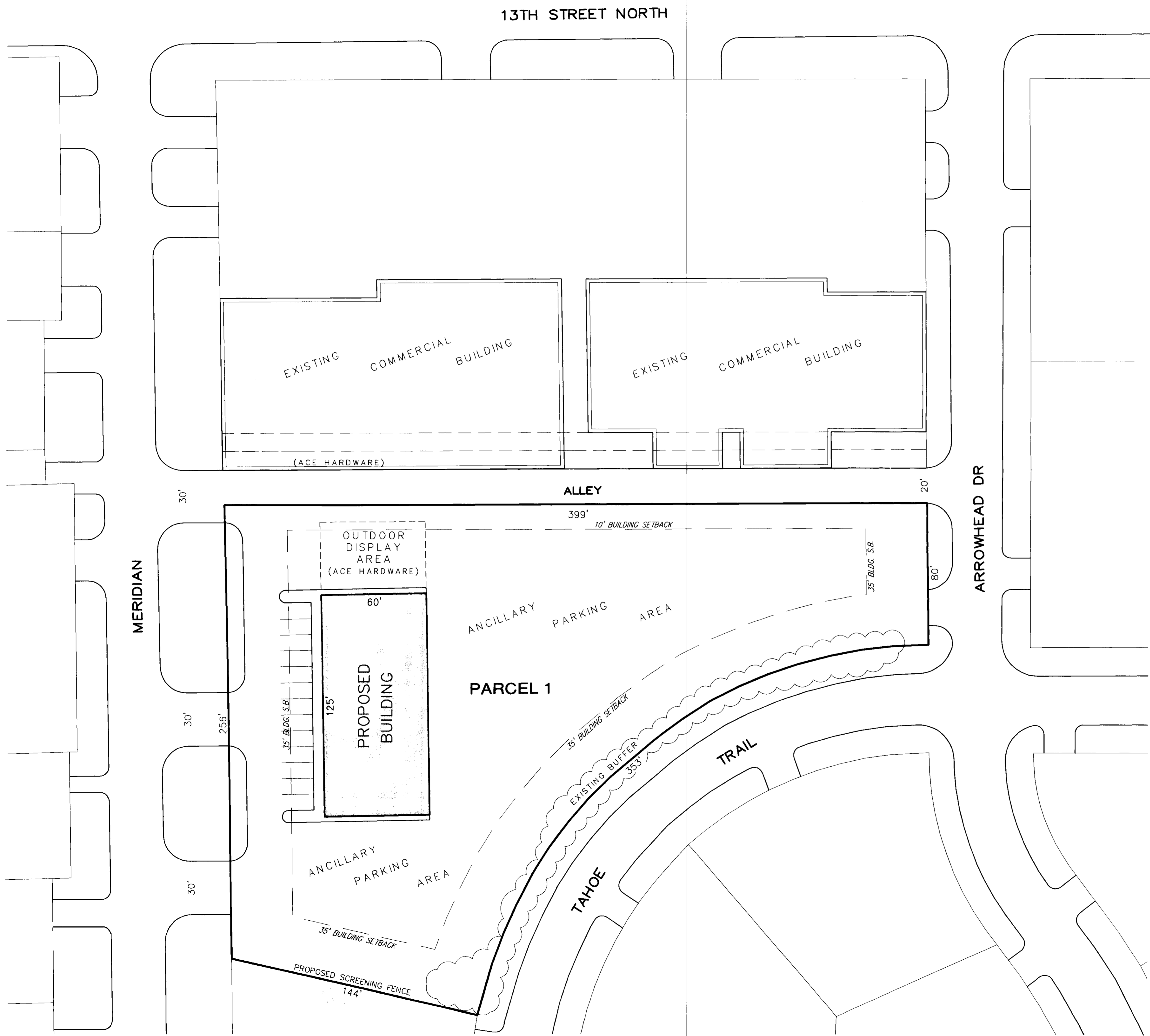


INDIAN HILLS PLANNED UNIT DEVELOPMENT PUD #38



GENERAL PROVISIONS:

1. Total Land Area: 72,451 sq. ft. ± or 1.7 acres ±
Total Gross Floor Area: 21,735 sq. ft.
Total Floor Area Ratio: 30 percent
2. Parking shall be provided in accordance with Article IV of the Unified Zoning Code.
3. Setbacks are as indicated on the P.U.D. drawing.
4. A Drainage Plan shall be submitted to City Engineering for approval.
5. Signs shall be in accordance with the Sign Code of the City of Wichita for the "NO" Neighborhood Office zoning district, with the following additional requirements:
 - A. Parcel 1 is permitted the following freestanding signage: One sign with a maximum of 96 sq. ft. of sign area along Meridian Avenue. The ground sign must be monument type and limited to a maximum height of 16 feet.
 - B. Billboards, off-site signage and portable signage shall be prohibited. Signage classified by the Wichita Sign Code as animated, flashing or moving signs shall be prohibited.
 - C. Interior window display, animated, banner, commercial balloon, commercial flag or pennant, electronic message, flashing, roof, temporary, and variable message signs shall not be permitted.
 - D. Building wall signage is prohibited on the south and west facades on Parcel 1.
6. Parcel 1 shall install similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
 - A. The height of all non-utility company maintained light poles, including pole base, is limited to 15 feet.
 - B. All exterior lighting shall be shielded to direct light disbursement in a downward direction.
7. Utilities shall be installed underground on all parcels.
8. Landscaping for this site shall be required as follows:
 - A. Development of Parcel 1 shall comply with the Landscape Ordinance of the City of Wichita, with the additional requirement that landscaped street yards and parking lot screening and landscaping shall be required along Meridian Avenue.
 - B. 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 Planning Department for their review and approval prior to issuance of a building permit.
 - C. A financial guarantee for the plant material approved on the landscape plan for that portion of the P.U.D. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
9. Screening shall be required per Sec. IV-B.3 of the Unified Zoning Code along the south and southeastern portion of Parcel 1 where adjacent to residential development. Screening may be provided by landscaping or a 6 to 8 foot tall wood fence. The existing mature trees along Tahoe Trail shall not be removed and may be applied towards the landscape, screening and buffering requirements of the U.Z.C. and Landscape Ordinance. Where there are gaps, a mixture of evergreen and deciduous trees shall be installed with the planting size of the trees meeting the requirements of the landscape ordinance. Screening shall be waived along the west and east property lines. Solid screening shall be provided for all outdoor work and storage areas, and loading docks, in order to screen these areas from residential zoning districts.
10. Rooftop mechanical equipment shall be screened from ground level view per Unified Zoning Code.
11. Trash receptacles and ground-level mechanical equipment shall be screened from ground-level view with screening walls constructed of materials consistent with the wall materials of the building which the trash receptacle and mechanical equipment supports.
12. All buildings in the P.U.D. shall share uniform architectural character, color, texture, and the same predominate exterior building material. Building walls and roofs must have predominantly earth-tone colors, with vivid colors limited to incidental accent.
13. 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.
14. Parcel 1 shall be limited to the uses allowed by right under the "GC" General Commercial zoning district, except for the following uses: Auditorium or Stadium; Cemetery; Correctional Placement Residence, Limited and General; Day Care, Limited and General; Golf Course; Hospital; Recycling Collection Station, Private; Recycling Collection Station, Public; Recycling Processing Center; Reverse Vending Machine; Bed and Breakfast Inn; Car Wash; Funeral Home; Hotel or Motel; Kennel, Hobby and Boarding/Breeding/Training; Marine Facility Recreational; Microbrewery; Monument Sales; Nightclub in the City; Recreation and Entertainment, Indoor and Outdoor; Recreational Vehicle Campground; Rodeo in the City; Riding Academy or Stable; Sexually Oriented Business; Tattooing and Body Piercing Facility; Tavern or Drinking Establishment; Vehicle and Equipment Sales; Asphalt or Concrete Plant, Limited; Vehicle Storage Yard; pawnshop; Offices that accept paycheck or car titles as security for loans; Convenience Store, drive-through Restaurant; Service Station; Manufacturing, Limited and General; Welding or Machine Shop; Gas and/or Fuel Storage and Sales; and Vehicle Repair, Limited and General except that motorcycle service and accessory sales is permitted.
15. No outdoor display shall be allowed within 50 feet of the west or south property lines. No outdoor storage shall be permitted except where indicated on the plan. All outdoor storage or display areas shall not interfere with internal circulation and/or fire lanes.
16. The design layout shown on the plan illustrates only one development concept. Additional design concepts may be permitted, provided they meet all requirements of this plan.
17. Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.
18. The Transfer of title of all or any portion of land included within the Planned Unit Development (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
19. 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 or the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
20. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.


PARCEL 1	
A. Net Area:	72,451 sq. ft. ± or 1.7 acres ±
B. Maximum Building Coverage:	21,735 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	25,358 sq. ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Two (2)
F. Maximum building height:	35 feet
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Permitted Uses:	See General Provision #14.

LEGAL DESCRIPTION:
Lots 2, 3 and 4, EXCEPT the North 20 feet of said Lots 2, 3 and 4 dedicated to the public for street purposes; and all of Lot 5, Block 1, Indian Hills Second, Sedgewick County, Kansas.

REVISIONS:
Filed PUD2012-38: 07-30-2012
Approved by MAPC: 09-20-2012
Approved by City Council: 11-20-2012

