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ORDINANCE NO. 50-087

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. PUD2014-00002

Zone change request from Single-Family Residential (SF-5) and Limited Industrial (LI) to Planned Unit Development (PUD) subject to PUD #43, on property described as:

Lange 3rd Addition, Wichita, Sedgwick County, Kansas.

Generally located south of MacArthur Road, on the east side of West Street.

SUBJECT TO THE FOLLOWING PROVISIONS OF PUD #43:

1) Building coverage is limited to 35 percent of the site. Total gross floor area is 851,317 square feet. (General Provision 1)
2) Off-street parking is to be calculated at the rate of 1 space per 1,000 square feet of building area. Parking areas may be surfaced with crushed rock. (General Provision 2)
3) Setbacks are: west (front)-35 feet; north (interior)-50 feet; east (rear)-50 feet and south (interior)-30 feet. (General Provision 3)
4) A drainage plan shall be submitted to the Public Works Department for review and approval prior to construction of any additional buildings. (General Provision 4)
5) Use permitted in Parcel 1 shall be limited to those permitted by-right in the LI Limited Industrial district except the following uses: correctional facility; correctional placement residence, limited and general; day reporting center; kennel, hobby, boarding, breeding or training; night club in the city; pawn shop; secondhand store; sexually oriented business in the city or the county; tattooing and body piercing facility in the city; tavern and drinking establishment; asphalt or concrete plant, limited and general and grain storage. (General Provision 5).
6) Access shall be limited to three openings to West Street as indicated on the PUD, and as approved by the City Engineer. One driveway is proposed to be 36 feet wide. (General Provision 6).
7) Screening shall be per Unified Zoning Code; fences or walls shall be constructed of a consistent pattern and color. The use of ribbed flat-panel, non-corrugated, metal as a screening material is permitted. (General Provision 7)
8) Landscaping per the landscape ordinance. (General Provision 8)
9) Storage of merchandise shall be allowed outside an enclosed building only in compliance with the general screening standards of the Unified Zoning Code and the following additional standards: 1) no outdoor storage or work areas shall be permitted in any building setback; 2) no required off-street parking space or loading area shall be utilized for storage; and 3) items stored outdoors shall be screened from view from West Street or any residentially zoned property. Outdoor storage areas maybe surfaced with crushed rock or similar material. (General Provision 9)

10) Roof-mounted equipment and loading docks, trash receptacles, ground level heating, air conditioning and mechanical equipment, free-standing coolers or refrigeration units, outdoor storage including portable storage containers, outdoor work areas or similar uses shall be screened from ground level view along West Street and any residentially zoned property. (General Provision 10)
11) No overhead doors or loading docks within 50 feet of residential zoning. (General Provision 12).
12) All signs shall be limited to signs that would be allowed in the LC Limited Commercial zoning district; no off-site, billboard or portable signs shall be permitted except for off-site signs advertising uses located within this tract that shall be allowed to have signage placed on signs fronting West Street. (General Provision 13)
13) The design layout shown on the plan illustrates only one development concept. Slight modifications to the location of improvements may be permitted, provided they meet all requirements of this plan. (General Provision 14)
14) Amendments, adjustments or interpretations to this PUD shall be done in accordance with the Unified Zoning Code. (General Provision 15)
15) Development may be phased on the ability to provide adequate water and sanitary sewer infrastructure. (General Provision 16)
16) 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 an assigns. (General Provision 17)
17) 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 or the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development. (General Provision 18)
18) Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for its consideration. (General Provision 19)
19) The applicant shall record a notice with the Sedgwick County Register of Deeds that states that the property is subject to development standards contained in the PUD.

SECTION 2. That upon the taking effect of this Ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita-Sedgwick County Unified Zoning Code as amended.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ADOPTED this 16 **day of** Oct, **20** 15.

ATTEST:

Karen Sublett, City Clerk

Jeff Longwell, Mayor

APPROVED AS TO FORM:

Jennifer Magana, City Attorney and Director of Law

OCA 150004

ORDINANCE NO. 49-937

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. PUD2014-00002

Zone change request from LI Limited Industrial (LI) to Planned Unit Development (PUD) #43 on property located east of South West Street, approximately 1/3 mile south of West MacArthur Road (4340 South West Street) described as all of Lot 1, Block A, and Reserve A, Lange 2nd Addition, Wichita, Sedgwick County, Kansas; together with that part of vacated West 42nd Street South.

