

JOYLAND DEVELOPMENT COMPLEX

PLANNED UNIT DEVELOPMENT
PUD-64

APPROVED PUD

Sheet 1 of 2

MAPC 6-6-2019 *blm*

WCC 7-9-2019 *blm*

MAPD Copy 1 of 4

Klmorgan 7-29-2019

LEGAL DESCRIPTIONS:

PARCEL 1

PARCEL A3
Lot 1, Nelson's Hillside Park, Wichita, Kansas, Sedgwick County, Kansas, EXCEPT that part deeded to the City of Wichita on Doc#/Film-Pg: 28867884.

PARCEL A4
Lot 1, Block 14, Replat of Part of Pawnee Ranch Addition, Sedgwick County, Kansas, together with the North 30 feet of vacated Wassall Avenue adjoining on the South, EXCEPT that part condemned by the City of Wichita in Case No. 06CV-3695.

PARCEL 2

PARCEL A1
The North 773 feet of the Southeast Quarter of Section 3, Township 28 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, lying East of the Wichita Drainage Canal, EXCEPT that part platted as Nelson's Hillside Park, Wichita, Kansas, AND EXCEPT Beginning 185 feet South of the Northeast corner of said Southeast Quarter; thence West 342 feet; thence South 185 feet; thence East 342 feet; thence North 185 feet to the Point of Beginning; AND EXCEPT Beginning 370 feet South of the Northeast corner of said Southeast Quarter; thence West 700 feet; thence South 403 feet; thence East 700 feet; thence North 403 feet to the Point of Beginning; AND EXCEPT Beginning at a point on the North line of said Southeast Quarter which is 750.50 feet West of the Northeast corner of said Southeast Quarter; thence West, on said North line, a distance of 105.00 feet; thence South, at right angles to said North line, a distance of 447.50 feet; thence East 105.00 feet; thence North 447.50 feet to the Point of Beginning; AND EXCEPT that part condemned for Highway in District Court Case #C-1832; AND EXCEPT that part condemned for drainage right-of-way in Case #B-1306; AND EXCEPT that part condemned for street in Case #A-51069; AND EXCEPT that part deeded to the City of Wichita on Doc#/Film-Pg: 28867884.

PARCEL A2
That part of the Southeast Quarter of Section 3, Township 28 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as: Beginning at a point on the North line of said Southeast Quarter, which is 750.50 feet West of the Northeast corner of said Southeast Quarter; thence west on said North line, a distance of 105.00 feet; thence south at right angles to said North line, a distance of 447.50 feet; thence east 105.00 feet; thence north 447.50 feet to the point of beginning.

PARCEL A5
A tract in the Northeast Quarter of Section 3, Township 28 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as vacated Reserve D in Second Replat of Part of Pawnee Ranch Addition, Sedgwick County, Kansas, together with the North 30 feet of vacated Wassall Avenue adjoining on the South.

PARCEL A6
A tract in the Northeast Quarter of Section 3, Township 28 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as vacated Reserve C in Second Replat of Part of Pawnee Ranch Addition, Sedgwick County, Kansas, together with the North 30 feet of vacated Wassall Avenue adjoining on the South.

PARCEL A7
Reserve B in Second Replat of Part of Pawnee Ranch Addition, Sedgwick County, Kansas, together with the North 30 feet of vacated Wassall Avenue adjoining on the South, EXCEPT that part condemned by the City of Wichita in Case No. 06CV-3695.

PARCEL 3

PARCEL B1
The South 371 feet of the North 1144 feet of the Southeast Quarter of Section 3, Township 28 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, lying East of the East line of the Highway as condemned in District Court Case C-1832, AND EXCEPT the East 1600 feet thereof; AND EXCEPT that part deeded to the City of Wichita on Doc#/Film-Pg: 28867884.

PARCEL B2
Reserve A, Dunham Addition, Sedgwick County, Kansas.

