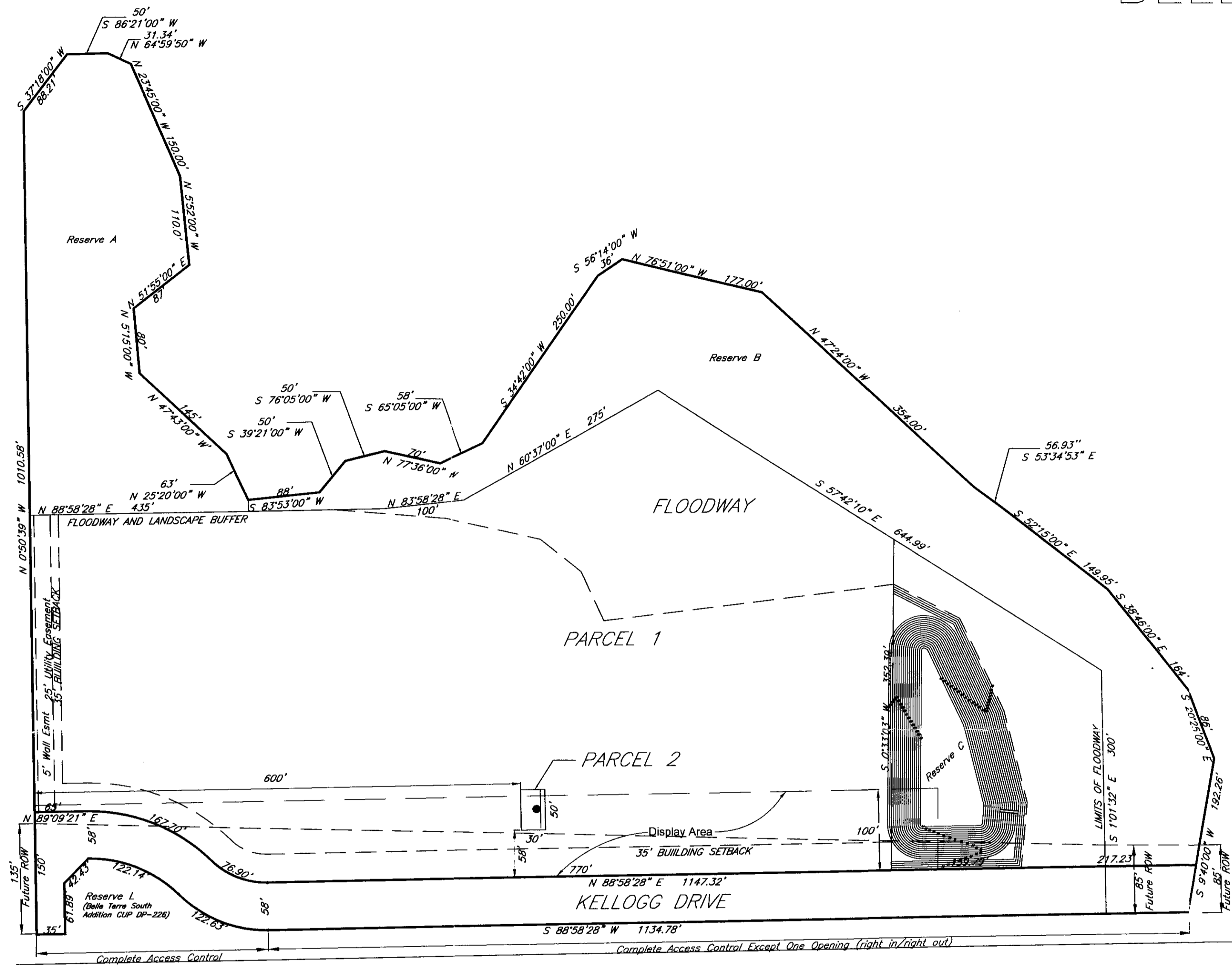


# BELLE TERRE COMMERCIAL PLANNED UNIT DEVELOPMENT PUD#49



US-54

PARCEL 1:	
A. Net Area:	501,572 sq. ft. ± 11.51 acres ±
B. Maximum Building Coverage	175,550 sq. ft.
C. Maximum Gross Floor Area	263,325 sq. ft.
D. Floor Area Ratio	0.35
E. Maximum Number of Buildings	12
F. Maximum Building height	45' Except all buildings in the west 300 feet of the parcel shall be limited to one story and a building height of 35'
G. Setbacks	See Drawing
H. Access Points	1 on U.S. Highway 54
I. Parking	Per Code
Permitted Uses:	See General Provision #15.