APPROVED PUD
MAPC: 9-20-12 DM
WCC: 11-20-12 DM
MAPD: 1/2

PUD #38
INDIAN HILLS
PLANNED UNIT DEVELOPMENT



Baughman
ENGINEERING | SURVEYING | PLANNING
LANDSCAPE ARCHITECTURE

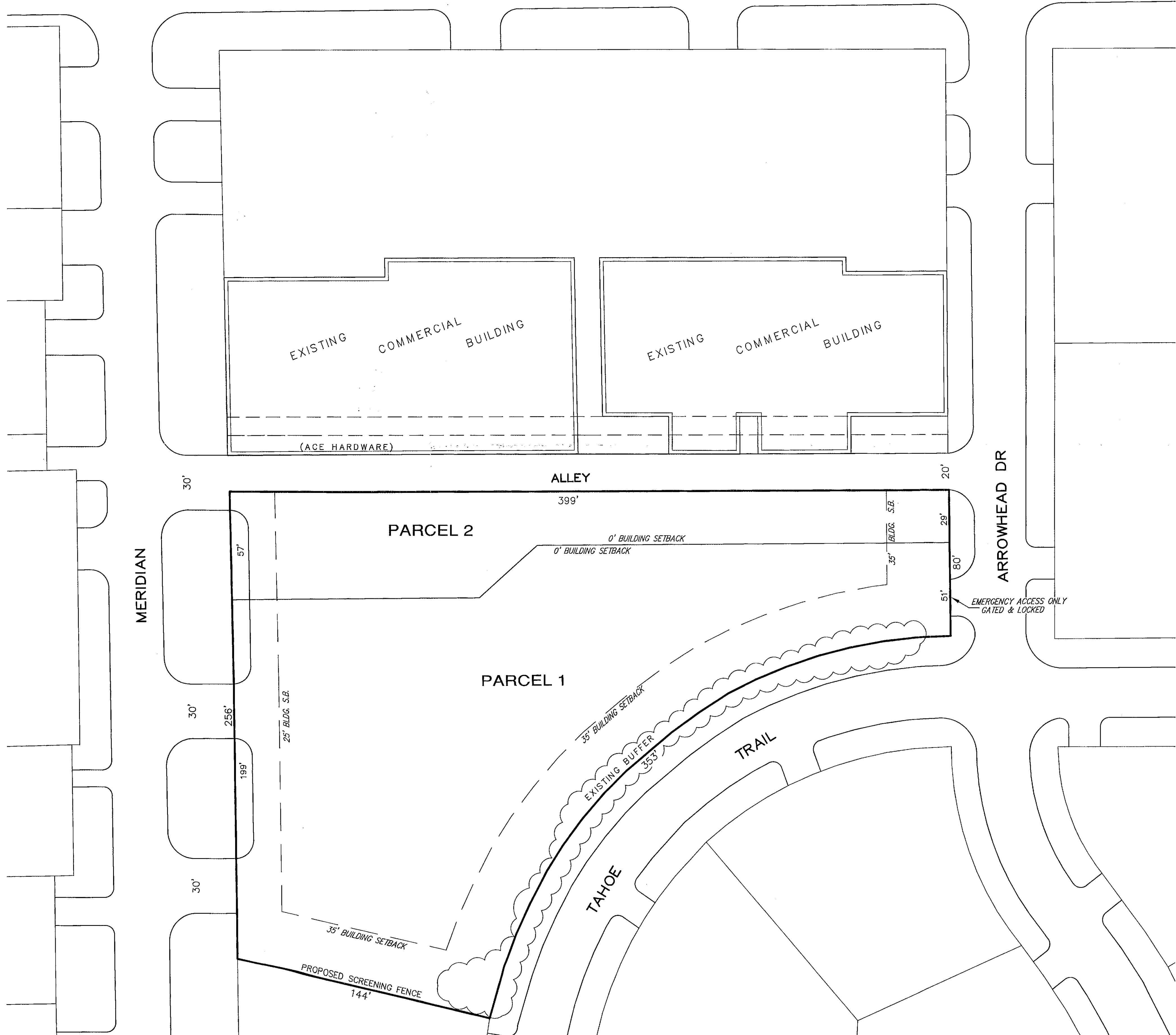
SCALE: 1" = 30'

PUD #38

3-9-21
As per AA PUD 2021-01
APPROVED PUD
MAPC 9-20-12
WCC 11-20-12
MAPC COPY 1 of 4

INDIAN HILLS PLANNED UNIT DEVELOPMENT PUD #38

13TH STREET NORTH



GENERAL PROVISIONS:

- Total Land Area: 72,451 sq. ft. ± or 1.7 acres ±
Total Gross Floor Area: 21,735 sq. ft.
Total Floor Area Ratio: 30 percent
- Parking shall be provided in accordance with Article IV of the Unified Zoning Code.
- Setbacks are as indicated on the P.U.D. drawing. The 25' building setback along Meridian Ave. shall allow balconies to overhang to a 20' setback.
- A Drainage Plan shall be submitted to City Engineering for approval.
- Signs shall be in accordance with the Sign Code of the City of Wichita for the "NO" Neighborhood Office zoning district, with the following additional requirements:
 - Parcel 1 is permitted the following freestanding signage: One sign with a maximum of 98 sq. ft. of sign area along Meridian Avenue. The ground sign must be monument type and limited to a maximum height of 16 feet.
 - Parcel 2 is permitted the following freestanding signage: One sign with a maximum of 46 sq. ft. of sign area along Meridian Avenue. The ground sign must be monument type and limited to a maximum height of 16 feet.
 - Billboards, off-site signage and portable signage shall be prohibited. Signage classified by the Wichita Sign Code as animated, flashing or moving signs shall be prohibited.
 - Interior window display, animated, banner, commercial balloon, commercial flag or pennant, electronic message, flashing, roof, temporary, and variable message signs shall not be permitted.
 - Building wall signage is prohibited on the south and west facades on Parcel 1.
- Parcels 1 and 2 shall install similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
 - The height of all non-utility company maintained light poles, including pole base, is limited to 15 feet.
 - All exterior lighting shall be shielded to direct light disbursement in a downward direction.
- Utilities shall be installed underground on all parcels.
- Landscaping for this site shall be required as follows:
 - Development of Parcels 1 and 2 shall comply with the Landscape Ordinance of the City of Wichita, with the additional requirement that landscaped street yards and parking lot screening and landscaping shall be required along Meridian Avenue.
 - 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 Planning Department for their review and approval prior to issuance of a building permit.
 - A financial guarantee for the plant material approved on the landscape plan for that portion of the P.U.D. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
- Screening shall be required per Sec. IV-B.3 of the Unified Zoning Code along the south and southeastern portion of Parcel 1 where adjacent to residential development. Screening may be provided by landscaping or a 6 to 8 foot tall wood fence. The existing mature trees along Tahoe Trail shall not be removed and may be applied towards the landscape, screening and buffering requirements of the U.Z.C. and Landscape Ordinance. Where there are gaps, a mixture of evergreen and deciduous trees shall be installed with the planting size of the trees meeting the requirements of the landscape ordinance. Screening shall be waived along the west and east property lines. Solid screening shall be provided for all outdoor work and storage areas, and loading docks, in order to screen these areas from residential zoning districts.
- Rooftop mechanical equipment shall be screened from ground level view per Unified Zoning Code.
- Trash receptacles and ground-level mechanical equipment shall be screened from ground-level view with screening walls constructed of materials consistent with the wall materials of the building which the trash receptacle and mechanical equipment supports.
- All buildings in the P.U.D. shall share uniform architectural character, color, texture, and the same predominate exterior building material. Building walls and roofs must have predominantly earth-tone colors, with vivid colors limited to incidental accent.
- 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.
- Parcels 1 and 2 shall be limited to the uses allowed by right under the "GC" General Commercial zoning district, except for the following uses: Auditorium or Stadium; Cemetery; Correctional Placement Residence, Limited and General; Day Care, Limited and General; Golf Course; Hospital; Recycling Collection Station, Private; Recycling Collection Station, Public; Recycling Processing Center; Reverse Vending Machine; Bed and Breakfast Inn; Car Wash; Funeral Home; Hotel or Motel; Kennel; Hobby and Boarding/Breeding/ Training; Marine Facility (Recreational); Microbrewery; Monument Sales; Nightclub in the City; Recreation and Entertainment, Indoor and Outdoor; Recreational Vehicle Campground; Rodeo in the City; Riding Academy or Stable; Sexually Oriented Business; Tattooing and Body Piercing Facility; Tavern or Drinking Establishment; Vehicle and Equipment Sales; Asphalt or Concrete Plant, Limited; Vehicle Storage Yard; pawnshop; Offices that accept paycheck or car titles as security for loans; Convenience Store; drive-through Restaurant; Service Station; Manufacturing, Limited and General; Welding or Machine Shop; Gas and/or Fuel Storage and Sales; and Vehicle Repair, Limited and General except that motorcycle service and accessory sales is permitted.
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- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