PARCEL B3
Part of the south 371 feet of the north 1515 feet of the Southeast Quarter of Section 3, Township 28 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, lying east of the Wichita Drainage Canal and described as: Beginning at a point on the North line of said south 371 feet, said point being 1644 feet West of the East line of said Quarter Section; thence West 618 feet, more or less, to the easterly right-of-way of the Wichita Drainage Canal; thence south along said right-of-way to the intersection of the easterly right-of-way of Highway K-15; thence southeasterly along said right-of-way to the south line of said south 371 feet of the north 1515 feet of said Quarter Section; thence east 790.3 feet, more or less, to a point 1313.5 feet West of the East line of said Quarter Section; thence northwesterly to the point of beginning.

PROJECT DESCRIPTION:

The intent of this Planned Unit Development is to permit the development of an event center facility and other site improvements.

REVISIONS:

Planned Unit Development (PUD2019-00006) Filed:	April 25, 2019
Revised per staff comments:	June 6, 2019
Approved by MAPC:	July 9, 2019
Approved by City Council:	July 9, 2019

GENERAL PROVISIONS:

- Total Gross Area: 56.71 acres +/-
- Total Net Area: 56.71 acres +/-
- Parking required by any use in any parcel may be satisfied by parking provided in any other parcel. Non-paved parking for Recreation Indoor or Outdoor, Event Center, Nightclub, Rodeo, and any use not requiring a building permit allowed unless otherwise specified. All handicap parking must be paved.
- Gypsum Creek is defined as a major barrier and no new screening or landscaping is required along the drainage way. Existing trees within five feet of drainage way to remain or be replaced if less than landscaping required by landscape ordinance.
- Cross Lot circulation required between all Parcels. All drives in and between parcels, except within fifty feet of City Street: Gravel allowed.
- All non-paved parking and access shall be dust retarded.
- If lighting facilities are provided, the intensity of light and arrangements of reflectors shall be such as not to interfere with residential uses. The lighting shall be in compliance with the lighting requirements of Section IV-B.4.
- Before any new parking areas can be constructed, including non-paved parking areas, a drainage plan will be submitted and approved by City of Wichita.
- Noise shall be per the noise ordinance of the City of Wichita.
- Event Center Events larger than 40 people shall have private security on-site at all times during the event.
- Hours of operation on any Parcel for Recreation Outdoor, Event Center, Nightclub, Drinking Establishment and/or Entertainment Establishment and Rodeos where allowed: Monday thru Wednesday: 8:00 AM to 11:00, Thursday thru Sunday: 8:00 AM to Midnight. Ten events per calendar year allowed with hours of operation for Recreation Outdoor, Event Center, Nightclub, Drinking Establishment and/or Entertainment Establishment and Rodeos where allowed: Monday thru Wednesday: 8:00 AM to Midnight, Thursday thru Sunday: 8:00 AM to 2:00 AM. An event is defined to include start-up, tear down and duration of the activity.
- All Parcels shall be developed in accordance with the General Commercial Zoning District, unless otherwise noted. Wireless Communications Facilities shall be allowed by Administrative Permit on all Parcels.

PARCEL 1:

Net Area: 297,326 sq. ft. (6.83 acres) +/-
Maximum Building Coverage: 222,995 sq. ft. (or 75 percent) +/-

Permitted Uses: All uses allowed in the General Commercial Zoning District, except Group Residence (Limited and General), Auditorium or Stadium, Cemetery, Correctional Placement Residence (Limited and General), Research Services, Agricultural Research, Sexually Oriented Business, and Asphalt or Concrete Plant.

For Event Center, Nightclub, Drinking Establishment and/or Entertainment Establishment; structure shall be 100' from property zoned and used as residential. Parking shall be 50' from property zoned and used as residential.

Parking: Paved parking required per building and zoning code.