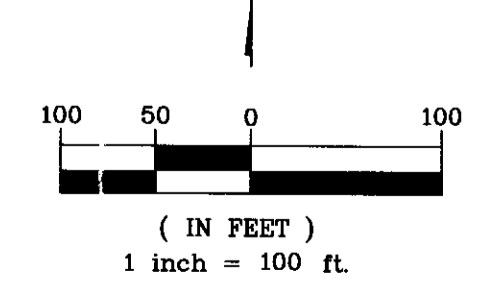
PARCEL 2:	
1. Net Area:	1500 sq. ft. ± 0.03 acres ±
2. Permitted Uses:	off-site sign

**LEGAL DESCRIPTION:**  
Lot 1, Block 1 Belle Terre South Addition,  
and Lot 1, Block 2 Belle Terre South Addition.

**GENERAL PROVISIONS:**

- Total Land Area 847,073 sq. ft. or 19.45 acres
- Parking shall be provided in accordance with Article IV of the Unified Zoning Code.
- Setbacks are as indicated on the P.U.D. drawing.
- A drainage plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of plotting improvements.
- Signs shall be in accordance with the LC zoning district in the Sign Code of the City of Wichita, with the following additional requirements:
  - A. Parcel 1 is permitted the following freestanding signage: Six signs with a maximum height of 20'. Spacing between signs shall be 150 feet. Maximum area for signs shall not exceed 0.8 times the parcel frontage.
  - B. Portable signs are not permitted.
  - C. Ground signs shall be monument type.
  - D. One off-site sign shall be allowed on Parcel 2 of the PUD.
    - a. The off-site sign shall be 150' setback from U.S. Highway 54, and a minimum of 600' east of the west property line.
    - b. The off-site sign shall be permitted for off-site advertising only; on-site advertising is prohibited per the Sign Code on the off-site sign.
    - c. All regulations for the off-site sign are governed by this PUD; Off-site regulations in Title 24 do not govern except for brightness control and limitations.
    - d. The off-site sign may be LED.
    - e. The maximum size for the off-site sign is 14'x48', maximum height is 30'.
    - f. Off-site signage requires appropriate permits from State authorities.
- Access to U.S. Highway 54 shall be limited to 1 right-in right-out only opening to Parcel 1, and located east of Reserve L, to be determined at the time of platting. When Kellogg mainline improvements have been completed, this access will be to the frontage road. There shall be complete access control on the remaining U.S. 54 Highway Frontage.
  - A. The height of all 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 and away from residential areas.
  - C. Utilities shall be installed underground on all parcels.
- Landscape buffers and screening shall be in accordance with the City of Wichita Landscape Ordinance.
  - A. A Landscape Plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. The landscape plan shall also state how water is to be provided to the plant materials. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.
  - B. A financial guarantee for the plant material and watering requirements 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.
- The applicant shall guarantee the construction of a 6'-8' masonry wall south of the floodway reserve to Kellogg Drive as shown on the P.U.D. along the west property line of Parcel 1. Said wall will be required at such time as development occurs within the west 300' of Parcel 1 and guaranteed at the time of building permit(s) for Parcel 1.
- The wall requirements along the north and west property line of Parcel 1 that are within the floodway shall be modified to permit a 25' landscape buffer in lieu of the masonry wall due to the existing vegetation and floodway reserve separating Parcel 1 from the adjoining Residential Zoned Property. The existing vegetation may contribute to satisfying the evergreen screening in the 25' landscape buffer requirement.
- Noise from the site shall not be audible from adjacent or surrounding property above the local, ambient noise. No outdoor speaker systems shall be permitted.
- All rooftop mechanical equipment shall be screened from ground-level view from adjacent residential areas and adjacent street right of way.
- Trash receptacles and ground level mechanical equipment shall be screened to reasonably hide them from ground level view, adjacent property and street right

