

ZONING - "SF-20"
Unincorporated
UNPLATTED
Owner: John P. & Ruth A.
Stank Living Trust
2637 N. Bayville Ct.
Wichita, KS 67205-5243

ZONING - "SF-20"
Unincorporated
UNPLATTED
Farm with Residence
Owner: Crystal Grimes
14200 W. 21st St. N.
Wichita, KS 67235-9672

ZONING - "LC"
Unincorporated
UNPLATTED
Owner: YMCA
13836 W. 21st St. N.
Wichita, KS 67235
w/ CUP DP-276

DEVELOPMENT GUIDELINES

General Provisions

PUD Purpose Statement:

This Planned Unit Development is intended to allow for the development of a mixed-use district with the primary land use being centered around that of Recreation and Entertainment, Indoor and Outdoors. It is anticipated, but not limited, that private athletic fields will be the primary outdoor recreation land use.

1. Area:

This PUD contains 26.70 acres or 1,162,971 square feet, more or less.

2. Parcel Description:

Parcel 1
Gross Area = 26.70 Ac. or 1,162,971 sq. ft.
Maximum Building Height = 45 feet
Maximum Building Coverage = 35% or 407,040 sq. ft.
Max. Gross Floor Area = 35% or 407,040 sq. ft.
Building Setbacks:
35 feet on the North
60 feet on the West and South
20 feet on the East

3. Land Uses and Development Standards:

- The following uses are permitted for Parcel 1:
A. Office, General; Auditorium or Stadium; Church or Place of Worship; Community Assembly; Day Care, General; Library; Parks and Recreation; Schools and/or University/College; Recreation and Entertainment, Indoor and Outdoor; Agriculture.
B. Farmer's Market in the City is permitted and shall be subject to the Supplementary Use Regulations of the Wichita-Sedgwick County Unified Zoning Code of Sec.III-D.6.jj, provided that, this property shall not be required to comply with Sec.III-D.6.jj (5).
C. Mobile Food Unit in the City is permitted provided the use is an accessory to the principal land use and shall be subject to Sec. 3.15 of the Code of the City of Wichita.
D. Retail, General, Automated Teller Machine, Event Center in the City, Personal Care Services, Personal Improvement Services, and Teen Club in the City are permitted uses, provided such uses are located within the north 350 feet of Parcel 1.
E. Compatibility Standards:
a. Setbacks and Height compatibility standards are as follows: As per Wichita-Sedgwick County Unified Zoning Code Art. IV, Development Standards, Sec. C., Compatibility Standards 4. and 5.
b. Noise compatibility standards are as follows: As per Wichita-Sedgwick County Unified Zoning Code Art. IV, Development Standards, Sec. C.6., provided however, that the uses of outdoors sports/recreation shall be exempt, and provided, that projecting amplified music shall adhere to the standards.
c. Site design standards: As per Wichita-Sedgwick County Unified Zoning Code Art. IV, Development Standards, Sec. C.7.
d. Hours of operation of Recreation and Entertainment Outdoor and accessory of such uses shall be limited to 6:00 a.m. to 10:00 p.m. Sunday through Thursday, and 6:00 a.m. to 11:00 p.m. Friday and Saturday.
e. Access to the PUD shall be limited to arterial streets only. Parcel 1 shall be required to have 2 entrances/exits onto West 21st Street, subject to applicable access management standards.
F. The land uses permitted by the PUD are only those uses permitted by right and not by conditional use unless specifically identified herein.

4. Landscaping:

- A. Landscape screening shall be in accordance with the City of Wichita Landscape Ordinance, as modified herein.
B. Landscape buffers are to be used to meet the screening requirement. The landscape buffers shall be as follows: The landscaped buffer must be at least 15 feet in width and one shade tree and/or evergreen tree are required for each 30 feet in length of the buffer, with a minimum requirement of 30% the total trees shall be evergreen. Due to the land use, the east property line shall be exempt from landscape screening requirements. Exemptions to landscape buffer requirements are as follows: If drainage detention facility(s) create a minimum of a 100-foot buffer from the adjacent residential land uses the landscape buffer shall not be required at the property line.
C. 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. This plan shall be submitted to the Metropolitan Area Planning Department (MAPD) for its review and approval prior to issuance of any occupancy permit(s).

5. Lighting:

- A. Lighting shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV, and the amendments thereto, and as provided herein.
B. All exterior pole lighting shall be shielded to direct light disbursement in a downward direction to prevent light trespass onto adjacent properties.
C. The height of light poles, including pole base, is limited to 15 feet in height within 200 feet of residential zoning districts, except as provided herein. Light poles along the northeast property lines are not restricted 15 feet within 200 feet due to the existing land uses having light poles exceeding 15 feet in height.
D. If outdoors sports/recreation facilities require light poles exceeding 15 feet in height to illuminate the outdoor facilities within 200 feet of residential zoning districts, such light poles shall not be permitted without the review and approval of a Lighting Study Plan. The Lighting Study Plan shall be submitted to the Wichita-Sedgwick County Planning for review and approval, as determined by the Zoning Administrator and the Director of Planning.

6. Screening:

- A. Trash receptacles shall be appropriately screened to reasonably hide them from street/alley view with fencing and/or landscaping.
B. All rooftop mechanical equipment shall be screened from ground-level view from the adjacent residential areas and adjacent street right-of-way.
C. Screening walls and/or fences are not required. They shall be substituted for a landscape buffer as per the conditions of G.P.4., herein.

7. Parking and Transportation:

- A. Minimum Off-Street Parking Requirements: Shall be provided as per a Parking Study provided at the time of development. The Parking Study shall be reviewed and approved by the Planning Department prior to development.
B. 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. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of building permits.
C. A plan for a pedestrian walk system shall be a requirement of this PUD. The walk system shall link facilities and buildings within the PUD to anticipated arterial street sidewalks.
D. Other transportation circulation and/or infrastructure requirements shall be as per the recitals of the final plat approval.

8. Signs:

- A. Signs are permitted under the current Sign Code of the City of Wichita as per LC Limited Commercial Zoning District ("LC").
B. No building signage shall be visible from ground view from the residential land uses on the south or west.

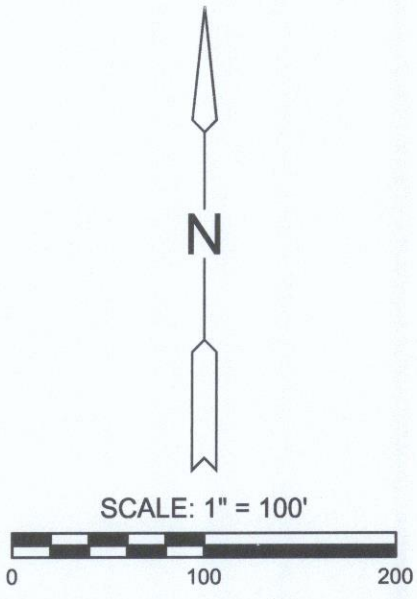
9. Title:

- 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, provided however, the boundary of the PUD may be adjusted administratively if the area of the boundary adjustment does not increase or decrease by 1 acre of land.

10. 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.
11. A certificate or Notice of PUD is required to be recorded with the Sedgwick County Register of Deeds Office upon approval of the PUD.

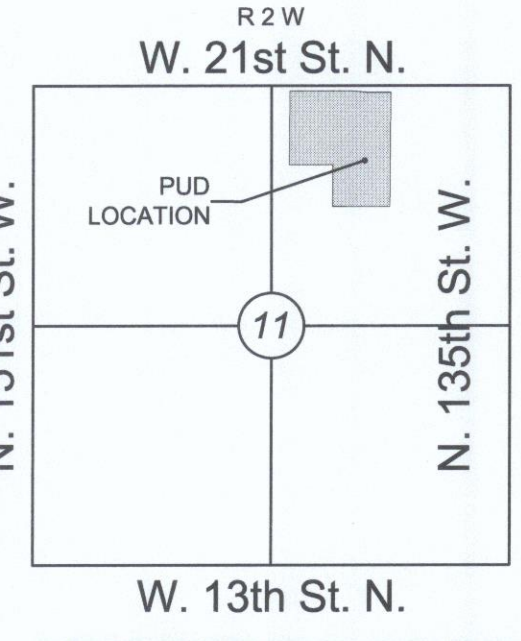
LEGAL DESCRIPTION

YMCA Athletics Addition, an addition to Wichita, Sedgwick County, Kansas.



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N88°37'25"E on the north line of Northeast Quarter, Section 11, Township 27 South, Range 2 West of the Sixth Principal Meridian, Wichita, Sedgwick County, Kansas.

This PUD is surveyed on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.0001200144



VICINITY MAP
APPROVED PUD
MAP 10-12-2023
PUD 2023-09

PLANNED UNIT DEVELOPMENT No. 115

YMCA ATHLETICS

DEVELOPER/OWNER: The Young Men's Christian Association of Wichita, KS 402 N. Market St., Wichita, KS 67202-2012 316.219.9622

CASE HISTORY

Orig. Case No. PUD2023-00007 Approved Date: Sept. 12, 2023
Amendment PUD2023-00009 Approved Date: Nov. 28, 2023

MAPD STAMP



(Published in the Wichita Eagle, 12/1/23)

ORDINANCE NO. 52-295

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. PUD2023-00009

Amendment to PUD #115 incorporating additional rights-of-way, subject to the amended general provisions of PUD #115, on property described as:

Beginning at a point 60.0 feet south and 873.22 feet east of the Northwest corner of the Northeast Quarter of Section 11, Township 27 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence parallel with and 60.0 feet south of the north line of said Northeast Quarter, on a Kansas coordinate system of 1983 south zone bearing of N88°37'25"E, 430.92 feet; thence S00°58'14"E, 15.00 feet to the Northwest corner of Believers Southern Baptist Church Addition, Sedgwick County, Kansas; thence S88°37'25"W, 230.64 feet; thence N87°06'04"W, 200.73 feet to the point of beginning,
TOGETHER WITH,

Commencing at a point 174.25 feet and 60.0 feet south of the northwest corner of the Northeast Quarter of Section 11, Township 27 South, Range 2 West of the 6th Principal Meridian, Sedgwick County, Kansas; thence east parallel with the north line of said Northeast Quarter, a distance of 30.0 feet; thence south parallel with the west line of said Northeast Quarter, a distance of 350.0 feet to the point of beginning; thence east parallel with the north line of said Northeast Quarter, a distance of 237.94 feet; thence south parallel with the west line of said Northeast Quarter, a distance of 60.0 feet; thence west parallel with the north line of said Northeast Quarter, a distance of 238.01 feet; thence north parallel with said west line of said Northeast Quarter, a distance of 60.0 feet to the point of beginning,
TOGETHER WITH,

Commencing at a point 174.25 feet east and 60.0 feet south of the northwest corner of the Northeast Quarter of Section 11, Township 27 South, Range 2 West of the 6th Principal Meridian, Sedgwick County, Kansas; thence east parallel with the north line of said Northeast Quarter, a distance of 30.0 feet; thence south parallel with the west line of said Northeast Quarter, a distance of 770.0 feet to the point of beginning; thence east parallel with the north line of said Northeast Quarter, a distance of 238.28 feet; thence south 30.0 feet; thence west parallel with the north line of said Northeast Quarter, a distance of 238.30 feet; thence north parallel with said west line of said Northeast Quarter, a distance of 30.0 feet to the point of beginning.

The YMCA Athletics Planned Unit Development (PUD #115) shall be subject to the following conditions:

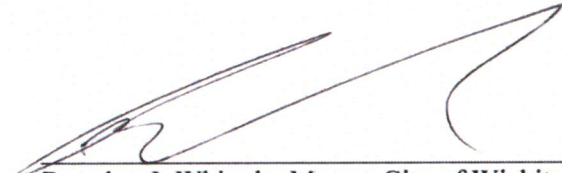
1. The PUD shall be developed in accordance with the approved PUD language.
2. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #115 YMCA Athletics Planned Unit Development) has special conditions for development on the property.
3. A copy of the recorded certificate along with four copies of the approved PUD shall be submitted to the

Metropolitan Area Planning Department within 60 days of governing body approval, or the request shall be considered denied and closed.

SECTION 2. That upon the taking effect of this Ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

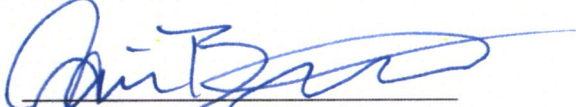
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

Adopted this 28th day of Nov., 2023.



