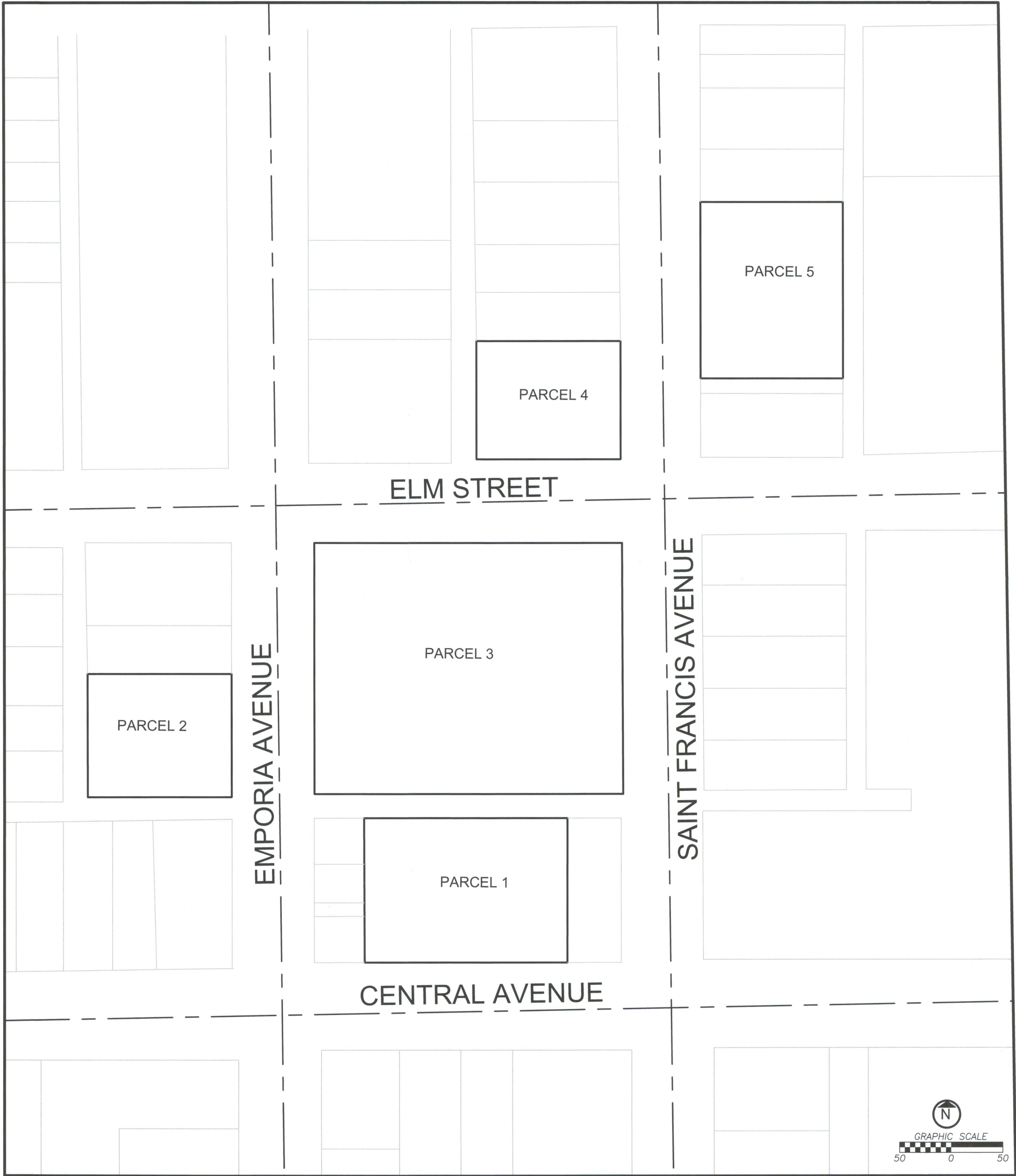




JAHN PROPERTY
PLANNED UNIT DEVELOPMENT

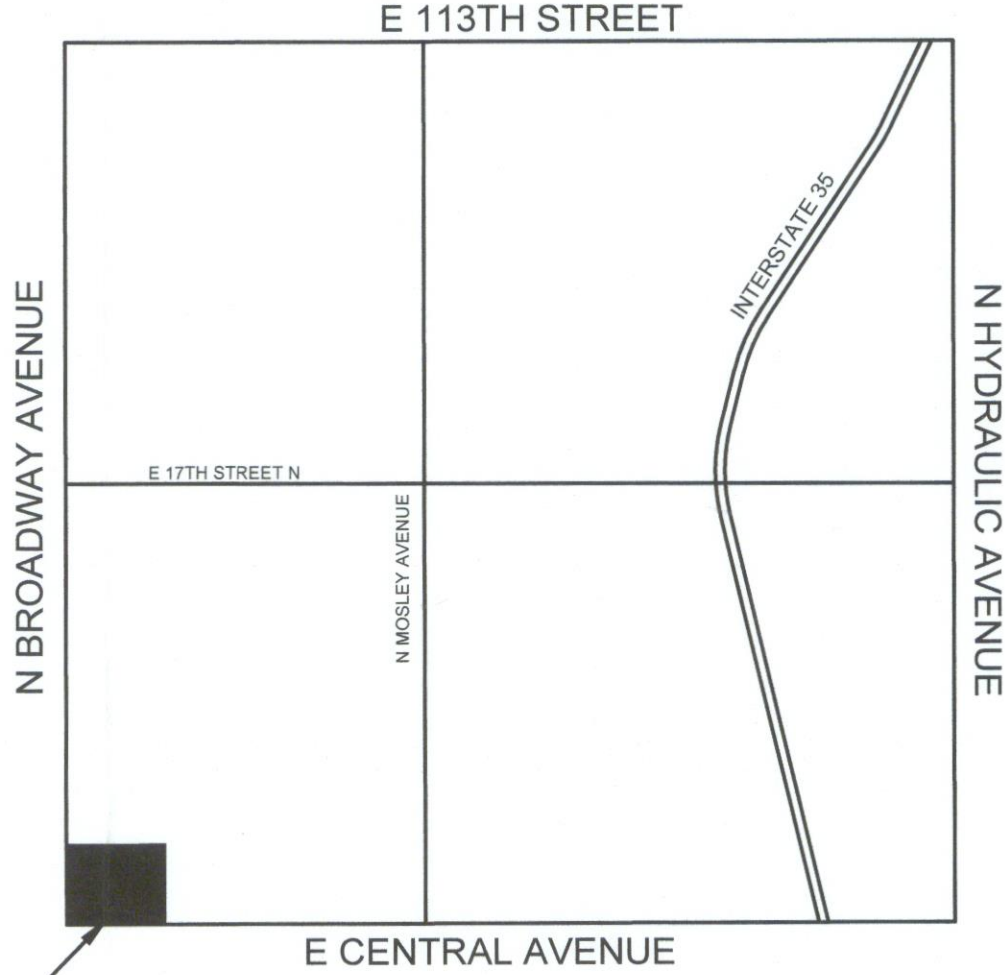
APPROVED BY WICHITA CITY
COUNCIL ON MAY 26 ,2026

SITE DATA

AREA:	
PARCEL 1	28,540 SF/ 655 AC
PARCEL 2	17,450 SF/ 401 AC
PARCEL 3	74,490 SF/ 1.710 AC
PARCEL 4	16,652 SF/ .382 AC
PARCEL 5	24,269 SF/ .557 AC
TOTAL	161,401 SF/ 3.705 AC