PARCEL 1

A. Net Area:	54,825 sq. ft. ± or 1.3 acres ±
B. Maximum Building Coverage:	16,448 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	19,189 sq. ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Three (3)
F. Maximum building height:	38 feet
G. Setbacks:	See Drawing
H. Access Points:	Access onto Arrowhead Drive shall be gated and locked and used for emergency access only (See Drawing)

I. Permitted Uses: See General Provision #14.

PARCEL 2

A. Net Area:	17,626 sq. ft. ± or 0.4 acres ±
B. Maximum Building Coverage:	5,288 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	6,169 sq. ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height:	35 feet
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

LEGAL DESCRIPTION:

Lots 2, 3 and 4, EXCEPT the North 20 feet of said Lots 2, 3 and 4, dedicated to the public for street purposes; and all of Lot 5, Block 1, Indian Hills Second, Sedgewick County, Kansas.

REVISIONS:

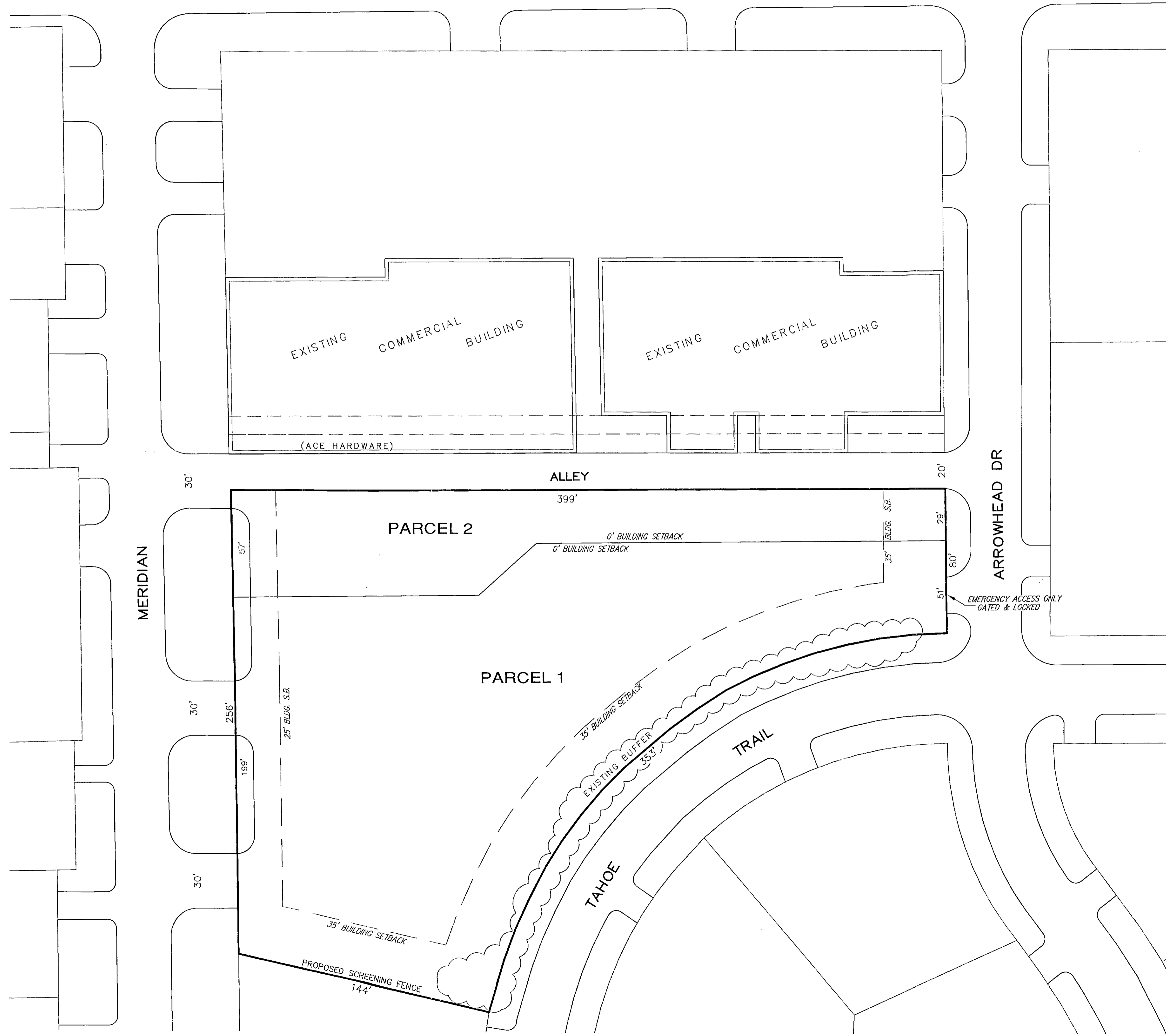
Filed PUD 2012-38:	07-30-2012
Approved by MAPC:	09-20-2012
Approved by City Council:	11-20-2012
Adjustment #1:	02-01-2020
Adjustment #2:	03-09-2021