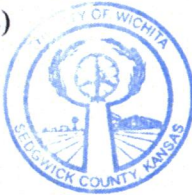
Brandon J. Whipple, Mayor, City of Wichita

ATTEST:

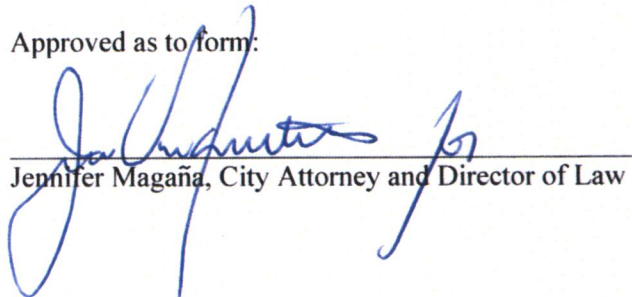


Jamie Buster, City Clerk

(SEAL)



Approved as to form:



Jennifer Magaña, City Attorney and Director of Law



The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
 Idaho Statesman
 Bradenton Herald
 The Charlotte Observer
 The State
 Ledger-Enquirer

Durham | The Herald-Sun
 Fort Worth Star-Telegram
 The Fresno Bee
 The Island Packet
 The Kansas City Star
 Lexington Herald-Leader
 The Telegraph - Macon
 Merced Sun-Star
 Miami Herald
 El Nuevo Herald

The Modesto Bee
 The Sun News - Myrtle Beach
 Raleigh News & Observer
 Rock Hill | The Herald
 The Sacramento Bee
 San Luis Obispo Tribune
 Tacoma | The News Tribune
 Tri-City Herald
 The Wichita Eagle
 The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	495068	Print Legal Ad-IPL01499500 - IPL0149950	ORD#52-295	\$122.82	2	73 L

Attention: LaTosha Alvarez
 CITY OF WICHITA/CLERKS OFFICE
 455 N MAIN ST FL 13
 WICHITA, KS 67202

JMBuster@wichita.gov

OCA 150004
 (Published in the Wichita Eagle December 1, 2023)
 ORDINANCE NO. 52-295

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED. BE IT ORDAINED BY THE GOVERNING BODY

OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

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 Amendment to PUD #115 incorporating additional rights-of-way, subject to the amended general provisions of PUD #115, on property described as:

Beginning at a point 60.0 feet south and 873.22 feet east of the Northwest corner of the Northeast Quarter of Section 11, Township 27 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence parallel with and 60.0 feet south of the north line of said Northeast Quarter, on a Kansas coordinate system of 1983 south zone bearing of N88°37' 25" E, 430.92 feet; thence S00°58' 14" E, 15.00 feet to the Northwest corner of Believers Southern Baptist Church Addition, Sedgwick County, Kansas; thence S88°37' 25" W, 230.64 feet; thence N87°06' 04" W, 200.73 feet to the point of beginning.

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The YMCA Athletics Planned Unit Development (PUD #115) shall be subject to the following conditions:

The PUD shall be developed in accordance with the approved PUD language. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #115 YMCA Athletics Planned Unit Development) has special conditions for development on the property.

A copy of the recorded certificate along with four copies of the approved PUD shall be submitted to the Metropolitan Area Planning Department within 60 days of governing body approval, or the request shall be considered denied and closed.

SECTION 2. That upon the taking effect of this Ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

Adopted this 28th day of November 2023.
 Brandon J. Whipple, Mayor, City of Wichita

ATTEST:
 Jamie Buster, City Clerk
 (SEAL)

Approved as to form:
 Jennifer Magana, City Attorney and Director of Law
 IPL0149950
 Dec 1 2023

In The STATE OF KANSAS
 In and for the County of Sedgwick

1 insertion(s) published on:

12/01/23

STATE OF KANSAS)

SS

County of Sedgwick)

Stefani Beard, of lawful age, being first duly sworn, deposeeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 12/01/2023 to 12/01/2023.

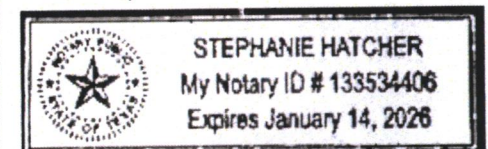
Stefani Beard

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED: 12/01/2023

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!



**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

Great Plains United Methodist New Church Development, Inc.
1207 SW Executive Drive
Topeka, KS 66615-3850

November 21, 2023

MKEC Engineering
Attn: Brian Lindebak
411 North Webb Road
Wichita, KS 67206

RE: PUD2023-00009 – Amendment to PUD #115 to add two parcels to reflect the approved plat, generally located one-quarter mile west of West 135th Street, on the south side of West 21st Street North.

Dear Applicant;

At its regular meeting on **November 21, 2023**, the Wichita City Council the above captioned request. The action of the WCC was to **APPROVE** the request with the following conditions:

1. The PUD shall be developed in accordance with the approved PUD language.
2. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #115 YMCA Athletics Planned Unit Development) has special conditions for development on the property.
3. A copy of the recorded certificate along with four copies of the approved PUD shall be submitted to the Metropolitan Area Planning Department within 60 days of governing body approval, or the request shall be considered denied and closed.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

A handwritten signature in cursive script that reads 'Christina Rieth'.

Christina Rieth
Current Plans
Associate Planner

CC: Bryan Frye, Councilmember District V
Teresa Veazey, CSR District V



**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

Great Plains United Methodist New Church Development, Inc.
1207 SW Executive Drive
Topeka, KS 66615-3850

November 21, 2023

MKEC Engineering
Attn: Brian Lindebak
411 North Webb Road
Wichita, KS 67206

RE: PUD2023-00009 – Amendment to PUD #115 to add two parcels to reflect the approved plat, generally located one-quarter mile west of West 135th Street, on the south side of West 21st Street North.

Dear Applicant;

At its regular meeting on **November 21, 2023**, the Wichita City Council the above captioned request. The action of the WCC was to **APPROVE** the request with the following conditions:

1. The PUD shall be developed in accordance with the approved PUD language.
2. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #115 YMCA Athletics Planned Unit Development) has special conditions for development on the property.
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Sincerely,

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Christina Rieth
Current Plans
Associate Planner

CC: Bryan Frye, Councilmember District V
Teresa Veazey, CSR District V



**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

Great Plains United Methodist New Church Development, Inc.
1207 SW Executive Drive
Topeka, KS 66615-3850

October 12, 2023

MKEC Engineering
Attn: Brian Lindebak
411 North Webb Road
Wichita, KS 67206

RE: PUD2023-00009 – Amendment to PUD #115 to add two parcels to reflect the approved plat, generally located one-quarter mile west of West 135th Street, on the south side of West 21st Street North.

Dear Applicant;

At its regular meeting on **October 12, 2023**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request with the following conditions:

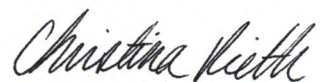
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2. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #115 YMCA Athletics Planned Unit Development) has special conditions for development on the property.
3. A copy of the recorded certificate along with four copies of the approved PUD shall be submitted to the Metropolitan Area Planning Department within 60 days of governing body approval, or the request shall be considered denied and closed.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on October 26, 2023. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk by **October 26, 2023 at 5:00 p.m.**

This application will be considered by the Wichita City Council on **Tuesday, November 21, 2023**, beginning at 9:00 a.m.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,



Christina Rieth
Current Plans
Associate Planner

CC: Bryan Frye, Councilmember District V
Teresa Veazey, CSR District V



Wichita-Sedgwick County Metropolitan Area Planning Department

September 13, 2023

Great Plains United Methodist New Church Development, Inc.
1207 SW Executive Dr.
Topeka, KS 66615

MKEC Engineering, Inc.
Attn: Brian Lindebak
411 N. Webb Rd.
Wichita, KS 67206

RE: PUD2023-00007: Zone change request in the City from SF-5 Single-Family Residential District to PUD Planned Unit Development #115 to allow for the development of an athletic fields; generally located one-quarter mile west of West 135th Street, on the south side of West 21st Street North.

Dear Applicant;

At its regular meeting on **September 12, 2023**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** the zone change subject to the following conditions. Please note that the City Council approved modified PUD language that is enclosed. The City Council modified language is in red.

1. The PUD shall be developed in accordance with the approved PUD language.
2. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #115 YMCA Athletics Planned Unit Development) has special conditions for development on the property.
3. A copy of the recorded certificate along with four copies of the approved PUD shall be submitted to the Metropolitan Area Planning Department within 60 days of governing body approval, or the request shall be considered denied and closed.

This is a reminder that the notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Philip Zevenbergen, AICP
Current Plans
Division Manager

Copies to: Bryan Frye, Council Member District V
Teresa Veazey, CSR, District V
MABCD
Tammera Wise, 2107 N Sunrise St., Wichita, KS 67235
Kelly Base-Simpson, 1985 N Bellick Court, Wichita, KS 67235
Lucy Lavelle, 1906 N Bellick St., Wichita, KS 67235
Richard and Janet Gramza, 1989 N Bellick Court, Wichita, KS 67235
Jeff Miller, 1901 N. Nickleton Cir., Wichita, KS 67235
Alex Miller, 1981 N. Bellick Ct., Wichita, KS 67235

City Council Approved PUD Language:

YMCA ATHLETICS
Planned Unit Development No. 115
Case Number: PUD2023-00007
Development Guidelines
General Provisions

PUD Purpose Statement:

This Planned Unit Development is intended to allow for the development of a mixed-use district with the primary land use being centered around that of Recreation and Entertainment, Indoor and Outdoors. It is anticipated, but not limited, that private athletic fields will be the primary outdoor recreation land use.

1. Area: This PUD contains 26.09 acres or 1,136,512 square feet, more or less.

2. Parcel Description:

Parcel 1
Gross Area = 26.09 Ac. or 1,136,512 sq. ft.
Maximum Building Height = 45 feet ~~As per LC with compatibility standards as per G.P. 3.F.a., herein.~~
Maximum Building Coverage = 35% or 397,779 sq. ft.
Max. Gross Floor Area = 35% or 397,779 sq. ft.
Building Setbacks:
25 35 feet on the North
60 feet on the West and South
20 feet on the East

3. Land Uses and Development Standards:

- The following uses are permitted for Parcel 1:
- A. Auditorium or Stadium; Church or Place of Worship; Community Assembly; Day Care, General; Library; Parks and Recreation; Schools and/or University/College; Recreation and Entertainment, Indoor and Outdoor; Agriculture.
 - B. Farmer’s Market in the City is permitted and shall be subject to the Supplementary Use Regulations of the Wichita-Sedgwick County Unified Zoning Code of Sec.III-D.6.jj, provided that, this property shall not be required to comply with Sec.III-D.6.jj (5).
 - C. Mobile Food Unit in the City is permitted provided the use is an accessory to the principal land use and shall be subject to Sec. 3.15 of the Code of the City of Wichita.
 - D. Office, General; Retail, General; Automated Teller Machine; Event Center in the City, Personal Care Services; Personal Improvement Services; and Teen Club in the City are permitted uses, provided such uses are located within the north 750 350 feet of Parcel 1.
 - E. Compatibility Standards:
 - a. Setbacks and Height compatibility standards are as follows: As per Wichita-Sedgwick County Unified Zoning Code Art. IV, Development Standards, Sec. C., Compatibility Standards 4. and 5.

- b. Noise compatibility standards are as follows: As per Wichita-Sedgwick County Unified Zoning Code Art. IV, Development Standards, Sec. C.6., provided however, that the uses of outdoors sports/recreation shall be exempt, and provided, that projecting amplified music shall adhere to the standards.
 - c. Site design standards: As per Wichita-Sedgwick County Unified Zoning Code Art. IV, Development Standards, Sec. C.7.
 - d. Hours of operation of Recreation and Entertainment Outdoor and accessory of such uses shall be limited to 6:00 a.m. to 10:00 p.m. Sunday through Thursday, and 6:00 a.m. to 11:00 p.m. Friday and Saturday.
 - e. Access to the PUD shall be limited to arterial streets only. **Parcel 1 shall be required to have 2 entrances/exits onto West 21st Street, subject to applicable access management standards.**
- F. The land uses permitted by the PUD are only those uses permitted by right and not by conditional use unless specifically identified herein.

4. Landscaping:

- A. Landscape screening shall be in accordance with the City of Wichita Landscape Ordinance, as modified herein.
- B. Landscape buffers are to be used to meet the screening requirement. The landscape buffers shall be as follows: The landscaped buffer must be at least 15 feet in width and one shade tree and/or evergreen tree are required for each 30 feet in length of the buffer, with a minimum requirement of 30% the total trees shall be evergreen. Due to the land use, the east property line shall be exempt from landscape screening requirements. Exemptions to landscape buffer requirements are as follows: If drainage detention facility(s) create a minimum of a 100-foot buffer from the adjacent residential land uses the landscape buffer shall not be required at the property line.
- C. 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. This plan shall be submitted to the Metropolitan Area Planning Department (MAPD) for its review and approval prior to issuance of any occupancy permit(s).

5. Lighting:

- A. Lighting shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV; and the amendments thereto, and as provided herein.
- B. All exterior pole lighting shall be shielded to direct light disbursement in a downward direction to prevent light trespass onto adjacent properties.
- C. The height of light poles, including pole base, is limited to 15 feet in height within 200 feet of residential zoning districts, except as provided herein. Light poles along the north and east property lines are not restricted 15 feet within 200 feet due to the existing land uses having light poles exceeding 15 feet in height.
- D. If outdoors sports/recreation facilities require light poles exceeding 15 feet in height to illuminate the outdoor facilities within 200 feet of residential zoning districts, such light poles shall not be permitted without the review and approval of a Lighting Study Plan. The Lighting Study Plan shall be submitted to the to the Wichita-Sedgwick County Planning for review and approval, as determined by the Zoning Administrator and the Director of Planning.

6. Screening:

- A. Trash receptacles shall be appropriately screened to reasonably hide them from street/alley view with fencing and/or landscaping.
- B. All rooftop mechanical equipment shall be screened from ground-level view from the adjacent residential areas and adjacent street right-of-way.
- C. Screening walls and/or fences are not required. They shall be substituted for a landscape buffer as per the conditions of G.P.4., herein.

7. Parking and Transportation:

- A. Minimum Off-Street Parking Requirements: Shall be provided as per a Parking Study provided at the time of development. The Parking Study shall be reviewed and approved by the Zoning Administrator prior to development.
- B. 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. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of building permits.
- C. A plan for a pedestrian walk system shall be a requirement of this PUD. The walk system shall link facilities and buildings within the PUD to anticipated arterial street sidewalks.
- D. Other transportation circulation and/or infrastructure requirements shall be as per the recitals of the final plat approval.