Signage: On-Site Signage shall be a minimum 15 ft from residential property lines. Two on-site signs are allowed. One shall be a maximum of 200 sq ft with a maximum height of 35 ft. The other shall be a maximum of 300 sq ft with a maximum height of 45 ft. No off-site signs allowed. Signage plan may be changed with a PUD adjustment.

Landscaping and Screening: Existing trees along property line will remain and provide natural screening within a 10' landscape buffer where adjacent to residential zoning. No screening from residential required where landscaping exists. Landscape street-yard required along Hillside, per landscape ordinance. Landscaping required to be replaced shall comply with landscape ordinance. Landscape plan for Parcel 1 required at time of application for any new building permit in Parcel 1.

Building Setbacks: Setbacks are per the Limited Commercial Zoning District.

Access: Access limited to two access points to S. Hillside Ave.

PARCEL 2:

Net Area: 1,532,273 sq. ft. (35.18 acres) +/-
Maximum Building Coverage: 1,149,205 sq. ft. (or 75 percent) +/-

Permitted Uses: All uses allowed in the General Commercial Zoning District, except Group Residence (Limited and General), Cemetery, Correctional Placement Residence (Limited and General), Sexually Oriented Business, and Asphalt or Concrete Plant.

For Rodeos, Event Center, Nightclub, Drinking Establishment and/or Entertainment Establishment; structure shall be 100' from property zoned and used as residential, and parking shall be 50' from property zoned and used as residential.

Parking: Gravel Parking allowed in conformance with Number 1 of General Provisions.

Signage: On-Site Signage shall be a minimum 15 ft from residential property lines. Two on-site signs are allowed with a maximum size of 400 sq ft and a maximum height of 45 ft. Two off-site signs are allowed with a maximum size of 672 sq ft and a maximum height of 55 ft. No more than eight ground or pole signs less than 200 sq ft and less than 20 ft in height are allowed anywhere on Parcel 2, and any placement of ground or pole signs along city right-of-way must be approved by the planning director. Signage plan may be changed with a PUD adjustment.

Landscaping and Screening: Existing trees along property line will remain and provide natural screening within a 10' landscape buffer where adjacent to residential zoning. No screening from residential is required where landscaping exists. Landscaping required to be replaced shall comply with landscape ordinance. Landscape plan for Parcel 2 required at time of application for any new building permit in Parcel 2.

Building Setbacks: Setbacks are per the General Commercial Zoning District. Any existing structures, buildings, or foundations are not subject to setbacks.

Access: Access limited to four access point to E. Wassel St. Two access points must be gated with gates closed unless actively in use.

PARCEL 3:

Net Area: 640,382 sq. ft. (14.70 acres) +/-
Maximum Building Coverage: 480,287 sq. ft. (or 75 percent) +/-

Permitted Uses: All uses allowed in the General Commercial Zoning District, except Group Residence (Limited and General), Cemetery, Correctional Placement Residence (Limited and General), Vehicle Storage Yard, Sexually Oriented Business, and Asphalt or Concrete Plant.

For Event Center, Nightclub, Drinking Establishment and/or Entertainment Establishment; structure shall be 100' from property zoned and used as residential, and parking shall be 50' from property zoned and used as residential. Rodeos: structure shall be 100' from property zoned and used as residential, and parking shall be 50' from property zoned and used as residential.