LEGAL DESCRIPTION

LOT 2 AND SOUTH 11 FEET OF LOT 4, EMPORIA AVENUE, J.P. HILTON'S ADDITION TO THE CITY OF WICHITA AND THE SOUTH 31 FEET OF THE NORTH 39 FEET OF LOT 4, EMPORIA AVENUE, J.P. HILTON'S ADDITION TO THE CITY OF WICHITA AND THE NORTH 8 FEET OF LOT 4 AND THE SOUTH HALF OF LOT 6, EMPORIA AVENUE, J.P. HILTON'S ADDITION TO THE CITY OF WICHITA AND LOTS 3, 5, 7, 9 AND 11 INCLUSIVE, ST. FRANCIS AVENUE, J.P. HILTON'S ADDITION TO THE CITY OF WICHITA LOTS 2, 4, 6, 8 AND 10 INCLUSIVE, ST. FRANCIS AVENUE, J.P. HILTON'S ADDITION TO THE CITY OF WICHITA THE EAST 5 FEET OF LOT 38, ALL OF LOT 38, CENTRAL AVENUE, J.P. HILTON'S ADDITION TO THE CITY OF WICHITA AND LOTS 40-42, CENTRAL AVENUE, J.P. HILTON'S ADDITION TO THE CITY OF WICHITA AND LOT 44 EXCEPT THE EAST 2 FEET, CENTRAL AVENUE, J.P. HILTON'S ADDITION TO THE CITY OF WICHITA AND LOTS 12-14 AND THE SOUTH 10 FEET OF LOT 16, 4TH NOW ST. FRANCIS AVENUE, J.P. HILTON'S ADDITION TO THE CITY OF WICHITA AND THE NORTH 20 FEET OF LOT 16 AND ALL OF LOT 18, 4TH NOW ST. FRANCIS AVENUE, J.P. HILTON'S ADDITION TO THE CITY OF WICHITA AND THE NORTH HALF OF LOT 17 AND ALL LOT 19, 4TH NOW ST. FRANCIS AVENUE, J.P. HILTON'S ADDITION TO THE CITY OF WICHITA AND LOT 21, 4TH NOW ST. FRANCIS AVENUE, J.P. HILTON'S ADDITION TO THE CITY OF WICHITA AND LOTS 23, 25 AND 27 INCLUSIVE, AND THE SOUTH 10 FEET OF LOT 29, 4TH NOW ST. FRANCIS, J.P. HILTON'S ADDITION TO THE CITY OF WICHITA



PROJECT DESCRIPTION

THIS PUD IS INTENDED TO CREATE A MIXED USE COMMERCIAL, OFFICE, AND WAREHOUSE PROJECT THROUGH FLEXIBLE DEVELOPMENT REGULATIONS WHICH WOULD BOT BE POSSIBLE OTHERWISE PER THE LIMITED COMMERCIAL, GENERAL COMMERCIAL OR CENTRAL BUSINESS DISTRICT ZONING DISTRICTS AS DEFINED IN THE WICHITA/SEDGWICK COUNTY UNIFIED ZONING CODE ("UZC").

PERMITTED USE

ALL USES PERMITTED IN THE CBD COMMERCIAL DISTRICT. USES PERMITTED ARE LIMITED TO THOSE PERMITTED BY-RIGHT AND NOT BY CONDITIONAL USE.

PROHIBITED USES

ADULT ENTERTAINMENT AND/OR SEXUALLY ORIENTED BUSINESS; AUDITORIUM OR STADIUM; RECYCLING COLLECTION STATIONS, RECYCLING PROCESSING CENTER, RECREATIONAL MARINE FACILITIES; CORRECTIONAL FACILITIES OR CORRECTIONAL PLACEMENT RESIDENCES.

