use of adult entertainment establishments, correctional placement residences, private clubs, taverns, and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor, if food is the primary service of the establishment. Nightclubs in the County may be allowed only as accessory use to a restaurant, subject to the Supplemental Use Regulations in Article III-D.6. ff.

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

22. The Transfer of title of all or any portion of land included within the PUD (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.

23. 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.

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

25. All property included within the PUD shall be platted within one year after approval of this PUD by the Governing Body, or the case shall be considered denied and closed.

26. Prior to publishing the ordinance establishing the zone change, the applicant(s) shall record a document with the Register of Deeds indicating that this tract (referenced as PUD2007-04) includes special conditions for development on this property.

PARCEL 1

A.	Net Area:	4,049,967 sq. ft., or 92.97± acres
B.	Maximum Building Coverage:	1,214,990 sq. ft., or 30 percent
C.	Maximum Gross Floor Area:	1,619,987 sq. ft.
D.	Floor Area Ratio:	40 percent
E.	Maximum building height:	Maximum building height shall allow the Hospital Structures to be a maximum of 100 feet in height, the Medical Office Building (associated with the hospital) to be a maximum of 65 feet in height, and no other building shall exceed 50 feet in height.
F.	Setbacks:	See Drawing
G.	Access Points:	See Drawing
H.	Permitted Uses:	Hospital, Medical Offices, Medical Uses, General Office, Retail Uses related to Medical (i.e.: pharmacies, medical supply/uniform stores, prosthetics, florist, gift shop), Ambulance Facility, Helipad for Medical Uses, Hotel, Restaurants, Daycare, Senior Housing Facilities, Wellness Center, and Churches.

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PARCEL 2

A.	Net Area:	753,546 sq. ft., or 17.30± acres
B.	Maximum Building Coverage:	226,064 sq. ft., or 30 percent
C.	Maximum Gross Floor Area:	301,419 sq. ft.
D.	Floor Area Ratio:	40 percent
E.	Maximum building height:	Maximum building height shall allow the Hospital Structures to be a maximum of 100 feet in height, the Medical Office Building (associated with the hospital) to be a maximum of 65 feet in height, and no other building shall exceed 50 feet in height.
F.	Setbacks:	See Drawing
G.	Access Points:	See Drawing
H.	Permitted Uses:	Hospital, Medical Offices, Medical Uses, General Office, Retail Uses related to Medical (i.e.: pharmacies, medical supply/uniform stores, prosthetics, florist, gift shop), Ambulance Facility, Helipad for Medical Uses, Hotel, Restaurants, Daycare, Senior Housing Facilities, Wellness Center, and Churches.

PARCEL 3

A.	Net Area:	55,732 sq. ft., or 1.27± acres
B.	Maximum Building Coverage:	16,720 sq. ft., or 30 percent
C.	Maximum Gross Floor Area:	22,293 sq. ft.
D.	Floor Area Ratio:	40 percent
E.	Maximum building height:	Maximum building height shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code for parcels developed in the "LC" zoning district.
F.	Setbacks:	See Drawing
G.	Access Points:	See Drawing
H.	Permitted Uses:	All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedwick County Unified Zoning Code, except for those listed under G.P. #20.

PARCEL 4

A.	Net Area:	66,000 sq. ft., or 1.51± acres
B.	Maximum Building Coverage:	19,800 sq. ft., or 30 percent
C.	Maximum Gross Floor Area:	26,400 sq. ft.
D.	Floor Area Ratio:	40 percent
E.	Maximum building height:	Maximum building height shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code for parcels developed in the "LC" zoning district.
F.	Setbacks:	See Drawing
G.	Access Points:	See Drawing
H.	Permitted Uses:	All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedwick County Unified Zoning Code, except for those listed under G.P. #20.

PARCEL 5

A.	Net Area:	37,586 sq. ft., or 0.86± acres
B.	Maximum Building Coverage:	11,276 sq. ft., or 30 percent
C.	Maximum Gross Floor Area:	15,034 sq. ft.
D.	Floor Area Ratio:	40 percent
E.	Maximum building height:	Maximum building height shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code for parcels developed in the "LC" zoning district.
F.	Setbacks:	See Drawing
G.	Access Points:	See Drawing
H.	Permitted Uses:	All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedwick County Unified Zoning Code, except for those listed under G.P. #20.

PARCEL 6

A.	Net Area:	46,754 sq. ft., or 1.07± acres
B.	Maximum Building Coverage:	14,026 sq. ft., or 30 percent
C.	Maximum Gross Floor Area:	18,702 sq. ft.
D.	Floor Area Ratio:	40 percent
E.	Maximum building height:	Maximum building height shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code for parcels developed in the "LC" zoning district.
F.	Setbacks:	See Drawing
G.	Access Points:	See Drawing
H.	Permitted Uses:	All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedwick County Unified Zoning Code, except for those listed under G.P. #20.

PARCEL 7

A.	Net Area:	46,006 sq. ft., or 1.05± acres
B.	Maximum Building Coverage:	13,802 sq. ft., or 30 percent
C.	Maximum Gross Floor Area:	18,402 sq. ft.
D.	Floor Area Ratio:	40 percent
E.	Maximum building height:	Maximum building height shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code for parcels developed in the "LC" zoning district.
F.	Setbacks:	See Drawing
G.	Access Points:	See Drawing
H.	Permitted Uses:	All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedwick County Unified Zoning Code, except for those listed under G.P. #20.

PARCEL 8

A.	Net Area:	46,644 sq. ft., or 1.07± acres
B.	Maximum Building Coverage:	13,993 sq. ft., or 30 percent
C.	Maximum Gross Floor Area:	18,658 sq. ft.
D.	Floor Area Ratio:	40 percent
E.	Maximum building height:	Maximum building height shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code for parcels developed in the "LC" zoning district.
F.	Setbacks:	See Drawing
G.	Access Points:	See Drawing
H.	Permitted Uses:	All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedwick County Unified Zoning Code, except for those listed under G.P. #20.

PARCEL 9

A.	Net Area:	525,926 sq. ft., or 12.07± acres
B.	Maximum Building Coverage (Commercial Uses):	157,778 sq. ft., or 30 percent
C.	Maximum Gross Floor Area (Commercial Uses):	210,370 sq. ft.
D.	Floor Area Ratio (Commercial Uses):	40 percent
E.	Maximum number of Dwelling Units: 2	9 du/acre
F.	Maximum building height:	Maximum building height shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code for parcels developed in the "LC" zoning district.
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing
I.	Permitted Uses:	All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedwick County Unified Zoning Code, except for those listed under G.P. #20.

PARCEL 10

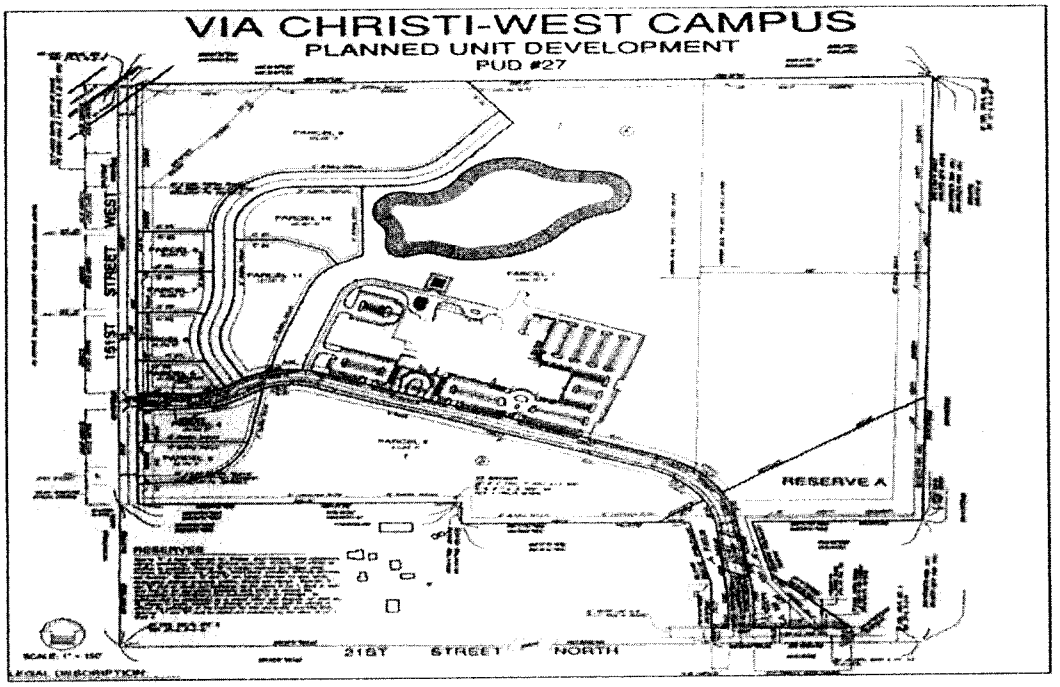
A.	Net Area:	107,997 sq. ft., or 2.47± acres
B.	Maximum Building Coverage:	32,399 sq. ft., or 30 percent
C.	Maximum Gross Floor Area:	43,199 sq. ft.
D.	Floor Area Ratio:	40 percent
E.	Maximum building height:	Maximum building height shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code for parcels developed in the "LC" zoning district.
F.	Setbacks:	See Drawing
G.	Access Points:	See Drawing
H.	Permitted Uses:	All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedwick County Unified Zoning Code, except for those listed under G.P. #20.

PARCEL 11

A.	Net Area:	137,531 sq. ft., or 3.15± acres
B.	Maximum Building Coverage:	41,259 sq. ft., or 30 percent
C.	Maximum Gross Floor Area:	55,012 sq. ft.
D.	Floor Area Ratio:	40 percent
E.	Maximum building height:	Maximum building height shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code for parcels developed in the "LC" zoning district.
F.	Setbacks:	See Drawing
G.	Access Points:	See Drawing
H.	Permitted Uses:	All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedwick County Unified Zoning Code, except for those listed under G.P. #20.

SECTION II. The Board hereby approves the Concept Plan drawing submitted with the application and depicted below:

PUD #27 Drawing



PUD2025-00018
Metropolitan Area Planning Commission

SECTION III. Upon the taking effect of this Resolution, the notation of such zoning change shall be shown on the "Official Zoning District Map" on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION IV. This Resolution shall take effect and be in force from and after its adoption by the Governing Body and publication in the official county newspaper.

Commissioners present and voting were:

PETER F. MEITZNER	aye
JEFF BLUBAUGH	aye
STEPHANIE WISE	aye
RYAN BATY	aye
JAMES M. HOWELL	aye

Dated this 22 day of October, 2025.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

ATTEST:

CLERK OF SEDGWICK COUNTY SEDGWICK COUNTY KANSAS KANSAS

for KELLY B. ARNOLD, County Clerk

RYAN BATY, Chairman
Commissioner, Fourth District

PETER F. MEITZNER, Chair Pro Tem
Commissioner, First District

JEFF BLUBAUGH
Commissioner, Second District

STEPHANIE WISE
Commissioner, Third District

JAMES M. HOWELL
Commissioner, Fifth District

APPROVED AS TO FORM:

Samantha Seang 10/17/25
SAMANTHA SEANG
Assistant County Counselor

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

October 27, 2025

Via Christi Regional Medical Center Inc
Attn: Elyssa Carter
1100 N. Francis
Suite 240
Wichita, KS 67214

Baughman Company, P.A.
ATTN: Phil Meyer
315 S. Ellis Ave
Wichita, KS 67211

RE: PUD2025-00018: Amendment to PUD #27 to add parcels and allows all uses in LC Limited Commercial District with some exceptions; Generally located on the northeast corner of North 151st Street North and West 21st Street North (14800 West Saint Teresa Street).

Dear Applicant;

At its regular meeting on **October 22, 2025**, the Sedgwick County Board of County Commissioners considered the above captioned request. The action of the BOCC 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 #27 Via Christi-West Campus 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,

Brad Eatherly
Current Plans
Senior Planner

CC: Stephanie Wise, Commissioner, District 3
MABCD

151st St. W. shall have a maximum height of 30 feet. Multi-tenant signs shall have a maximum height of 20 feet. Single tenant signs shall have a maximum height of 15 feet.

C. As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150 feet apart, irrespective of how land is leased or sold.

D. Electronic message signs shall be permitted. This sign shall not permit animated, flashing or moving images, and graphics changes will be restricted to one change per second or slower.

E. Portable or off-site signs are not permitted.

F. Window display signs are limited to 25% of the window area.

G. Within this development unlimited 24 square-foot directional signage, limited to six feet in height, and consistent with submitted elevations, shall be permitted. Also, five internal monument signs shall be permitted within the development. The five internal monument signs shall be limited to 50 square feet in area, shall be limited to 10 feet in height, shall not be within 200 feet of an arterial right-of-way, and shall be consistent with submitted elevations.

9. All exterior lighting shall be shielded to direct light disbursement in a downward direction.

10. All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, etc.).

A. Light poles for the hospital and MOB parking lots shall not exceed 30 feet in height, excluding the base. No light pole for the hospital or MOB parking lot shall exceed a 20 foot height when located within 300 feet of residential zoned property. Light poles for all other buildings shall not exceed 24 feet in height, excluding the base. Base height for light poles shall not exceed a maximum height of 3 feet.

11. Utilities shall be installed underground on all parcels.

12. Landscaping for this site shall be required as follows:

A. Development of all parcels within the P.U.D. shall comply with the Landscape Ordinance of the City of Wichita.

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 Planning Department for their review and approval prior to issuance of a building permit.

C. A financial guarantee for the plant material approved on the landscape plan for that portion of the P.U.D. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.

19. Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction per City standards.

20. No parcel within this P.U.D. shall allow the use of adult entertainment establishments, correctional placement residences, private clubs, taverns, and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. ~~Entertainment establishments~~ Nightclub in the County may be allowed only as an accessory use to a restaurant, subject to the Supplemental Use Regulations in Article III-D.6.~~wff~~.

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

22. The Transfer of title of all or any portion of land included within the P.U.D. (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.

23. 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.

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

25. All property included within the P.U.D. shall be platted within one year after approval of this P.U.D. by the Governing Body, or the case shall be considered denied and closed.

26. Prior to publishing the ordinance establishing the zone change, the applicant(s) shall record a document with the Register of Deeds indicating that this tract (referenced as PUD2007-04) includes special conditions for development on this property.

PARCEL 1

A. Net Area: 55,732 sq. ft., or 1.27± acres

B. Maximum Building Coverage: 16,720 sq. ft., or 30 percent

C. Maximum Gross Floor Area: 22,293 sq. ft.

D. Floor Area Ratio: 40 percent

E. Maximum building height shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code for parcels developed in the "LC" zoning district.

F. Setbacks: See Drawing

G. Access Points: See Drawing

H. Permitted Uses: All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedwick County Unified Zoning Code, except for those listed under G.P. #20.

PARCEL 4

A. Net Area: 66,000 sq. ft., or 1.51± acres

B. Maximum Building Coverage: 19,800 sq. ft., or 30 percent

C. Maximum Gross Floor Area: 26,400 sq. ft.

D. Floor Area Ratio: 40 percent

E. Maximum building height shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code for parcels developed in the "LC" zoning district.

F. Setbacks: See Drawing

G. Access Points: See Drawing

H. Permitted Uses: All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedwick County Unified Zoning Code, except for those listed under G.P. #20.

