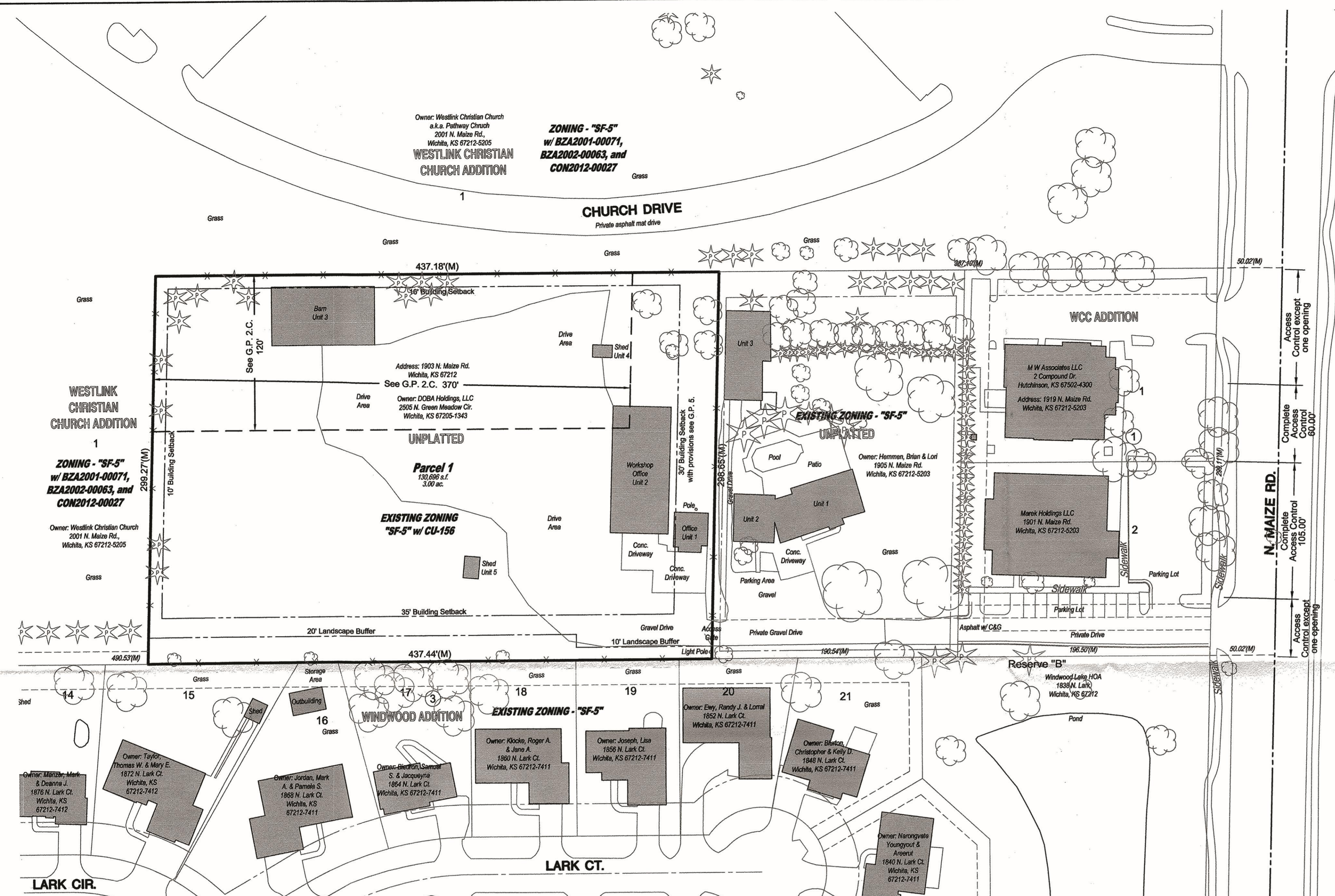


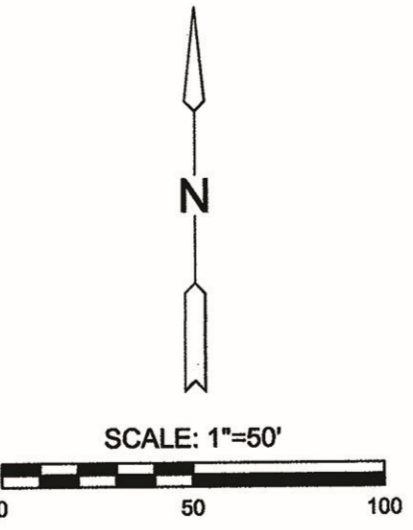
