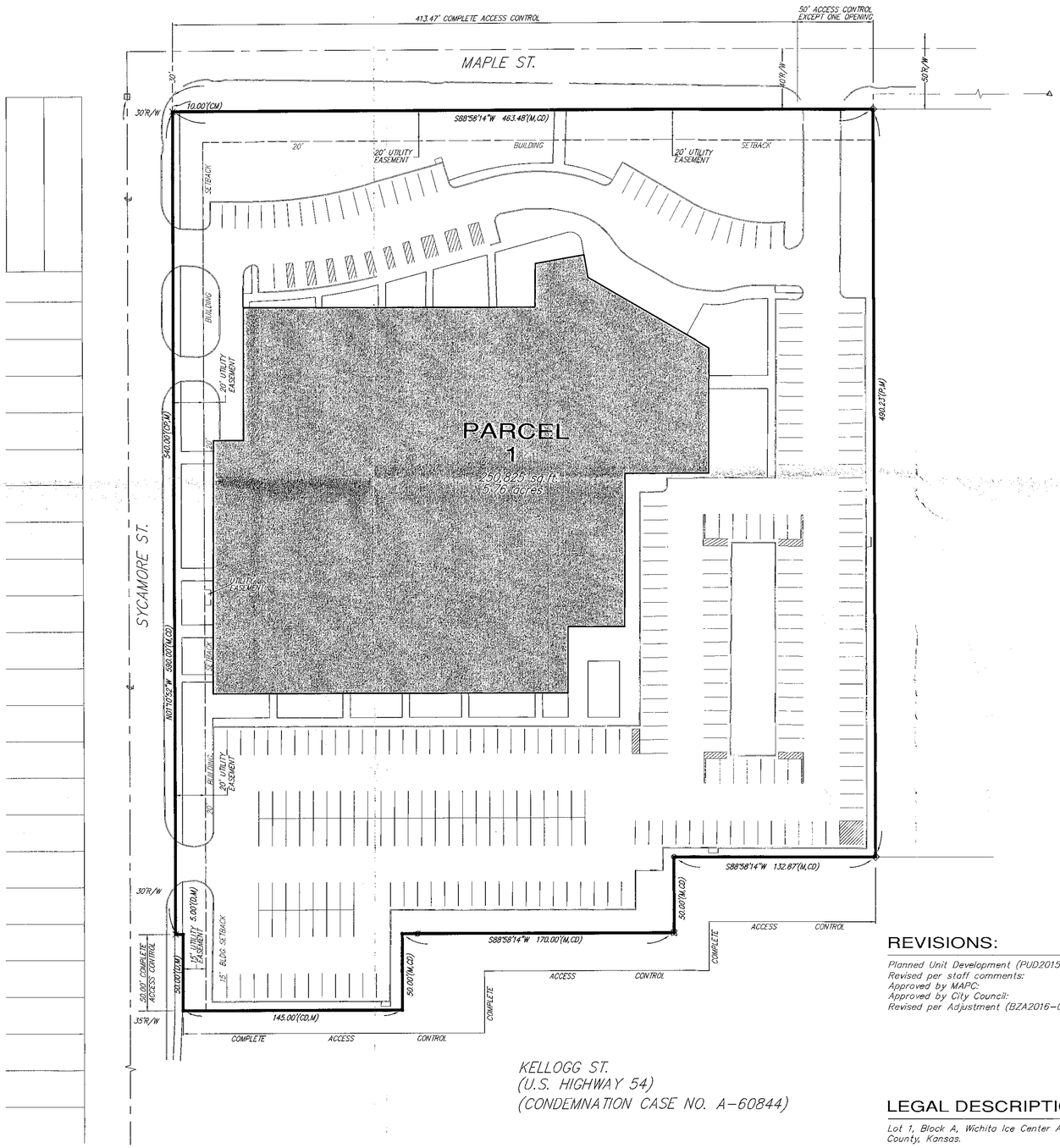
WICHITA ICE CENTER

PLANNED UNIT DEVELOPMENT

PUD-48



GENERAL PROVISIONS:

1. Total Land Area: 250,825 sq.ft.± or 5.76 acres
   Total Gross Floor Area: 87,788.75 sq.ft.
   Total Floor Area Ratio: 35 percent

2. Parking requirements shall be per the Wichita–Sedgwick County Unified Zoning Code, unless otherwise dictated by the PUD.