8. Signs:

- A. Signs are permitted under the current Sign Code of the City of Wichita as per LC Limited Commercial Zoning District ("LC").
- B. No building signage shall be visible from ground view from the residential land uses on the south or west.

9. 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, provided however, the boundary of the PUD may be adjusted administratively if the area of the boundary adjustment does not increase or decrease by 1 acre of land.

10. 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.

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

12. A certificate or Notice of PUD is required to be recorded with the Sedgwick County Register of Deeds Office upon approval of the PUD.



Wichita-Sedgwick County Metropolitan Area Planning Department

August 11, 2023

Great Plains United Methodist New Church Development, Inc.
1207 SW Executive Dr.
Topeka, KS 66615

MKEC Engineering, Inc.
Attn: Brian Lindebak
411 N. Webb Rd.
Wichita, KS 67206

RE: PUD2023-00007: Zone change request in the City from SF-5 Single-Family Residential District to PUD Planned Unit Development #115 to allow for the development of an athletic fields; generally located one-quarter mile west of West 135th Street, on the south side of West 21st Street North.

Dear Applicant;

At its regular meeting on **August 10, 2023**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the zone change subject to the following conditions.

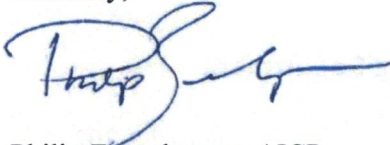
1. The PUD shall be developed in accordance with the approved PUD language.
2. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #115 YMCA Athletics Planned Unit Development) has special conditions for development on the property.
3. A copy of the recorded certificate along with four copies of the approved PUD shall be submitted to the Metropolitan Area Planning Department within 60 days of governing body approval, or the request shall be considered denied and closed.

Property owners opposed to the application may file with the Wichita City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) **To be effective, the protest must be filed by 5:00 p.m. on August 24, 2023.** In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property. For properties in the City limits of Wichita, the property must be at least partially located within 200 feet of the property for which the application was filed. For properties in unincorporated Sedgwick County, the property must be at least partially located within 1,000 feet of the property for which the application was filed. The petition must be submitted to the Wichita City Clerk by **August 24, 2023, by 5:00 p.m.**

This application is scheduled for consideration by the Wichita City Council on **Tuesday, September 12, 2023, beginning at 9:00 a.m.** The City Council meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas.

This is a reminder that the notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,



Philip Zevenbergen, AICP
Current Plans
Division Manager

Copies to: Bryan Frye, Council Member District V
Teresa Veazey, CSR, District V
MABCD
Tammera Wise, 2107 N Sunrise St., Wichita, KS 67235
Kelly Base-Simpson, 1985 N Bellick Court, Wichita, KS 67235
Lucy Lavelle, 1906 N Bellick St., Wichita, KS 67235
Richard and Janet Gramza, 1989 N Bellick Court, Wichita, KS 67235
Jeff Miller, 1901 N. Nickleton Cir., Wichita, KS 67235
Alex Miller, 1981 N. Bellick Ct., Wichita, KS 67235

MAPC Recommended PUD Language:

YMCA ATHLETICS
Planned Unit Development No. 115
Case Number: PUD2023-00007
Development Guidelines
General Provisions

PUD Purpose Statement:

This Planned Unit Development is intended to allow for the development of a mixed-use district with the primary land use being centered around that of Recreation and Entertainment, Indoor and Outdoors. It is anticipated, but not limited, that private athletic fields will be the primary outdoor recreation land use.

1. Area: This PUD contains 26.09 acres or 1,136,512 square feet, more or less.

2. Parcel Description:

Parcel 1

Gross Area = 26.09 Ac. or 1,136,512 sq. ft.

Maximum Building Height = As per LC with compatibility standards as per G.P. 3.F.a., herein.

Maximum Building Coverage = 35% or 397,779 sq. ft.

Max. Gross Floor Area = 35% or 397,779 sq. ft.

Building Setbacks:

25 feet on the North

60 feet on the West and South

20 feet on the East

3. Land Uses and Development Standards:

The following uses are permitted for Parcel 1:

- A. Auditorium or Stadium; Church or Place of Worship; Community Assembly; Day Care, General; Library; Parks and Recreation; Schools and/or University/College; Recreation and Entertainment, Indoor and Outdoor; Agriculture.

- B. Farmer's Market in the City is permitted and shall be subject to the Supplementary Use Regulations of the Wichita-Sedgwick County Unified Zoning Code of Sec.III-D.6.jj, provided that, this property shall not be required to comply with Sec.III-D.6.jj (5).
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- D. Office, General; Retail, General; Automated Teller Machine; Event Center in the City, Personal Care Services; Personal Improvement Services; and Teen Club in the City are permitted uses, provided such uses are located within the north 750 feet of Parcel 1.
- E. Compatibility Standards:
 - a. Setbacks and Height compatibility standards are as follows: As per Wichita-Sedgwick County Unified Zoning Code Art. IV, Development Standards, Sec. C., Compatibility Standards 4. and 5.
 - b. Noise compatibility standards are as follows: As per Wichita-Sedgwick County Unified Zoning Code Art. IV, Development Standards, Sec. C.6., provided however, that the uses of outdoors sports/recreation shall be exempt, and provided, that projecting amplified music shall adhere to the standards.
 - c. Site design standards: As per Wichita-Sedgwick County Unified Zoning Code Art. IV, Development Standards, Sec. C.7.
 - d. Hours of operation of Recreation and Entertainment Outdoor and accessory of such uses shall be limited to 6:00 a.m. to 10:00 p.m. Sunday through Thursday, and 6:00 a.m. to 11:00 p.m. Friday and Saturday.
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- F. The land uses permitted by the PUD are only those uses permitted by right and not by conditional use unless specifically identified herein.

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- A. Landscape screening shall be in accordance with the City of Wichita Landscape Ordinance, as modified herein.
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- A. Lighting shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV; and the amendments thereto, and as provided herein.
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submitted to the to the Wichita-Sedgwick County Planning for review and approval, as determined by the Zoning Administrator and the Director of Planning.

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- D. Other transportation circulation and/or infrastructure requirements shall be as per the recitals of the final plat approval.

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- 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, provided however, the boundary of the PUD may be adjusted administratively if the area of the boundary adjustment does not increase or decrease by 1 acre of land.

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OCA 150004

(Published in the Wichita Eagle, 9/22/23)

ORDINANCE NO. 52-259

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. PUD2023-00007

Zone Change Request from SF-5 Single-Family Residential District to PUD Planned Unit Development subject to the general provisions of PUD #115, on property legally described as:

Parcel 1:

A tract of land in the Northeast Quarter of Section 11, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as: Beginning at a point 50 feet South and 204.25 feet East of the Northwest Corner of the Northeast Quarter of said Section; thence East parallel with the North line of the Northeast Quarter of said Section 11, a distance of 237.67 feet; thence South parallel with the West line of the Northeast Quarter of said Section 11, a distance of 180.0 feet; thence West parallel with the North line of the Northeast Quarter of said Section 11, a distance of 237.8 feet; thence North 180.0 feet to the point of beginning, EXCEPT the North 10 feet thereof.

Parcel 2:

A tract of land in the Northeast Quarter of Section 11, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as: Beginning at a point 204.25 feet East and 230.0 feet South of the Northwest Corner of the Northeast Quarter of said Section; thence East parallel with the North line of the Northeast Quarter of said Section 11, a distance of 237.8 feet; thence South parallel with the West line of the Northeast Quarter of said Section 11 a distance of 180.0 feet; thence West parallel with the North line of the Northeast Quarter of said Section 11, a distance of 237.94 feet; thence North 180.0 feet to the point of beginning.

Parcel 3:

A tract of land in the Northeast Quarter of Section 11, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as: Beginning at a point 204.25 feet East and 470.0 feet South of the Northwest Corner of the Northeast Quarter of said Section; thence East parallel with the North line of the Northeast Quarter of said Section a distance of 238.01 feet; thence South parallel with the West line of the Northeast Quarter of said Section a distance of 180.0 feet; thence West parallel with the North line of the Northeast Quarter of said Section a distance of 238.15 feet; thence North 180.0 feet to the point of beginning.

Parcel 4:

A tract of land in the Northeast Quarter of Section 11, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as: Beginning at a point 650.0 feet South and 204.25 feet East of the Northwest Corner of the Northeast Quarter of said Section; thence South parallel

with the West line of said Section 11, a distance of 180.0 feet; thence East parallel with the North line of the Northeast Quarter of said Section 11, a distance of 238.28 feet; thence North 180.0 feet; thence West 238.15 feet to the point of beginning.

Parcel 5:

Beginning at a point 60.0 feet south and 441.92 feet east of the Northwest corner of the Northeast Quarter of Section 11, Township 27 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence east parallel with the North line of said Northeast Quarter of Section 11, a distance of 431.21 feet; thence easterly a distance of 200.73 feet to a point 75.0 feet south and 230.64 feet west of the Northeast corner of the West Half of the Northeast Quarter of said Section 11; thence east parallel with the North line of said Northeast Quarter, a distance of 230.64 feet to a point in the East line of the West Half of said Northeast Quarter; thence south along said East line of the Northwest Quarter of the Northeast Quarter, a distance of 1,235.0 feet; thence west parallel with the North line of said Northeast Quarter, a distance of 627.06 feet; thence north a distance of 450.0 feet to a point 680.95 feet east of the West line of said Northeast Quarter; thence west parallel with the North line of said Northeast Quarter, a distance of 238.40 feet; thence north a distance of 800.0 feet to the point of beginning.

The YMCA Athletics Planned Unit Development (PUD #115) shall be subject to the following conditions:

1. The PUD shall be developed in accordance with the approved PUD language.
2. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #115 YMCA Athletics Planned Unit Development) has special conditions for development on the property.
3. A copy of the recorded certificate along with four copies of the approved PUD shall be submitted to the Metropolitan Area Planning Department within 60 days of governing body approval, or the request shall be considered denied and closed.

SECTION 2. That upon the taking effect of this Ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

Adopted this 19th day of Sept., 2023.


Brandon J. Whipple, Mayor, City of Wichita

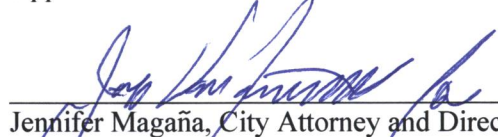
ATTEST:


Jamie Buster, City Clerk

(SEAL)



Approved as to form:


Jennifer Magaña, City Attorney and Director of Law



Beaufort Gazette
 Belleville News-Democrat
 Bellingham Herald
 Bradenton Herald
 Centre Daily Times
 Charlotte Observer
 Columbus Ledger-Enquirer
 Fresno Bee

The Herald - Rock Hill
 Herald Sun - Durham
 Idaho Statesman
 Island Packet
 Kansas City Star
 Lexington Herald-Leader
 Merced Sun-Star
 Miami Herald

el Nuevo Herald - Miami
 Modesto Bee
 Raleigh News & Observer
 The Olympian
 Sacramento Bee
 Fort Worth Star-Telegram
 The State - Columbia
 Sun Herald - Biloxi

Sun News - Myrtle Beach
 The News Tribune Tacoma
 The Telegraph - Macon
 San Luis Obispo Tribune
 Tri-City Herald
 Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
3252	469392	Print Legal Ad-IPL01404870 - IPL0140487	ORD.#52-259	\$186.74	3	74 L

Attention: LaTosha Alvarez
 CITY OF WICHITA/CLERKS OFFICE
 455 N MAIN ST FL 13
 WICHITA, KS 67202

JMBuster@wichita.gov

OCA 150004

(Published in the Wichita Eagle, September 22, 2023)

ORDINANCE NO. 52-259

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. PUD2023-00007

Zone Change Request from SF-5 Single-Family Residential District to PUD Planned Unit Development subject to the general provisions of PUD #115, on property legally described as:

Parcel 1:

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Parcel 2:

A tract of land in the Northeast Quarter of Section 11, Township 27 South, Range 2 West of the 6th PM., Sedgwick County, Kansas, described as: Beginning at a point 204.25 feet East and 230.0 feet South of the Northwest Corner of the Northeast Quarter of said Section; thence East parallel with the North line of the Northeast Quarter of said Section 11, a distance of 237.8 feet; thence South parallel with the West line of the Northeast Quarter of said Section 11 a distance of 180.0 feet; thence West parallel with the North line of the Northeast Quarter of said Section 11, a distance of 237.94 feet; thence North 180.0 feet to the point of beginning.

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A tract of land in the Northeast Quarter of Section 11, Township 27 South, Range 2 West of the 6th PM., Sedgwick County, Kansas, described as: Beginning at a point 204.25 feet East and 470.0 feet South of the Northwest Corner of the Northeast Quarter of said Section; thence East parallel with the North line of the Northeast Quarter of said Section a distance of 238.01 feet; thence South parallel with the West line of the Northeast Quarter of said Section a distance of 180.0 feet; thence West parallel with the North line of the Northeast Quarter of said Section a distance of 238.15 feet; thence North 180.0 feet to the point of beginning.

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SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

Adopted this 19th day of September 2023.

Brandon J. Whipple, Mayor, City of Wichita

ATTEST:

Jamie Buster, City Clerk
 (SEAL)

Approved as to form:
 Jennifer Magana, City Attorney and Director of Law
 IPL0140487
 Sep 22 2023

In The STATE OF KANSAS

In and for the County of Sedgwick

1 insertion(s) published on:

09/22/23

STATE OF KANSAS)

SS

County of Sedgwick)

Stefani Beard, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 09/22/2023 to 09/22/2023.