PARCEL 5

A. Net Area: 37,586 sq. ft., or 0.86± acres

B. Maximum Building Coverage: 11,276 sq. ft., or 30 percent

C. Maximum Gross Floor Area: 15,034 sq. ft.

F. Setbacks: See Drawing

G. Access Points: See Drawing

H. Permitted Uses: All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedwick County Unified Zoning Code, except for those listed under G.P. #20.

PARCEL 8

A. Net Area: 46,644 sq. ft., or 1.07± acres

B. Maximum Building Coverage: 13,993 sq. ft., or 30 percent

C. Maximum Gross Floor Area: 18,658 sq. ft.

D. Floor Area Ratio: 40 percent

E. Maximum building height shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code for parcels developed in the "LC" zoning district.

F. Setbacks: See Drawing

G. Access Points: See Drawing

H. Permitted Uses: All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedwick County Unified Zoning Code, except for those listed under G.P. #20.

PARCEL 9

A. Net Area: 525,926 sq. ft., or 12.07± acres

B. Maximum Building Coverage (Commercial Uses): 157,778 sq. ft., or 30 percent

C. Maximum Gross Floor Area (Commercial Uses): 210,370 sq. ft.

D. Floor Area Ratio (Commercial Uses): 40 percent

E. Maximum number of Dwelling Units: 2 9 du/acre

F. Maximum building height shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code for parcels developed in the "LC" zoning district.

G. Setbacks: See Drawing

H. Access Points: See Drawing

H. Permitted Uses: All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedwick County Unified Zoning Code, except for those listed under G.P. #20.

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

September 12, 2025

Via Christi Regional Medical Center Inc
Attn: Elyssa Carter
1100 N. Francis
Suite 240
Wichita, KS 67214

Baughman Company, P.A.
ATTN: Phil Meyer
315 S. Ellis Ave
Wichita, KS 67211

RE: PUD2025-00018: Amendment to PUD #27 to add parcels and allows all uses in LC Limited Commercial District with some exceptions; Generally located on the northeast corner of North 151st Street North and West 21st Street North (14800 West Saint Teresa Street).

Dear Applicant,

At its regular meeting on **September 11, 2025**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the above request.

Property owners opposed to the application may file with the County 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 **September 25, 2025**. 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 1000 feet of the property for which the application was filed, and must be submitted to the County Clerk by **September 25, 2025, at 5:00 p.m.**

This application will be presented to the Sedgwick County Board of Commissioners on **Wednesday, October 22, 2025**, 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 316-268-4421.

Sincerely,

Brad Eatherly
Current Plans
Senior Planner

exceeding 300 sq. ft. Seven signs shall be allowed along 151st St. W. with a maximum area of 1,800 sq. ft. with no single sign exceeding 300 sq. ft.

B. All freestanding signs must be monument type signs. Hospital signage along either 21st St. N. or 151st St. W. shall have a maximum height of 30 feet. Multi-tenant signs shall have a maximum height of 20 feet. Single tenant signs shall have a maximum height of 15 feet.

C. As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150 feet apart, irrespective of how land is leased or sold.

D. Electronic message signs shall be permitted. This sign shall not permit animated, flashing or moving images, and graphics changes will be restricted to one change per second or slower.

E. Portable or off-site signs are not permitted.

F. Window display signs are limited to 25% of the window area.

G. Within this development unlimited 24 square-foot directional signage, limited to six feet in height, and consistent with submitted elevations, shall be permitted. Also, five internal monument signs shall be permitted within the development. The five internal monument signs shall be limited to 50 square feet in area, shall be limited to 10 feet in height, shall not be within 200 feet of an arterial right-of-way, and shall be consistent with submitted elevations.

9. All exterior lighting shall be shielded to direct light disbursement in a downward direction.

10. All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, etc.).

A. Light poles for the hospital and MOB parking lots shall not exceed 30 feet in height, excluding the base. No light pole for the hospital or MOB parking lot shall exceed a 20 foot height when located within 300 feet of residential zoned property. Light poles for all other buildings shall not exceed 24 feet in height, excluding the base. Base height for light poles shall not exceed a maximum height of 3 feet.

11. Utilities shall be installed underground on all parcels.

12. Landscaping for this site shall be required as follows:

A. Development of all parcels within the P.U.D. shall comply with the Landscape Ordinance of the City of Wichita.

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 Planning Department for their review and approval prior to issuance of a building permit.

future sidewalks along the arterial streets. Said walk system shall be reinforced by landscaping, lighting, and seating areas.

19. Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction per City standards.

20. No parcel within this P.U.D. shall allow the use of adult entertainment establishments, correctional placement residences, private clubs, taverns, and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. ~~Entertainment establishments~~ Nightclub in the County may be allowed only as an accessory use to a restaurant, subject to the Supplemental Use Regulations in Article III-D.6.~~wff~~.

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

22. The Transfer of title of all or any portion of land included within the P.U.D. (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.

23. 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.

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

25. All property included within the P.U.D. shall be platted within one year after approval of this P.U.D. by the Governing Body, or the case shall be considered denied and closed.

26. Prior to publishing the ordinance establishing the zone change, the applicant(s) shall record a document with the Register of Deeds indicating that this tract (referenced as PUD2007-04) includes special conditions for development on this property.

florist, gift shop), Ambulance Facility, Helipad for Medical Uses, Hotel, Restaurants, Daycare, Senior Housing Facilities, Wellness Center, and Churches.

PARCEL 3

A. Net Area: 55,732 sq. ft., or 1.27± acres

B. Maximum Building Coverage: 16,720 sq. ft., or 30 percent

C. Maximum Gross Floor Area: 22,293 sq. ft.

D. Floor Area Ratio: 40 percent

E. Maximum building height shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code for parcels developed in the "LC" zoning district.

F. Setbacks: See Drawing

G. Access Points: See Drawing

H. Permitted Uses: All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedwick County Unified Zoning Code, except for those listed under G.P. #20.

PARCEL 4

A. Net Area: 66,000 sq. ft., or 1.51± acres

B. Maximum Building Coverage: 19,800 sq. ft., or 30 percent

C. Maximum Gross Floor Area: 26,400 sq. ft.

D. Floor Area Ratio: 40 percent

E. Maximum building height shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code for parcels developed in the "LC" zoning district.

F. Setbacks: See Drawing

G. Access Points: See Drawing

H. Permitted Uses: All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedwick County Unified Zoning Code, except for those listed under G.P. #20.

PARCEL 5

D. Floor Area Ratio: 40 percent

E. Maximum building height shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code for parcels developed in the "LC" zoning district.

F. Setbacks: See Drawing

G. Access Points: See Drawing

H. Permitted Uses: All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedwick County Unified Zoning Code, except for those listed under G.P. #20.

PARCEL 8

A. Net Area: 46,644 sq. ft., or 1.07± acres

B. Maximum Building Coverage: 13,993 sq. ft., or 30 percent

C. Maximum Gross Floor Area: 18,658 sq. ft.

D. Floor Area Ratio: 40 percent

E. Maximum building height shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code for parcels developed in the "LC" zoning district.

F. Setbacks: See Drawing

G. Access Points: See Drawing

H. Permitted Uses: All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedwick County Unified Zoning Code, except for those listed under G.P. #20.

PARCEL 9

A. Net Area: 525,926 sq. ft., or 12.07± acres

B. Maximum Building Coverage (Commercial Uses): 157,778 sq. ft., or 30 percent

C. Maximum Gross Floor Area (Commercial Uses): 210,370 sq. ft.

D. Floor Area Ratio (Commercial Uses): 40 percent

E. Maximum number of Dwelling Units: 2 9 du/acre

F. Maximum building height shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code for parcels developed in the "LC" zoning district.

G. Access Points:	See Drawing
H. Permitted Uses:	All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedwick County Unified Zoning Code, except for those listed under G.P. #20.

WICHITA–SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT
MAPC: September 11, 2025
CAB 3: September 9, 2025

CASE NUMBER: PUD2025-00018 (County)

APPLICANT/AGENT: Via Christi Regional Medical Center Inc. / Via Christi Hospital Wichita St. Teresa Inc. / Ascension Via Christi Property Services, Inc. (Applicants) / Baughman Company, P.A. (Agent)

REQUEST: Amend the Via Christi-West Campus Planned Unit Development PUD #27

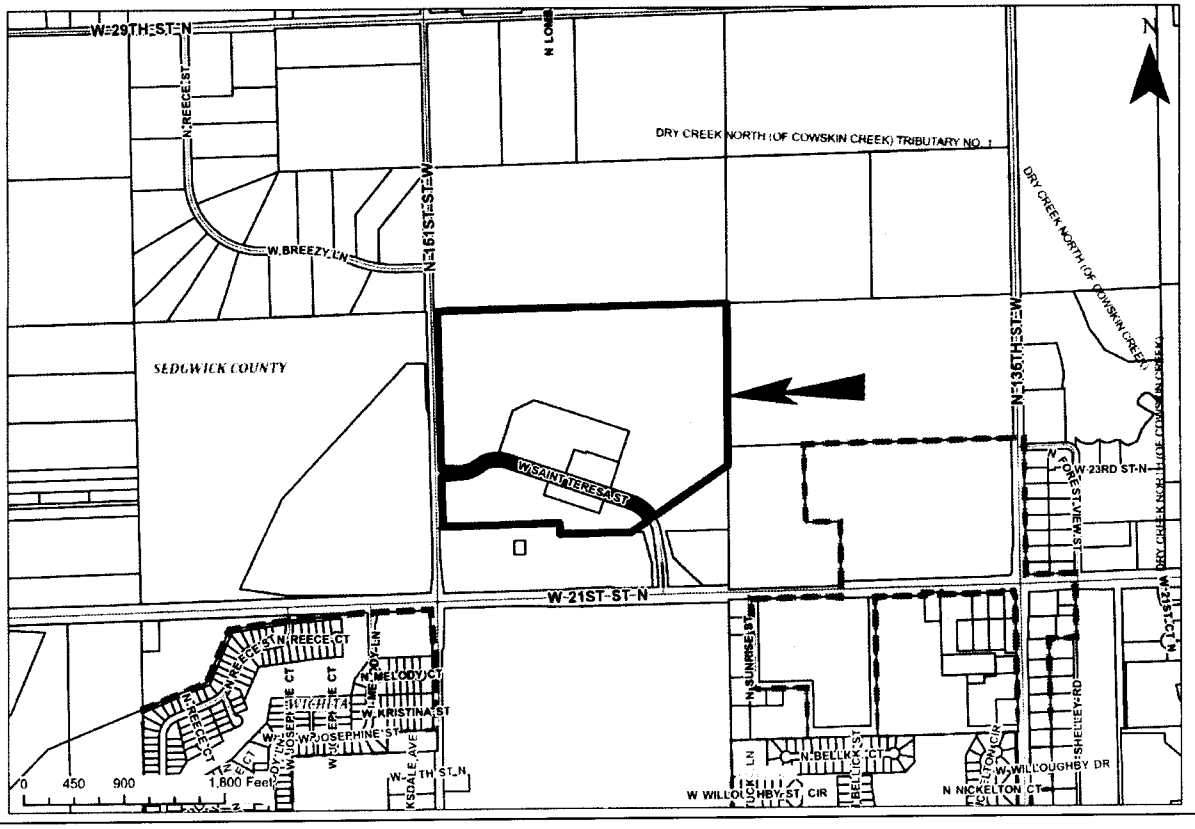
CURRENT ZONING: PUD #27

SITE SIZE: 110.27 acres

LOCATION: Generally located on the northeast corner of North 151st Street North and West 21st Street North (14800 West Saint Teresa Street)

PROPOSED USE: All uses in LC Limited Commercial District with some exceptions

RECOMMENDATION: Approve with conditions



which are paved, two-lane county arterial streets. West Saint Theresa is a paved two-way local street that runs through the PUD. City of Wichita services such as sanitary sewer and water currently serve the site.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is in conformance with the following plans:

Community Investments Plan: The requested amendment to the PUD is in conformance with the *Community Investments Plan*'s 2035 Wichita Future Growth Concept Map. The subject site is within the 2035 Wichita Urban Growth Area. The Map identifies the area affected by the amendment to be appropriate for "Residential and Employment Mix" uses. The *Plan* defines "Residential and Employment Mix" as "*areas of land that likely will be developed or redeveloped by 2035 with uses predominately of a mixed nature. Due to the proximity of higher intensity businesses uses, residential housing types within this area likely will be higher density. Due to the proximity of residential uses, employment uses likely will have limited negative impacts associated with noise, hazardous emissions, visual blight, and odor.*" The uses found in the LC District that are proposed to be permitted typically have limited impacts associated with noise, hazardous emissions, visual blight, and odor.

The proposed amendment to the PUD is in partial conformance with the Land Use Compatibility Guidelines of the *Community Investments Plan.* Under the heading *Design,* Guideline 1.a states that "*Commercial centers, office parks, and mixed-use developments should be designed with shared internal vehicular and pedestrian circulation, combined signage, coordinated landscaping and building design, and combined ingress/egress locations.*" Under the heading *Development Pattern,* Guideline 3.a states that "*Strip commercial development along arterials should be discouraged except along established commercial corridors and highways.*" The proposed amendment to the PUD is within an area of Sedgwick County that is experiencing growth in the area, but the immediate vicinity is still fairly rural in nature. The site has been zoned for commercial uses. The proposed amendment allows for commercial development that would likely support the existing hospital.

RECOMMENDATION: Based on the information available at the time of the public hearing, staff recommends **APPROVAL** of the application subject to provisions of the Via Christi-West Campus Planned Unit Development PUD #27 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 #27 Via Christi-West Campus 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 mostly rural residential in nature. Property to the north is zoned RR Rural Residential District (RR) and is used for Agricultural uses. Property to the west, across North 151st Street West, is zoned RR and is developed for Agricultural uses. Properties to the south are zoned SF-20 Single-Family Residential District (SF-20) and are developed with a single-family dwelling, Agricultural uses, and a Wireless Communication Facility. Properties to the east are zoned SF-20 and are developed with single-family dwellings and Agricultural uses.

2. The suitability of the subject property for the uses to which it has been restricted: The property is currently zoned PUD #27, with General Provisions allowing for uses of Hospital, Medical Offices, Medical Uses, General Office, Helipad for Medical Use, Retail Uses related to Medical, Hotel, Restaurant, Daycare, Senior Housing Facility, Wellness Center, and Churches.

Special Use Regulations Sec. III-D.6.ff

ff. **Sexually Oriented Business**

(1) **Sexually Oriented business in the County.** Sexually Oriented Businesses shall be permitted in the unincorporated area of the County only when such business is properly licensed with the County pursuant to the County's Adult Entertainment Code (Article VIII of Chapter 17 of the *Sedgwick County Code*), and only when such business is in compliance with the requirements of said Adult Entertainment Code. No Sexually Oriented Business in the County shall be located less than 1,000 feet from a Church or Place of Worship, School, public Park, residential Dwelling Unit or other adult entertainment establishment, all as defined in the Adult Entertainment Code, subject to the amortization provisions set forth in the Adult Entertainment Code and in Sec. VII-J.1 herein.

(2) **Sexually Oriented business in the City.** Sexually Oriented Businesses shall be permitted in the City only when such business is properly located pursuant to this Code and is licensed with the City pursuant to Chapter 3.05 of the Code of the City of Wichita, and only when such business is in compliance with the requirements set out in this Code and Chapter 3.05 of the Code of the City of Wichita. No Sexually Oriented Business in the City shall be located less than 500 feet from a church, school, public park, licensed Day Care center, the boundary of any residential District, the boundary of the OT-O District and from any other adult entertainment establishment defined in Chapter 3.05 of the Code of the City of Wichita, subject to the amortization provisions set forth in that Chapter and in Section VII-J.2 herein.