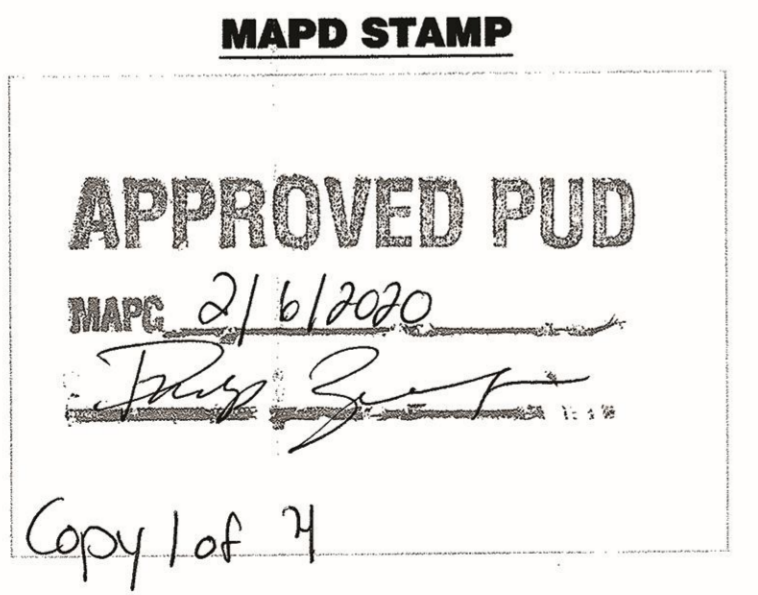
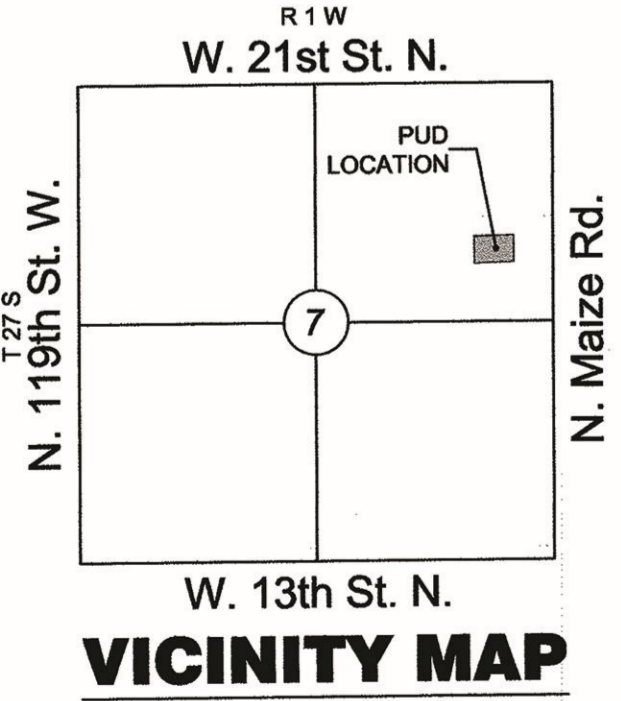
DEVELOPMENT GUIDELINES General Provisions

