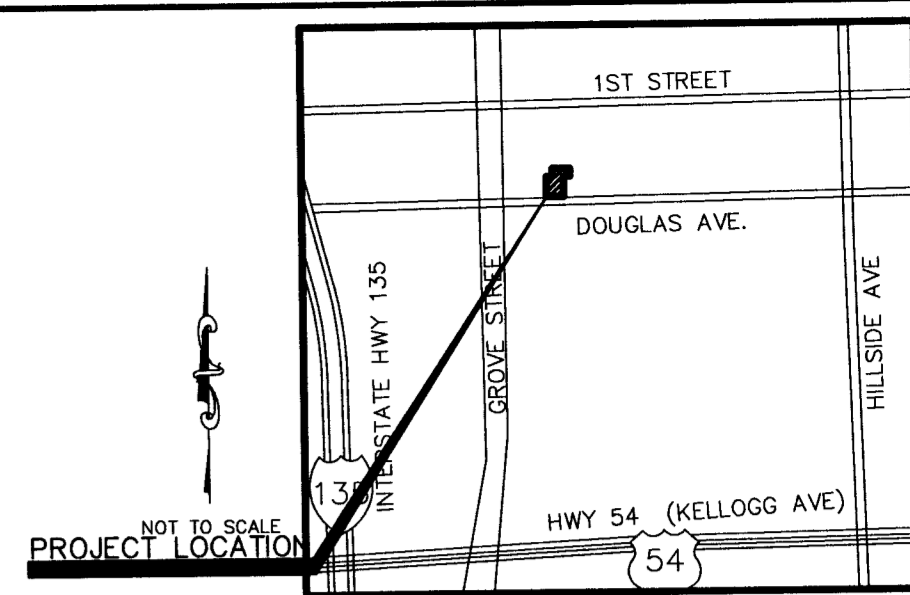
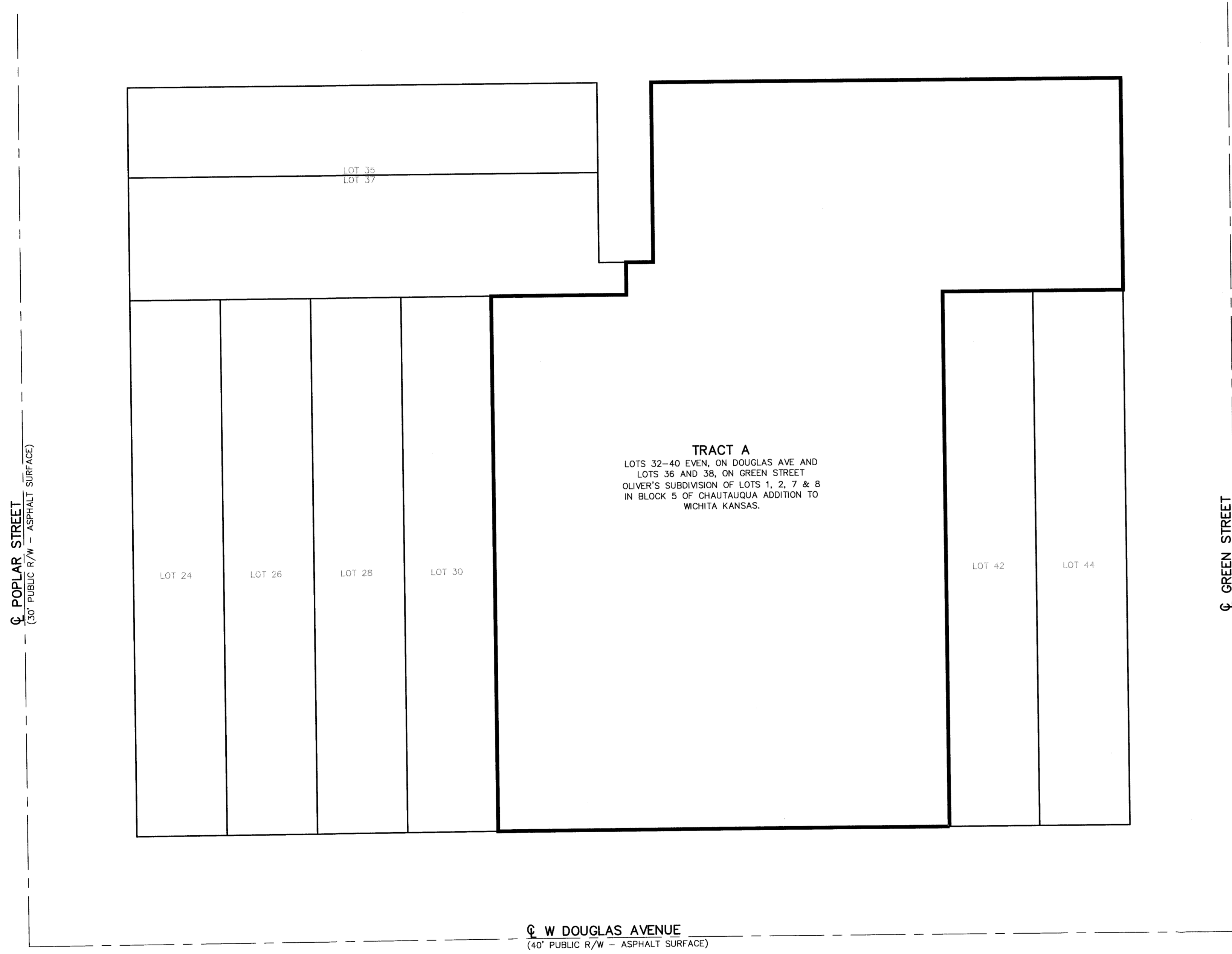