200 feet of an arterial right-of-way, and shall be consistent with submitted elevations.

9. All exterior lighting shall be shielded to direct light disbursement in a downward direction.

10. All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, etc.).
    A. Light poles for the hospital and MOB parking lots shall not exceed 30 feet in height, excluding the base. No light pole for the hospital or MOB parking lot shall exceed a 20 foot height when located within 300 feet of residential zoned property. Light poles for all other buildings shall not exceed *24* feet in height, excluding the base. Base height for light poles shall not exceed a maximum height of 3 feet.

11. Utilities shall be installed underground on all parcels.

12. Landscaping for this site shall be required as follows:
    A. Development of all parcels within the P.U.D. shall comply with the Landscape Ordinance of the City of Wichita.
    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 Planning Department for their review and approval prior to issuance of a building permit.
    C. A financial guarantee for the plant material approved on the landscape plan for that portion of the P.U.D. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.

13. Screening to adjacent residentially zoned property shall be a combination of the landscape ordinance and/or maintaining the existing vegetation.
    A. Any portion of this P.U.D. that is developed adjacent to residentially zoned property shall have a 30 foot screening buffer for screening purposes.
    B. If the adjacent property is rezoned to a use greater than residential, the 30 foot screening buffer shall be waived.
    C. All screening within the 30 foot buffer shall be maintained by the owner of the property.

14. Rooftop mechanical equipment shall be screened from ground level view per Unified Zoning Code.

15. Trash receptacles shall be appropriately screened with walls that are of a pattern and color consistent with the building walls to reasonably screen them from ground view.

~~*16. A. All buildings within each parcel of the P.U.D. shall share similar architectural character, color, texture, and predominant exterior building materials, as determined by the Director of Planning. Building walls (exposed from the ground level) must have predominately earth-tone colors, with vivid colors limited to incidental accents.*~~

~~*B. Metal shall not be the primary exterior building material on any one façade. Metal material for architectural accents, highlights, and screening purposes will be allowed.*~~

PARCEL 1

A. Net Area:	*4,049,967* sq. ft., or *92.97*± acres
B. Maximum Building Coverage:	*1,214,990* sq.ft., or 30 percent
C. Maximum Gross Floor Area:	*1,619,987* sq.ft.
D. Floor Area Ratio:	40 percent
E. Maximum building height:	Maximum building height shall allow the Hospital Structures to be a maximum of 100 feet in height, the Medical Office Building (associated with the hospital) to be a maximum of 65 feet in height, and no other building shall exceed 50 feet in height.
F. Setbacks:	See Drawing
G. Access Points:	See Drawing
H. Permitted Uses:	Hospital, Medical Offices, Medical Uses, General Office, Retail Uses related to Medical (ie: pharmacies, medical supply/uniform stores, prosthetics, florist, gift shop), Ambulance Facility, Helipad ***for*** Medical Uses, Hotel, Restaurants, Daycare, Senior Housing Facilities, Wellness Center, and Churches.

PARCEL 2

A. Net Area:	*753,546* sq. ft., or *17.30*± acres
B. Maximum Building Coverage:	*226,064* sq.ft., or 30 percent
C. Maximum Gross Floor Area:	*301,419* sq.ft.
D. Floor Area Ratio:	40 percent
E. Maximum building height:	Maximum building height shall allow the Hospital Structures to be a maximum of 100 feet in height, the Medical Office Building (associated with the hospital) to be a maximum of 65 feet in height, and no other building shall exceed 50 feet in height.
F. Setbacks:	See Drawing
G. Access Points:	See Drawing
H. Permitted Uses:	Hospital, Medical Offices, Medical Uses, General Office, Retail Uses related to Medical (ie: pharmacies, medical supply/uniform stores, prosthetics, florist, gift shop), Ambulance Facility, Helipad ***for*** Medical Uses, Hotel, Restaurants, Daycare, Senior Housing Facilities, Wellness Center, and Churches.

PARCEL 3

A. Net Area:	*55,732 sq. ft., or 1.27± acres*
B. Maximum Building Coverage:	*16,720 sq. ft., or 30 percent*
C. Maximum Gross Floor Area:	*22,293 sq. ft.*
D. Floor Area Ratio:	*40 percent*

E. Maximum building height shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code for parcels developed in the "LC" zoning district.

F. Setbacks: *See Drawing*

PARCEL 7

A. *Net Area:* *46,006 sq. ft., or 1.05± acres*
B. *Maximum Building Coverage:* *13,802 sq. ft., or 30 percent*
C. *Maximum Gross Floor Area:* *18,402 sq. ft.*
D. *Floor Area Ratio:* *40 percent*
E. *Maximum building height shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code for parcels developed in the "LC" zoning district.*
F. *Setbacks:* *See Drawing*
G. *Access Points:* *See Drawing*
H. *Permitted Uses:* *All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedwick County Unified Zoning Code, except for those listed under G.P. **#20**.*

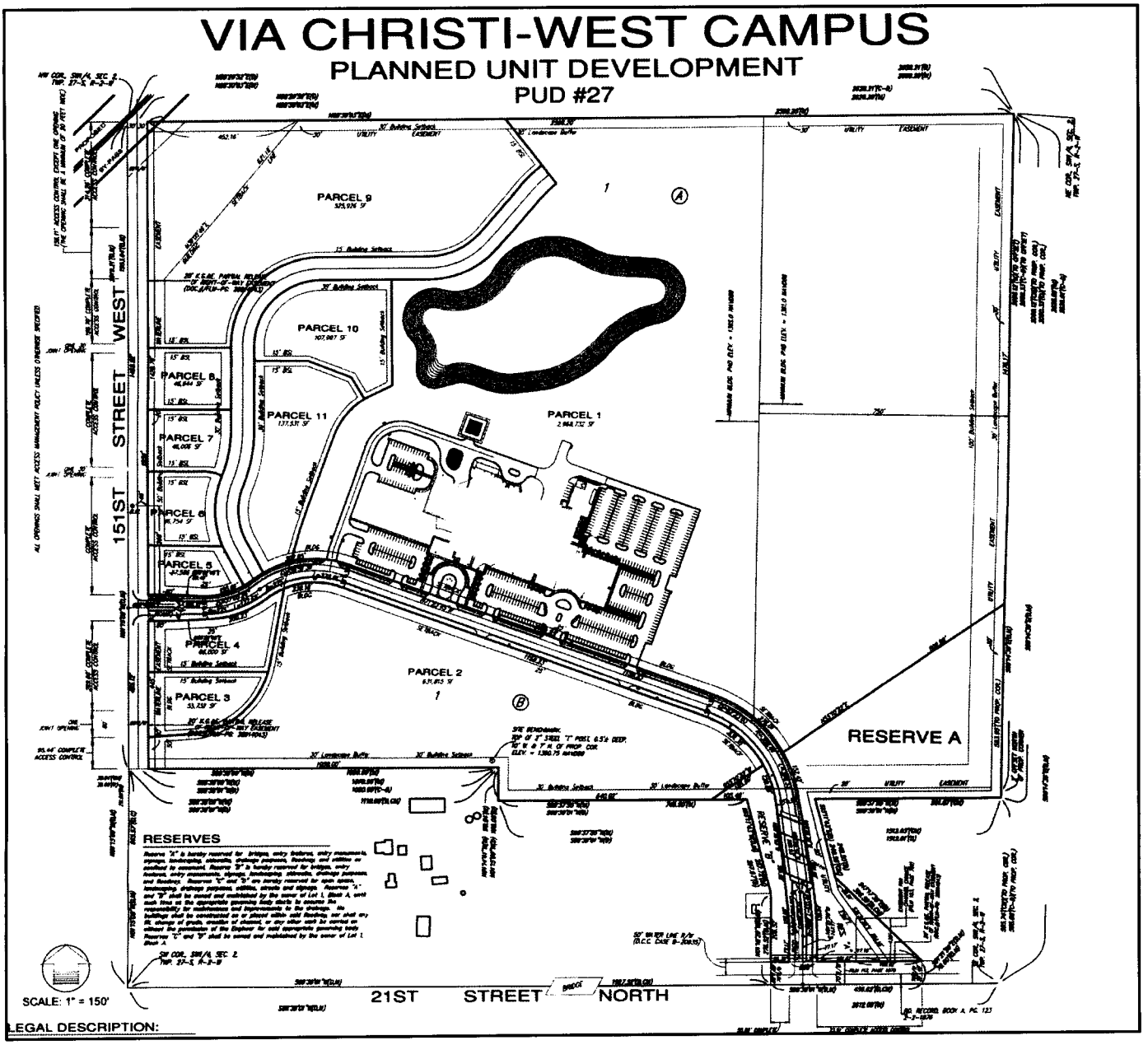
PARCEL 8

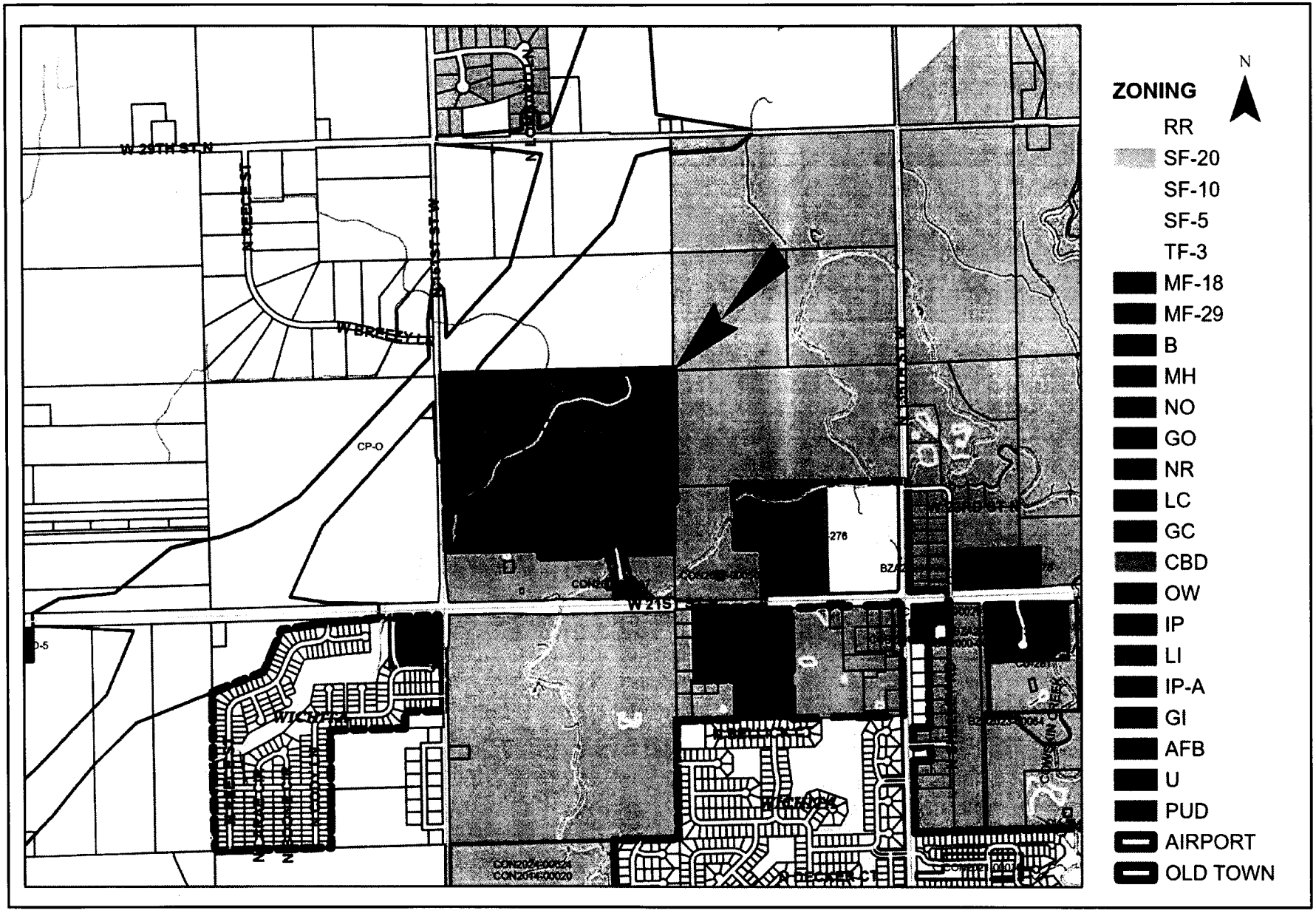
A. *Net Area:* *46,644 sq. ft., or 1.07± acres*
B. *Maximum Building Coverage:* *13,993 sq. ft., or 30 percent*
C. *Maximum Gross Floor Area:* *18,658 sq. ft.*
D. *Floor Area Ratio:* *40 percent*
E. *Maximum building height shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code for parcels developed in the "LC" zoning district.*
F. *Setbacks:* *See Drawing*
G. *Access Points:* *See Drawing*
H. *Permitted Uses:* *All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedwick County Unified Zoning Code, except for those listed under G.P. **#20**.*

PARCEL 9

A. *Net Area:* *525,926 sq. ft., or 12.07± acres*
B. *Maximum Building Coverage (Commercial Uses):* *157,778 sq. ft., or 30 percent*
C. *Maximum Gross Floor Area (Commercial Uses):* *210,370 sq. ft.*
D. *Floor Area Ratio (Commercial Uses):* *40 percent*
E. *Maximum number of Dwelling Units: 2* *9 du/acre*
F. *Maximum building height shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code for parcels developed in the "LC" zoning district.*
G. *Setbacks:* *See Drawing*
H. *Access Points:* *See Drawing*
I. *Permitted Uses:* *All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedwick County Unified Zoning Code, except for those listed under G.P. #20.*