- Parcel Descriptions:
Parcel 1
Gross Area = 3.00 Ac.
Maximum Height = 35 feet as defined by city requirements.
Maximum Coverage = 45%
Max. Gross Floor Area = 45%
- Land Uses and Development Standards:
The following uses are permitted for Parcels within the PUD:
A. All allowed uses permitted by right within the "OW" Office Warehouse Zoning District, EXCEPT the following:
No Parcels within this PUD shall allow: Animal Care General or Limited; Auditorium or Stadium; Automated Teller Machine; Asphalt or Concrete Plant Limited; Bank or Financial Institution; College or University; Community Assembly; Manufacturing Limited, Recycling Collection Station, Private; Recycling Collection Station, Public; Recycling Processing Center; Reverse Vending Machine; Retail General; Research Services; Safety Service; Printing and Copying Limited; Tattooing and Body Piercing Facility (City); Wholesale or Business Services; Dry Cleaning Service.
B. In addition, the following uses shall be allowed by right: Single-Family Residential; Duplex; Assisted Living; Church or Place of Worship; Parking Area and/or Accessory Drive Ancillary; Vehicle and Equipment Sales, Outdoor; Vehicle Repair Limited and General; Outdoor Rental and Sales of Equipment; Vehicle Storage Yard.
C. The uses of Vehicle and Equipment Sales Outdoor, Outdoor Rental and Sales of Equipment, and Vehicle Storage Yard is permissible in areas restricted as shown on the PUD. The north 120 feet of the west 370 feet of Parcel 1.
D. There shall be no Outdoor Retail Display Areas for vehicle sales.
E. The use of Duplex is permissible on Parcel 1 only in the event that more than one access opening is available.
F. If the use of a paint booth does occur on site, such applicable requirements and/or standards shall adhere to the guidelines of Federal, State and/or City codes.
G. The uses permitted by the PUD are only those uses permitted by right and not by conditional use unless specifically identified.
H. Development Standards and Site Development Regulations of the Office Warehouse Zoning District "OW" shall apply to the subject property unless as specifically modified herein.
- Landscape / Screening for this site shall be required as follows if the property is developed with non-residential uses:
A. Rooftop equipment, if any, shall utilize a parapet to reasonably hide equipment from ground-level view.
B. If Parcel 1 is developed and used for non-residential uses a 6-foot screening fence is required along the north, south, east, and west lines of Parcel 1, except for the south 30 feet along the east line for access.
C. If Parcel 1 is developed and used for non-residential uses a landscape buffer consisting of a mix of evergreen and deciduous trees spaced 30 feet on center shall be maintained in the south 10-20 feet of the west 330 feet of Parcel 1, the remaining southern perimeter shall provide a 10-foot landscape buffer with evergreen trees spaced 30 feet on center.
D. If Parcel 1 is developed and used for non-residential uses and if the abutting property is used for a church, single-family residential and/or other exclusive residential uses, a landscape buffer consisting of a mix of evergreen and deciduous trees spaced 30 feet on center shall be maintained along the north, east, and west perimeter of the PUD.
E. 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. The landscape plan shall also state how water is to be provided to the plant materials. This plan shall be submitted to the Planning Department for their review and approval prior to the issuance of a building permit.
F. Failure to properly maintain the required landscape buffer shall be considered a violation of the PUD after a joint determination by the Director of Planning and the Superintendent of the MABCD.
- Lighting:
A. Lighting shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV; as well as the provisions of the Wichita-Sedgwick County Airport Hazard Zoning Code, Section 28-08 of the Wichita Municipal Code, and the amendments thereto, and as provided herein.
B. All lighting shall be shielded to direct light disbursement in a downward direction and directed away from residential areas.
C. Extensive use of backlit canopies and neon or fluorescent tube lighting on buildings is not permitted.
D. If Parcel 1 is developed and used for non-residential uses light poles will be limited to a maximum of 15 feet.
- Building Setbacks are as shown herein; 35 feet along the south line of Parcel 1, 10 feet along the west and north line of Parcel 1 and 30 feet on the east line of Parcel 1, provided however with site plan approval by the director of planning 15' may be permitted. Existing structures shall be permitted within these setbacks. All other building setback requirements shall be per the Property Development Standards of the "OW" Office Warehouse Zoning District.
- If Parcel 1 is developed and used for non-residential uses noise from Parcel 1 shall not be audible from an adjacent or surrounding property above the local, ambient noise. No outdoor speaker systems shall be permitted.
- Parking: All Parcels, shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV-A, and amendments thereto unless otherwise specified.
- Signs: If Parcel 1 is developed and used for non-residential uses signs shall be as permitted under Neighborhood Office of the current Sign Code of the City of Wichita, and amendments thereto. Additionally, the following conditions apply:
A. Building signage shall be allowed for tenant identification. Building signage shall be limited to not more than 10 feet off the ground and is not permitted to have internal or backlit illumination. Building signage shall be permitted on the west and south elevations of the buildings but shall not exceed 32 square feet in area.
B. No electronic display signs are allowed on Parcel 1.
- 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.
- Access:
The gated entry at the southeast entrance of Parcel 1 shall remain open during normal business hours for ease of access. A sign shall be posted at the gate with posted business hours and a phone number to call after hours.
- Architectural and Building Restrictions:
All new buildings shall share a uniform and/or compatible architectural character with each other, colors, and similar predominant exterior building materials. Private restrictive covenants may further restrict certain architectural features.
- A drainage plan shall be submitted to the Wichita City Engineers Office for approval. Required guarantees for drainage shall be provided at the time of platting.
- Title: The transfer of the title on all or any portion of the land included in the Planned Unit Development does not constitute a termination of the plan or any portion thereof; but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns and amended. However, the Director of Planning, with the concurrence of the Zoning Administrator, may approve minor adjustments to the conditions in this overlay, consistent with the approved development plan, without filing a formal ordinance amendment.
- 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.
- Any major changes within this Planned Unit Development shall be submitted to the Planning Commission and the Governing Body for their consideration. Amendments, adjustments, or interpretations of the PUD shall be done in accordance with the Unified Zoning Code.
- Amendments, adjustments or interpretations to this PUD shall be done in accordance with the Unified Zoning Code.