PUD #38
INDIAN HILLS
PLANNED UNIT DEVELOPMENT



INDIAN HILLS PLANNED UNIT DEVELOPMENT PUD #38

13TH STREET NORTH



GENERAL PROVISIONS:

1. Total Land Area: 72,451 sq. ft. ± or 1.7 acres ±
Total Gross Floor Area: 21,735 sq. ft.
Total Floor Area Ratio: 30 percent
2. Parking shall be provided in accordance with Article IV of the Unified Zoning Code.
3. Setbacks are as indicated on the P.U.D. drawing. The 25' building setback along Meridian Ave. shall allow balconies to overhang to a 20' setback.
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5. Signs shall be in accordance with the Sign Code of the City of Wichita for the "NO" Neighborhood Office zoning district, with the following additional requirements:
 - A. Parcel 1 is permitted the following freestanding signage: One sign with a maximum of 96 sq. ft. of sign area along Meridian Avenue. The ground sign must be monument type and limited to a maximum height of 16 feet.
 - B. Parcel 2 is permitted the following freestanding signage: One sign with a maximum of 46 sq. ft. of sign area along Meridian Avenue. The ground sign must be monument type and limited to a maximum height of 16 feet.
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13. 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.
14. Parcels 1 and 2 shall be limited to the uses allowed by right under the "CC" General Commercial zoning district, except for the following uses: Auditorium or Stadium; Cemetery; Correctional Placement Residence, Limited and General; Day Care, Limited and General; Golf Course; Hospital; Recycling Collection Station, Private; Recycling Collection Station, Public; Recycling Processing Center; Reverse Vending Machine; Bed and Breakfast Inn; Car Wash; Funeral Home; Hotel or Motel; Kennel; Hobby and Boarding/Breeding/ Training; Marine Facility Recreational; Microbrewery; Monument Sales; Nightclub in the City; Recreation and Entertainment, Indoor and Outdoor; Recreational Vehicle Campground; Rodeo in the City; Riding Academy or Stable; Sexually Oriented Business; Tattooing and Body Piercing Facility; Tavern or Drinking Establishment; Vehicle and Equipment Sales; Asphalt or Concrete Plant, Limited; Vehicle Storage Yard; pawnshop; Offices that accept paycheck or car titles as security for loans; Convenience Store; drive-through Restaurant; Service Station; Manufacturing, Limited and General; Welding or Machine Shop; Gas and/or Fuel Storage and Sales; and Vehicle Repair, Limited and General except that motorcycle service and accessory sales is permitted.
15. No outdoor display shall be allowed in Parcel 1 within 50 feet of the west or south property lines. No outdoor storage shall be permitted except where indicated on the plan. All outdoor storage or display areas shall not interfere with internal circulation and/or fire lanes.
16. The design layout shown on the plan illustrates only one development concept. Additional design concepts may be permitted, provided they meet all requirements of this plan.
17. Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.
18. The Transfer of title of all or any portion of land included within the Planned Unit Development (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
19. 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 or the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
20. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

PARCEL 1

A. Net Area:	54,825 sq. ft. ± or 1.3 acres ±
B. Maximum Building Coverage (Commercial Uses):	16,448 sq. ft. or 30 percent
C. Maximum Gross Floor Area (Commercial Uses):	19,189 sq. ft.
D. Floor Area Ratio (Commercial Uses):	35 percent
E. Maximum Number of Commercial Buildings:	Three (3)
F. Maximum Number of Dwelling Units (35 du/ac):	45
G. Maximum building height:	38 feet
H. Setbacks:	See Drawing
I. Access Points:	Access onto Arrowhead Drive shall be gated and locked and used for emergency access only (See Drawing)
J. Permitted Uses:	See General Provision #14.

PARCEL 2

A. Net Area:	17,626 sq. ft. ± or 0.4 acres ±
B. Maximum Building Coverage (Commercial Uses):	5,288 sq. ft. or 30 percent
C. Maximum Gross Floor Area (Commercial Uses):	6,169 sq. ft.
D. Floor Area Ratio (Commercial Uses):	35 percent
E. Maximum Number of Commercial Buildings:	One (1)
F. Maximum Number of Dwelling Units (35 du/ac):	14
G. Maximum building height:	35 feet
H. Setbacks:	See Drawing
I. Access Points:	See Drawing
J. Permitted Uses:	See General Provision #14.

LEGAL DESCRIPTION:

Lots 2, 3 and 4, EXCEPT the North 20 feet of said Lots 2, 3 and 4 dedicated to the public for street purposes; and all of Lot 5, Block 1, Indian Hills Second, Sedgwick County, Kansas.

REVISIONS:

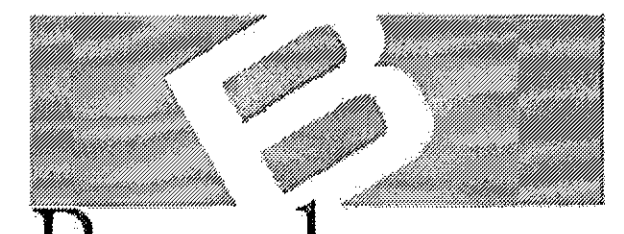
Filed PUD2012-38:	07-30-2012
Approved by MAPC:	09-20-2012
Approved by City Council:	11-20-2012
Adjustment #1:	02-01-2020
Adjustment #2:	03-09-2021
Adjustment #3:	04-29-2021 <i>RP</i>

As per PUD 2021-00007 RP

PUD #38
INDIAN HILLS
PLANNED UNIT DEVELOPMENT

APPROVED PUD

MAPC 9-20-2012 *RP*
WCC 11-20-2012 *RP*
MAPD Copy 1 of 4



Baughman
ENGINEERING | SURVEYING | PLANNING
LANDSCAPE ARCHITECTURE

SCALE: 1" = 30'