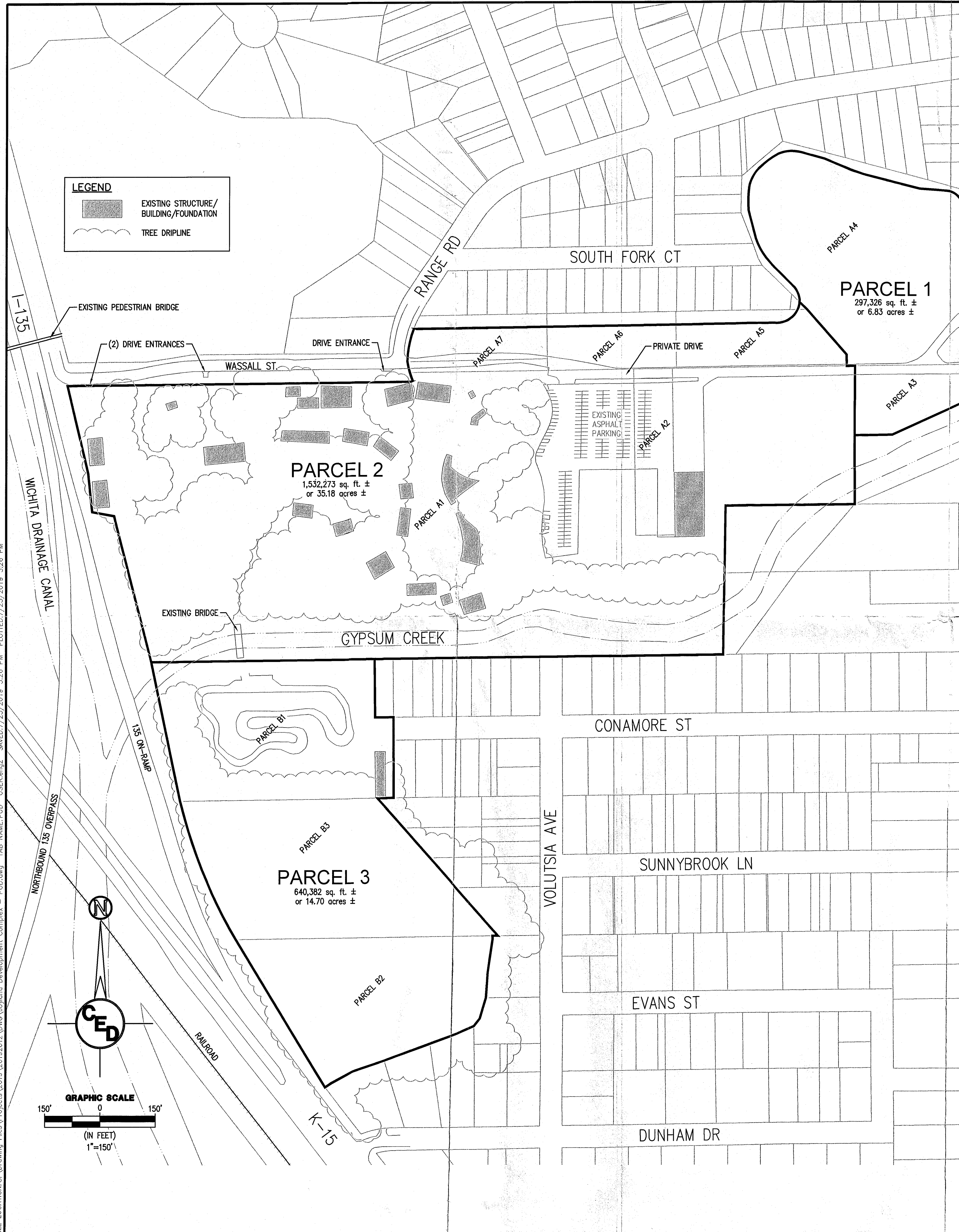
Parking: Gravel Parking allowed in conformance with Number 1 of General Provisions.

Signage: On-Site Signage shall be a minimum 15 ft from residential property lines. Three on-site signs are allowed with a maximum size of 400 sq ft and a maximum height of 45 ft. Two off-site signs are allowed with a maximum size of 672 sq ft. One shall have a maximum height of 55 ft and the other shall have a maximum height of 45 ft. No more than four ground or pole signs less than 150 sq ft and less than 20 ft in height are allowed anywhere on Parcel 3, and any placement of ground or pole signs along city right-of-way must be approved by the planning director. Signage plan may be changed with a PUD adjustment.