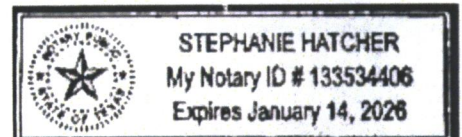
Stefani Beard

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED: 09/22/2023

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!



STAFF REPORT
MAPC: August 10, 2023
DAB V: August 7, 2023

CASE NUMBER: PUD2023-00007 (City)

APPLICANT/AGENT: Great Plains United Methodist New Church Development (Applicant); YMCA (Contract Purchaser); MKEC Engineering (Agent)

REQUEST: Rezone to create the YMCA Athletics Planned Unit Development PUD #115

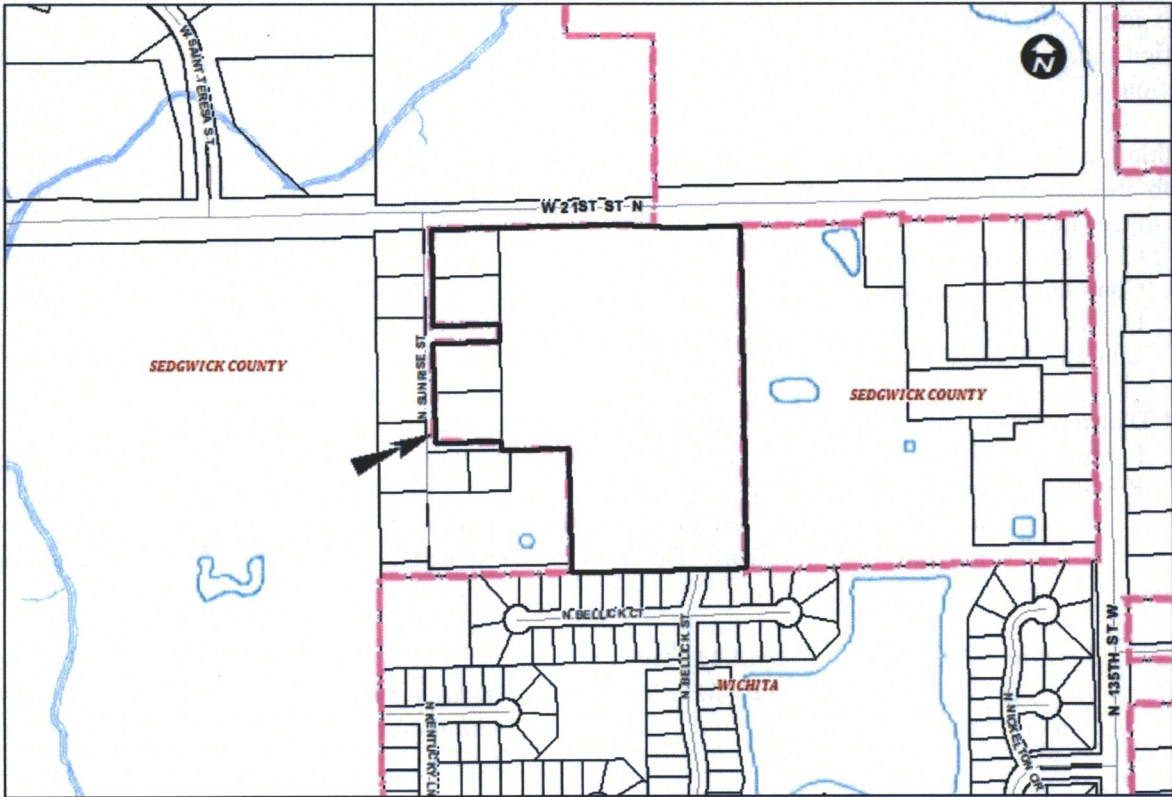
CURRENT ZONING: SF-5 Single-Family Residential District

SITE SIZE: 26.09 acres

LOCATION: Generally located on the south side of West 21st Street North, within one-half mile west of North 135th Street West.

PROPOSED USE: To permit the development of athletic fields associated with the Northwest YMCA

RECOMMENDATION: Approval with conditions.



BACKGROUND: The applicant is requesting a zone change from SF-5 Single-Family Residential District to PUD Planned Unit Development to create the YMCA Athletics Planned Unit Development (PUD #115). The site is approximately 26 acres in size and is generally located on the south side of West 21st Street North and within one-half mile west of North 135th Street West. The site is made up of five parcels in the City of Wichita and is currently used as an agricultural field. The proposed PUD would permit the development of multiple athletic fields associated with the Northwest YMCA, which is located adjacent to this site on the north side of West 21st Street.

Land Uses

The primary function of the site is proposed to be multiple athletic fields to accommodate various recreation programs provided by the YMCA. This primary function is defined by the Unified Zoning Code (UZC) as Recreation and Entertainment Indoor and Outdoor. These use categories are generally defined as privately-owned establishments offering recreation, entertainment, or games of skill to the general public. It is important to note that the term “entertainment” in the use category definitions do not permit live music, DJs, karaoke, or other forms of entertainment as defined in Chapter 3 of the Wichita Municipal Code. Additional zoning action would be required in order to provide these forms of entertainment either indoors or outdoors on the subject site. The use of “Parks and Recreation” does not apply to the proposed use as “Parks and Recreation” is under the ownership or control of a public agency or homeowner’s association per the definition in the UZC. The existing YMCA facility adjacent to the north is a relatable example of both indoor and outdoor Recreation and Entertainment. This application is a proposed expansion of their campus.

The PUD proposes hours of operation for any outdoor Recreation and Entertainment uses and any uses accessory to outdoor Recreation and Entertainment. The PUD proposed these hours to be as follows:

- 6:00 a.m. to 11:00 p.m. Sunday through Thursday
- 6:00 a.m. to 12:00 a.m. (midnight) Friday and Saturday

Noise compatibility standards shall be per Section IV-C.6 of the UZC, which states: “*No sound amplification system for projecting music or human voices shall be permitted on any property zoned NO or more intensive if the music and/or voices can be heard within any residential zoning District that is located within a 500-foot radius of the subject site.*”. The PUD proposed that outdoor sports/recreation be exempt from this standard, provided that any amplified music will still be subject to it. In essence, the noise compatibility standard for outdoor sports and recreation would not apply to an amplified voice but does apply to any amplified music.

In addition to the primary use of the site, the PUD text proposes the following uses. Many of these are included in order to provide opportunity for appropriate redevelopment of the site if at any point in the future the athletic fields are no longer in use.

- Church or Place of Worship
- Community Assembly
- Day Care, General
- Library
- Parks and Recreation
- Schools and/or University/College
- Agriculture

The PUD also permits the following uses with customized standards:

- Farmer’s Market in the City as an accessory use to a principal land use and subject to Supplementary Use Regulations found in Section III-D.6.jj, except for item #5.
 - o The full text of the Supplementary Use Regulations are attached.
 - o Item #5 states the following. The YMCA is requesting a waiver of these restrictions in order to operate on weekends.

Section III-D.6.jj.5: Farmer's Markets are temporary in nature and may operate no more than five calendar days per month only Monday through Friday during the months of April through October and only between the hours of 6 a.m. and 9 p.m., with the exception of Farmer's Markets operated on City-owned property.

- Mobile Food Unit in the City (Food Trucks) are permitted as accessory uses; and

- Office, General; Retail, General; Automated Teller Machine; Event Center in the City, Personal Care Services; Personal Improvement Services; and Teen Club in the City are permitted only within the north 750 feet of the site, which is approximately the north half to two-thirds of the site.
 - o From 21st Street, the western portion of the site, the property is approximately 800 feet deep. On the eastern portion of the site, the property is approximately 1,230 feet deep.

Setbacks and Building Height

The proposed building setbacks are as follows:

- 25 feet along the north property line
 - o This is a standard front setback for residential zoning districts but generally more restrictive than most commercial zoning districts.
- 20 feet along the east property line
 - o As an interior side setback, this is more restrictive than standard zoning setbacks in all zoning districts. Standard compatibility setbacks for commercial buildings next to residential zoning districts is between 15 and 25 feet.
- 60 feet along the west and south property lines.
 - o As a rear and interior side setback, this is more restrictive than standard zoning setbacks in all districts. Standard compatibility setbacks for commercial buildings next to residential zoning districts is between 15 and 25 feet.

The PUD permits building height to be 80 feet (per LC Limited Commercial District standards) provided that height compatibility standards of Section IV-C.5 of the UZC apply. Those standards state that a structure is limited to 35 feet in height when within 50 feet of a lot line of property zoned TF-3 Two-Family Residential District or more restrictive. This standard would apply to property lines on the east, south and west. Structures may achieve one foot greater in height for every three feet beyond 50 they are from said property lines.

Lighting

The proposed lighting standards are less restrictive than the standard set forth in Section IV-B.4 of the UZC. The PUD permits the height of light poles to 15 feet within 200 feet of residential zoning districts, except for areas near the north and east property lines. Properties to the north and east have light poles that already exceed 15 feet in height. The standard in the UZC restricts the height of light poles to 15 feet when within 200 feet of residential zoning districts. The PUD requires all lights to be shielded to direct light disbursement in a downward direction to prevent light trespass onto adjacent properties. This is a standard provision per the UZC. In addition, the PUD requires a Lighting Study Plan to be reviewed and approved by Zoning Administrator and the Director of Planning for all lights that exceed 15 feet in height within 200 feet of the property line. The Lighting Study Plan will ensure that there is no light trespass over to surrounding, residentially-zoned, properties. For light poles located farther than 200 feet from the property lines, Section IV-B.4 of the UZC permits lights poles to not exceed a height that is equal to one-half the distance to the property line.

Parking and Sidewalks

Off-street parking requirements will be based on a parking study that will be submitted for review and approval by the Zoning Administrator prior to development. The PUD requires a pedestrian walk plan will identify the pedestrian walking paths within the PUD and their connection to any future sidewalks along West 21st Street North.

Signage

Signs are permitted as per the Wichita Sign Code for the LC Limited Commercial District. However, no building signage shall be visible from ground view from residential land uses to the south or west. The Wichita Sign Code permits LC-zoned properties to have the following regarding signage:

- Illuminated on-site ground or pole signs up to 25 feet in height provided the sign height may increase by five (5) feet for every permitted sign not utilized. Maximum height is limited at 35 feet;
- Up to eight (8) on-site ground or pole signs along West 21st Street;
- A total of 880 square feet of signage along West 21st Street with the maximum area of a single sign being limited to 300 square feet; and

- Building signs cannot be illuminated when within 150 feet of adjacent, residentially-zoned lots.

It is staff's opinion that permitted signs per the LC Limited Commercial District is appropriate considering that West 21st Street is an arterial street, along which higher intensity uses are likely to occur in the future as development along the corridor continues.

Screening and Landscaping

The PUD proposes no solid screening fences along the perimeter of the site. However, trash receptacles shall be appropriately screened from ground level view with fencing and/or landscaping. In place of solid screening along the perimeter of the property, the PUD proposes landscaping with the following provisions:

- Landscaping shall be in accordance with the Wichita Landscape Ordinance.
 - o This requires a landscaped street yard, parking lot screening, and parking lot trees along West 21st Street North.
- The PUD proposes to use 15-foot-deep landscape buffers with a required number of trees per 30 linear feet where 30 percent of the trees must be evergreen. Exceptions to the buffer include:
 - o Along the east property line due to the non-residential use to the east (church); and
 - o If a drainage detention facility along the property line creates a 100-foot buffer between residential land uses and the uses permitted by the PUD.

The proposed provisions for a landscape buffer in lieu of solid screening do not meet the full requirement of Code.

Item	Code Requirement	PUD Proposal
Buffer Depth	15 feet	15 feet
Tree Count Calculation	1 shade tree per 30 linear feet	1 tree per 30 linear feet
Shrub Count	5 shrubs per 30 linear feet	No shrubs
Vegetation Type Ratio	1/3 rd (33 percent) has to be evergreen	30 percent have to be evergreen

Surrounding Context

Properties to the north are zoned SF-20 Single-Family Residential District (developed with a single-family dwelling and agricultural land in unincorporated Sedgwick County) and LC Limited Commercial District with CUP DP-276 (developed in the City of Wichita with the Northwest YMCA and associated ball fields, water park, and parking). Properties to the east is zoned SF-20, is in unincorporated Sedgwick County, and developed with a church. Properties to the south are zoned SF-5 Single-Family Residential District, are in the City of Wichita, and are developed with single-family dwellings. Properties to the west are zoned SF-20, in unincorporated Sedgwick County, and are developed with single-family dwellings.

CASE HISTORY: The property is unplatted. Platting is required prior to development of the proposed athletic fields. No other zoning cases are associated with this site.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-20, LC with DP-276	Single-family dwelling, agricultural, Northwest YMCA
SOUTH:	SF-5	Single-family dwellings
EAST:	SF-20	Church
WEST:	SF-20	Single-family dwellings

PUBLIC SERVICES: West 21st Street North is a paved, two-lane, County arterial street with open ditches. The posted speed limit on this portion of West 21st Street 40 mile per hour. North Sunrise Street is a gravel private street. An unnamed private right-of-way extends perpendicular to the east from North Sunrise Street, and it is unimproved. This right-of-way is not included in the PUD boundaries and the YMCA does not own the rights to use it for access. Abutting to the south, North Bellick Street is a dead-end, stub street platted in the Silverton Addition. It is a paved, two-way local street with a sidewalk on the west side. The PUD requires access to the site from arterial street only and does not provide any access via North Sunrise or North Bellick Streets. Municipal water and sewer services are available to the site but will need to be extended to serve any facilities requiring public utilities. Wichita Transit does not provide regular bus service in this area.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is in conformance with the *Community Investments Plan 2035* Wichita Future Growth Concept Map. The Map identifies the area to be appropriate for “New Residential and “New Residential/Employment Mix.” The “New Residential” category not only accounts for future residential uses but accommodates pockets of major institution and commercial uses based on market drive factors. The “New Residential/Employment Mix” category anticipates higher density residential mixed with lower intensity commercial uses. An expansion of the existing YMCA facility along West 21st Street is appropriate considering these use categories.