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

4. A drainage plan has been developed for this subdivision and is on file with the City of Wichita, Kansas. Drainage intent shall remain as depicted or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage plan shall be allowed.

5. Signs shall be in accordance with City Sign Code for the "GC" General Commercial zoning district, with the following limitations:

   A. Except as otherwise listed, signage shall be allowed per the Sign Code for the City of Wichita for signage allowed in General Commercial Zoning District. Flashing or moving signs, to include full–movement LED signs, are permitted along the Kellogg frontage only.

   B. Total Sign Rights along Kellogg Dr. allowed: 475 square feet. No sign shall be greater than 475 square feet. Sign spacing shall follow sign code. The gross surface area of a sign located along Kellogg shall be the sum of all surface areas of all the sign faces, except that ground or pole signs designed as double–faced signs, with both faces not to exceed a 20% "V" design and when the distance between the faces does not exceed five feet, then only one face of the sign shall be considered in determining the sign area. Screening to the backside of "V" shaped signs shall be required. One sign along Kellogg shall be allowed a maximum height of 66 feet.

   C. Total Sign Rights along Sycamore allowed: 295 square feet. No sign shall be greater than 50 square feet. Sign spacing shall follow sign code. Pole signs shall be allowed up to a maximum height 25 feet.

   D. Total Sign Rights along Maple allowed: 370 square feet. No sign shall be greater than 300 square feet. Pole signs shall be allowed up to a maximum of 35 feet. Sign spacing shall follow sign code.

   E. Illuminated building signs are allowed, provided that signs shall be limited in total area to forty percent of each building elevation, and no individual sign shall exceed four hundred square feet.

6. Parcel 1 shall be limited to those uses permitted by right in the "GC" General Commercial zoning district, except for the following: Adult Entertainment, Vehicle Sales, Vehicle Repair, or Night Clubs.

7. Uses are those permitted by the approved PUD, and are subject to the development standards of the "GC" General Commercial zoning district.

8. Access shall be as indicated on the Plan, and/or as approved during the platting process.

9. Landscaping requirements shall be per the Wichita–Sedgwick County Unified Zoning Code for commercial uses. Existing landscaping shall be considered as meeting this requirement. Screening around the perimeter of the PUD shall not be required.

10. The design layout shown on the plan illustrates only one development concept. Modifications to the location of improvements, building layout, and/or access locations may be permitted, provided they meet all requirements of this plan.

11. All applicable permits, licenses, inspections or change in use shall be obtained prior to occupancy.

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

13. 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.

14. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator or the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

15. 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:	250,825 sq. ft. ± or 5.76 acres ±
B.	Maximum Building Coverage:	75,247.5 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	87,788.75 sq.ft.
D.	Floor Area Ratio:	35 percent
E.	Maximum building height:	50 feet, except for any other structures exempt by the UZC.
F.	Setbacks:	See Drawing
G.	Access Points:	See Drawing
H.	Permitted Uses:	See General Provision #6.

APPROVED PUD
MAPC 11-19-15
WCC 12-22-15
MAPD 2 of 2

REVISIONS:

Planned Unit Development (PUD2015–05) Filed:	September 4, 2015
Revised per staff comments:	
Approved by MAPC:	November 19, 2015
Approved by City Council:	December 22, 2015
Revised per Adjustment (BZA2016–03):	January 27, 2016

LEGAL DESCRIPTION:

Lot 1, Block A, Wichita Ice Center Addition, Wichita, Sedgwick County, Kansas.

VICINITY MAP



SCALE: 1" = 40'

PUD-48

WICHITA ICE CENTER
PLANNED UNIT DEVELOPMENT

BAUGHMAN