- All building exteriors in the P.U.D. shall share a consistent architectural design, color, and texture. Exterior utility boxes, mechanical equipment, and etc., shall be screened and/or painted according to the acceptable color range. All light fixtures shall share consistent design (i.e., fixtures, poles, lamps, etc.). Variations must be approved by the Director of Planning.
- 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.
- Uses in Parcel 1 shall be limited to the following: All uses permitted in G.C. zoning district except for the following: manufactured/mobile homes, assisted living, group residence, auditorium, cemetery, community assembly, correctional placement residence, golf course, library, entertainment establishment, event center, farmer's market, kennel, hobby and boarding/breeding/training, recreational marine facility, indoor and outdoor recreation and entertainment, rodeo, riding academy or stable, sexually oriented business in the city, tattooing and body piercing facility, teen club, vocational school, hospital, recycling collection stations, reverse vending machine, elementary, middle and high schools, car wash, convenience stores, night club, pawn shop, service stations, tavern and drinking establishments, vehicle repair, adult entertainment establishments, recycling processing center, second hand store, microbrewery, self-service warehouse, RV campground, outdoor vehicle sales, manufacturing limited and general, vehicle storage yard, warehousing, and welding or machine shop as defined in the City of Wichita ordinances. There shall be no hotels or motels in the west 300 feet of the parcel. Outdoor rental and sales of equipment shall be allowed. Any use requiring a conditional use in GC zoning shall require a PUD amendment.
- The PUD is subject to replatting to include: complete access control except for one right-in and right-out only access point to US-54 located east of Reserve L (Belle Terre South Addition, CUP DP-226), guarantee of acceleration and deceleration lane improvements, reconfiguration of Kellogg Drive to a frontage road with emergency access to the vacated portion Kellogg Drive if required, dedications for future Kellogg Expressway will be determined, and a drainage plan and associated guarantees will be required.
- Development of the site will not be permitted without connection to public water and sewer.
- All outdoor storage of equipment and materials shall be visually screened from all surrounding properties and all adjacent right of way, to include US-54. Material shall not be stacked or piled higher than the screening walls or landscaping. Planning Staff site plan approval is required for designated outdoor material and equipment storage, which shall not be within 150' of any adjacent property or right-of-way.
- All internal circulation drives shall be paved with concrete or asphalt to mitigate dust.
- A site circulation plan shall be required for review and approval by the Planning Director prior to the issuance of any building permits. The site circulation plan shall ensure pedestrian linkages between buildings and the sidewalk system and shall ensure internal vehicular circulation among developments within the P.U.D., including joint use of ingress/egress openings and ensuring that drive openings are not impacted/blocked by the layout of parking stalls or landscaping.
- Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.
- 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.
- The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approval 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.
- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.



PUD #49 Belle Terre Commercial PUD  
**APPROVED PUD**  
 MAPC 3-17-16 JLC  
 WCC 4-19-16 JLC  
 MAPD Copy 1 of 2

06-22-2016

**KEMILLER**  
 ENGINEERING PA  
 117 E. Lewis, Wichita, KS 67202 (316)264-0242

APPROVED

PUD #49 Arch Rev per GP #13

Date: SK 1-3-17



6/21/16

... of the Sixth Principal Meridian, Sedgwick County, Kansas, except that portion on the south for U.S. 54 Highway, being more particularly described as:

Lot 1, Block 1, Belle Terre South Addition, and Lot 1, Block 2, Belle Terre South Addition and a part of Kellogg Drive located between Lot 1, Block 1 and Lot 1, Block 2