The proposed rezoning is in conformance with the development pattern and land use compatibility locational guidelines of the *Community Investments Plan*. Development pattern guidelines support the expansion of existing uses to adjacent areas. Compatibility guidelines state that non-residential uses and residential uses should be separated by appropriate screening and buffering to ensure compatibility of uses. The proposed PUD contains screening, buffering, and other compatibility standards to ensure compatibility with the proposed use and the lower density residential nearby.

RECOMMENDATION: Based on the information available at the time of the public hearing, staff recommends **APPROVAL** of the application subject to provisions of the YMCA Athletics Planned Unit Development PUD #115, and subject to the following conditions:

1. The PUD shall be developed in accordance with the approved PUD language.
2. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #115 YMCA Athletics Planned Unit Development) has special conditions for development on the property.
3. A copy of the recorded certificate along with four copies of the approved PUD shall be submitted to the Metropolitan Area Planning Department within 60 days of governing body approval, or the request shall be considered denied and closed.

This recommendation is based on the following findings:

1. **The zoning, uses, and character of the neighborhood:** Properties to the north are zoned SF-20 Single-Family Residential District (developed with a single-family dwelling and agricultural land in unincorporated Sedgwick County) and LC Limited Commercial District with CUP DP-276 (developed in the City of Wichita with the Northwest YMCA and associated ball fields, water park, and parking). Properties to the east is zoned SF-20, is in unincorporated Sedgwick County, and developed with a church. Properties to the south are zoned SF-5 Single-Family Residential District, are in the City of Wichita, and are developed with single-family dwellings. Properties to the west are zoned SF-20, in unincorporated Sedgwick County, and are developed with single-family dwellings.
2. **The suitability of the subject property for the uses to which it has been restricted:** The properties are currently zoned SF-5 Single-Family Residential District and are suitable for single-family residential development in addition to a number of civic uses such as church, golf-course, parks and recreation, schools, and minor utility.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The removal of restrictions has the potential to bring increased vehicular traffic, noise, and light pollution to the area. However, the provisions of the PUD include compatibility standards such as access control, hours of operation and restrictions in pole height designed to mitigate these possible negative impacts.
4. **Length of time the property has been vacant as currently zoned:** The properties have historically been used for agricultural purposes.
5. **Relative gain to the public health, safety, and welfare, compared to the loss in value or the hardship imposed**

upon the applicant: Approval of the request would permit the expansion of the existing YMCA facility. A gain to public health and welfare must be weight with possible detrimental effects on surrounding properties. The standards of the proposed PUD are deigned to mitigate possible negative impacts on surrounding properties. Denial may represent economic loss to the applicant.

6. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The requested rezoning is in conformance with the *Community Investments Plan* as discussed in the staff report.
7. Impact of the proposed development on community facilities: The proposed uses will bring an increase of automobile traffic to the area during events in addition to possible increase in pedestrians crossing West 21st Street North from the YMCA facility to the athletic fields. Road infrastructure improvements are likely needed and could include acceleration/deceleration lanes, a middle turn lane, retention of on-street bike facilities, and a future pedestrian crossing light to the YMCA facility to the north. Required improvements to road infrastructure will be determined at the time of platting.
8. Opposition or support of neighborhood residents: At the time of the publication of the staff report, staff has received public comments in opposition to this request with general concerns regarding noise, light, traffic, possible decrease in property values and negative impacts to the quality of life.

Attachments:

1. Public Comment
2. Planning Department Staff Recommended PUD #115 Text
3. PUD Drawing
4. Aerial Map
5. Zoning Map
6. Land Use Map
7. Photos

Public Comment:

Written Comment to be Included in Staff Report (7-12-23): I live in the Silverton neighborhood, and I am concerned about the possible noise nuisance, diminished privacy, and bright stadium lights in the field north of the Silverton neighborhood if the YMCA creates ball fields in this field. It is also possible that there will be more parked cars of people attending the games and practice congesting my street if the YMCA creates ball fields in this field.

I am also concerned about the market value of my house decreasing because of the noise nuisance, activity, and bright lights in the potential ball fields. My house may be difficult to sell later on. My property taxes and house insurance keep going up every year, but I am afraid that the actual market value of my house will decrease and not really match the higher property taxes and insurance rates if there are ball fields right behind my backyard.

I don't have a fence on my property right now. I have recently signed a contract with a fence company to build a fence so that people attending the YMCA games/practice will not be tempted to park in front of my house and use my yard as a short route to the ball fields. The rest of the people on my side of the block all have fences in their backyards except me. However, people may still park on my street and enter the ball fields through the dead end in the middle of my street. If several people do this, it will congest the flow of traffic on my street.

I have talked to other people in my neighborhood, and they are also concerned about the ball fields as well.

I moved into my house 7 years ago because it is in such a nice, quiet neighborhood with just a field of crops behind my backyard. Crops don't make a lot of noise.

Written Comment for Staff Report: I forgot to state in the other email that I sent to you that I don't want the YMCA or anyone to develop the field at 135th Street into ball fields. Like I said in the other email, I am concerned about the noise, potential decrease in property values, street congestion, bright stadium lights, and diminished privacy. I would rather have this parcel of land be sold to a construction company so that houses can be built on it. People living in houses aren't going to be as loud as several children and/or adults on ball fields and a playground. Thank you for including this information in the staff report for the Planning Commissioners to consider.

I forgot to also mention that I'm concerned about baseballs, soccer balls, and footballs hitting windows on houses and breaking them out. I recently read The Wichita Eagle article dated July 10, 2023 titled, "YMCA Plans \$30 Million in Renovations, Upgrades Focused on Facilities for Kids, Families," and in the article it states that the youth complex at the Northwest YMCA will have fields for flag football, baseball, and soccer.

- Kelly Base-Simpson

Dear Philip,

I received the notification regarding the zone request in the city from SF-5 single family residential district to PUD planned unit development #115 to allow for the development of an athletic field at 21st and 135th street. I appreciate the notification.

I am opposed to the rezoning. I moved here a year ago because it is a residential neighborhood. I have invested in my property and love the neighborhood. I have several concerns about the rezoning.

- 1) property values will decrease.
- 2) increased traffic in a quiet neighborhood.
- 3) Increased lighting, noise and trash in the neighborhood.

Also the YMCA is located directly across 21st street with ample land to develop more athletic fields, I believe all of that should be kept together, not only for convenience but safety as well. When parents drop off kids for athletic

practice or games many will go to the gym across the street to work out. Is the city planning to put in a light and a cross walk to accommodate both vehicle traffic and pedestrian traffic to cross 21st street safely?
All other YMCAs have all their fields and buildings in the same location.
Why are they not following suit?

I appreciate you and the council taking time to consider what is best for our neighborhood. I dont feel this proposed plan will be good for our neighborhood.

Thank You,

Lucy Lavelle
1906 N. Bellick

Planning Department Staff Recommended PUD #115 Text
Staff has no recommended changes to the PUD text.

YMCA ATHLETICS
Planned Unit Development No. 115
Case Number: PUD2023-00007
Development Guidelines
General Provisions

PUD Purpose Statement:

This Planned Unit Development is intended to allow for the development of a mixed-use district with the primary land use being centered around that of Recreation and Entertainment, Indoor and Outdoors. It is anticipated, but not limited, that private athletic fields will be the primary outdoor recreation land use.

1. Area: This PUD contains 26.09 acres or 1,136,512 square feet, more or less.

2. Parcel Description:

Parcel 1

Gross Area = 26.09 Ac. or 1,136,512 sq. ft.

Maximum Building Height = As per LC with compatibility standards as per G.P. 3.F.a., herein.

Maximum Building Coverage = 35% or 397,779 sq. ft.

Max. Gross Floor Area = 35% or 397,779 sq. ft.

Building Setbacks:

25 feet on the North

60 feet on the West and South

20 feet on the East

3. Land Uses and Development Standards:

The following uses are permitted for Parcel 1:

- A. Auditorium or Stadium; Church or Place of Worship; Community Assembly; Day Care, General; Library; Parks and Recreation; Schools and/or University/College; Recreation and Entertainment, Indoor and Outdoor; Agriculture.
- B. Farmer's Market in the City is permitted and shall be subject to the Supplementary Use Regulations of the Wichita-Sedgwick County Unified Zoning Code of Sec.III-D.6.jj, provided that, this property shall not be required to comply with Sec.III-D.6.jj (5).
- C. Mobile Food Unit in the City is permitted provided the use is an accessory to the principal land use and shall be subject to Sec. 3.15 of the Code of the City of Wichita.
- D. Office, General; Retail, General; Automated Teller Machine; Event Center in the City, Personal Care Services; Personal Improvement Services; and Teen Club in the City are permitted uses, provided such uses are located within the north 750 feet of Parcel 1.
- E. Compatibility Standards:
 - a. Setbacks and Height compatibility standards are as follows: As per Wichita-Sedgwick County Unified Zoning Code Art. IV, Development Standards, Sec. C., Compatibility Standards 4. and 5.
 - b. Noise compatibility standards are as follows: As per Wichita-Sedgwick County Unified Zoning Code Art. IV, Development Standards, Sec. C.6., provided however, that the uses of outdoors sports/recreation shall be exempt, and provided, that projecting amplified music shall adhere to the standards.
 - c. Site design standards: As per Wichita-Sedgwick County Unified Zoning Code Art. IV, Development Standards, Sec. C.7.

- d. Hours of operation of Recreation and Entertainment Outdoor and accessory of such uses shall be limited to 6:00 a.m. to 11:00 p.m. Sunday through Thursday, and 6:00 a.m. to 12:00 a.m. Friday and Saturday.
 - e. Access to the PUD shall be limited to arterial streets only.
- F. The land uses permitted by the PUD are only those uses permitted by right and not by conditional use unless specifically identified herein.

4. Landscaping:

- A. Landscape screening shall be in accordance with the City of Wichita Landscape Ordinance, as modified herein.
- B. Landscape buffers are to be used to meet the screening requirement. The landscape buffers shall be as follows: The landscaped buffer must be at least 15 feet in width and one shade tree and/or evergreen tree are required for each 30 feet in length of the buffer, with a minimum requirement of 30% the total trees shall be evergreen. Due to the land use, the east property line shall be exempt from landscape screening requirements. Exemptions to landscape buffer requirements are as follows: If drainage detention facility(s) create a minimum of a 100-foot buffer from the adjacent residential land uses the landscape buffer shall not be required at the property line.
- C. 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. This plan shall be submitted to the Metropolitan Area Planning Department (MAPD) for its review and approval prior to issuance of any occupancy permit(s).

5. Lighting:

- A. Lighting shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV; and the amendments thereto, and as provided herein.
- B. All exterior pole lighting shall be shielded to direct light disbursement in a downward direction to prevent light trespass onto adjacent properties.
- C. The height of light poles, including pole base, is limited to 15 feet in height within 200 feet of residential zoning districts, except as provided herein. Light poles along the north and east property lines are not restricted 15 feet within 200 feet due to the existing land uses having light poles exceeding 15 feet in height.
- D. If outdoors sports/recreation facilities require light poles exceeding 15 feet in height to illuminate the outdoor facilities within 200 feet of residential zoning districts, such light poles shall not be permitted without the review and approval of a Lighting Study Plan. The Lighting Study Plan shall be submitted to the to the Wichita-Sedgwick County Planning for review and approval, as determined by the Zoning Administrator and the Director of Planning.

6. Screening:

- A. Trash receptacles shall be appropriately screened to reasonably hide them from street/alley view with fencing and/or landscaping.
- B. All rooftop mechanical equipment shall be screened from ground-level view from the adjacent residential areas and adjacent street right-of-way.
- C. Screening walls and/or fences are not required. They shall be substituted for a landscape buffer as per the conditions of G.P.4., herein.

7. Parking and Transportation:

- A. Minimum Off-Street Parking Requirements: Shall be provided as per a Parking Study provided at the time of development. The Parking Study shall be reviewed and approved by the Zoning Administrator prior to development.
- B. 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. Fire hydrant

installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of building permits.

- C. A plan for a pedestrian walk system shall be a requirement of this PUD. The walk system shall link facilities and buildings within the PUD to anticipated arterial street sidewalks.
- D. Other transportation circulation and/or infrastructure requirements shall be as per the recitals of the final plat approval.

8. Signs:

- A. Signs are permitted under the current Sign Code of the City of Wichita as per LC Limited Commercial Zoning District ("LC").
- B. No building signage shall be visible from ground view from the residential land uses on the south or west.

9. 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.