Landscaping and Screening: Existing trees along property line will remain and provide natural screening within a 10' landscape buffer where adjacent to residential zoning. No screening from residential is required where landscaping exists. Landscaping required to be replaced shall comply with landscape ordinance. Landscape plan for Parcel 3 required at time of application for any new building permit in Parcel 3.

Building Setbacks: Setbacks are per the Limited Commercial Zoning District. Any existing structures, buildings, or foundations are not subject to setbacks.

Access: Access limited to one access point to E. Conamore St.



FILE LOCATION: S:\Drawing Files\Projects\2019\20190612\DWG\Joyland Development Complex - PUD.dwg TAB NAME: PUD USER: rmp22 SAVETIME: 7/23/2019 3:26 PM PLOTTED: 7/23/2019 3:26 PM

DRAWINGS PREPARED BY:	
CERTIFIED ENGINEERING DESIGN, P.A.	
CED	1935 WEST MAPLE STREET WICHITA, KANSAS 67213 PH: (316) 262-8808 FAX: (316) 262-1669
SHEET	1
TOTAL	1

JOYLAND DEVELOPMENT COMPLEX

PUD-64 SIGN PLAN

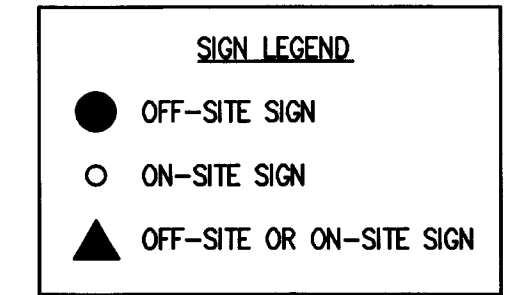
Sheet 2 of 2

APPROVED PUD

MAPC 6-6-2019
 WCC 7-9-2019 - Elmorga
 MAPD copy 10/4 7-29-19

SIGNAGE GENERAL PROVISIONS:

1. Electronic Message Signs allowed on all parcels.
2. On-Site Signs: Moving and Flashing Allowed.
3. All on-site signs apply to any parcel.
4. There shall be 15' minimum between on-site signs.
5. Signage allowed per General Commercial Zoning District unless otherwise noted.
6. Changes in location of any sign may be done by PUD adjustment.
7. Elevations shown are in NAVD 88 datum and are approximate.



PARCEL 1:

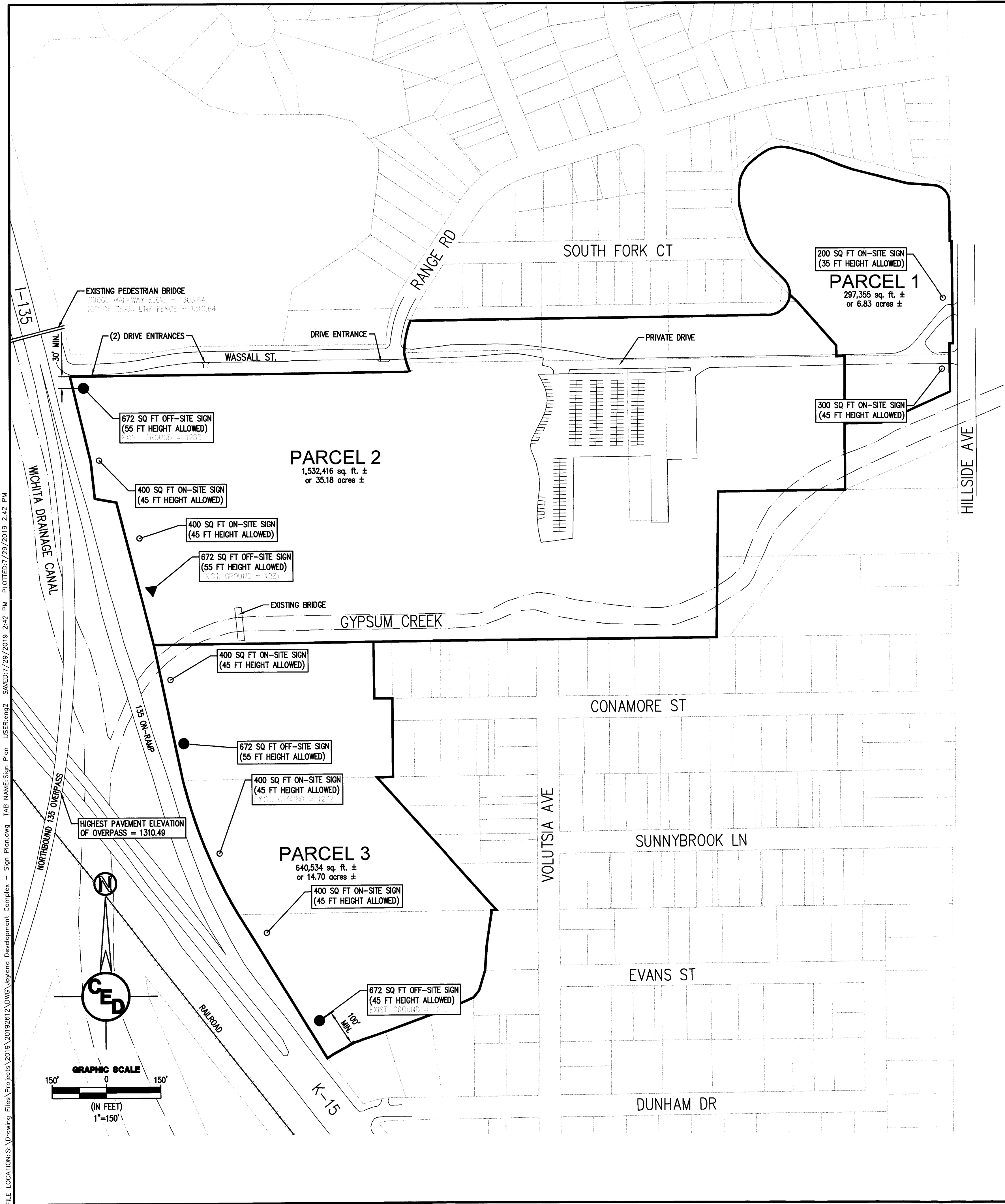
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PARCEL 2:

On-Site Signage shall be a minimum 15 ft from residential property lines. Two on-site signs are allowed with a maximum size of 400 sq ft and a maximum height of 45 ft. Two off-site signs are allowed with a maximum size of 672 sq ft and a maximum height of 55 ft. No more than eight ground or pole signs less than 200 sq ft and less than 20 ft in height are allowed anywhere on Parcel 2, and any placement of ground or pole signs along city right-of-way must be approved by the planning director. Signage plan may be changed with a PUD adjustment.

PARCEL 3:

On-Site Signage shall be a minimum 15 ft from residential property lines. Three on-site signs are allowed with a maximum size of 400 sq ft and a maximum height of 45 ft. Two off-site signs are allowed with a maximum size of 672 sq ft. One shall have a maximum height of 55 ft and the other shall have a maximum height of 45 ft. No more than four ground or pole signs less than 150 sq ft and less than 20 ft in height are allowed anywhere on Parcel 3, and any placement of ground or pole signs along city right-of-way must be approved by the planning director. Signage plan may be changed with a PUD adjustment.



FILE LOCATION: S:\Drawing Files\Projects\2018\20182612\DMC\Joyland Development Complex - Sign Plan.dwg TAB NAME: Sign Plan USER: ring2 SAVED: 7/29/2019 2:42 PM PLOTTED: 7/29/2019 2:42 PM

DRAWINGS PREPARED BY:		SHEET	
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