Delano Revival PUD2021-00016

DEVELOPMENT GUIDELINES
General Provisions

PUD Purpose Statement:

This PUD allows for the development of a mixed-use development within Delano. Proposed land uses are intended to build off of Delano's success and include multi-family residential, hotel, office, retail, event venue, and entertainment venue. Exterior building designs will complement the Historic Delano District with a blend of materials such as brick, stone, glass, and historical detailing elements. The long-term plan is to redevelop the entire parcel. The short-term plan is to not leave the buildings vacant and to repurpose them as rental homes, offices, an event center, or other such uses.

A. Parcel Descriptions

Parcel 1
Gross Area = 1.80 Ac. or 78,539 sq. ft.
Maximum Height = 80 feet

B. General Provisions

1. **Land Uses**

The following uses are permitted for Parcel 1 within the PUD:

a. All allowed uses permitted by-right within the "CBD" Central Business District zoning district EXCEPT the following uses:
Correctional Facility; Correctional Placement Residence, Limited and General; Recycling Processing Center; Recycling Collection Station, Public and Private; Reverse Vending Machine; Animal Care, General; Car Wash; Pawnshop; Service Station; Vehicle and Equipment Sales; Vehicle Repair, General; Warehouse, self-storage; Manufacturing, Limited and General; Warehousing; Storage, Outdoor, as a Principal Use; Vehicle Storage Yard; Warehousing; Welding or Machine Shop; Wholesale or Business Services; and drive-through windows.

b. Parking Area, Commercial land use is permitted by-right.

c. Entertainment Establishments in the City, Nightclubs in the City, and Taverns and Drinking Establishments are allowed under the following conditions:

i. Parcel 1 is exempt from the church or place of worship, public park, public or parochial school, or residential zoning district distance requirement of 300 feet.

ii. Outdoor service of food and drink as an accessory part of the operation of a Tavern or Drinking Establishment, or Nightclub shall always be subject to the following requirements:

1. Uses shall comply with Supplementary Use Regulations of Section III-D.6.w of the Wichita-Sedgwick County Unified Zoning Code, EXCEPT as provided herein.
2. Use of the outdoor area shall cease by 10:00 p.m. Sunday through Thursday nights and shall cease by midnight on Friday and Saturday.

iii. Tavern or Drinking Establishment, or Nightclub the City land uses:

1. Shall be limited to a maximum occupancy of 200 total. If multiple establishments are within Parcel 1 their total maximum combined occupancy shall not exceed 200 people.
2. The business establishment storefront shall be limited to the frontage of Texas Street unless all abutting residential properties on the south and east are Zoned MF-18 Multi-Family Residential or more intensive, whereby such land uses are not restricted on Parcel 1.
3. The existing building at 220 S. Handley Street (premises) is permitted such uses until it is demolished.

2. **Development Standards**

a. The site shall be developed in conformance with all other development standards of the Unified Zoning Code for the "CBD" Central Business District zoning district except the following standards:

i. Maximum Building Height = 80 feet.

ii. The compatibility height standards and compatibility setback standards set forth in Section IV of the Unified Zoning Code are waived on Parcel 1.

b. The site shall conform to the Delano Neighborhood Design Guidelines of the Unified Zoning Code with a classification of "Commercial Mixed-Use," with an appeal to the BZA.

c. For new/re-development plans the owner shall submit a site plan with building elevations for review and approval by the Planning Department before the issuance of a building permit.

3. **Architectural Controls:** The site shall conform to the Delano Neighborhood Design Guidelines of the Unified Zoning Code with a classification of "Commercial Mixed-Use," with an appeal to the BZA.

4. **Landscaping:** Landscaping shall be per the Wichita Landscape Ordinance.

5. **Lighting:**

a. Lighting shall be in accordance with the Unified Zoning Code, Section IV; and the amendments thereto, and as provided herein.

b. All exterior lighting shall be shielded to direct light downward. Floodlighting/wall-packs are not permitted to shine onto abutting streets. New light poles shall not exceed 15 feet in height when within 200 feet of adjoining residential land-uses.

c. Lighting is required to use full cutoff luminaries to limit light trespass onto neighboring residential parcels.