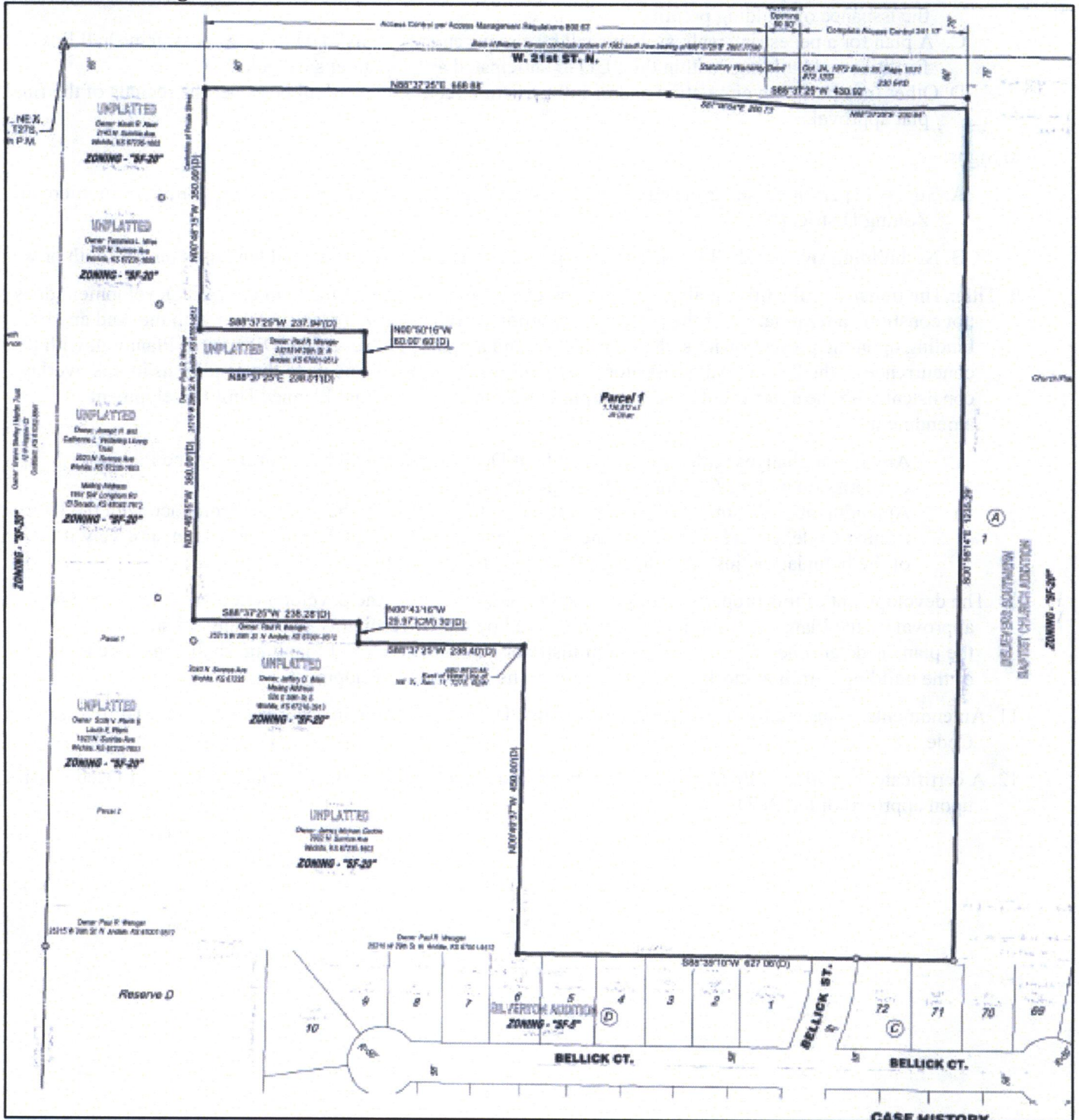
- a. Any major changes within this Planned Unit Development shall be submitted to the Planning Commission and the Governing Body for their consideration.
- b. Amendments, adjustments or interpretations to this PUD shall be done in accordance with the Unified Zoning Code, provided however, the boundary of the PUD may be adjusted administratively if the area of the boundary adjustment does not increase or decrease by 1 acre of land.

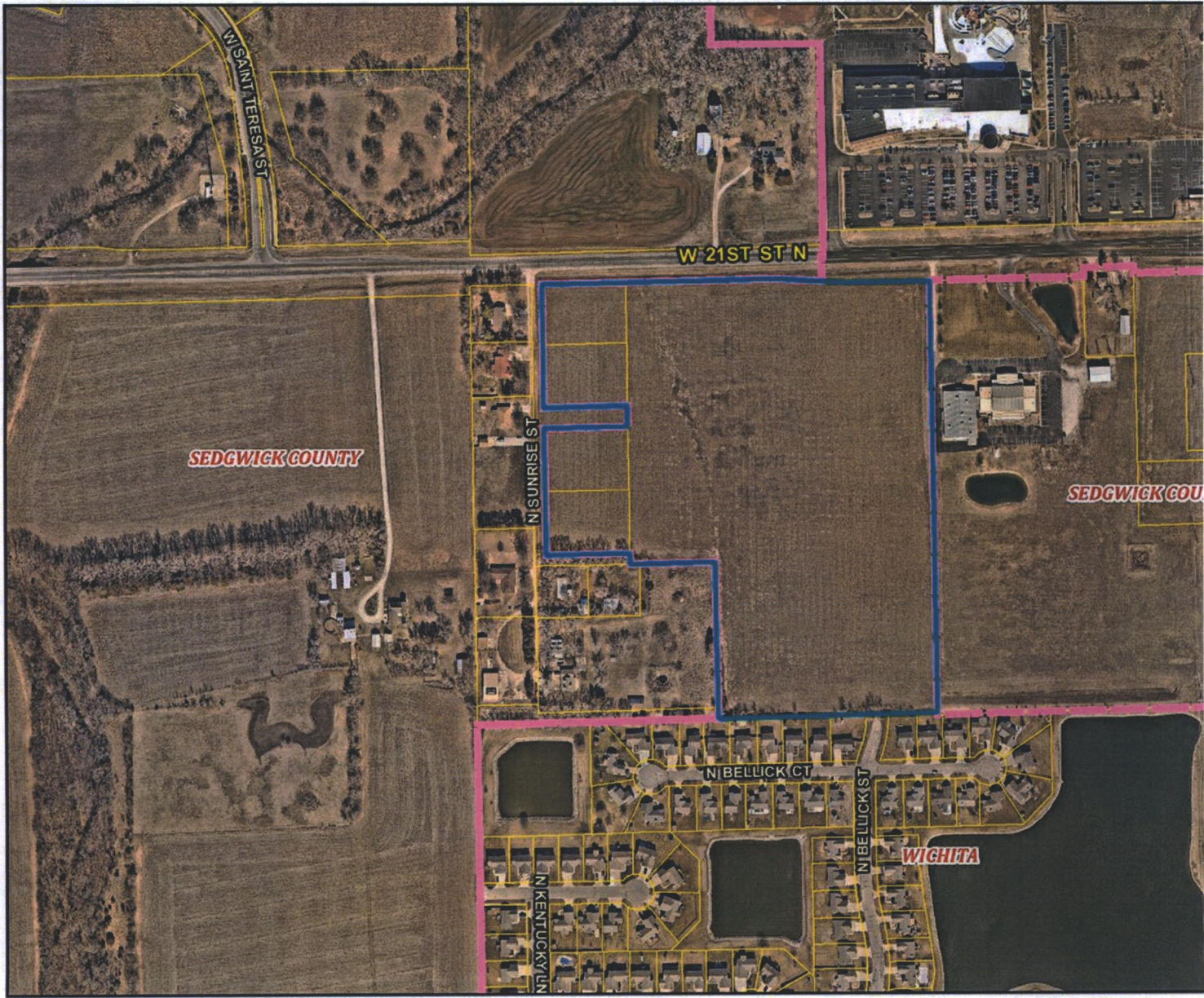
10. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall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

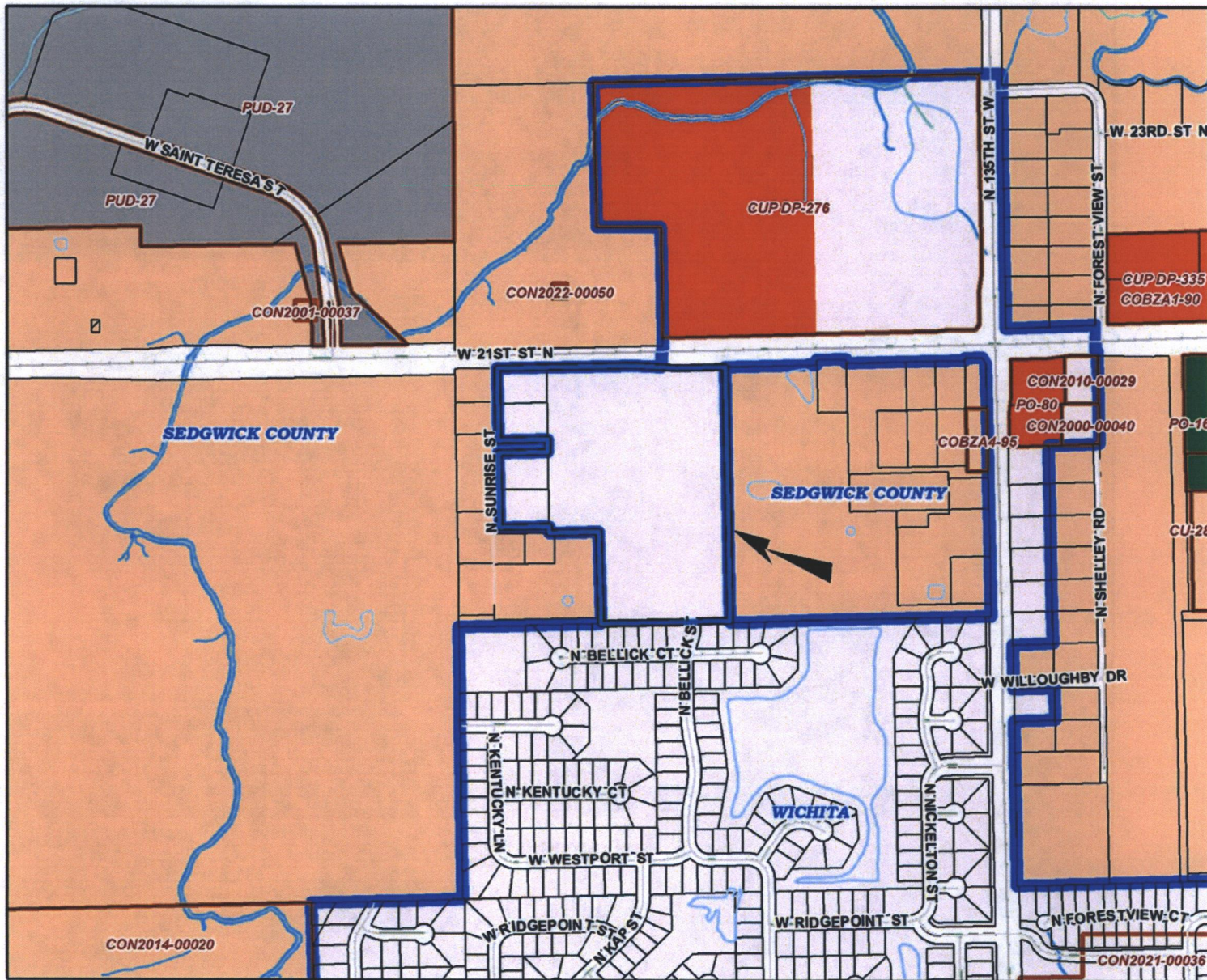
11. Amendments, adjustments or interpretations to this PUD shall be done in accordance with the Unified Zoning Code.

12. A certificate or Notice of PUD is required to be recorded with the Sedgwick County Register of Deeds Office upon approval of the PUD.

PUD #115 Drawing



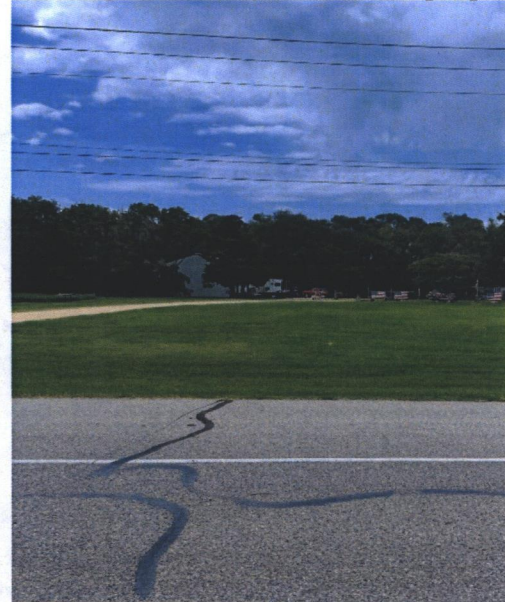




Looking east toward site from Sunset Rd.



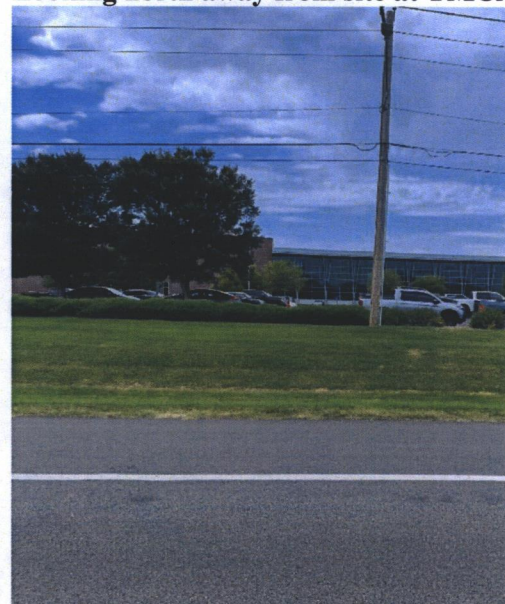
Looking north away from site at proper



Looking west at residential on Sunset Rd.