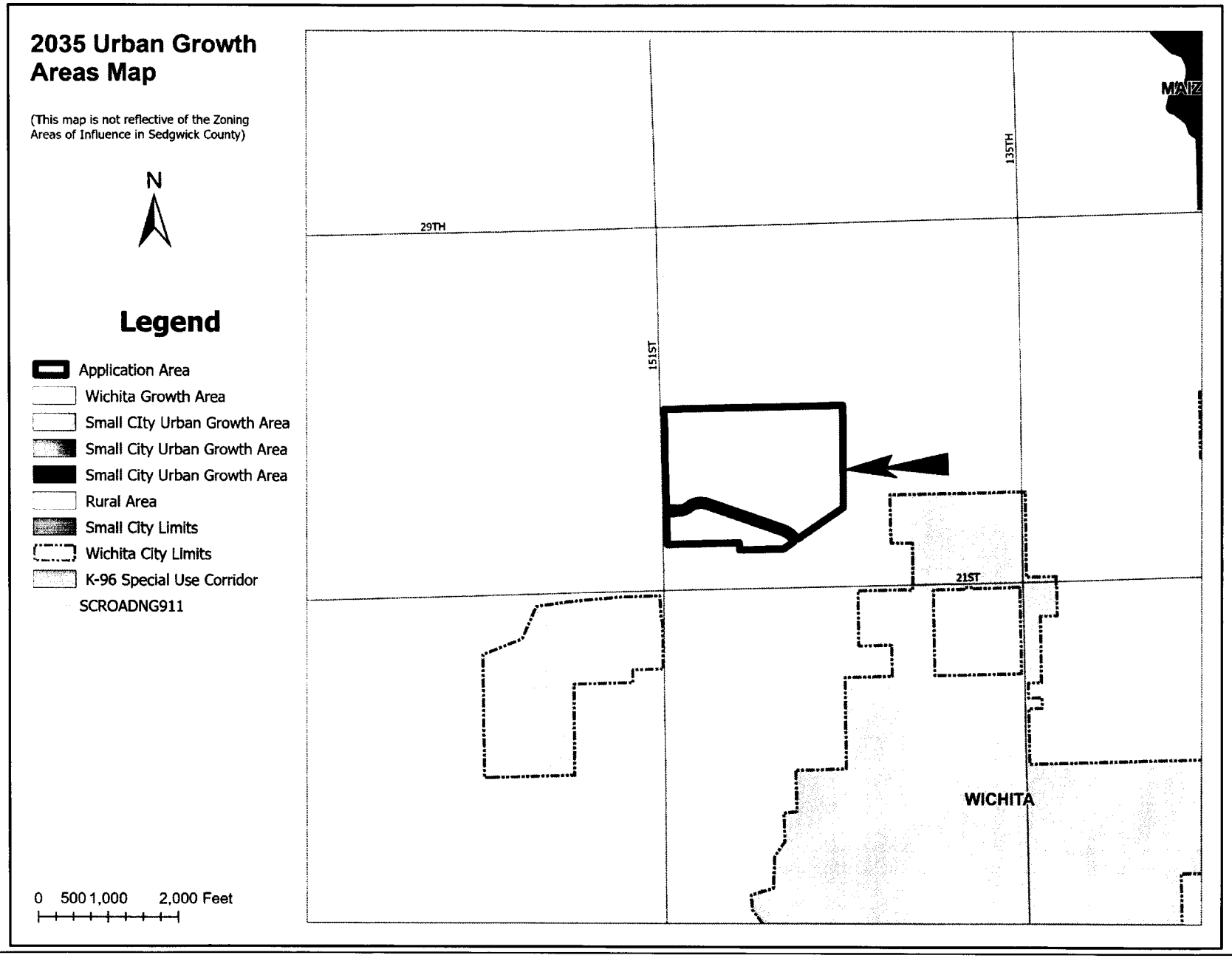
PUD #27 Drawing




W 29TH ST N
W BREEZY LN
CP-O
W 21ST
N 145TH ST E
N BECKER CT
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

2035 Urban Growth Areas Map

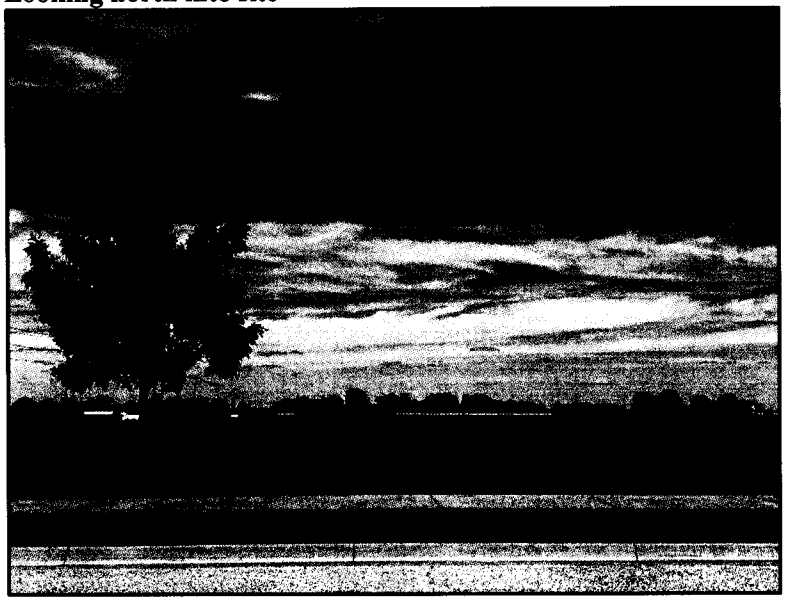
(This map is not reflective of the Zoning Areas of Influence in Sedgwick County)



Looking north into site



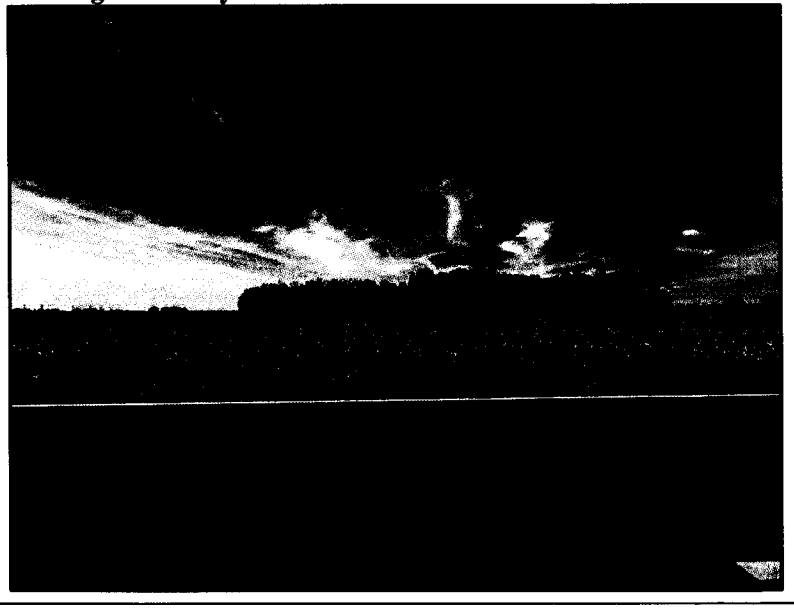
Looking north into site



Looking east into site



Looking west away from site



Sedgwick Co. public notice

(Published in The Ark Valley News Aug. 21, 2025.)

MAPC September 11, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, September 11, 2025, 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.**

CON2025-00106: Conditional Use request in the County to allow an Accessory Apartment on property zoned RR Rural Residential generally located 500 feet south of West 21st Street North and 800 feet west of North 263rd Street West. (26555 West 21st Street North).

PUD2025-00018: Amendment to PUD #27 in the County to add parcels to the PUD for multi-use development; generally located on the northeast corner of North 151st Street West and West 21st Street North (14800 West Saint Teresa Street).

VAC2025-00034: Vacation Request in the County of the west 5 feet of the 20 foot drainage and utility easement located on the west side of property zoned SF-20 Single Family Residential, generally located at South 135th Street West and West 35th Street South.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor. As provided in Section V of the Wichita Sedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

Options to participate:

1) **Attend In-Person** at the **Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202.** Self-paid parking is available nearby. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-268 4464) by 5:00 PM, 3 days prior to the meeting.

2) **Submit Comments Ahead of Time** regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department) -- using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting. Planning Departments staff make efforts to share all comments but may not be able to share those received after the deadlines below. Please be sure to provide ample time for delivery. **Written Comments** should be submitted by 5:00 PM the day before the meeting. **Video and Audio Comments** (mp3, etc.) formats be submitted at least 3 days prior to the MAPC meeting. The comments should indicate which item they pertain to and be less than three (3) minutes in duration.

Email Planning@wichita.gov
Mailing Address Wichita-Sedgwick County Metropolitan Area Planning Department
Attn: **Scott Wadle**
271 W. 3rd Street – Suite 201
Wichita, KS 67202
Phone 316.268.4421
Fax 316.858.7764

3) **If you need accommodations pursuant to the ADA, please contact Planning Staff within one week prior to the scheduled meeting.**

Option to View Remotely (Not Participate)

The meeting will be streamed live and recorded. Virtual comment is not available. To view the live stream or recording, follow the link: https://www.wichita.gov/Planning.

WITNESS MY HAND on August 21, 2025
Scott Wadle, Secretary
Wichita Sedgwick County Metropolitan Area Planning Commission

Affidavit of Publication

STATE OF KANSAS,
SEDGWICK COUNTY, ss.

Chris Strunk, being first duly sworn, deposes and says: That he is Publisher of The Ark Valley News, formerly The Valley Center Index, a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County Kansas, with a general paid circulation on a yearly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a weekly published at least weekly 50 times a year; has been so published continuously and uninterruptedly in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office of Valley Center in said County as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 consecutive weeks, the first publication thereof being made as aforesaid on the 21st day of August, 2025. with subsequent publications being made on the following dates:

_____, 2025 _____, 2025
_____, 2025 _____, 2025
_____, 2025 _____, 2025

Chris Strunk

Subscribed and sworn to before me this 21st day of August, 2025.

Notary Public

My commission expires

Additional copies $

Printer's fee

LISA K. STRUNK NOTARY PUBLIC 4/24/28 STATE OF KANSAS

Resolution 268-2025
PUD2025-00018

Affidavit of Publication

STATE OF KANSAS,
SEDGWICK COUNTY, ss.

Chris Strunk, being first duly sworn, deposes and says: That he is Publisher of The Ark Valley News, formerly The Valley Center Index, a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County Kansas, with a general paid circulation on a yearly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a weekly published at least weekly 50 times a year; has been so published continuously and uninterruptedly in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office of Valley Center in said County as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 consecutive weeks, the first publication thereof being made as aforesaid on the 30th day of October, 2025. with subsequent publications being made on the following dates:

_____, 2025 _____, 2025

_____, 2025 _____, 2025

_____, 2025 _____, 2025

Subscribed and sworn to before me this 30th day of October, 2025.

Notary Public

My commission expires

Additional copies $

Printer's fee

LISA K. STRUNK
NOTARY
PUBLIC
4/24/28
STATE OF KANSAS

Ark Valley The News
The news voice for Valley Center and north Sedgwick County

Sedgwick Co. public notice

Last Updated: October 29, 2025

Greg Dane
Agent/owner
Focused on Medicare Solutions
Veteran Specialist
Wichita-based company
Serving KS, VA, TN, FL, AZ
TheDaneAgency@gmail.com
615-374-5977

(Published in The Ark Valley News Oct. 30, 2025.

RESOLUTION NO. __ 268-2025_____

A RESOLUTION AMENDING THE VIA CHRISTI-WEST CAMPUS PLANNED UNIT DEVELOPMENT (PUD #27) UNDER THE AUTHORITY GRANTED BY SECTION V-C OF THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, AS ADOPTED BY RESOLUTION NO. 84-01, AS SUBSEQUENTLY AMENDED

WHEREAS, Via Christi Regional Medical Center Inc., Via Christi Hospital Wichita St. Teresa Inc., and Ascension Via Christi Property Services, Inc. (collectively, "Applicant"), in Case No. PUD2025-00018, requests an amendment to PUD #27, which was approved in 2007 to develop the Ascension Via Christi St. Teresa Hospital as requested in Case No. PUD2007-04. Applicant desires to develop nine (9) new outparcels (Parcels 3-11) with all uses allowed within the LC Limited Commercial District, except Adult Entertainment Establishments, Correctional Placement Residences, Taverns and Drinking Establishments.

WHEREAS, proper notice as required by the Wichita-Sedgwick County Unified Zoning Code ("Unified Zoning Code") and by the policy of the Metropolitan Area Planning Commission ("Planning Commission") has been given.

WHEREAS, the Planning Commission did, at the meeting of September 11, 2025, consider said application on consent.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Sedgwick County, Kansas that:

SECTION I. After receiving a recommendation from the Planning Commission and under the authority granted by Section V-C of the Unified Zoning Code, the Board of County Commissioners hereby approves amending PUD #27 on property legally described as:

Reserve B and Lot 44, on Chicago Avenue, Kelsch's Resurvey of the North half of Reserve E in West Wichita, Sedgwick County, Kansas.

The Via Christi-West Campus Planned Unit Development (PUD #27) shall be subject to the following general provisions:

1. Total Net Land Area: 4,803,513 sq. ft. or 110.27± acres
Reserves: 530,628 sq. ft. or 12.18± acres

2. Maximum Building Coverage: 1,441,054 sq. ft. or 30 percent
Maximum Gross Floor Area: 1,921,405 sq. ft. or 40 percent

3. Parking shall be provided in accordance with Article IV of the Unified Zoning Code, unless otherwise specified in the parcel descriptions.

4. Setbacks are as indicated on the PUD drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.

5. A Drainage Plan shall be submitted to City Engineering for approval at the time of platting, along with any required guarantees.

6. Improvements and Guarantees for arterial street improvements shall be determined at the time of platting.

7. Access Controls shall follow the guidelines of the access management policy. All final access control locations shall be determined at the time of platting.

8. Signs shall be in accordance with the Sign Code of the City of Wichita for the "LC" district with the following conditions:
A. Two signs shall be allowed along 21st St. N. with a maximum area of 600 sq. ft. with no single sign exceeding 300 sq. ft. Seven signs shall be allowed along 151st St. W. with a maximum area of 1,800 sq. ft. with no single sign exceeding 300 sq. ft.
B. All freestanding signs must be monument type signs. Hospital signage along either 21st St. N. or 151st St. W. shall have a maximum height of 30 feet. Multi-tenant signs shall have a maximum height of 20 feet. Single tenant signs shall have a maximum height of 15 feet.
C. As the frontage develops along the arterial roadways, monument type signs shall be

23. 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.

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

25. All property included within the PUD shall be platted within one year after approval of this PUD by the Governing Body, or the case shall be considered denied and closed.

26. Prior to publishing the ordinance establishing the zone change, the applicant(s) shall record a document with the Register of Deeds indicating that this tract (referenced as PUD2007-04) includes special conditions for development on this property.

PARCEL 1
A. Net Area: 4,049,967 sq. ft., or 92.97± acres
B. Maximum Building Coverage: 1,214,990 sq. ft., or 30 percent
C. Maximum Gross Floor Area: 1,619,987 sq. ft.
D. Floor Area Ratio: 40 percent
E. Maximum building height: Maximum building height shall allow the Hospital Structures to be a maximum of 100 feet in height, the Medical Office Building (associated with the hospital) to be a maximum of 65 feet in height, and no other building shall exceed 50 feet in height.
F. Setbacks: See Drawing
G. Access Points: See Drawing
H. Permitted Uses: Hospital, Medical Offices, Medical Uses, General Office, Retail Uses related to Medical (i.e.: pharmacies, medical supply/uniform stores, prosthetics, florist, gift shop), Ambulance Facility, Helipad for Medical Uses, Hotel, Restaurants, Daycare, Senior Housing Facilities, Wellness Center, and Churches.

PARCEL 2
A. Net Area: 753,546 sq. ft., or 17.30± acres
B. Maximum Building Coverage: 226,064 sq. ft., or 30 percent
C. Maximum Gross Floor Area: 301,419 sq. ft.
D. Floor Area Ratio: 40 percent
E. Maximum building height: Maximum building height shall allow the Hospital Structures to be a maximum of 100 feet in height, the Medical Office Building (associated with the hospital) to be a maximum of 65 feet in height, and no other building shall exceed 50 feet in height.
F. Setbacks: See Drawing
G. Access Points: See Drawing
H. Permitted Uses: Hospital, Medical Offices, Medical Uses, General Office, Retail Uses related to Medical (i.e.: pharmacies, medical supply/uniform stores, prosthetics, florist, gift shop), Ambulance Facility, Helipad for Medical Uses, Hotel, Restaurants, Daycare, Senior Housing Facilities, Wellness Center, and Churches.

PARCEL 3
A. Net Area: 55,732 sq. ft., or 1.27± acres
B. Maximum Building Coverage: 16,720 sq. ft., or 30 percent
C. Maximum Gross Floor Area: 22,293 sq. ft.
D. Floor Area Ratio: 40 percent
E. Maximum building height: Maximum building height shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code for parcels developed in the "LC" zoning district.
F. Setbacks: See Drawing
G. Access Points: See Drawing
H. Permitted Uses: All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedwick County Unified Zoning Code, except for those listed under G.P. #20.