SECTION 2. That upon the taking effect of this ordinance, the above zoning change shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ADOPTED this 10 day of February 2015.

Carl Brewer - Mayor

ATTEST:

Karen Sublett, City Clerk

(SEAL)

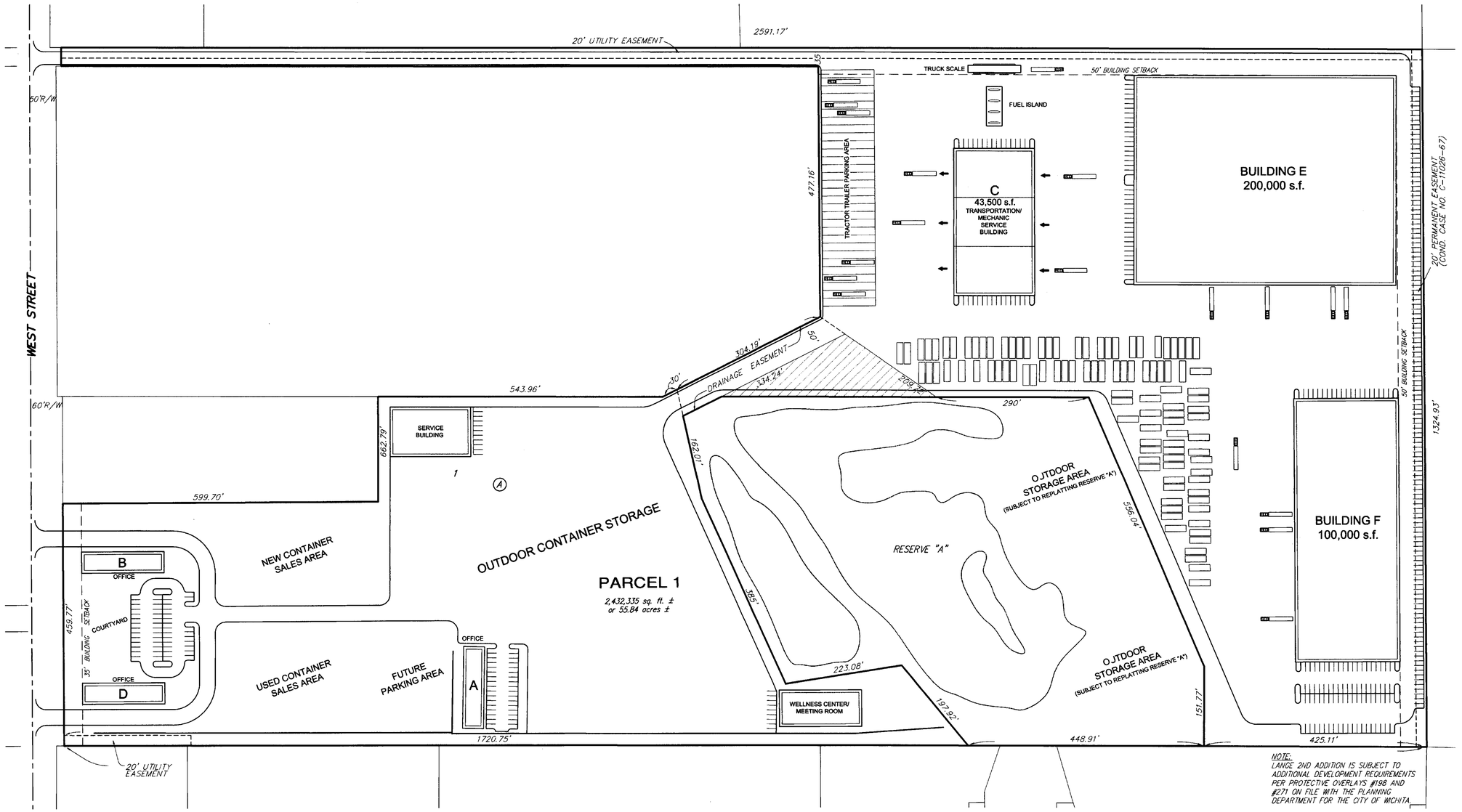
Approved as to form:

Sharon Dickgrafe, Interim City Attorney

LANGE WEST STREET INDUSTRIAL

PLANNED UNIT DEVELOPMENT

PUD #43



NOTE:
LANGE 2ND ADDITION IS SUBJECT TO ADDITIONAL DEVELOPMENT REQUIREMENTS PER PROTECTIVE OVERLAYS #198 AND #271 ON FILE WITH THE PLANNING DEPARTMENT FOR THE CITY OF WICHITA

GENERAL PROVISIONS:

1. Total Land Area: 2,432,335 sq. ft. ± or 55.84 acres
   Total Gross Floor Area: 851,317 sq.ft.
   Total Floor Area Ratio: 35 percent

2. Parking requirements shall be calculated at 1 parking space per 1,000 square feet of building area. Parking areas may be surfaced with crushed rock or similar material.