Looking north away from site at YMCA



Looking southwest at and away from site



Looking southeast at houses south of site



Looking southeast at and away from site



Looking west at site



Looking north at residential property south of site

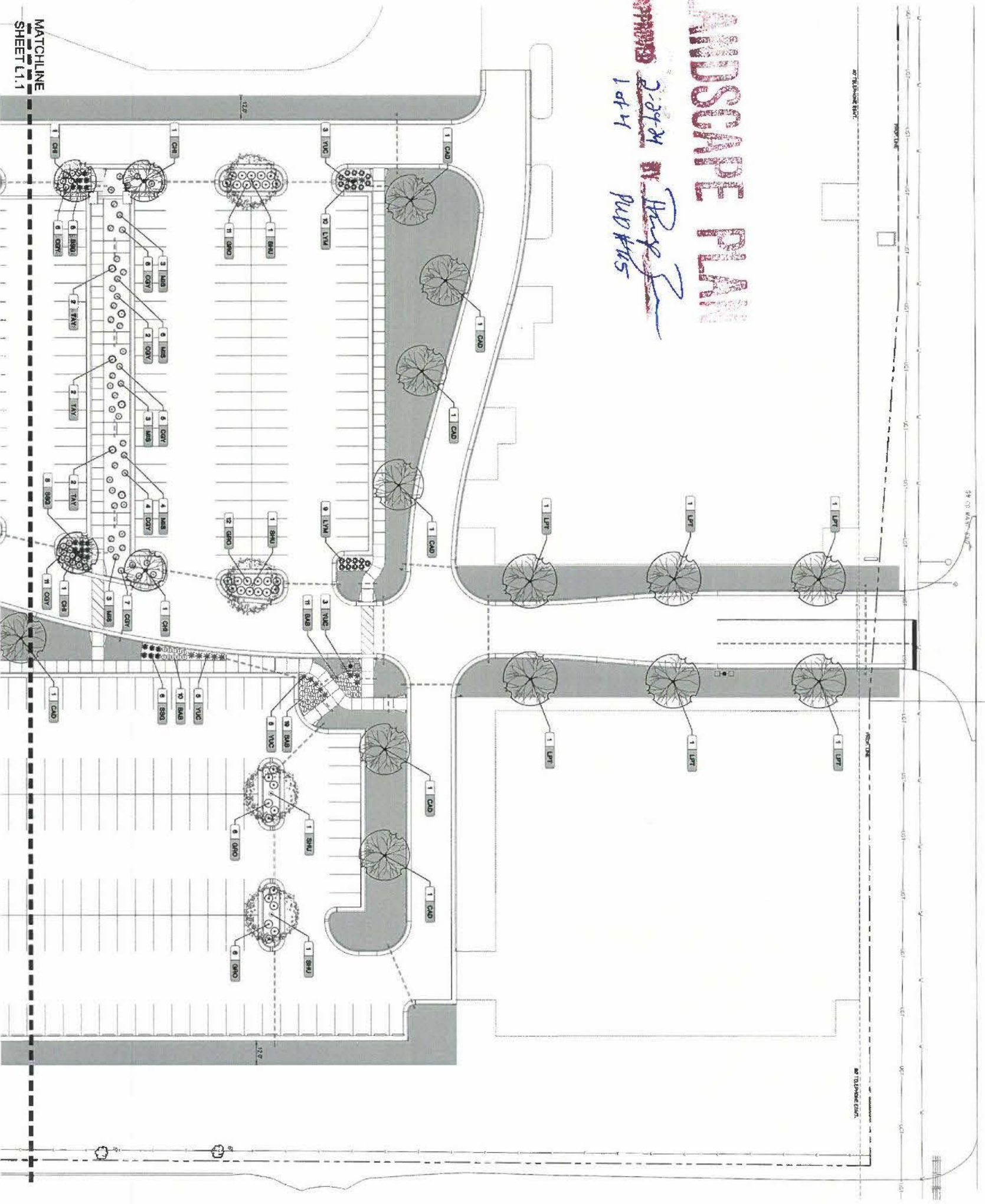


Looking north at street stub south of site



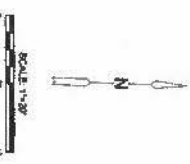
W 21ST ST.

LANDSCAPE PLAN
 2-27-24
 1 of 4
 RUD KHS



MATCHLINE
SHEET L1.1

- LEGEND**
- ▬ FISCAL EOD
 - ▬ EXISTING SANITARY SEWER
 - ▬ EXISTING WATER LINE
 - ▬ EXISTING STORM SEWER
 - ▬ EXISTING UNDERGROUND ELECTRIC
 - ▬ EXISTING OVERHEAD ELECTRIC
 - ▬ EXISTING GAS LINE
 - ▬ EXISTING FIBER OPTIC CABLE
 - ▬ EXISTING UNDERGROUND TELEPHONE
 - ▬ EXISTING T.V. LINE
 - EXISTING LIGHT POLE
 - PROPOSED SEWER



GREATER WICHITA YMCA
 NORTHWEST BRANCH - OUTDOOR TURF FIELDS
 PHASE I
 13338 W 21ST ST. 67

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 Wichita, KS 67202
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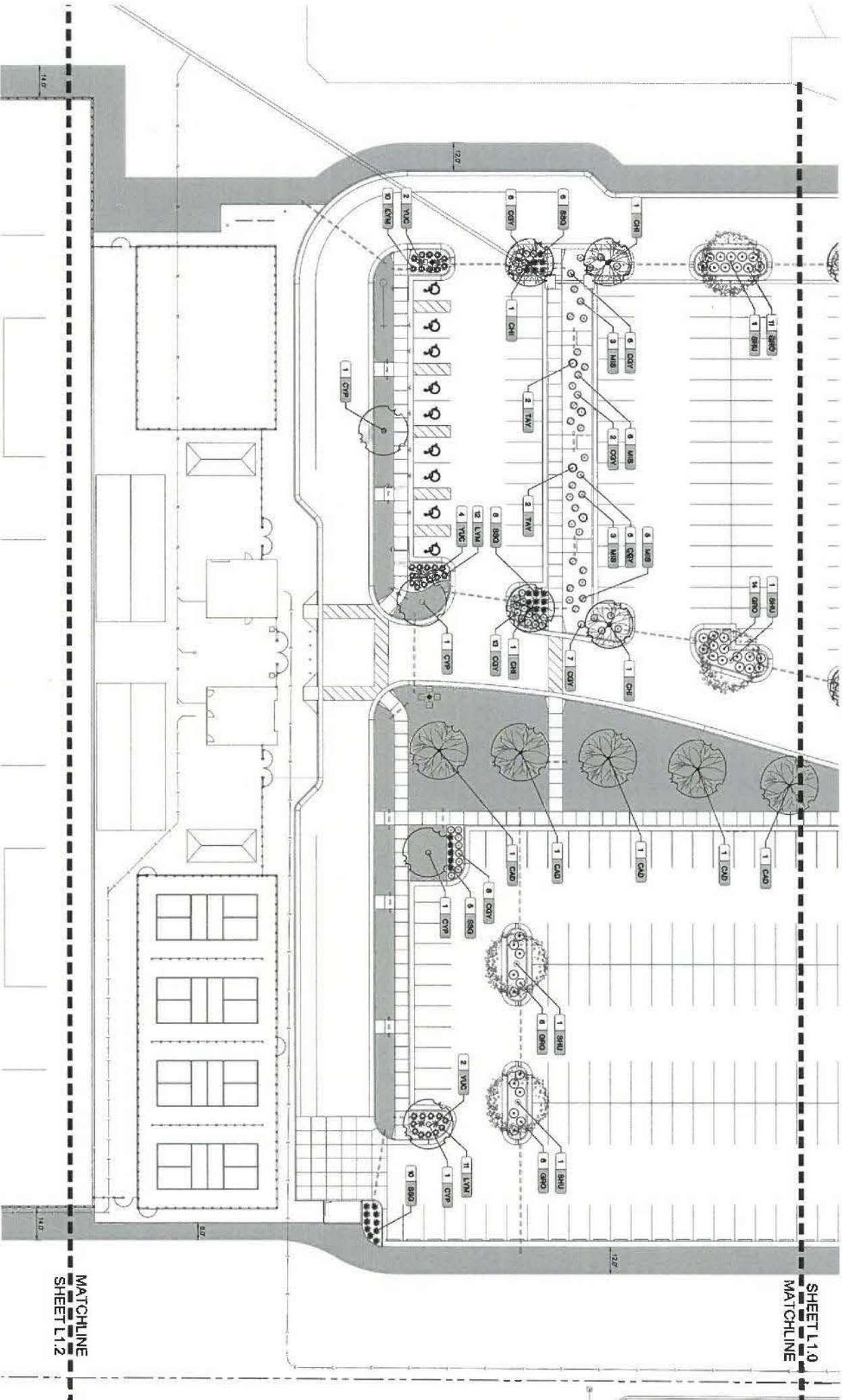
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PROJECT NUMBER
 5465.03
 DATE
 11.10.2023
LANDSCAPE
 PLAN 1
 L1.0

LANDSCAPE PLAN

2-21-24
 PUD #115



- LEGEND**
- █ FENCE & BOLLARD
 - EXISTING SWALE/DRY SWALE
 - EXISTING WATER LINE
 - EXISTING STORM SEWER
 - EXISTING INTERIOR/UNDERGROUND ELECTRIC
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING SANITARY
 - EXISTING GAS LINE
 - EXISTING FIBER OPTIC CABLE
 - EXISTING UNDERGROUND GAS SERVICE
 - EXISTING TV LINE
 - EXISTING LIGHT POLE
 - PROPOSED SEWER

GREATER WICHITA YMCA
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 PHASE I

13838 W 21ST ST

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REVISIONS

NO.	DATE	DESCRIPTION
1	11/10/2023	ISSUED FOR PERMITS

PROJECT MANAGER
 54466103

DATE
 11/10/2023

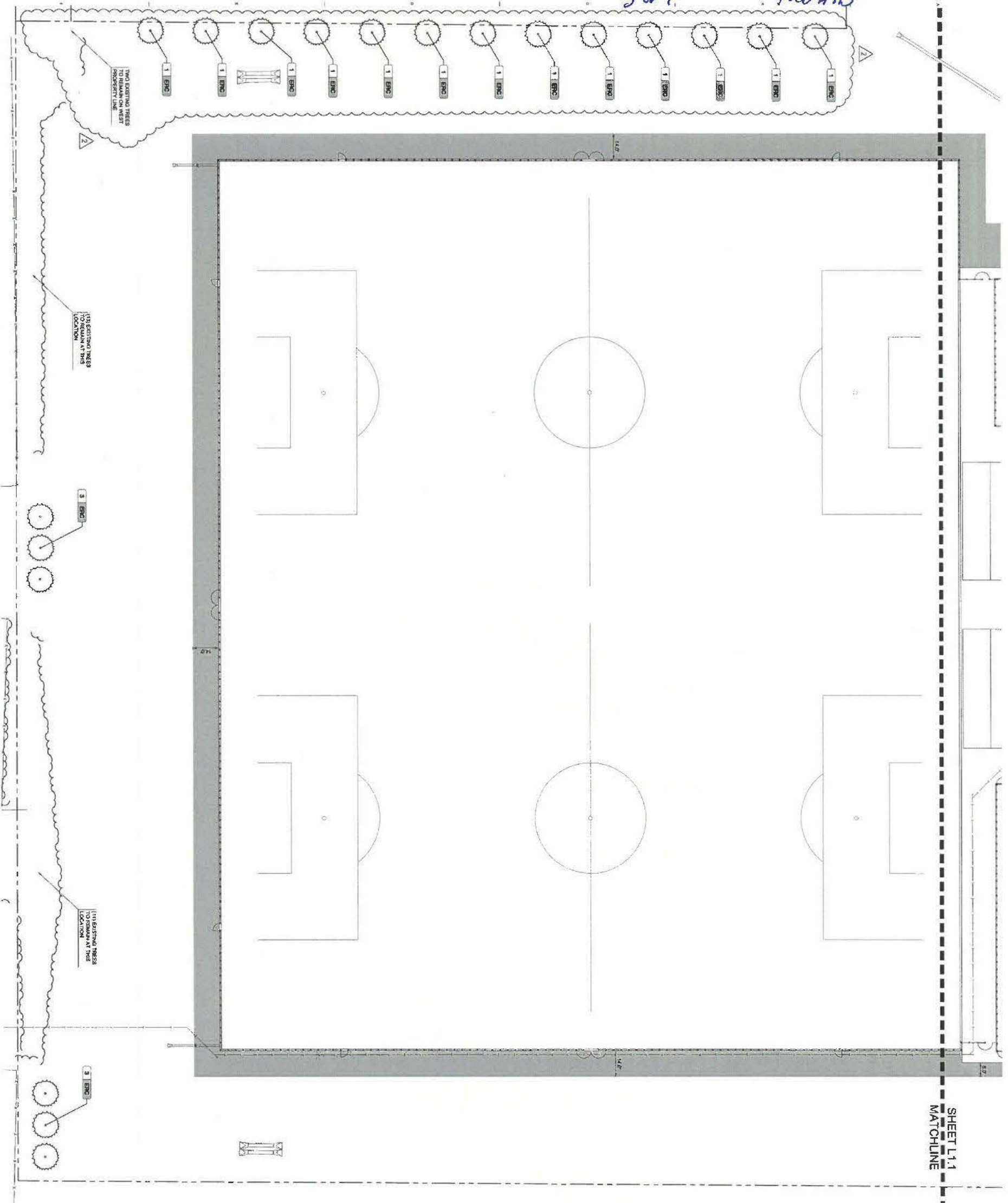


LANDSCAPE
 PLAN 2

L1.1

LANDSCAPE PLAN

APPROVED 2-29-24 BY *Tracy Z*
3/24. PUD #115



SHEET L1.1
MATCHLINE

- LEGEND**
- PROPOSED SIGN
 - EXISTING SIGN
 - EXISTING WATER LINE
 - EXISTING STORM SEWER
 - EXISTING OVERGROUND ELECTRIC
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING GAS LINE
 - EXISTING IRRIGATION CANALS
 - EXISTING UNDERGROUND TELEPHONE
 - EXISTING TV LINE
 - EXISTING LIGHT POLE
 - PROPOSED SIGN