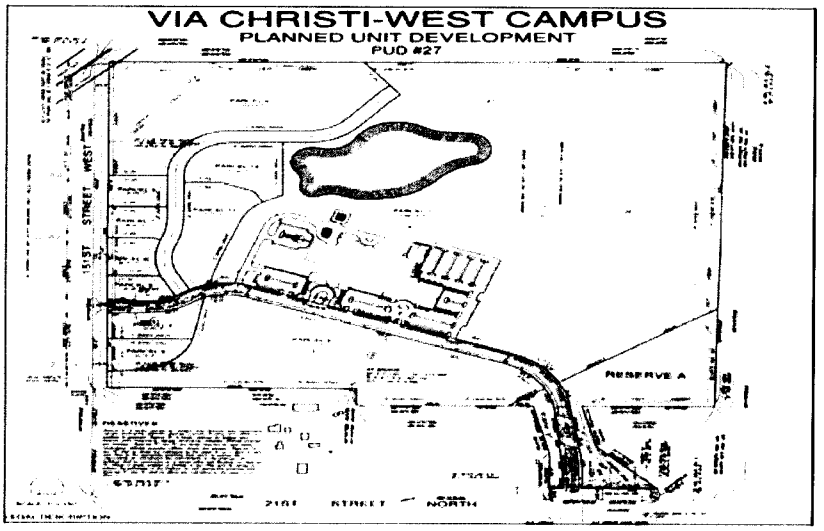
PARCEL 4
A. Net Area: 66,000 sq. ft., or 1.51± acres
B. Maximum Building Coverage: 19,800 sq. ft., or 30 percent
C. Maximum Gross Floor Area: 26,400 sq. ft.
D. Floor Area Ratio: 40 percent
E. Maximum building height: Maximum building height shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code for parcels developed in the "LC" zoning district.
F. Setbacks: See Drawing
G. Access Points: See Drawing
H. Permitted Uses: All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedwick County Unified Zoning Code, except for those listed under G.P. #20.

PARCEL 5
A. Net Area: 37,586 sq. ft., or 0.86± acres
B. Maximum Building Coverage: 11,276 sq. ft., or 30 percent
C. Maximum Gross Floor Area: 15,034 sq. ft.
D. Floor Area Ratio: 40 percent

E. Maximum building height: Maximum building height shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code for parcels developed in the "LC" zoning district.
F. Setbacks: See Drawing
G. Access Points: See Drawing
H. Permitted Uses: All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedwick County Unified Zoning Code, except for those listed under G.P. #20.

SECTION II. The Board hereby approves the Concept Plan drawing submitted with the application and depicted below:

PUD #27 Drawing



SECTION III. Upon the taking effect of this Resolution, the notation of such zoning change shall be shown on the "Official Zoning District Map" on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.
SECTION IV. This Resolution shall take effect and be in force from and after its adoption by the Governing Body and publication in the official county newspaper.

Commissioners present and voting were.

PETER F. MEITZNER	aye	
JEFF BLUBAUGH	aye	
STEPHANIE WISE	aye	
RYAN BATY		aye
JAMES M. HOWELL	aye	

Dated this 22 day of October, 2025.

ATTEST:

KELLY B. ARNOLD, County Clerk

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

RYAN BATY, Chairman
Commissioner, Fourth District

PETER F. MEITZNER, Chair Pro Tem
Commissioner, First District

JEFF BLUBAUGH
Commissioner, Second District

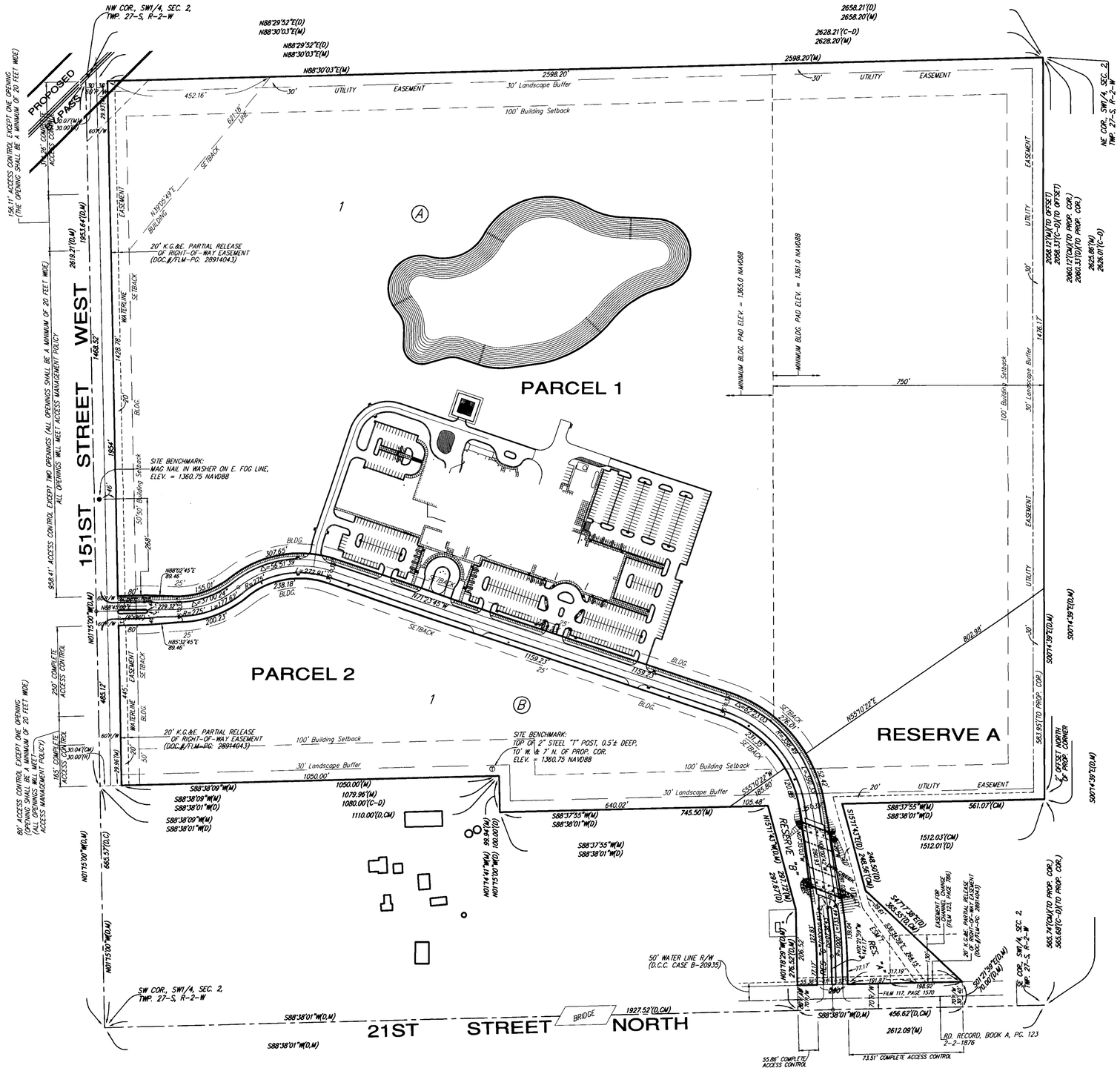
STEPHANIE WISE
Commissioner, Third District

JAMES M. HOWELL
Commissioner, Fifth District

APPROVED AS TO FORM:

SAMANTHA SEANG 10/17/25
SAMANTHA SEANG
Assistant County Counselor

VIA CHRISTI-WEST CAMPUS
PLANNED UNIT DEVELOPMENT
PUD-27



SCALE: 1" = 150'

GENERAL PROVISIONS:

1. Total Net Land Area: 4,803,513 sq. ft. or 110.27± acres
   Reserves: 530,628 sq. ft. or 12.18± acres
2. Maximum Building Coverage: 1,441,054 sq. ft. or 30 percent
   Maximum Gross Floor Area: 1,921,405 sq. ft. or 40 percent
3. Parking shall be provided in accordance with Article IV of the Unified Zoning Code, unless otherwise specified in the parcel descriptions.
4. Setbacks are as indicated on the P.U.D. drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.
5. A Drainage Plan shall be submitted to City Engineering for approval at the time of platting, along with any required guarantees.
6. Improvements and Guarantees for arterial street improvements shall be determined at the time of platting.
7. Access Controls shall follow the guidelines of the access management policy. All final access control locations shall be determined at the time of platting.
8. Signs shall be in accordance with the Sign Code of the City of Wichita for the "LC" district with the following conditions:
   A. Two signs shall be allowed along 21st St. N. with a maximum area of 600 sq. ft. with no single sign exceeding 300 sq. ft. Six signs shall be allowed along 151st St. W. with a maximum area of 1,800 sq. ft. with no single sign exceeding 300 sq. ft.
   B. All freestanding signs must be monument type signs. Hospital signage along either 21st St. N. or 151st St. W. shall have a maximum height of 30 feet. Multi-tenant signs shall have a maximum height of 20 feet. Single tenant signs shall have a maximum height of 15 feet.
   C. As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150 feet apart, irrespective of how land is leased or sold.
   D. Electronic message signs shall be permitted. This sign shall not permit animated, flashing or moving images, and graphics changes will be restricted to one change per second or slower.
   E. Portable or off-site signs are not permitted.
   F. Window display signs are limited to 25% of the window area.
   G. Within this development unlimited 24 square-foot directional signage, limited to six feet in height, and consistent with submitted elevations, shall be permitted. Also, five internal monument signs shall be permitt within the development. The five internal monument signs shall be limited to 50 square feet in area, shall be limited to 10 feet in height, shall not be within 200 feet of an arterial right-of-way, and shall be consistent with submitted elevations.
9. All exterior lighting shall be shielded to direct light disbursement in a downward direction.
10. All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, etc.).
    A. Light poles for the hospital and MOB parking lots shall not exceed 30 feet in height, excluding the base. No light pole for the hospital or MOB parking lot shall exceed a 20 foot height when located within 300 feet of residential zoned property. Light poles for all other buildings shall not exceed 20 feet in height, excluding the base. Base height for light poles shall not exceed a maximum height of 3 feet.
11. Utilities shall be installed underground on all parcels.
12. Landscaping for this site shall be required as follows:
    A. Development of all parcels within the P.U.D. shall comply with the Landscape Ordinance of the City of Wichita.
    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 Planning Department for their review and approval prior to issuance of a building permit.
    C. A financial guarantee for the plant material approved on the landscape plan for that portion of the P.U.D. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
13. Screening to adjacent residentially zoned property shall be a combination of the landscape ordinance and/or maintaining the existing vegetation.
    A. Any portion of this P.U.D. that is developed adjacent to residentially zoned property shall have a 30 foot screening buffer for screening purposes.
    B. If the adjacent property is rezoned to a use greater than residential, the 30 foot screening buffer shall be waived.
    C. All screening within the 30 foot buffer shall be maintained by the owner of the property.
14. Rooftop mechanical equipment shall be screened from ground level view per Unified Zoning Code.
15. Trash receptacles shall be appropriately screened with walls that are of a pattern and color consistent with the building walls to reasonably screen them from ground view.
16. A. All buildings within each parcel of the P.U.D. shall share similar architectural character, color, texture, and predominant exterior building materials, as determined by the Director of Planning. Building walls (exposed from the ground level) must have predominately earth-tone colors, with vivid colors limited to incidental accents.
    B Metal shall not be the primary exterior building material on any one façade. Metal material for architectural accents, highlights, and screening purposes will be allowed.
17. Site plans and building elevations for all parcels shall be submitted and approved by the Director of Planning prior to the issuance of building permits.
18. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between parcels within the P.U.D.
19. A plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits. Said sidewalk system shall link proposed buildings within the subject property to future sidewalks along the arterial streets. Said walk system shall be reinforced by landscaping, lighting, and seating areas.
20. Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction per City standards.
21. No parcel within this P.U.D. shall allow the use of adult entertainment establishments, correctional placement residences, private clubs, taverns, and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment.
22. Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.
23. The Transfer of title of all or any portion of land included within the P.U.D. (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.
24. 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.
25. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
26. All property included within the P.U.D. shall be platted within one year after approval of this P.U.D. by the Governing Body, or the case shall be considered denied and closed.
27. Prior to publishing the ordinance establishing the zone change, the applicant(s) shall record a document with the Register of Deeds indicating that this tract (referenced as PUD2007-04) includes special conditions for development on this property.

PARCEL 1

A.	Net Area:	4,049,967 sq.ft. or 92.97± acres
B.	Maximum Building Coverage:	1,214,990 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	1,619,987 sq.ft.
D.	Floor Area Ratio:	40 percent
E.	Maximum building height shall allow the Hospital Structures to be a maximum of 100 feet in height, the Medical Office Building (associated with the hospital) to be a maximum of 65 feet in height, and no other building shall exceed 50 feet in height.	
F.	Setbacks:	See Drawing
G.	Access Points:	See Drawing
H.	Proposed uses:	Hospital, Medical Offices, Medical Uses, General Office, Retail Uses related to Medical (ie: pharmacies, medical supply/uniform stores, prosthetics, florist, gift shop, , Ambulance Facility, Helipad for Medical Uses, Hotel, Restaurants, Daycare, Senior Housing Facilities, Wellness Center, and Churches.

PARCEL 2

A.	Net Area:	753,546 sq.ft. or 17.30± acres
B.	Maximum Building Coverage:	226,064 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	301,419 sq.ft.
D.	Floor Area Ratio:	40 percent
E.	Maximum building height shall allow the Hospital Structures to be a maximum of 100 feet in height, the Medical Office Building (associated with the hospital) to be a maximum of 65 feet in height, and no other building shall exceed 50 feet in height.	
F.	Setbacks:	See Drawing
G.	Access Points:	See Drawing
H.	Proposed uses:	Hospital, Medical Offices, Medical Uses, General Office, Retail Uses related to Medical (ie: pharmacies, medical supply/uniform stores, prosthetics, florist, gift shop, , Ambulance Facility, Helipad for Medical Uses, Hotel, Restaurants, Daycare, Senior Housing Facilities, Wellness Center, and Churches.

LEGAL DESCRIPTION:

The SW ¼ of Sec. 2, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas EXCEPT therefrom the following described tract: Beginning at the SW corner of said SW ¼; thence N01°15'00"W along the west line of said SW ¼, 665.57 feet; thence N88°38'01"E parallel with the south line of said SW ¼, 1110.00 feet; thence S01°15'00"E parallel with the west line of said SW ¼, 665.57 feet to a point on the south line of said SW ¼; thence S88°38'01"W along the south line of said SW ¼, 1110.00 feet to the point of beginning, all being subject to road rights-of-way of record.

BENCHMARK:

SW 1/4 CORNER, 3/4" IRON WITH SEDGWICK COUNTY CAP SET IN CONCRETE, ELEV: 1367.00 (NAVD 88)
W 1/4 CORNER, 3/4" IRON WITH SEDGWICK COUNTY CAP SET IN CONCRETE, ELEV: 1365.39 (NAVD 88)

REVISIONS:

Drawn: October 9, 2007
Approved by County Commision: December 19, 2007
Revised per Administrative Adjustment: July 21, 2008
Revised per Administrative Adjustment: June 9, 2009

RESERVES

Reserve "A" is hereby reserved for bridges, entry features, entry monuments, signage, landscaping, sidewalks, drainage purposes, floodway, and utilities as confined to easement. Reserve "B" is hereby reserved for bridges, entry features, entry monuments, signage, landscaping, sidewalks, drainage purposes, and floodway. Reserves "C" and "D" are hereby reserved for open space, landscaping, drainage purposes, utilities, streets and signage. Reserves "A" and "D" shall be owned and maintained by the owner of Lot 1, Block A, until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvements to the drainage. No buildings shall be constructed on or placed within said floodway, nor shall any fill, change of grade, creation of channel, or any other work be carried on without the permission of the Engineer for said appropriate governing body. Reserves "C" and "D" shall be owned and maintained by the owner of Lot 1, Block A.