3. Setbacks are as indicated on the P.U.D. drawing.

4. A Drainage Plan shall be submitted to Public Works Department for approval. Required guarantees for drainage shall be provided at the time of platting improvements.

5. Uses in Parcel 1 shall be limited to those permitted by-right in the "LI" Limited Industrial district, except the following: correctional facility; correctional placement residence, limited and general; day reporting center; kennel, boarding/breeding/training; night club in the city; pawn shop; secondhand store; sexually oriented business in the city or the county; tattooing and body piercing facility (city); tavern and drinking establishment; asphalt or concrete plant, limited and general; and grain storage.

6. Access shall be limited to three openings to West Street as indicated on the Plan, and as approved by the City Engineer. One access opening may be up to 36 feet in width to accommodate truck traffic.

7. Screening shall be per Unified Zoning Code; fences or walls shall be constructed of a consistent pattern and color. The use of ribbed flat-panel, non-corrugated, metal as a screening material is permitted.

8. Landscaping will be per the Landscape Ordinance.

9. Storage of merchandise shall be allowed outside an enclosed building only in compliance with the general screening standards of the Unified Zoning Code and the following additional standards: (1) no outdoor storage or work areas shall be permitted in any building setback; and (2) no required off-street parking space or loading area shall be utilized for storage. Outdoor storage areas may be surfaced with crushed rock or similar material.

10. Roof-mounted equipment and loading docks, trash receptacles, ground level heating, air conditioning and mechanical equipment, free-standing coolers or refrigeration units, outdoor storage including portable storage containers, outdoor work areas or similar uses shall be screened from ground level view along West Street and any residentially zoned property.

11. A minimum 50-foot setback for all non-residential buildings along the north and east property lines where adjacent to residential zoning, and a 50-foot setback for all outdoor storage areas along the north and east property lines where adjacent to residential zoning. Setbacks along the west and south property lines shall be per the Unified Zoning Code.

12. No overhead doors or loading docks within 50 feet of residential zoning.

13. All signs shall be limited to signs that would be allowed in the "LC" Limited Commercial zoning district; no off-site, billboard or portable signs shall be permitted except for off-site signs advertising uses located within this tract that shall be allowed to have signage placed on signs fronting West Street.

14. The design layout shown on the plan illustrates only one development concept. Slight modifications to the location of improvements may be permitted, provided they meet all requirements of this plan.

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

16. Development may be phased based on the ability to provide adequate water and sanitary sewer infrastructure.

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

18. 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 or the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

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

PARCEL 1

A.	Net Area:	2,432,335 sq. ft. ± or 55.84 acres ±
B.	Maximum Building Coverage:	729,701 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	851,317 sq.ft.
D.	Floor Area Ratio:	35 percent
E.	Maximum building height:	80 feet, except for any other structures exempt by the UZC.
F.	Setbacks:	See Drawing
G.	Access Points:	Three (3) access drives to West Street as indicated on drawing.
H.	Permitted Uses:	See General Provision #5.

LEGAL DESCRIPTION:

All of Lot 1, Block A, and Reserve A, Lange 2nd Addition, Wichita, Sedgwick County, Kansas; together with Lot 1, Block A, Meek First Addition to Sedgwick County, Kansas.

REVISIONS:

Draft Planned Unit Development Filed:	October 8, 2014
Draft Planned Unit Development Revised:	October 22, 2014
PUD2014-02: Approved by MAPC:	November 20, 2014
PUD2014-02: Approved by City Council:	February 3, 2015

SCALE: 1" = 100'

APPROVED PUD
MAPC 11-20-14 DM
WCC 2-3-15 DM

PUD #43
LANGE
WEST STREET INDUSTRIAL
PLANNED UNIT DEVELOPMENT

Baughman
ENGINEERING | SURVEYING | PLANNING
LANDSCAPE ARCHITECTURE