GENERAL PROVISIONS

- a. SITE PLAN, A FINAL SITE PLAN FOR EACH PARCEL SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT ON EACH PARCEL. SITE PLANS MAY BE ADMINISTRATIVELY ADJUSTED AND RE-APPROVED ADMINISTRATIVELY AS NEEDED.
- b. PARKING, PARKING SHALL BE PROVIDED PER THE CBD REQUIREMENTS OF THE UZC. ALL PARKING AREAS SHALL BE DEVELOPED WITH A HARD SURFACE PER THE UNIFIED ZONING CODE PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS WITHIN THE PUD.
- c. BULK REGULATIONS, SHALL BE PER THE CBD CONDITIONS OF THE UZC
- d. SCREENING SHALL ONLY BE REQUIRED AS FOLLOWS:
1. ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM GROUND LEVEL VIEW AND PUBLIC RIGHTS-OF-WAY. MATERIALS USED FOR SCREENING ROOF-MOUNTED EQUIPMENT SHALL CONSIST OF SIMILAR OR COMPLIMENTARY MATERIALS USED IN THE PRIMARY STRUCTURE.
 2. TRASH RECEPTACLES, LOADING DOCKS, OUTDOOR STORAGE AND LOADING AREAS SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW WITH FENCING AND/OR LANDSCAPING. MATERIALS USED IN SCREENING TRASH RECEPTACLES, LOADING DOCKS, OUTDOOR STORAGE AND LOADING AREAS SHALL BE CONSTRUCTED OF STANDARD BUILDING MATERIALS CUSTOMARILY USED FOR WALL AND FENCE CONSTRUCTION SUCH AS BRICK, STONE, CONCRETE MASONRY, STUCCO, CONCRETE OR WOOD AND/OR LANDSCAPING OF SUFFICIENT HEIGHT TO OBSCURE THEM FROM GROUND VIEW.
- e. SIGNAGE, SIGNAGE ALLOWANCE SHALL BE PER THE CBD PROVISIONS OF THE CITY OF WICHITA SIGN CODE FOR NON-RESIDENTIAL USES. THE DEVELOPER/OWNER SHALL BE RESPONSIBLE FOR ALLOCATING THE SIGN AREAS AMONGST THE PUD. ANY SIGNAGE ALLOCATION SHALL BE IN ACCORDANCE WITH THE WICHITA SIGN CODE.
- f. LANDSCAPING, THE LANDSCAPE STREET YARD AND LANDSCAPE BUFFERS OF THE WICHITA LANDSCAPE ORDINANCE SHALL NOT APPLY TO PROPERTY WITHIN THE PUD. PARKING LOT SCREENING IS REQUIRED PER SECTION 28.06.050 OF THE WICHITA LANDSCAPE CODE, PROVIDED THAT WALLS AND FENCES MAY NOT BE USED ALONG THE FRONTAGE OF EAST CENTRAL AVENUE. ALONG EAST CENTRAL AVENUE, PARKING LOT SCREENING MUST UTILIZE LANDSCAPING. ALL OTHER PARKING LOTS MAY UTILIZE FENCES OR WALLS. PARKING LOT SCREENING FOR EXISTING PARKING LOTS IS SUBJECT TO SECTION 28.06.050-B OF THE WICHITA LANDSCAPE CODE REGARDING REDEVELOPMENT.
- g. LIGHTING, LIGHTING SHALL BE IN ACCORDANCE WITH THE UNIFIED ZONING CODE, ARTICLE IV SITE DEVELOPMENT STANDARDS SECTION B, SCREENING AND LIGHTING, B.4.
- LIGHT POLES INCLUDING ABOVE GROUND BASE SHALL BE LIMITED TO 25 FEET TALL, EXCEPT 15 FEET TALL WITHIN 200 FEET OF RESIDENTIAL USE.
- h. COMPATIBILITY STANDARDS, COMPATIBILITY SETBACKS AND COMPATIBILITY HEIGHT RESTRICTIONS AS DEFINED IN UZC SECTION IV-C SHALL ONLY BE REQUIRED WHEN A NON-RESIDENTIAL USE ABUTS RESIDENTIAL USES.
- i. AMENDMENTS, ADJUSTMENTS OR INTERPRETATIONS TO THIS PUD SHALL BE DONE IN ACCORDANCE WITH THE UNIFIED ZONING CODE.
- j. THE TRANSFER OF TITLE OF ALL OR ANY PORTIONS OF LAND INCLUDED WITHIN THE PLANNED UNIT DEVELOPMENT (OR ANY ADJUSTMENTS OR AMENDMENTS THERETO) DOES NOT CONSTITUTE A TERMINATION OF THE PUD OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND AND BE BINDING UPON PRESENT OWNERS, THEIR SUCCESSOR AND ASSIGNS.
- k. THE DEVELOPMENT OF THIS PROPERTY SHALL PROCEED IN ACCORDANCE WITH THE DEVELOPMENT PLAN AS RECOMMENDED FOR APPROVAL BY THE WICHITA/SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION AND APPROVED BY THE GOVERNING BODY, AND ANY SUBSTANTIAL DEVIATION OF THE PLAN, AFTER A JOINT DETERMINATION BY THE ZONING ADMINISTRATOR AND DIRECTOR OF PLANNING, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING CONSTRUCTION OF THE PROPOSED DEVELOPMENT.



JAY D. O'DELL
25890

CLIENT

ENGINEERING FIRM OF RECORD
REGISTERED KANSAS ENGINEERING FIRM CoA #E-3045

aubry enterprises.

KANSAS OFFICE
5912 MAPLE ST.
MISSION, KS 66202

12/2/25

REV	DESCRIPTION	DATE

JAHN PROPERTY

PUD PLAN

WICHITA, KS 67214

SITE PLAN