PUR-38

LANDSCAPE PLAN

APPROVED 8/13/21 BY NES
LANDSCAPE NOTES

- All landscape work shall be done in accordance with industry standards.
- All areas called out as seeded shall be seeded at 2.5 to 3 lbs per 1,000 sq ft and fertilized at 40 lbs per acre.
- Trees with broken leaders or no central leader will not be accepted.
- All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Trifluralin (5%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton burr mulch, compost, or humus) and shall be rototilled in to a depth of 10-12".
- Mulch all planting beds with min. 3" of mulch. Mulch all tree saucer wells with min. 3" of mulch. Mulch material to be premium cedar mulch of uniform consistency.
- Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge thickness, commercial grade, or approved equal.
- General Contractor to supply and place at a depth of 4", all topsoil on site within the Limits of Construction.
- Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free of trash, or other matter toxic to plant growth.
- Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
- Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 687-2470/1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
- Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
- The Landscape Contractor shall coordinate with the G.C. to gain site access to install the plants and maintain grounds, until final acceptance from owner. Upon final acceptance, the one (1) year guarantee period will begin.
- The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
- The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
- The Landscape Contractor is responsible for any damage done to the exterior of the building or any part of the parking lot when installing or maintaining the plantings before final acceptance.
- Fall planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 30. For grass seeding, fall season shall be September 1 thru mid October. Spring season for seeding shall be from March 15 thru mid May.
- Landscape to be watered manually. If automatic system is requested by owner, contractor to consult irrigation notes below.

LANDSCAPE ORDINANCE

STREET YARD
Average Lot Depth (Meridian/Arrowhead): 236'
Street Yard Factor: 10 SF/LF
Street Frontage: Meridian: 398.52 LF
Arrowhead St: 51.25 LF
Tahoe Trail: 262.50 LF
Longest Perpendicular Distance to Building (Main Building): 209.06'
Method 1: $(198.52 \times 10) + (51.25 \times 10) + (262.50 \times 10) = 5122.7 \text{ SF}$
Method 2 (used): $(198.52 + 51.25 + 262.50) \times 10 = 3081.7 \text{ SF}$
Required Street Yard (Method 2): 3081.7 SF
Combined Street Yard Provided: 4612 SF

NOTE: Parking lot location does not leave room for street yard and street yard trees along Tahoe Trail. Street yard/Tree requirements have been placed along the Meridian and Arrowhead frontages. The mature cedars within Tahoe Trail ROW have been left as a condition of the CLP and will provide additional screening in front of solid screen fence along that street frontage.

STREET TREES
Trees Required: (1 Tree/500SF) = 6.5 trees
Trees Provided: 6.5 (4 Shade Trees, 2 Ornamentals/2.5)

PARKING LOT TREES
Parking Stalls: 62
Trees Required: 4
Trees Provided: 4 (3 Shade Trees, 2 Ornamentals)

PARKING LOT SCREENING
Parking lot screening is required and provided along street frontages. Meridian - Combination solid screen fence and trees provided. Tahoe Trail - Combination solid screen fence and Existing evergreen screen. Arrowhead - Combination solid screen fence and trees provided.

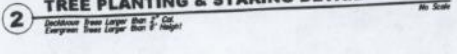
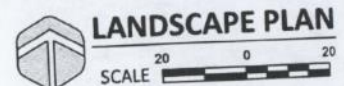
BUFFERS
Buffer Required at south property line. Trees have been provided along the 140' property line at a rate of 1 shade tree per 40 LF. 3 Shade trees and one ornamental have been provided. Further screening is provided by neighbors 6' tall privacy fence.

LEGAL DESCRIPTION

All of Lot 5, Block 1, Indian Hills Second, Wichita, Sedgewick County, Kansas; TOGETHER with that portion of Lots 2, 3, and 4 in said Block 1, lying south of and abutting the following described line: Commencing at the southeast corner of said Lot 2; THENCE N00°33'29"W, coincident with the East line of said Lot 2, a distance of 51.25 feet for a Point of Beginning; THENCE S89°29'16"W, a distance of 168.19 feet, to the intersection with the lot line common to said Lot 2 and 3; THENCE continuing S89°29'16"W into said Lot 3, a distance of 60.38 feet; THENCE S48°10'06"W, a distance of 42.94 feet; THENCE S89°25'28"W, a distance of 9.39 feet to the intersection with the lot line common to said Lot 3 and 4; THENCE continuing S89°25'28"W into said Lot 4, a distance of 127.10 feet, to the intersection with the West line of said Lot 4, said intersection being 47.02 feet northerly of the Northwest corner of said Lot 5, and for a point of termination

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTR.
	JUN CAN	1	JUNIPERUS VIRGINIANA 'CANAERTII'	CANAERTI JUNIPER	5' TALL MIN.
	MAL R59	7	MALUS X 'ROYAL RAINDROPS' BALLED IN BURLAP	ROYAL RAINDROPS CRABAPPLE	1.5" CAL. MIN.
	ULM EME	4	ULMUS PARVIFOLIA 'EMER II' TM BALLED IN BURLAP	ALLEE LACEBARK ELM	2" CALIPER MIN.
	ZEL GRE	5	ZELKOVA SERRATA 'GREEN VASE' BALLED IN BURLAP	GREEN VASE SAWLEAF ZELKOVA	2" CALIPER MIN.
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTR.
	EUO RUD	4	EUONYMUS ALATUS 'RUDY HAAG'	RUDY HAAG BURNING BUSH	5 GAL.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTR.
	FES SEE	16,594 SF	FESTUCA ARUNDINACEA SEED	KANSAS TALL FESCUE SEED	SEED
	ROC ALL	1,085 SF	ROCK MULCH INSTALL TO A DEPTH OF 3-4" OVER 5 OZ. GEOTEXTILE FABRIC.	2-3" COLORADO RIVER ROCK	ROCK MULCH