PUD PURPOSE STATEMENT

DOBA Holdings, LLC wishes to continue to use the property for business purposes and with other additional compatible land uses. All of such additional uses would be permitted as per the General Provision 2.A., 2.B., 2.C., and 2.D. listed herein. Present uses on the subject property include a pet waste removal business, a vehicle repair and refurbishment business, a construction business, outdoor storage business, and outdoor storage of personal property. There are live/work residential uses on the subject property. The pet waste business has light traffic consisting of a hand full of trucks operating during normal business hours and disposes of such pet waste off-site. The vehicle repair and refurbishment business currently work on both small golf cars as well as larger party buses. The vehicles are at times stored outside while they are in the queue for repair or refurbishment and/or delivery. Warehousing of materials for the vehicles does occur accessory to the use. The construction business operates mostly out of the office and does warehouse equipment and materials. Most of the outdoor construction storage is within containers or on trailers parked generally within the northern limits of the property. Other outdoor storage is within the northern limits of the subject property some of which are in an existing pole barn that was utilized by the previous owner's construction business. None of the existing uses generate significant traffic and generally operate during normal business hours similar to the existing offices east of the subject property that they share a drive with. These stated land uses are unique to this property and do not conform well to a specific zoning classification under the current zoning regulations, therefore a PUD is necessary and most suitable under the current conditions. Moreover, the lengthy history of land uses and development patterns on and surrounding the property has further contributed to the need for a PUD. This PUD allows for the orderly development of the property.



PLANNED UNIT DEVELOPMENT - PUD No. 68

DOBA DEVELOPMENT

Case History
Original Case: PUD2019-00013
Approved: March 17, 2020

LEGAL DESCRIPTION

The west 437.06 feet of the south 299.0 feet of the east 874.12 feet of the North Half of the Southeast Quarter of the Northeast Quarter of Section 7, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas.



OWNER / DEVELOPER: DOBA Holdings, LLC 1903 N. Maize Rd., Wichita, KS 67205-1343 918.249.4386

DEVELOPMENT GUIDELINES

General Provisions

1. Parcel Descriptions:

Parcel 1
Gross Area = 3.00 Ac.
Maximum Height = 35 feet as defined by city requirements.
Maximum Coverage = 45%
Max. Gross Floor Area = 45%

2. Land Uses and Development Standards:

The following uses are permitted for Parcels within the PUD:

A. All allowed uses permitted by right within the "OW" Office Warehouse Zoning District, EXCEPT the following:

No Parcels within this PUD shall allow: Animal Care General or Limited; Auditorium or Stadium; Automated Teller Machine; Asphalt or Concrete Plant Limited; Bank or Financial Institution; College or University; Community Assembly; Manufacturing Limited; Recycling Collection Station, Private; Recycling Collection Station, Public; Recycling Processing Center; Reverse Vending Machine; Retail General; Research Services; Safety Service; Printing and Copying Limited; Tattooing and Body Piercing Facility (City); Wholesale or Business Services; Dry Cleaning Service.

B. In addition, the following uses shall be allowed by right: Single-Family Residential; Duplex; Assisted Living; Church or Place of Worship; Parking Area and/or Accessory Drive Ancillary; Vehicle and Equipment Sales, Outdoor; Vehicle Repair Limited and General; Outdoor Rental and Sales of Equipment; Vehicle Storage Yard.

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D. There shall be no Outdoor Retail Display Areas for vehicle sales.

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F. If the use of a paint booth does occur on site, such applicable requirements and/or standards shall adhere to the guidelines of Federal, State and/or City codes.

G. The uses permitted by the PUD are only those uses permitted by right and not by conditional use unless specifically identified.