APPROVED PUD

MAPC Nov 15, 2007 DM
Exce Dec 19, 2007 DM **PUD-27**
MAPD: 62 **VIA CHRISTI-WEST CAMPUS**
PLANNED UNIT DEVELOPMENT

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

January 7, 2008

John Strunk
14920 W 21st Street North
Wichita, KS 67235

Via Christi Medical Ctr
Attn R Allan Alford
929 N St. Francis
Wichita KS 67214

RE: **PUD2007-04** - Request for a Planned Unit Development for the development of a new Via Christi hospital and other medical uses, generally located on the northeast corner of north 151st. St. West and west 21st. St. North.

Dear Ladies and Gentlemen:

At its regular meeting on **December 19, 2007**, the Sedgwick County Commission considered the above-captioned request. The action of the Commission was to **APPROVE** the request subject to the following conditions:

1. Modify PUD item 8.G. to state the following: *Within this development unlimited 24 square-foot directional signage, limited to six feet in height, and consistent with submitted elevations, shall be permitted. Also, five internal monument signs shall be permitted within the development. The five internal monument signs shall be limited to 50 square feet in area, shall be limited to 10 feet in height, shall not be within 200 feet of an arterial right-of-way, and shall be consistent with submitted elevations.*

2. The application area shall be platted within one year following approval by the governing body, or the case shall be considered denied and closed.

3. The applicant shall submit 4 revised copies of the PUD to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied and closed.

CITY OF
WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

November 19, 2007

John Strunk
14920 W 21st Street North
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Via Christi Medical Ctr
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Dear Ladies and Gentlemen:

At its regular meeting on **November 15, 2007**, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the MAPC was to **APPROVE** the request subject to the following conditions:

1. Modify PUD item 8.G. to state the following: *Within this development unlimited 24 square-foot directional signage, limited to six feet in height, and consistent with submitted elevations, shall be permitted. Also, five internal monument signs shall be permitted within the development. The five internal monument signs shall be limited to 50 square feet in area, shall be limited to 10 feet in height, shall not be within 200 feet of an arterial right-of-way, and shall be consistent with submitted elevations.*

2. The application area shall be platted within one year following approval by the governing body, or the case shall be considered denied and closed.

3. The applicant shall submit 4 revised copies of the PUD to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied and closed.

PUD2007-04 - Request for a Planned Unit Development for the development of a new Via Christi hospital and other medical uses, generally located on the northeast corner of north 151st. St. West and west 21st. St. North.

This matter will be forwarded to the Board of County Commissioners for consideration at their regular meeting on **Wednesday, December 19, 2007**. The meeting will be held in Room 320, Sedgwick County Courthouse, 525 N. Main, Wichita, Kansas, beginning at 9:00 a.m.

Property owners may also file written protest petitions on zoning-related items heard by the MAPC. 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 within 1,000 feet of the property for which the application was filed, and must be submitted to the County Clerk within 14 days of the conclusion of the MAPC hearing, **November 29, 2007 by 5:00 p.m.** Such petitions may cause the application to be disapproved, if the land area encompassed by the protesting owners exceeds 20% of the land area in the unincorporated area of the County within 1,000 feet of the perimeter of the application area, unless the County Commission overrides such a protest and approves the application by a vote of 4 of its members.

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,

Jess McNeely, AICP
Senior Planner
Current Plans Division

JMC:le

Copies to: Baughman Co., PA Attn: Phil Meyer, 315 Ellis, Wichita, KS 67211
Tom Winters, BOCC V, Mail Stop, County Rm 320
Bill Buchanan, County Manager, Mail Stop, County Room 343
Bob Parnacott, County Law, Mail Stop, County Room 359
Glen Wiltse, County Code Enforcement, 1144 S. Seneca, Wichita, KS 67213
Jim Weber, County Public Works, 1144 S. Seneca, Wichita, KS 67213

WICHITA–SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 11

STAFF REPORT

MAPC November 15, 2007

CASE NUMBER: PUD2007-04, PUD #27 Via Christi West Campus Planned Unit Development

APPLICANT/AGENT: John and Ruth Strunk (owners); Via Christi Regional Medical Center, Inc. c/o R. Allan Allford (owner); Baughman Company, PA c/o Phil Meyer (agent)

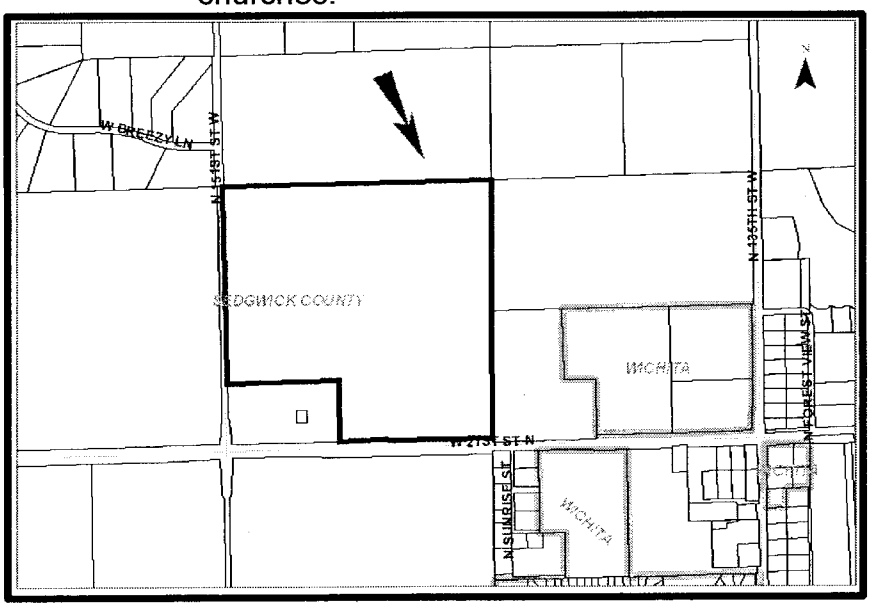
REQUEST: Creation of a Planned Unit Development

CURRENT ZONING: "SF-20" Single-family Residential

SITE SIZE: 114 acres

LOCATION: North of 21st Street North and east of 151st Street West.

PROPOSED USE: Hospital, medical offices, medical uses, general office, retail uses related to medical (ie: pharmacies, medical supply/uniform stores, prosthetics, florist, gift shop), ambulance facility, helipad for medical uses, hotel, restaurants, daycare, senior housing facilities, wellness center, and churches.



BACKGROUND: The applicant proposes to create the 114-acre PUD #27 Via Christi West Campus Planned Unit Development. The PUD will consist of one parcel, primarily for the purpose of a hospital and associated uses. The property is located north of 21st Street North, and east of 151st Street West. The application is a county request; however, the applicants anticipate annexation within several years, and the PUD makes references to City standards for landscaping, signage, and access management. The PUD application is for one parcel, but the applicants anticipate future outparceling along the arterial streets.

The "PUD" Planned Unit Development special zoning district would replace the current zoning district of "SF-20" Single-family Residential with the following permitted uses: hospital, medical offices, medical uses, general office, retail uses related to medical (ie: pharmacies, medical supply/uniform stores, prosthetics, florist, gift shop), ambulance facility, helipad for medical uses, hotel, restraints, daycare, senior housing facilities, wellness center, and churches. The PUD prohibits the following uses: adult entertainment, halfway houses, correctional placement residences, private clubs, taverns, and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service.

Access controls are to follow the guidelines of the access management policy, and will be determined at the time of platting. Likewise, transportation improvements and guarantees are to be determined at platting. Signs are to be in conformance with the City Sign Code for the "LC" District, and include two signs along 21st Street N. with a maximum area of 600 square feet, with no single sign exceeding 300 square feet. Six signs are to be allowed along 151st Street W. with a maximum area of 1,800 square feet, with no single sign exceeding 300 square feet. All freestanding signs must be monument type signs. Hospital signage along either 21st or 151st shall have a maximum height of 30 feet. Multi-tenant signs shall have a maximum height of 20 feet. Single tenant signs shall have a maximum height of 15 feet. Monument signs will have a minimum 150-foot spacing. Electronic message boards shall be permitted, with no animated, slashing or moving images and graphics changes will be restricted to one change per second. Portable and off-site signs are not permitted. The applicant proposes unlimited directional signage within the development, with no single directional sign to exceed 50 square feet.

Parking lot lighting for the hospital and medical office building is limited to 30 feet in height, not including a base of up to 3 feet. All other parking lot lighting is limited to 20 feet in height (not including a base of up to 3 feet); all parking lot lighting located within 300 feet of residential zoning is limited to 20 feet. Landscaping will comply with the City Landscape Code. Screening to adjacent residential property will have a 30-foot screen buffer, and screening may be a combination of meeting the landscape ordinance and existing vegetation. All utilities are to be placed underground. All buildings in the PUD shall share a similar architectural character, color, texture and predominate exterior building materials. Exterior building walls must use predominantly earth-tone colors and may not be predominantly metal. Building heights are restricted to 100 feet for a hospital, and 50 feet for all other buildings. Cross lot circulation and a pedestrian walk system are required.

The application area excludes a farmstead location at the southwest corner of this

quartersection. A state and national registered historic barn exists within the excluded property southwest of the application area. The applicant has worked with the State Historic Preservation Office (SHIPO) regarding proposed development at this site. The applicant will be required to have SHIPO approval for building permits within 1000 feet of the historic barn. The proposed Northwest Bypass touches the northwest corner of the site, but will not impact the site plan. The Dry Creek Floodway consumes the southeast corner of this quartersection. The PUD designates this area as a reserve, and demonstrates a bridge connecting the hospital campus drive to 21st Street North.

The application area exists 650 feet west of the City of Wichita. North, south, east and west of the site is county property used for agriculture. 650 feet east of the site is the LC Limited Commercial zoned YMCA site. Southeast of the site is SF-20 zoned single-family residences, and northwest of the site are RR Rural Residential zoned large lot residences.

CASE HISTORY: The property is unplatted and has been used only for agriculture.

ADJACENT ZONING AND LAND USE:

NORTH:	RR	Agriculture, single-family residences
SOUTH:	SF-20	Agriculture, single-family residences
EAST:	SF-20, LC	Agriculture, YMCA, single-family residences
WEST:	RR	Agriculture, single-family residences

PUBLIC SERVICES: 21st Street North and 151st Street West are both designated as section line arterial streets. Both are currently two-lane paved arterial streets. 21st Street North has a 70-foot half width right-of-way (ROW) at the application area. 151st Street West has a 30-foot half width ROW at the site. No traffic counts are available for this portion of 151st. 21st Street North had 7,356 vehicles per day two miles east of this location in 2006. The estimated daily traffic count on this portion of 21st Street North is under 7,000 vehicles. Public water and sewer are not yet available at the site. The applicant intends to extend city water and sewer to the site.

CONFORMANCE TO PLANS/POLICIES: The "2030 Wichita Functional Land Use Guide," 2005 amendments to the *Wichita-Sedgwick County Comprehensive Plan* identify the site as "Wichita 2030 Urban Growth Area." This category identifies Wichita's urban fringe areas that are presently undeveloped but have the potential to be developed by the year 2030, based upon Wichita population growth projections and current market trends. This is the area in which City limits expansion and extension of municipal services and infrastructure should be focused during the period from 2005 to 2030. Determination of growth direction and amount is based upon municipal political considerations, efficient patterns of municipal growth, current infrastructure limitations, cost effective delivery of future municipal services and environmental factors.

The Unified Zoning Code states that a PUD is intended to create a superior quality development that may not conform to all the requirements of the Unified Zoning Code by:

(1) Reducing or eliminating the inflexibility that sometimes results from strict

application of zoning standards that were designed primarily for individual lots;

(2) Allowing greater freedom in selecting the means to provide access, light, open space and design amenities;

(3) Promoting quality urban design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations and land uses; and

(4) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this Code.

The proposed PUD addresses these criteria by permitting a mixture of medical uses and supporting commercial development. The PUD also incorporates provisions such as consistency in parking lot lighting elements, architectural standards, circulation requirements, and landscaping that enhances the quality of the development.

RECOMMENDATION: Planning Staff worked with the applicant and their agents on this request. Most standards presented in the PUD meet or exceed typical code requirements. The applicant has requested unlimited 50 square-foot directional signage within the hospital campus. The City of Wichita Sign Code allows unlimited directional signage limited to six square feet. Considering other hospital campuses in the region, staff feels that 20 square-foot directional signage limited to 6 feet in height would be appropriate. Based on these comments and information available prior to the public hearing, Staff recommends the application be APPROVED subject to the following conditions:

1. Amend 8.G. to allow unlimited directional signage with a single directional sign limited to 20 square-feet in size and 6 feet in height.
2. The application area shall be platted within one year following approval by the governing body, or the case shall be considered denied and closed.
3. The applicant shall submit 4 revised copies of the PUD to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, 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: North, south, east and west of the site is county property used for agriculture. Most of this property is zoned RR Rural Residential, some is zoned SF-20 Single-family Residential. 650 feet east of the site is the LC Limited Commercial zoned YMCA site. Southeast of the site is SF-20 zoned single-family residences, and northwest of the site are RR Rural Residential zoned large lot residences.