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INDIAN HILLS APARTMENTS

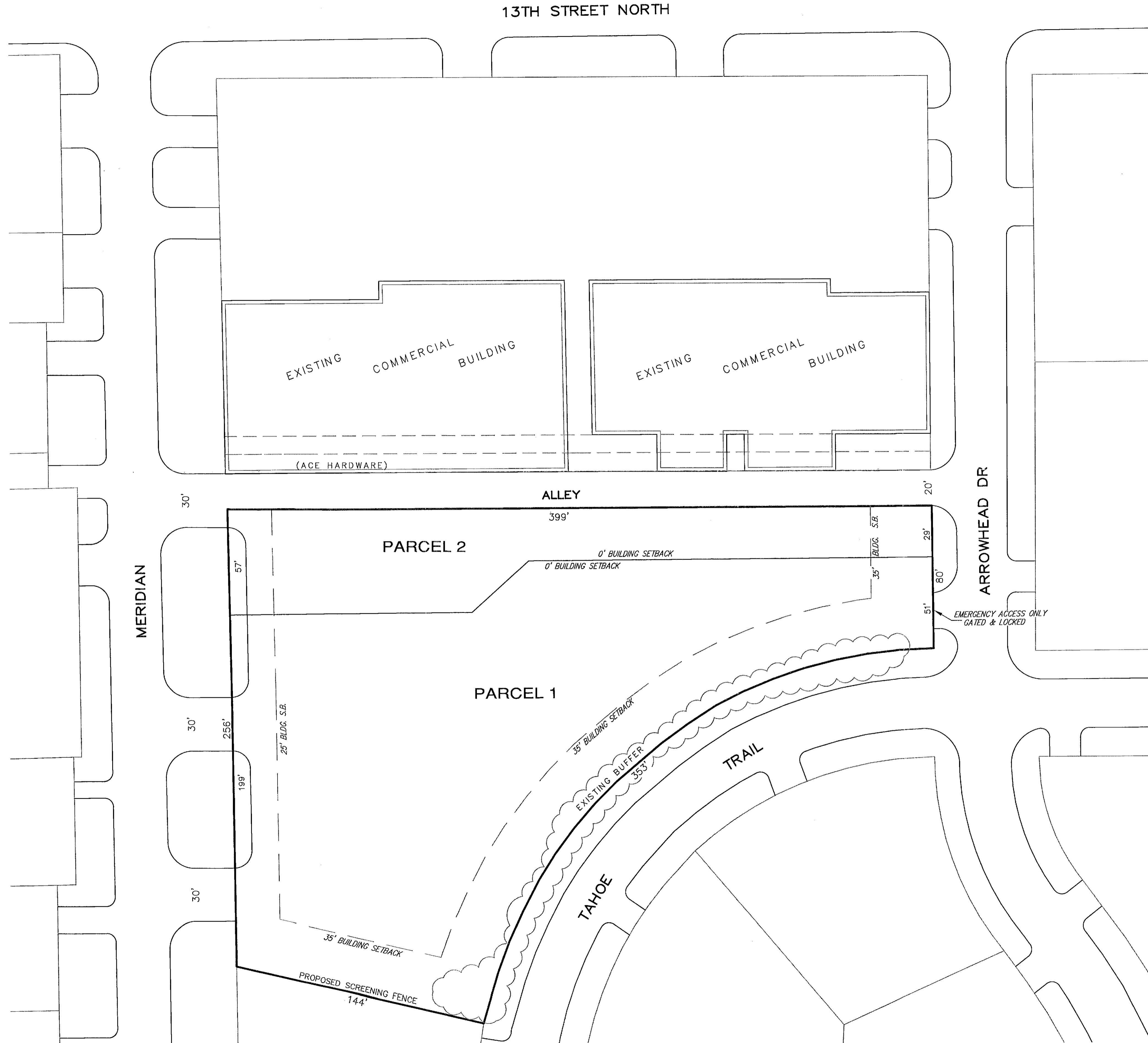
1316 N. MERIDIAN WICHITA, KS 67203

PROJECT NO. 30-0020

ISSUE:	DATE:
FOR PERMIT:	20 MAY 21
MARCO COMMENTS:	21 JUN 21

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INDIAN HILLS PLANNED UNIT DEVELOPMENT PUD #38



GENERAL PROVISIONS:

1. Total Land Area: 72,451 sq. ft. ± or 1.7 acres ±
Total Gross Floor Area: 21,735 sq.ft.
Total Floor Area Ratio: 30 percent
2. Parking shall be provided in accordance with Article IV of the Unified Zoning Code.
3. Setbacks are as indicated on the P.U.D. drawing. The 25' building setback along Meridian Ave. shall allow balconies to overhang to a 20' setback.
4. A Drainage Plan shall be submitted to City Engineering for approval.
5. Signs shall be in accordance with the Sign Code of the City of Wichita for the "NO" Neighborhood Office zoning district, with the following additional requirements:
 - A. Parcel 1 is permitted the following freestanding signage: One sign with a maximum of 96 sq. ft. of sign area along Meridian Avenue. The ground sign must be monument type and limited to a maximum height of 16 feet.
 - B. Parcel 2 is permitted the following freestanding signage: One sign with a maximum of 46 sq. ft. of sign area along Meridian Avenue. The ground sign must be monument type and limited to a maximum height of 16 feet.
 - C. Billboards, off-site signage and portable signage shall be prohibited. Signage classified by the Wichita Sign Code as animated, flashing or moving signs shall be prohibited.
 - D. Interior window display, animated, banner, commercial balloon, commercial flag or pennant, electronic message, flashing, roof, temporary, and variable message signs shall not be permitted.
 - E. Building wall signage is prohibited on the south and west facades on Parcel 1
6. Parcels 1 and 2 shall install similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
 - A. The height of all non-utility company maintained light poles, including pole base, is limited to 15 feet.
 - B. All exterior lighting shall be shielded to direct light disbursement in a downward direction.
7. Utilities shall be installed underground on all parcels.
8. Landscaping for this site shall be required as follows:
 - A. Development of Parcels 1 and 2 shall comply with the Landscape Ordinance of the City of Wichita, with the additional requirement that landscaped street yards and parking lot screening and landscaping shall be required along Meridian Avenue.
 - B. 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 Planning Department for their review and approval prior to issuance of a building permit.
 - C. A financial guarantee for the plant material approved on the landscape plan for that portion of the P.U.D. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
9. Screening shall be required per Sec. IV-B.3 of the Unified Zoning Code along the south and southeastern portion of Parcel 1 where adjacent to residential development. Screening may be provided by landscaping or a 6 to 8 foot tall wood fence. The existing mature trees along Tahoe Trail shall not be removed and may be applied towards the landscape, screening and buffering requirements of the U.Z.C. and Landscape Ordinance. Where there are gaps, a mixture of evergreen and deciduous trees shall be installed with the planting size of the trees meeting the requirements of the landscape ordinance. Screening shall be waived along the west and east property lines. Solid screening shall be provided for all outdoor work and storage areas, and loading docks, in order to screen these areas from residential zoning districts.
10. Rooftop mechanical equipment shall be screened from ground level view per Unified Zoning Code.
11. Trash receptacles and ground-level mechanical equipment shall be screened from ground-level view with screening walls constructed of materials consistent with the wall materials of the building which the trash receptacle and mechanical equipment supports.
12. All buildings in the P.U.D. shall share uniform architectural character, color, texture, and the same predominate exterior building material. Building walls and roofs must have predominantly earth-tone colors, with vivid colors limited to incidental accent.
13. 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.
14. Parcels 1 and 2 shall be limited to the uses allowed by right under the "GC" General Commercial zoning district, except for the following uses: Auditorium or Stadium; Cemetery; Correctional Placement Residence, Limited and General; Day Care, Limited and General; Golf Course; Hospital; Recycling Collection Station, Private; Recycling Collection Station, Public; Recycling Center; Reverse Vending Machine; Bed and Breakfast Inn; Car Wash; Funeral Home; Hotel or Motel; Kennel; Hobby and Boarding/Breeding/ Training; Marine Facility Recreational; Microbrewery; Monument Sales; Nightclub in the City; Recreation and Entertainment, Indoor and Outdoor; Recreational Vehicle Campground; Rodeo in the City; Riding Academy or Stable; Sexually Oriented Business; Tattooing and Body Piercing Facility; Tavern or Drinking Establishment; Vehicle and Equipment Sales; Asphalt or Concrete Plant, Limited; Vehicle Storage Yard; pawnshop; Offices that accept paycheck or car titles as security for loans; Convenience Store; drive-through Restaurant; Service Station; Manufacturing, Limited and General; Welding or Machine Shop; Gas and/or Fuel Storage and Sales; and Vehicle Repair, Limited and General except that motorcycle service and accessory sales is permitted.
15. No outdoor display shall be allowed in Parcel 1 within 50 feet of the west or south property lines. No outdoor storage shall be permitted except where indicated on the plan. All outdoor storage or display areas shall not interfere with internal circulation and/or fire lanes.
16. The design layout shown on the plan illustrates only one development concept. Additional design concepts may be permitted, provided they meet all requirements of this plan.
17. Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.
18. The Transfer of title of all or any portion of land included within the Planned Unit Development (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
19. 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 or the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
20. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

PARCEL 1

A. Net Area:	54,825 sq. ft. ± or 1.3 acres ±
B. Maximum Building Coverage (Commercial Uses):	16,448 sq.ft. or 30 percent
C. Maximum Gross Floor Area (Commercial Uses):	19,189 sq.ft.
D. Floor Area Ratio (Commercial Uses):	35 percent
E. Maximum Number of Commercial Buildings:	Three (3)
F. Maximum Number of Dwelling Units (35 du/ac):	45
G. Maximum building height:	38 feet
H. Setbacks:	See Drawing
I. Access Points:	Access onto Arrowhead Drive shall be gated and locked and used for emergency access only (See Drawing)

J. Permitted Uses: See General Provision #14.

PARCEL 2

A. Net Area:	17,626 sq. ft. ± or 0.4 acres ±
B. Maximum Building Coverage (Commercial Uses):	5,288 sq.ft. or 30 percent
C. Maximum Gross Floor Area (Commercial Uses):	6,169 sq.ft.
D. Floor Area Ratio (Commercial Uses):	35 percent
E. Maximum Number of Commercial Buildings:	One (1)
F. Maximum Number of Dwelling Units (35 du/ac):	14
G. Maximum building height:	35 feet
H. Setbacks:	See Drawing
I. Access Points:	See Drawing

J. Permitted Uses: See General Provision #14.

LEGAL DESCRIPTION:

Lots 2, 3 and 4, EXCEPT the North 20 feet of said Lots 2, 3 and 4 dedicated to the public for street purposes; and all of Lot 5, Block 1, Indian Hills Second, Sedgwick County, Kansas.

REVISIONS:

Filed PUD2012-38:	07-30-2012
Approved by MAPC:	09-20-2012
Approved by City Council:	11-20-2012
Adjustment #1:	02-01-2020
Adjustment #2:	03-09-2021
Adjustment #3:	04-29-2021

As per PUD 2021-00007 PUD #38 INDIAN HILLS
APPROVED PUD PLANNED UNIT DEVELOPMENT

MAPC 9-20-2012
WCC 11-20-2012
MAPD Copy 1 of 4



SCALE: 1" = 30'