H. Development Standards and Site Development Regulations of the Office Warehouse Zoning District "OW" shall apply to the subject property unless as specifically modified herein.

3. Landscape / Screening for this site shall be required as follows if the property is developed with non-residential uses:

A. Rooftop equipment, if any, shall utilize a parapet to reasonably hide equipment from ground-level view.

B. If Parcel 1 is developed and used for non-residential uses a 6-foot screening fence is required along the north, south, east, and west lines of Parcel 1, except for the south 30 feet along the east line for access.

C. If Parcel 1 is developed and used for non-residential uses a landscape buffer consisting of a mix of evergreen and deciduous trees spaced 30 feet on center shall be maintained in the south 10-20 feet of the west 330 feet of Parcel 1, the remaining southern perimeter shall provide a 10-foot landscape buffer with evergreen trees spaced 30 feet on center.

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F. Failure to properly maintain the required landscape buffer shall be considered a violation of the PUD after a joint determination by the Director of Planning and the Superintendent of the MABCD.

4. Lighting:

A. Lighting shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV; as well as the provisions of the Wichita-Sedgwick County Airport Hazard Zoning Code, Section 28-08 of the Wichita Municipal Code, and the amendments thereto, and as provided herein.

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D. If Parcel 1 is developed and used for non-residential uses light poles will be limited to a maximum of 15 feet.

5. Building Setbacks are as shown hereon; 35 feet along the south line of Parcel 1, 10 feet along the west and north line of Parcel 1 and 30 feet on the east line of Parcel 1, provided however with site plan approval by the director of planning 15' may be permitted. Existing structures shall be permitted within these setbacks. All other building setback requirements shall be per the Property Development Standards of the "OW" Office Warehouse Zoning District.

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12. A drainage plan shall be submitted to the Wichita City Engineers Office for approval. Required guarantees for drainage shall be provided at the time of platting.

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

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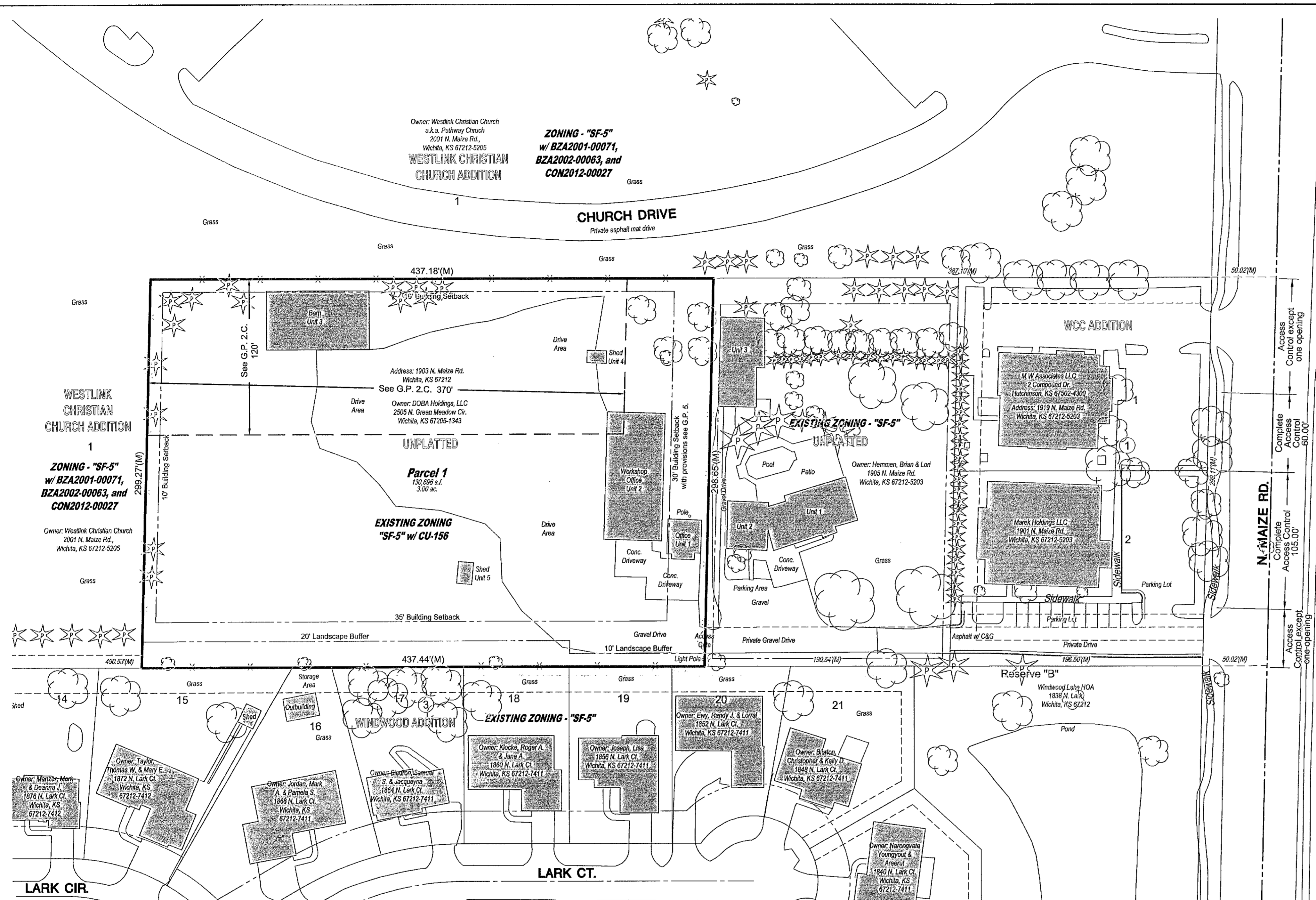
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LEGAL DESCRIPTION