2512 E DOUGLAS MARKETPLACE

PLANNED UNIT DEVELOPMENT (PUD-63)



LOCATION MAP
WICHITA, KANSAS



PROJECT DESCRIPTION:

THIS PLANNED UNIT DEVELOPMENT (PUD) IS INTENDED TO ALLOW FOR THE REDEVELOPMENT OF TWO COMMERCIAL BUILDINGS INTO A MIXED USE COMMERCIAL MARKET PLACE AND DINING EXPERIENCE. THE PROJECT ALIGNS WITH THE CITY OF WICHITA'S FOCUS ON INCREASED WALKABILITY AND UTILIZING THE EXPANDED PUBLIC TRANSPORT ALONG DOUGLAS AVENUE.

A PORTION OF THE PUD WILL BE UTILIZED AS AN OUTDOOR AREA TO ENJOY GAMES, ENTERTAINMENT, AND GOODS AVAILABLE IN THE MARKET AND DINING AREAS OF THE PUD. THE PUD PROVIDES FLEXIBLE DEVELOPMENT REGULATIONS TO ACCOMPLISH THE ABOVE GOALS WHICH OTHERWISE WOULD NOT BE POSSIBLE PER THE LIMITED COMMERCIAL (LC) ZONING DISTRICT AS DEFINED IN THE UNIFIED ZONING CODE (U.Z.C.).

PROPOSED USES:

THE PRIMARY USE WILL BE AS A MARKET PLACE, SINGLE OR MULTI-TENANT, INCLUDING RETAIL AND DINING ESTABLISHMENTS. WITH MARKETPLACE DEFINED AS ALLOWING ALL USES PERMITTED BY RIGHT, INCLUDING THOSE WITH SUPPLEMENTAL CONDITIONS, IN THE CENTRAL BUSINESS DISTRICT (CBD) ZONING DISTRICT, SUBJECT TO THE CONDITIONS NOTED BELOW.

THE FOLLOWING USES ARE PROHIBITED: ADULT ENTERTAINMENT AND/OR SEXUALLY ORIENTED BUSINESSES; AUDITORIUM OR STADIUM; PARKING AREA, COMMERCIAL; PAWNSHOP; RECYCLING COLLECTION STATIONS; RECYCLING PROCESSING CENTERS; REVERSE VENDING MACHINES; CONSTRUCTION SALES AND SERVICES; GENERAL ANIMAL CARE; HOTELS OR MOTELS; RECREATIONAL MARINE FACILITIES; MONUMENT SALES; ASSISTED LIVING; GROUP HOMES; GROUP RESIDENCES; CEMETERIES; GOLF COURSES; HOSPITALS; GENERAL PRINTING AND PUBLISHING; SECONDHAND STORE; SERVICE STATIONS; OUTDOOR VEHICLE AND EQUIPMENT SALES; VEHICLE REPAIR; SELF-SERVICE STORAGE WAREHOUSES; CAR WASH FACILITIES; CORRECTIONAL FACILITIES AND/OR CORRECTIONAL PLACEMENT RESIDENCES; MANUFACTURING, LIMITED; MANUFACTURING, GENERAL; WAREHOUSING; WELDING OR MACHINE SHOP; AGRICULTURAL RESEARCH; AND AGRICULTURAL SALES AND SERVICE.

GENERAL NOTES:

1. SETBACKS SHALL BE PER THE UZC FOR THE "CBD" CENTRAL BUSINESS DISTRICT.
2. OFF-STREET PARKING REQUIREMENTS SHALL BE PER THE UZC FOR THE "CBD" CENTRAL BUSINESS DISTRICT.
3. THE SITE SHALL UTILIZE BUILDING SIGNS, AS PERMITTED BY THE "CBD" CENTRAL BUSINESS DISTRICT, WITH ONE GROUND OR POLE SIGN. FURTHER, NO OFF-SITE, BILLBOARD OR PORTABLE SIGNS SHALL BE PERMITTED, EXCEPT THE EXISTING BILLBOARD SIGN SHALL BE PERMITTED TO REMAIN. THERE SHALL BE NO BUILDING SIGNS FACING ANY RESIDENTIALLY-ZONED PROPERTY.
4. USE AS A MARKETPLACE WILL BE ALLOWED SUBJECT TO THE FOLLOWING CONDITIONS:
 - 4.A. MOBILE FOOD UNITS IN THE CITY SHALL BE PERMITTED AS AN ACCESSORY USE.
 - 4.B. OUTDOOR RECREATION AND ENTERTAINMENT SHALL BE ALLOWED AS AN ACCESSORY USE.
 - 4.C. ALCOHOL SALES WILL BE ALLOWED.
 - 4.D. ADEQUATE RESTROOM FACILITIES SHALL BE PROVIDED.
 - 4.E. THERE SHALL BE NO USE OF OUTDOOR SPEAKERS ON LOTS 36-38 ON GREEN STREET SUNDAY-THURSDAY.
 - 4.F. THE MARKETPLACE SHALL NOT BE OPERATED PAST MIDNIGHT, SUNDAY THROUGH THURSDAY, AND 2 A.M. FRIDAY AND SATURDAY.
5. SCREENING AND BUFFERING SHALL COMPLY WITH THE PROVISIONS OF THE UNIFIED ZONING CODE AND ALL OTHER APPLICABLE STANDARDS AND REQUIREMENTS OF THE CITY CODE OF THE CITY OF WICHITA.
7. A LANDSCAPE PLAN SHALL BE PREPARED INDICATING THE TYPE, LOCATION, AND SPECIFICATIONS OF ALL PLANT MATERIAL. THIS PLAN SHALL BE SUBMITTED AND APPROVED BY THE PLANNING COMMISSION AS PART OF THE ORIGINAL APPLICATION. EXISTING ON-SITE VEGETATION, AND PORTABLE LANDSCAPING, MAY BE USED TO FULFILL THIS REQUIREMENT. A LANDSCAPE PLAN CONSISTENT WITH THE PLAN REVIEWED BY THE PLANNING COMMISSION SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR FINAL APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMITS. THE LANDSCAPE STREET YARD, BUFFER, AND PARKING LOT SCREENING REQUIREMENTS OF THE LANDSCAPE ORDINANCE DO NOT APPLY.
8. ROOF-MOUNTED EQUIPMENT AND LOADING DOCKS, TRASH RECEPTACLES, GROUND LEVEL HEATING, AIR CONDITIONING AND MECHANICAL EQUIPMENT, FREE-STANDING COOLERS OR REFRIGERATION UNITS, OUTDOOR STORAGE, OUTDOOR WORK AREAS OR SIMILAR USES SHALL BE SCREENED FROM GROUND LEVEL VIEW FROM ANY RESIDENTIALLY-ZONED PROPERTY.

9. 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.
10. ALL EXTERIOR LIGHTING SHALL BE PER THE UNIFIED ZONING CODE, AND SHALL BE SHIELDED TO DIRECT LIGHT DISBURSEMENT IN A DOWNWARD DIRECTION.
11. SLIGHT MODIFICATIONS TO THE LOCATION OF IMPROVEMENTS MAY BE PERMITTED, PROVIDED THEY MEET ALL REQUIREMENTS OF THIS PLAN.
12. AMENDMENTS, ADJUSTMENTS OR INTERPRETATIONS TO THIS P.U.D. SHALL BE DONE IN ACCORDANCE WITH THE UNIFIED ZONING CODE.
13. 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.
14. COMPATIBILITY SETBACKS PER UNIFIED ZONING CODE SEC. IV-C ARE WAIVED.
15. ANY MAJOR CHANGES IN THIS PLANNED UNIT DEVELOPMENT SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND TO THE GOVERNING BODY FOR THEIR CONSIDERATION.
16. PRIOR TO THE ISSUANCE OF BUILDING PERMITS A SITE CIRCULATION PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR APPROVAL. THE SITE CIRCULATION PLAN SHALL ADDRESS PEDESTRIAN, BICYCLE, AND TRANSIT CONNECTIVITY TO THE SITE.
17. THE ARCHITECTURAL CHARACTER OF BUILDINGS SHALL BE CONSISTENT WITH THE EXISTING STRUCTURES. PRIOR TO ISSUANCE OF BUILDING PERMITS, ARCHITECTURAL RENDERINGS SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR FINAL APPROVAL.

LEGAL DESCRIPTION:

LOTS 32-40 EVEN AND THE SOUTH 1/2 OF THE ADJACENT VACATED ALLEY, ON N DOUGLAS AVENUE, OLIVER'S SUBDIVISION OF LOTS 1, 2, 7 & 8 IN BLOCK 5 OF CHAUTAUQUA ADDITION TO WICHITA KANSAS.

ALONG WITH,

LOTS 36, 38 & EAST HALF OF THE NORTH 1/2 OF THE ADJACENT VACATED ALLEY TO THE SOUTH OF LOT 38, ON GREEN STREET, OLIVER'S SUBDIVISION OF LOTS 1, 2, 7 & 8 IN BLOCK 5 OF CHAUTAUQUA ADDITION TO WICHITA KANSAS.

TOTAL AREA = 0.6 +/- ACRES

MAXIMUM BUILDING HEIGHT- 35 FEET

APPROVED PUD #63

MAPC - 5-9-19

WCC - 6-11-19