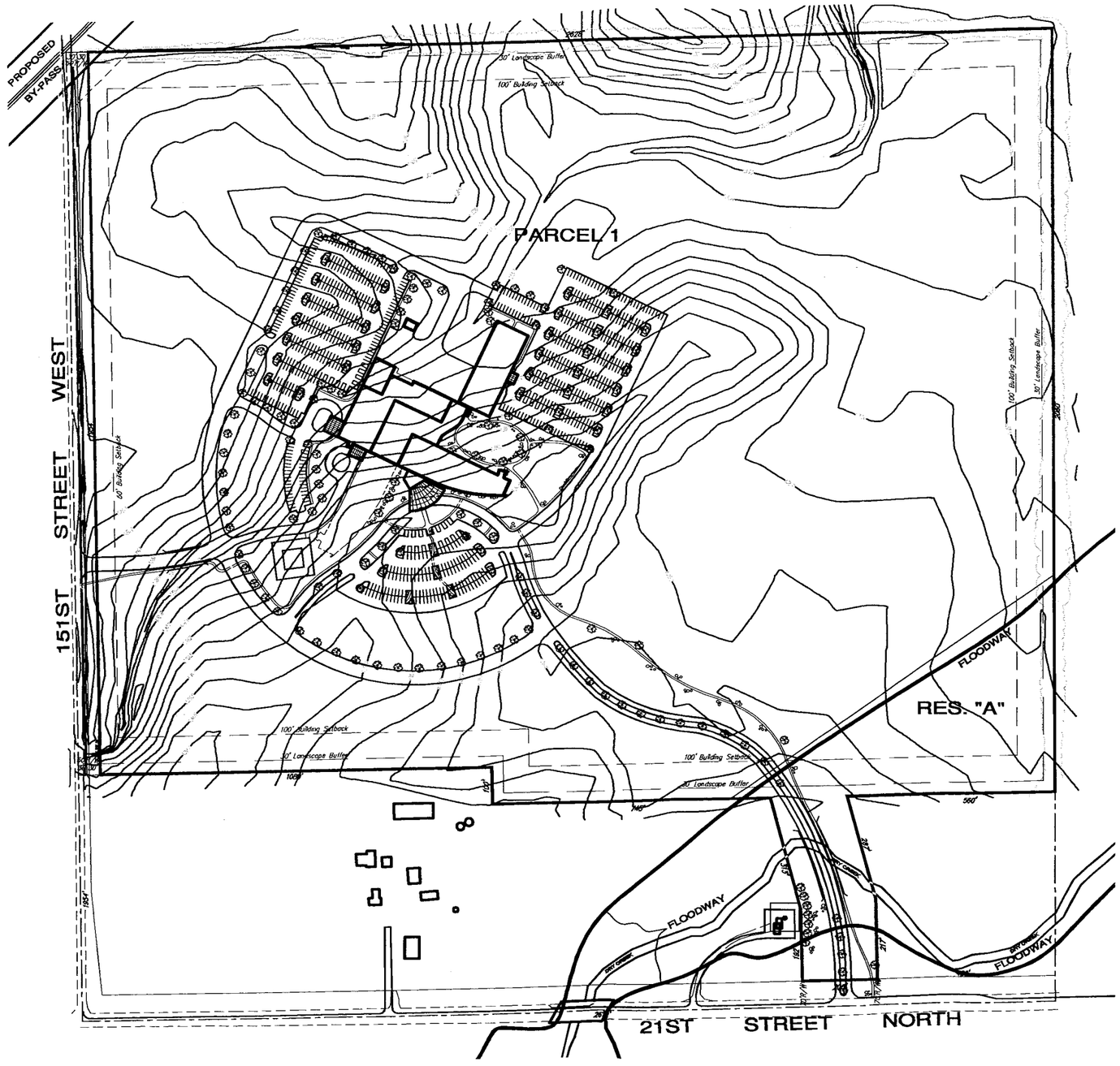
2. The suitability of the subject property for the uses to which it has been restricted: The property could be developed with suburban scale single-family residential use as zoned.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: Approval of the requested PUD will significantly affect nearby property with increased traffic, activity, noise (including noise from ambulances and helicopters), and light. The proposed PUD should mitigate these effects better than typical zoning code standards under a commercial zoning category.

4. Conformance of the requested change to the adopted or recognized Comprehensive Plan and Policies: The "2030 Wichita Functional Land Use Guide," 2005 amendments to the *Wichita-Sedgwick County Comprehensive Plan* identify the site as "Wichita 2030 Urban Growth Area." The Unified Zoning Code states that a PUD is intended to create a superior quality development that may not conform to all the requirements of the Unified Zoning Code.

5. Impact of the proposed development on community facilities: The proposed development will have a significant impact on community facilities. The applicant will be required to extend water and sewer to this location. Transportation improvements and guarantees are to be determined at platting. These improvements should accommodate the anticipated increase in traffic to this area brought by the proposed hospital development. Increased community safety and emergency services will be required with greater numbers of people working and visiting this location.

VIA CHRISTI-WEST CAMPUS
PLANNED UNIT DEVELOPMENT
PUD2007-00004



GENERAL PROVISIONS:

1. Total Net Land Area: 4,956,535 sq. ft. or 113.79± acres
   Res. "A": 354,149 sq. ft. or 8.132± acres
2. Maximum Building Coverage: 1,486,960 sq. ft. or 30 percent
   Maximum Gross Floor Area: 1,982,614 sq. ft. or 40 percent
3. Parking shall be provided in accordance with Article IV of the Unified Zoning Code, unless otherwise specified in the parcel descriptions.
4. Setbacks are as indicated on the P.U.D. drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.
5. A Drainage Plan shall be submitted to City Engineering for approval at the time of platting, along with any required guarantees.
6. Improvements and Guarantees for arterial street improvements shall be determined at the time of platting.
7. Access Controls shall follow the guidelines of the access management policy. All final access control locations shall be determined at the time of platting.
8. Signs shall be in accordance with the Sign Code of the City of Wichita for the "LC" district with the following conditions:
   A. Two signs shall be allowed along 21st St. N. with a maximum area of 600 sq. ft. with no single sign exceeding 300 sq. ft. Six signs shall be allowed along 151st St. W. with a maximum area of 1,800 sq. ft. with no single sign exceeding 300 sq. ft.
   B. All freestanding signs must be monument type signs. Hospital signage along either 21st St. N. or 151st St. W. shall have a maximum height of 30 feet. Multi-tenant signs shall have a maximum height of 20 feet. Single tenant signs shall have a maximum height of 15 feet.
   C. As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150 feet apart, irrespective of how land is leased or sold.
   D. Electronic message signs shall be permitted. This sign shall not permit animated, flashing or moving images, and graphics changes will be restricted to one change per second or slower.
   E. Portable or off-site signs are not permitted.
   F. Window display signs are limited to 25% of the window area.
   G. Within this development unlimited directional signage will be allowed. One single directional sign shall not exceed 50 square feet
9. All exterior lighting shall be shielded to direct light disbursement in a downyard direction.
10. All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, etc.).
    A. Light poles for the hospital and MOB parking lots shall not exceed 30 feet in height, excluding the base. No light pole for the hospital or MOB parking lot shall exceed a 20 foot height when located within 300 feet of residential zoned property. Light poles for all other buildings shall not exceed 20 feet in height, excluding the base. Base height for light poles shall not exceed a maximum height of 3 feet.
11. Utilities shall be installed underground on all parcels.
12. Landscaping for this site shall be required as follows:
    A. Development of all parcels within the P.U.D. shall comply with the Landscape Ordinance of the City of Wichita.
    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 Planning Department for their review and approval prior to issuance of a building permit.
    C. A financial guarantee for the plant material approved on the landscape plan for that portion of the P.U.D. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
13. Screening to adjacent residentially zoned property shall be a combination of the landscape ordinance and/or maintaining the existing vegetation.
    A. Any portion of this P.U.D. that is developed adjacent to residentially zoned property shall have a 30 foot screening buffer for screening purposes.
    B. If the adjacent property is rezoned to a use greater than residential, the 30 foot screening buffer shall be waived.
    C. All screening within the 30 foot buffer shall be maintained by the owner of the property.
14. Rooftop mechanical equipment shall be screened from ground level view per Unified Zoning Code.
15. Trash receptacles shall be appropriately screened with walls that are of a pattern and color consistent with the building walls to reasonably screen them from ground view.
16.
    A. All buildings within each parcel of the P.U.D. shall share similar architectural character, color, texture, and predominant exterior building materials, as determined by the Director of Planning. Building walls (exposed from the ground level) must have predominately earth-tone colors, with vivid colors limited to incidental accents.
    B. Metal shall not be the primary exterior building material on any one façade. Metal material for architectural accents, highlights, and screening purposes will be allowed.
17. Site plans and building elevations for all parcels shall be submitted and approved by the Director of Planning prior to the issuance of building permits.
18. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between parcels within the P.U.D.
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20. Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction per City standards.
21. No parcel within this P.U.D. shall allow the use of adult entertainment establishments, correctional placement residences, private clubs, taverns, and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment.
22. Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.
23. The Transfer of title of all or any portion of land included within the P.U.D. (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.
24. 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.
25. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
26. All property included within the P.U.D. shall be platted within one year after approval of this P.U.D. by the Governing Body, or the case shall be considered denied and closed.
27. Prior to publishing the ordinance establishing the zone change, the applicant(s) shall record a document with the Register of Deeds indicating that this tract (referenced as PUD2007-04) includes special conditions for development on this property.

RES. "A"

Reserve A shall be reserved for entry drives, bridges, entry features, signage, landscaping, sidewalks, drainage and floodway.

LEGAL DESCRIPTION:

The SW ¼ of Sec. 3, Tpn. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas EXCEPT therefrom the following described tract: Beginning at the SW corner of said SW ¼; thence N01°15'00"W along the west line of said SW ¼, 865.57 feet; thence N88°38'01"E parallel with the south line of said SW ¼, 1110.00 feet; thence S01°15'00"E parallel with the west line of said SW ¼, 865.57 feet to a point on the south line of said SW ¼; thence S88°38'01"W along the south line of said SW ¼, 1110.00 feet to the point of beginning, all being subject to road rights-of-way of record.

BENCHMARK:

SW 1/4 CORNER, 3/4" IRON WITH SEDGWICK COUNTY CAP SET IN CONCRETE
ELEV. 1367.00 (NAVD 88)

W 1/4 CORNER, 3/4" IRON WITH SEDGWICK COUNTY CAP SET IN CONCRETE
ELEV. 1385.39 (NAVD 88)

PARCEL 1

A. Net Area:
B. Maximum Building Coverage: 1,486,960 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 1,982,614 sq.ft. 40 percent
D. Floor Area Ratio:
E. Maximum building height shall allow the Hospital Structures to be a maximum of 100 feet in height, the Medical Office Building (associated with the hospital) to be a maximum of 65 feet in height, and no other building shall exceed 50 feet in height.
F. Setbacks: See Drawing
G. Access Points: See Drawing
H. Proposed uses: Hospital, Medical Offices, Medical Uses, General Office, Retail Uses related to Medical (ie: pharmacies, medical supply/uniform stores, prosthetics, florist, gift shop, , Ambulance Facility, Helipad for Medical Uses, Hotel, Restaurants, Daycare, Senior Housing Facilities, Wellness Center, and Churches.

REVISIONS:

Approved by City Council:
Drawn: October 9, 2007

SCALE: 1" = 150'

PUD2007-00004
VIA CHRISTI-WEST CAMPUS
PLANNED UNIT DEVELOPMENT

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316.262.7271 F 316.263.0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

LAYOUT NOTES

1. Contractor shall be required to provide notice to Kansas One Call at 887-2470 a minimum of three (3) working days prior to any excavation or work adjacent to utilities.

   Kansas One Call 1-800-DIG-SAFE

2. The Contractor must notify the following in case of an emergency:

Kansas Gas Service (Gas)	1-888-482-4950
Black Hills Energy (Gas)	1-800-303-0357
Westar Energy (Electric)	383-8650
Cox Communications (Telecommunication)	262-4270
AT&T (Telecommunication)	268-2759
City of Wichita Water Dept. (Water)	268-4563
	or 268-4908
City of Wichita Sewer Maint.(San. Sewer)	268-4024
	or 262-6000
City of Wichita Storm Sewer Maint. (Storm Sewer)	268-4090
City of Wichita Traffic Maint.(Traf. Control)	268-4034
	or 268-4203
Conoco Pipeline Co. (Petroleum)	1-800-231-2551
Williams Pipeline Co. (Petroleum)	529-5600
	or 1-800-324-9696
Phillips Pipeline Co. (Petroleum)	1-800-766-8230

3. Existing utilities and their locations, as shown on the plans, represent the best information obtainable for design. Location information has been obtained from the various utility companies and is either from company record drawings or company provided field locations. The Contractor will be required to work around existing utilities which do not conflict with proposed construction.

4. Traffic effected by demolition on this project shall be handled in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).

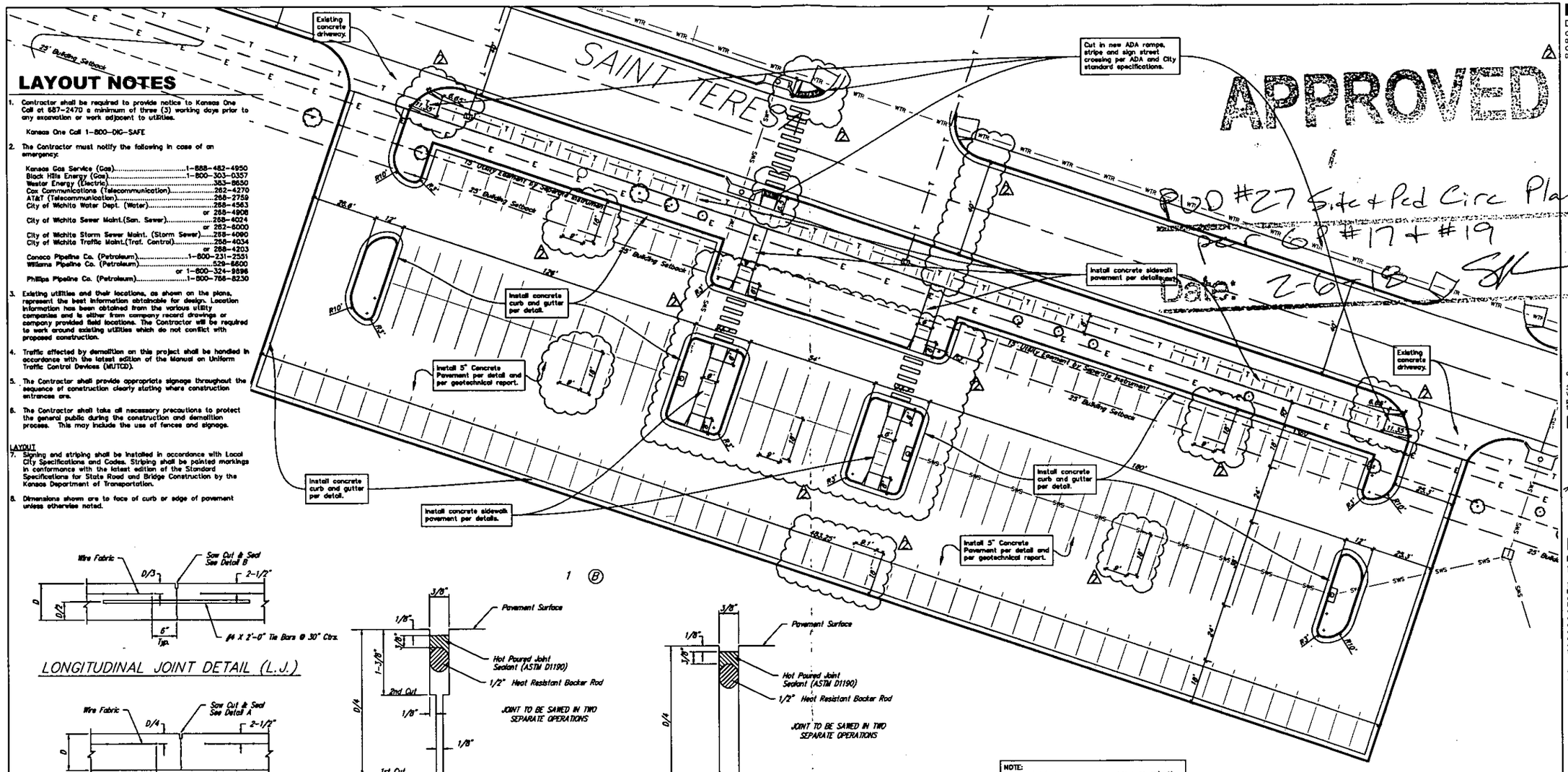
5. The Contractor shall provide appropriate signage throughout the sequence of construction clearly stating where construction entrances are.

6. The Contractor shall take all necessary precautions to protect the general public during the construction and demolition process. This may include the use of fences and signage.

LAYOUT

7. Signing and striping shall be installed in accordance with Local City Specifications and Codes. Striping shall be painted markings in conformance with the latest edition of the Standard Specifications for State Road and Bridge Construction by the Kansas Department of Transportation.

8. Dimensions shown are to face of curb or edge of pavement unless otherwise noted.



APPROVED
PUD #27 Site + Ped Circ Plan
PC 68 #17 + #19
Date: 2-6-18

LONGITUDINAL JOINT DETAIL (L.J.)