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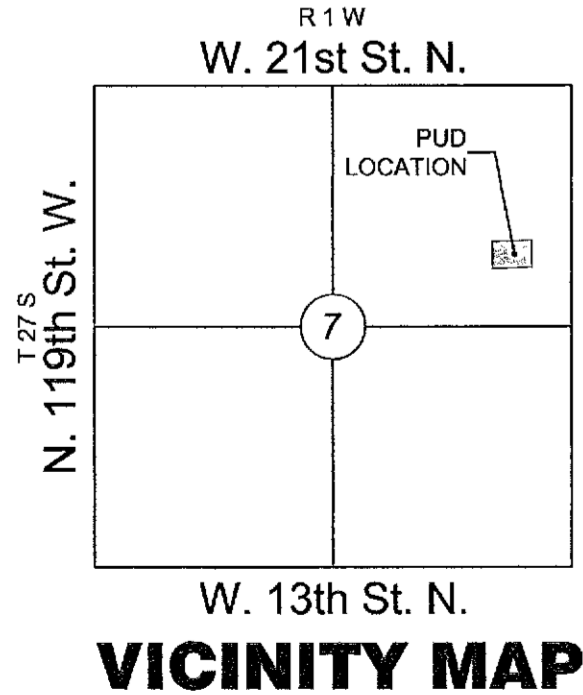
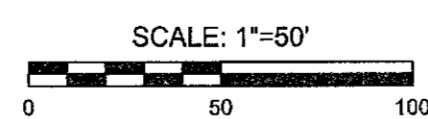
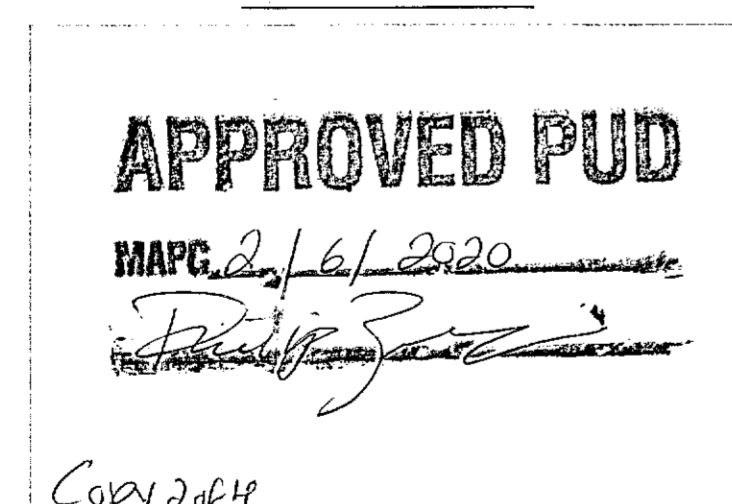
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PUD PURPOSE STATEMENT

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MAPD STAMP



PLANNED UNIT DEVELOPMENT - PUD No. 68

DOBA DEVELOPMENT

Case History
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OWNER / DEVELOPER: DOBA Holdings, LLC 1903 N. Maize Rd., Wichita, KS 67205-1343 918.249.4386