**PARKING :**

NEW REQUIRED:	7
NEW ACCESSIBLE:	1
TOTAL REQUIRED:	8
TOTAL PROVIDED:	12

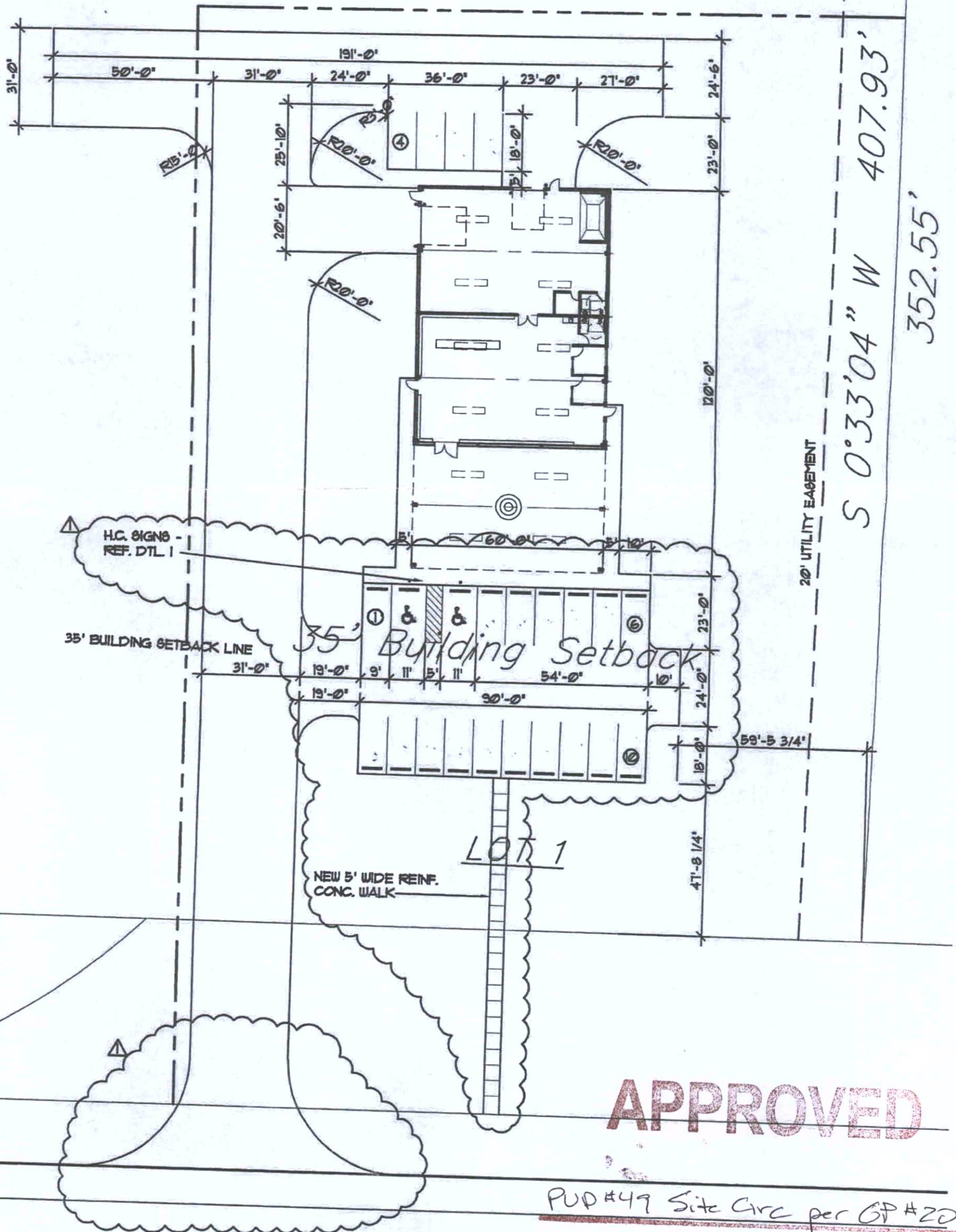
**BUILDING TYPE :**  
3B

**TOTAL AREA :** 1200 SQ. FT.  
TOTAL ALLOWED - UNLIMITED IBC 5012

**DESIGN LOADS :**

BUILDING DESIGNED PER I.B.C. - 2012 EDITION  
 ROOF LIVE LOAD - 20 P.S.F.  
 ROOF COLLATERAL LOAD - 5 P.S.F.  
 SNOW LOAD - 15 P.S.F.  
 90 MPH WIND LOAD - EXP 'B'