REVISIONS

1	11-10-2023	ASB/LS
2	02-29-24	ASB/LS

GREATER WICHITA YMCA
NORTHWEST BRANCH - OUTDOOR TURF FIELDS
PHASE I

13236 W 21ST ST

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PROJECT NUMBER: 5066.013
DATE: 11.10.2023
LANDSCAPE PLAN 3

L1.2

GENERAL LANDSCAPE NOTES

1. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES RELATED TO THE LANDSCAPE AND IMPROVEMENTS.
2. LANDSCAPE CONSTRUCTION IS TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
3. LANDSCAPE CONSTRUCTION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
4. ALL WATER REQUIRED FOR LANDSCAPE OPERATIONS AND FOR ESTABLISHING LANDSCAPE ON THIS SITE WILL BE PROVIDED BY THE OWNER FROM ON-SITE SOURCES AND SUPPLIED TO THE LANDSCAPE CONTRACTOR BY THE OWNER.
5. ALL PLANTING MATERIAL SHALL BE PLANTED THE MORNING BETWEEN 7:00 AM AND 4:00 PM. PLANTING SHALL ONLY BE CONDUCTED WHEN THE TEMPERATURE IS ABOVE 40 DEGREES FAHRENHEIT. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
6. LANDSCAPE BED EDGES SHALL BE LINED WITH 18" HIGH STEEL EDGING (SEE APPROVED EQUALS).
7. ALL STEEL EDGING SHALL BE TREATED WITH AN ANTI-RUST COATING. THE EDGING SHALL BE INSTALLED WITH A 1/2" GAP BETWEEN EDGES TO ALLOW FOR THERMAL EXPANSION AND CONTRACTION.
8. A MINIMUM 1" GAP BETWEEN EDGES SHALL BE MAINTAINED TO ALLOW FOR THERMAL EXPANSION AND CONTRACTION.
9. IF NECESSARY, BASED ON THE TYPE OF SOIL TO BE USED FOR THE LANDSCAPE, PLANT ROOTS SHALL BE PROTECTED FROM DAMAGE BY THE EDGING. THE EDGING SHALL BE INSTALLED WITH A 1/2" GAP BETWEEN EDGES TO ALLOW FOR THERMAL EXPANSION AND CONTRACTION.
10. RESUME SOIL SHALL BE MAINTAINED IN PLACE BETWEEN THE DATES OF LABOR. 15% AREAS WITHIN THE LANDSCAPE SHALL BE MAINTAINED IN PLACE BETWEEN THE DATES OF LABOR. 15% AREAS WITHIN THE LANDSCAPE SHALL BE MAINTAINED IN PLACE BETWEEN THE DATES OF LABOR.
11. 200# SODS SHALL BE PLANTED WITH THE FOLLOWING GRASSES: THE GRASSES SHALL BE PLANTED WITH THE FOLLOWING GRASSES: THE GRASSES SHALL BE PLANTED WITH THE FOLLOWING GRASSES.
12. ALL SODS SHALL BE PLANTED WITHIN 14 DAYS OF DELIVERY. THE SODS SHALL BE PLANTED WITHIN 14 DAYS OF DELIVERY. THE SODS SHALL BE PLANTED WITHIN 14 DAYS OF DELIVERY.
13. ALL LANDSCAPE AND TURF AREAS SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM DURING PERIODS OF INCLEMENT WEATHER.
14. A RECORD OF IRRIGATION CONTROL SHALL BE SUBMITTED WITH THE OWNER'S REPRESENTATIVE.
15. OCCASIONAL LANDSCAPE PLANTING WITHIN THE LANDSCAPE CONTRACTOR'S TURF AREAS SHALL BE PLANTED WITHIN 14 DAYS OF DELIVERY. THE SODS SHALL BE PLANTED WITHIN 14 DAYS OF DELIVERY.
16. ALL PLANTS SHALL CONFORM TO THE 200# 1 1/2" SIZE AND QUALITY STANDARD.
17. LABEL EACH PLANT WITH A SECURITY TAG, ATTACHED WITH PROTECTIVE TAGS BEHIND LEAF OR BRANCHES OF BOTH SOIL AND WOOD COMMON WARE. DO NOT REMOVE TAGS UNTIL AFTER INSPECTION AND APPROVAL.
18. SUBSTITUTION OF PLANT SPECIES FOR THOSE LISTED IN THE PLANT LIST IS NOT PERMITTED. ONLY SPECIES LISTED IN THE PLANT LIST SHALL BE USED.
19. ALL PLANTS MUST BE HEALTHY, VIGOROUS, WETLAND FREE OF PEST AND DISEASE. ALL PLANTS MUST BE STURDY AND WELL DEVELOPED. PLANTS MUST BE PLANTED WITHIN 14 DAYS OF DELIVERY. THE SODS SHALL BE PLANTED WITHIN 14 DAYS OF DELIVERY.
20. STAKES AND GUYS SHALL BE REMOVED AT THE END OF ONE FULL GROWING SEASON.
21. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE CONTRACTOR. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE CONTRACTOR.
22. ALL LANDSCAPE PLANTS SHALL BE GUARANTEED FOR ONE YEAR. ALL LANDSCAPE PLANTS SHALL BE GUARANTEED FOR ONE YEAR.
23. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING, INCLUDING WATERING AND WEEDING, SOIL VEGGIE SOIL, ACCEPTANCE OF THESE AREAS, WHEN READY. THE LANDSCAPE CONTRACTOR SHALL REQUEST INSPECTION OF ESTABLISHED SOILS BY THE OWNER'S REPRESENTATIVE.
24. TOPSOIL FOR ALL LANDSCAPE BEDS AND TURF AREAS SHALL BE A MINIMUM OF EIGHTEEN INCHES DEEP.

SEEDING NOTES

PLANTING PREPARATION

PROTECT STRIPES, UTILITIES, SERVICES, PAVEMENTS, AND OTHER FACILITIES. PROTECT STRIPES, UTILITIES, SERVICES, PAVEMENTS, AND OTHER FACILITIES. PROTECT STRIPES, UTILITIES, SERVICES, PAVEMENTS, AND OTHER FACILITIES.

SEEDING SCHEDULE

SEEDING SHALL BE COMPLETED WITHIN THE FOLLOWING SCHEDULE. SEEDING SHALL BE COMPLETED WITHIN THE FOLLOWING SCHEDULE. SEEDING SHALL BE COMPLETED WITHIN THE FOLLOWING SCHEDULE.

SEEDING NOTES CONTINUED.

SEEDING PREPARATION AND ESTABLISHMENT

SEEDING SHALL BE COMPLETED WITHIN THE FOLLOWING SCHEDULE. SEEDING SHALL BE COMPLETED WITHIN THE FOLLOWING SCHEDULE. SEEDING SHALL BE COMPLETED WITHIN THE FOLLOWING SCHEDULE.

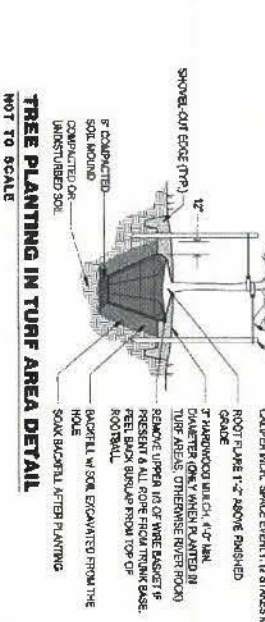
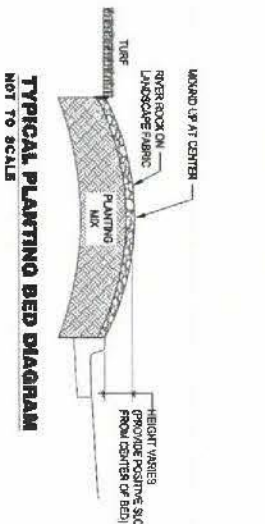
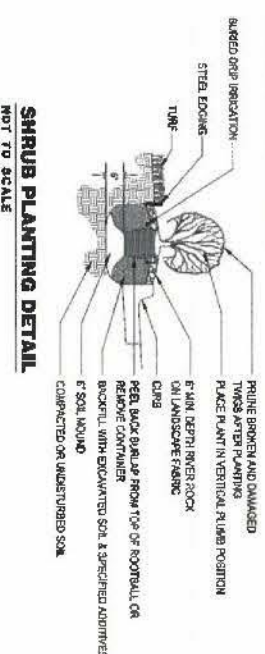
LANDSCAPE PLAN

APPROVED
 8-29-24
 4 of 4
 PWD # 115

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE & METHOD OF PLANTING	NOTES
01	8	ORANGE PINEAPPLE	PHYLLOCLADUS	15" O.C. x 15" H.	WALL THREAT ONLY
02	11	DOGWOOD	DOGWOOD	27" O.C. x 18" H.	
03	3	SHRUB OAK	QUERCUS	37" O.C. x 18" H.	BRANCHING HT. 5' MIN.
04	4	SHRUB OAK	QUERCUS	37" O.C. x 18" H.	BRANCHING HT. 5' MIN.
05	4	SHRUB OAK	QUERCUS	37" O.C. x 18" H.	BRANCHING HT. 5' MIN.
06	4	SHRUB OAK	QUERCUS	37" O.C. x 18" H.	BRANCHING HT. 5' MIN.
07	4	SHRUB OAK	QUERCUS	37" O.C. x 18" H.	BRANCHING HT. 5' MIN.
08	4	SHRUB OAK	QUERCUS	37" O.C. x 18" H.	BRANCHING HT. 5' MIN.
09	4	SHRUB OAK	QUERCUS	37" O.C. x 18" H.	BRANCHING HT. 5' MIN.
10	4	SHRUB OAK	QUERCUS	37" O.C. x 18" H.	BRANCHING HT. 5' MIN.
11	4	SHRUB OAK	QUERCUS	37" O.C. x 18" H.	BRANCHING HT. 5' MIN.
12	4	SHRUB OAK	QUERCUS	37" O.C. x 18" H.	BRANCHING HT. 5' MIN.
13	4	SHRUB OAK	QUERCUS	37" O.C. x 18" H.	BRANCHING HT. 5' MIN.
14	4	SHRUB OAK	QUERCUS	37" O.C. x 18" H.	BRANCHING HT. 5' MIN.
15	4	SHRUB OAK	QUERCUS	37" O.C. x 18" H.	BRANCHING HT. 5' MIN.
16	4	SHRUB OAK	QUERCUS	37" O.C. x 18" H.	BRANCHING HT. 5' MIN.
17	4	SHRUB OAK	QUERCUS	37" O.C. x 18" H.	BRANCHING HT. 5' MIN.
18	4	SHRUB OAK	QUERCUS	37" O.C. x 18" H.	BRANCHING HT. 5' MIN.
19	4	SHRUB OAK	QUERCUS	37" O.C. x 18" H.	BRANCHING HT. 5' MIN.
20	4	SHRUB OAK	QUERCUS	37" O.C. x 18" H.	BRANCHING HT. 5' MIN.
21	4	SHRUB OAK	QUERCUS	37" O.C. x 18" H.	BRANCHING HT. 5' MIN.
22	4	SHRUB OAK	QUERCUS	37" O.C. x 18" H.	BRANCHING HT. 5' MIN.
23	4	SHRUB OAK	QUERCUS	37" O.C. x 18" H.	BRANCHING HT. 5' MIN.
24	4	SHRUB OAK	QUERCUS	37" O.C. x 18" H.	BRANCHING HT. 5' MIN.
25	4	SHRUB OAK	QUERCUS	37" O.C. x 18" H.	BRANCHING HT. 5' MIN.
26	4	SHRUB OAK	QUERCUS	37" O.C. x 18" H.	BRANCHING HT. 5' MIN.
27	4	SHRUB OAK	QUERCUS	37" O.C. x 18" H.	BRANCHING HT. 5' MIN.
28	4	SHRUB OAK	QUERCUS	37" O.C. x 18" H.	BRANCHING HT. 5' MIN.
29	4	SHRUB OAK	QUERCUS	37" O.C. x 18" H.	BRANCHING HT. 5' MIN.
30	4	SHRUB OAK	QUERCUS	37" O.C. x 18" H.	BRANCHING HT. 5' MIN.

SEEDING SCHEDULE

SEEDING SHALL BE COMPLETED WITHIN THE FOLLOWING SCHEDULE. SEEDING SHALL BE COMPLETED WITHIN THE FOLLOWING SCHEDULE. SEEDING SHALL BE COMPLETED WITHIN THE FOLLOWING SCHEDULE.



MKEC

11.18.2023
 LANDSCAPE NOTES & DETAILS

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 NORTHWEST BRANCH - OUTDOOR TURF FIELDS
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