6. **Screening:**

a. Rooftop mechanical equipment shall be screened from ground-level view per Section IV of the Unified Zoning Code.

b. Trash receptacles, loading docks, and loading areas shall be appropriately screened to reasonably hide them from ground view with fencing and/or landscaping.

c. Unless otherwise noted screening shall be in accordance with the Unified Zoning Code, Section IV and Section III-C.2.b and/or as per the Delano Neighborhood Design Guidelines of the Unified Zoning Code with a classification of "Commercial Mixed-Use," with an appeal to the BZA.

7. **Parking:**

a. No use within the PUD shall be required to provide on-site vehicular parking.

b. Bicycle parking shall be included with new/re-development plans. The quantity and location of bicycle parking shall be reviewed and approved by the Planning Department at the time of site plan submittal.

8. **Utilities:**

a. No occupancy permits shall be issued for any development without services by municipal water and sewer.

b. All proposed new utilities shall be installed underground; unless it is prohibitive due to groundwater depth.

9. **Signs:**

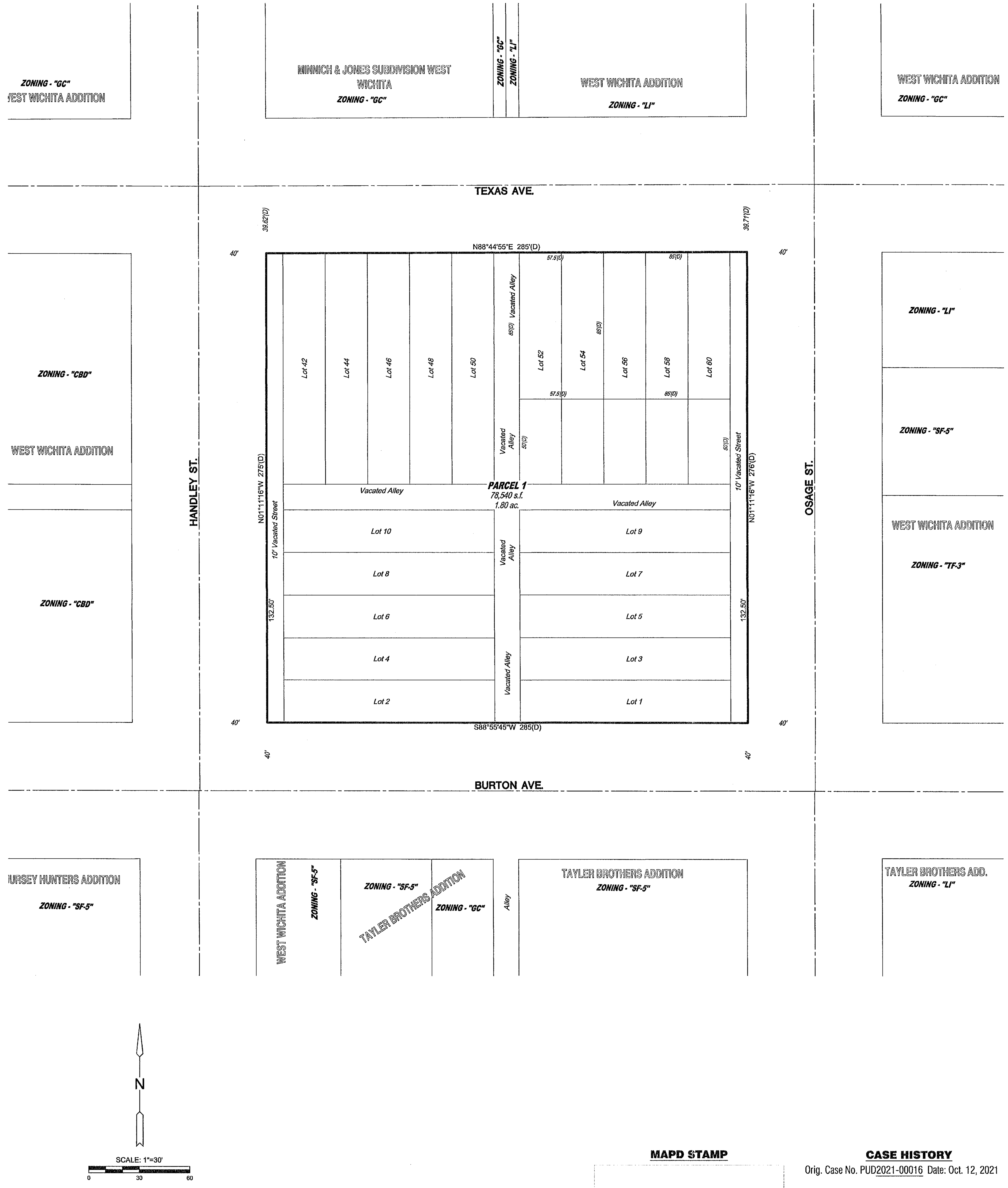
a. Signs are permitted under the current Sign Code of the City of Wichita and as per the Delano Neighborhood Design Guidelines of the Unified Zoning Code with a classification of "Commercial Mixed-Use," with an appeal to the BZA. Lighted signs for commercial uses shall be turned off outside of business hours where abutting or across the street from two-family or single-family residential land uses.