CONTRACTION JOINT DETAIL (C.J.)

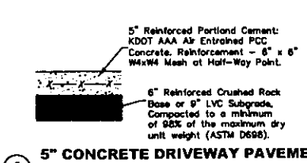
1 (B)

SAW JOINT DETAIL "A"

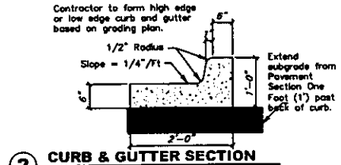
SAW JOINT DETAIL "B"

NOTE:
Parking lot to have contraction joints on 10'x10' grid and 4 longitudinal joints running the length of the parking lot located at the transition between the parking stalls and the drive lanes. Parking lot will have two expansion joints running north/south.

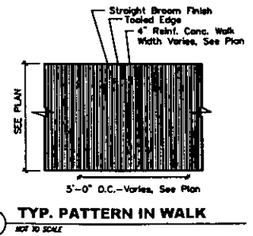
SITE DIMENSION PLAN
20 0 20 Scale 1"= 20'-0"



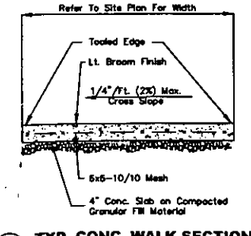
1 NOT TO SCALE **5" CONCRETE DRIVEWAY PAVEMENT**



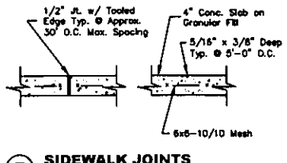
2 NOT TO SCALE **CURB & GUTTER SECTION**



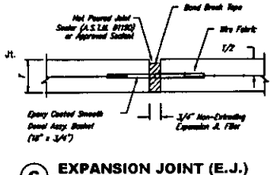
3 NOT TO SCALE **TYP. PATTERN IN WALK**



4 NOT TO SCALE **TYP. CONC. WALK SECTION**



5 NOT TO SCALE **SIDEWALK JOINTS**



6 NOT TO SCALE **EXPANSION JOINT (E.J.)**

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

DATE:
CONSTRUCTION SET
01.08.2018
CITY COMMENTS
02.02.2018

Alloy ARCHITECTURE
alloy architecture.com
3500 N. ROCK RD. BLDG. 500
WICHITA, KS 67226
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f: 316.634.1016

SPECTOR JAMES MOSTOLLER
LICENSED
21190
2-2-18
KANSAS
PROFESSIONAL ENGINEER

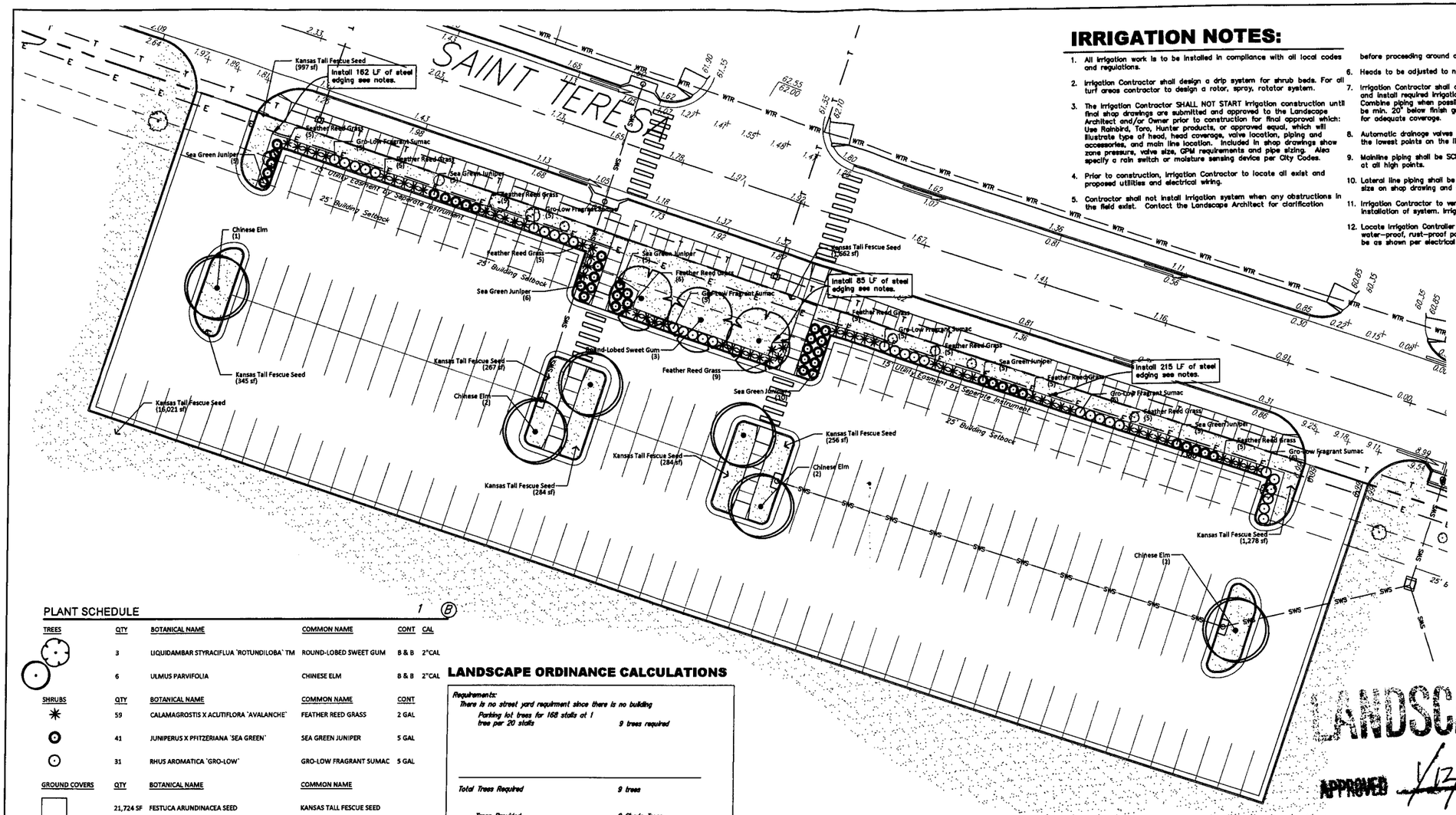
PROJECT NUMBER
17110

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Alloy Architecture

Via Christi HEALTH
St. Teresa Clinic Consolidation
14700 W. St. Teresa
Wichita, Kansas

SHEET
C1.0
OF



IRRIGATION NOTES:

1. All irrigation work is to be installed in compliance with all local codes and regulations.
2. Irrigation Contractor shall design a drip system for shrub beds. For all turf areas contractor to design a rotor, spray, rotator system.
3. The Irrigation Contractor SHALL NOT START irrigation construction until final shop drawings are submitted and approved to the Landscape Architect and/or Owner prior to construction for final approval which: Use Rainbird, Toro, Hunter products, or approved equal, which will illustrate type of head, head coverage, valve location, piping and accessories, and main line location. Included in shop drawings show zone pressure, valve size, GPM requirements and pipe sizing. Also specify a rain switch or moisture sensing device per City Codes.
4. Prior to construction, Irrigation Contractor to locate all exist and proposed utilities and electrical wiring.
5. Contractor shall not install irrigation system when any obstructions in the field exist. Contact the Landscape Architect for clarification before proceeding around obstructions.
6. Heads to be adjusted to not spray on buildings, walks, or drives.
7. Irrigation Contractor shall coordinate with Paving Contractor to locate and install required irrigation lines sleeving prior to any paving. Combine piping when possible to save on sleeving material. Sleeves to be min. 20" below finish grade. Verify final depth w/ Paving Contractor for adequate coverage.
8. Automatic drainage valves to be located at the ends of lines and at the lowest points on the lines.
9. Mainline piping shall be SCH 40 PVC. Air relief valve shall be installed at all high points.
10. Lateral line piping shall be Class 200 PVC, contractor to determine size on shop drawing and submittals.
11. Irrigation Contractor to verify location of water supply with GC prior to installation of system. Irrigation Contractor shall verify static pressure.
12. Locate irrigation Controller per Owner's direction. Install in a lockable water-proof, rust-proof post or ground-mounted cabinet. Power shall be as shown per electrical plans.

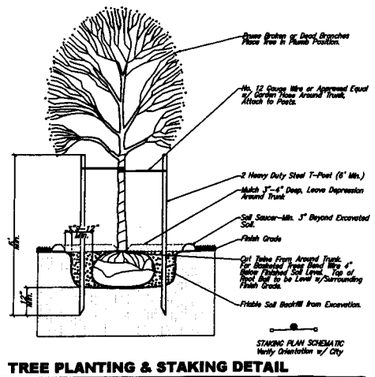
PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	3	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' TM	ROUND-LOBED SWEET GUM	B & B	2"CAL
	6	ULMUS PARVIFOLIA	CHINESE ELM	B & B	2"CAL
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	
	59	CALAMAGROSTIS X ACUTIFLORA 'AVALANCHE'	FEATHER REED GRASS	2 GAL	
	41	JUNIPERUS X PFITZERIANA 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL	
	31	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**		
	21,724 SF	FESTUCA ARUNDINACEA SEED	KANSAS TALL FESCUE SEED		

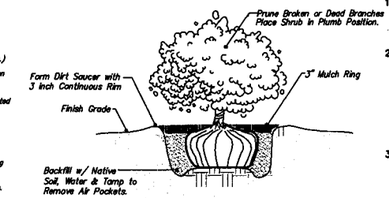
LANDSCAPE ORDINANCE CALCULATIONS

Requirements:
There is no street yard requirment since there is no building

Parking lot trees for 168 stalls at 1 tree per 20 stalls	*9 trees required*
Total Trees Required	*9 trees*
Trees Provided	*9 Shade Trees* / *9 total trees*



1 TREE PLANTING & STAKING DETAIL — No Scale
Deciduous Trees Larger than 2" Cal.
Evergreen Trees Larger than 6' Height



2 SHRUB PLANTING DETAIL — No Scale
5 Gallon and Smaller

LANDSCAPE NOTES:

1. All landscape work shall be done in accordance with industry standards. Landscape contractor shall provide all labor, materials and service necessary to furnish and install plantings as specified here in and as shown on these plants.
2. All plant material shall be well-formed and developed in good condition, healthy and disease-free, and be typical of the species. Plants shall comply in all applicable respects with acceptable standards as set forth in the American Association of Nurserymen's "American Standard of Nursery Stock". Owner, owner representative, and/or landscape architect reserves the right at reject at any time or place prior to final acceptance of work , any and all plants which, in their opinion, fail to meet these specification requirements.
3. All plant materials shall be protected from the drying action of the sun and wind after being dug, while being transported, and while awaiting planting. Balls of plants which cannot be planted immediately shall be protected form drying by covering them with moist mulch. Periodically, apply water to mulch-covewr root balls to keep moist. If planting should occur during growing season,, apply anti-dessicant to leaves before transport to reduce likelihood of windburn. Reapply anti-dessicatn after planting to reduce transpiration.
4. Trees with broken leaders or no central leader will not be accepted.
5. All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Treflan (5%) (or equal) shall be applied per label directions after planting. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled in to a depth of 10-12".
6. Mulch all planting beds with min. 3" of mulch. Mulch all tree saucer wells with min. 3" of mulch. Mulch material to be premium Cedar mulch or Cyprus of uniform consistency. Unless otherwise noted for river rock mulch.

   River Rock 2"-5" to be used as noted. Depth should be sufficient to cover ground and concrete bases as noted on plans. Contractor to submit sample to Landscape Architect, Owner, or Owner Representative for approval.
7. Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge thickness, commercial grade, or approved equal.
8. General Contractor to supply clean, weed free, and fertile topsoil placed at a depth of 6", within the Limits of Construction.
9. Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free of trash, or other matter toxic to plant growth.
10. When heavy clay soil is encountered on site landscape contractor is to amend the soil according to industry standards.
11. Topsoil shall be delivered in an unfrozen and non- muddy condition and shall be subject to approval by the Landscape Architect.
12. Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 687-2470/1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
13. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction. Quantities of materials shown in plant material list is for contractor's convenience and information only. Contractor to verify quantities and provide all plants as specified on landscape plan to provide a complete project.
14. Landscape Architect, owner, and/or owner representative reserves the right to revise proposed plant list and/or location of plants as deemed necessary.
15. The Landscape Contractor shall coordinate with the G.C. to gain site access to install the plants and maintain grounds, until final acceptance from owner. Upon final acceptance, the one (1) year guarantee period will begin.
16. The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
17. The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
18. The Landscape Contractor is responsible for any damage done to the exterior of the building, any utilities (both buried and overhead), or any part of the parking lot when installing or maintaining the plantings before final acceptance.
19. Fall planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 30. For grass seeding, fall season shall be September 1 thru mid October. Spring season for seeding shall be from March 15 thru mid May.
20. All plants to be placed minimum 18" away from building foundation. Place mulch 18" around building foundation.
21. Install a commercial grade permeable landscape fabric in all planting beds and rock beds. Submit sample to landscape architect, owner, or owner representative for approval.
22. Irrigation Contractor to verify location of water supply with GC prior to installation of system. Irrigation Contractor shall verify static pressure.

LANDSCAPE PLAN 20 0 20 Scale 1"= 20'-0"

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

Fax: E:\PROJECTS\ST CHRISTI WEST ST. TERESA PARKING LOT - 17-10-ESM\DWGS\ LS BASE DWG

LANDSCAPE PLAN

APPROVED 1/12/18 MT NES

PUD-27 MAPD apv 1of2

DATE:
CONSTRUCTION SET
01.08.2018

Alloy ARCHITECTURE

alloy architecture.com
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f: 316.634.1016

PHILLIP J. MEYER — LICENSED — 15/18 — KANSAS — LANDSCAPE ARCHITECT

PROJECT NUMBER
17110

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HEALTH
St. Teresa Clinic Consolidation
14700 W. St. Teresa
Wichita, Kansas

SHEET
L1.0
OF

PUBLISHED IN THE WICHITA EAGLE ON 8-28-09

RESOLUTION NO. 140-2009

A RESOLUTION CHANGING THE ZONING CLASSIFICATION FOR CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, DECEMBER 12, 1984 AND SUBSEQUENTLY AMENDED.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS

SECTION I. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by Section V-C of the Wichita Sedgwick County Unified Zoning Code, the zoning classification or district of the lands legally described hereby are changed as follows:

Case No. PUD2007-04

Zone change request from RR Rural Residential ("RR") to PUD #27 Via Christi West Campus Planned Unit Development on property described as:

Via Christi West Campus Addition, Sedgwick County, Kansas. Generally located on the northeast corner of north 151st. St. West and west 21st. St. North

SECTION II. That upon the taking effect of this Resolution, the notation of such zone change shall be entered in the official zoning atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That this Resolution shall take effect and be in force from and after its adoption by the Governing Body.

Commissioners present and voting on December 19, 2007, were:

DAVID M. UNRUH	Aye
TIM R. NORTON	Aye
THOMAS G. WINTERS	Aye
KELLY PARKS	Aye
GWEN WELSHIMER	Aye

DATED this 25 day of August, 2009.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

KELLY PARKS, CHAIRMAN
Fourth District

ATTEST:

Kelly Arnold, County Clerk

CLERK OF SEDGWICK COUNTY SEDGWICK COUNTY KANSAS KANSAS

APPROVED AS TO FORM:

ROBERT W. PARNACOTT,
Assistant County Counselor