10. **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 and be binding upon the present owners, their successors and assigns. 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 Planned Unit Development amendment.

a. Any major changes within this Planned Unit Development shall be submitted to the Planning Commission and the Governing Body for their consideration.

b. Amendments, adjustments, or interpretations to this PUD shall be done in accordance with the Unified Zoning Code.



APPROVED PUD

MAPC 9/9/2021

[signature] 10/14/2021

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VICINITY MAP

LEGAL DESCRIPTION

Lots 1, 3, 5, 7, and 9, on Osage Street; Lots 2, 4, 6, 8, and 10, on Wichita, now Handley Street; Lots 42, 44, 46, 48, and 50, on Texas Avenue; and the south 50 feet of Lots 52, 54, 56, 58, and 60, on Texas Avenue; together with the west 10 feet of vacated Osage Street adjoining said Lots 1, 3, 5, 7, 9, and south 50 feet of Lot 60 on the east; together with the east 10 feet of vacated Handley Street adjoining said Lots 2, 4, 6, 8, 10, and 42 on the west; together with the vacated alley adjoining on the north of said Lots 9 and 10; together with the vacated alley adjoining on the west of said Lots 1, 3, 5, 7, and 9, and on the east of said Lots 2, 4, 6, 8, and 10; together with the West Half of the vacated alley adjoining said Lot 50 on the east; together with the East Half of the vacated alley adjoining said south 50 feet of Lot 52 on the west; all in West Wichita, Sedgwick County, Kansas, TOGETHER WITH, Lots 56, 58, and 60, on Texas Avenue, EXCEPT the south 50 feet thereof, TOGETHER WITH the west 10 feet of vacated Osage Street adjoining said portion of Lot 60, West Wichita Addition, Sedgwick County, Kansas, TOGETHER WITH, Lots 52 and 54, EXCEPT the south 50 feet thereof, West Wichita Addition, Sedgwick County, Kansas, together with the east Half of the vacated alley adjoining said portion of Lot 52 on the west.

MAPD STAMP

CASE HISTORY

Orig. Case No. PUD2021-00016 Date: Oct. 12, 2021

PLANNED UNIT DEVELOPMENT No. 90
DELANO REVIVAL

DEVELOPERS/OWNERS: 220 S Handley, LLC Att: Thierry Rignol 550 N. 159th St. E. Ste. 221, Wichita, KS 67002 316.803.3675

MKEC
Wichita, KS • 316.684.9600

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