FLOOR



**APPROVED**

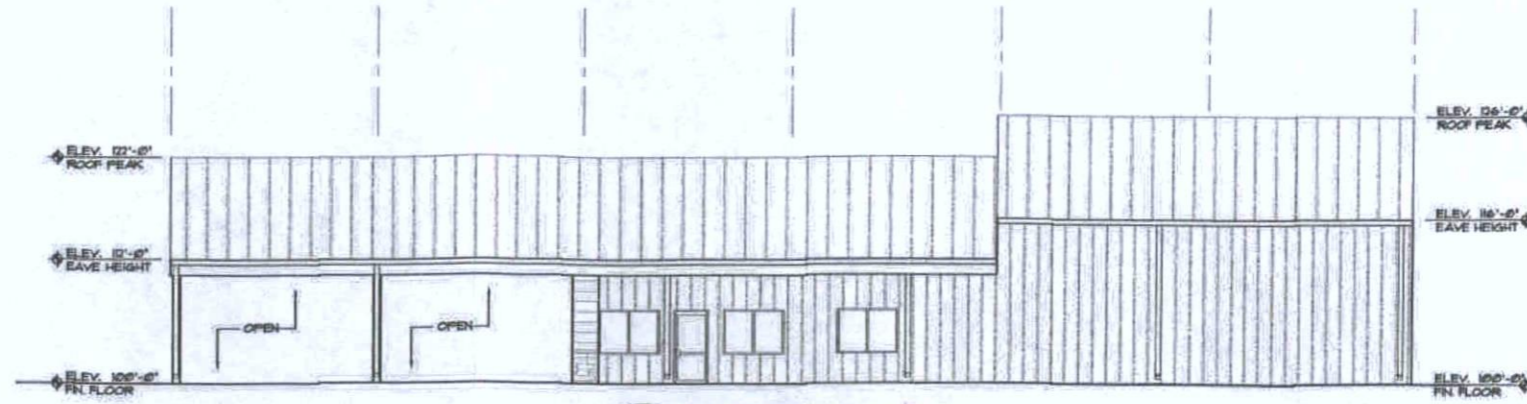
PUD #49 Site Circ per GP #20

Date: *SK* 1-3-17

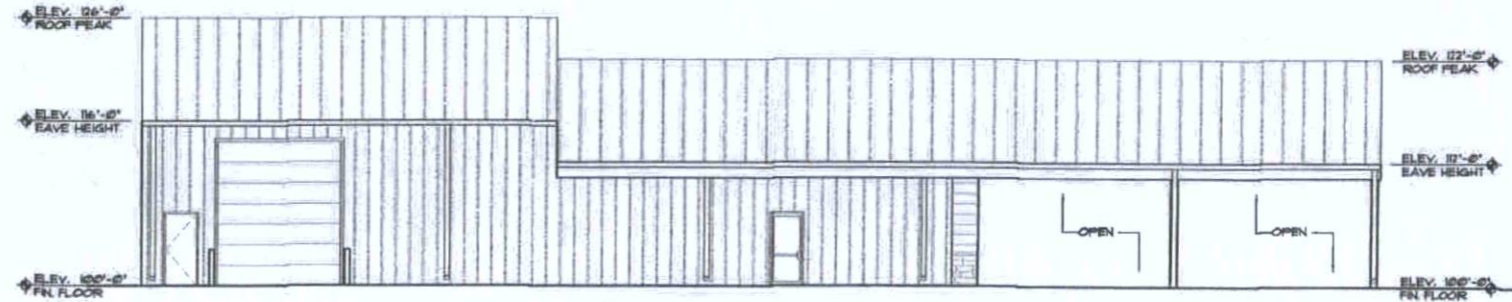
# APPROVED

PUD #49 Arch Rev per GP #13

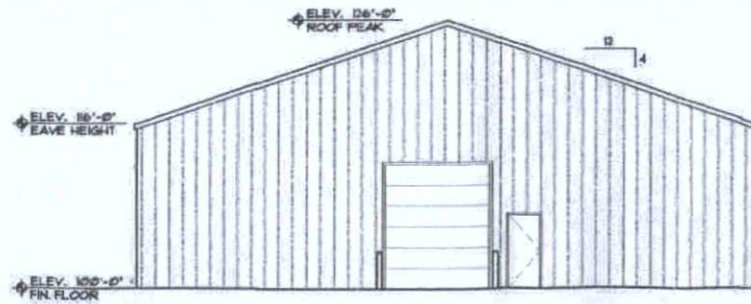
Date: *JK* 1-3-17



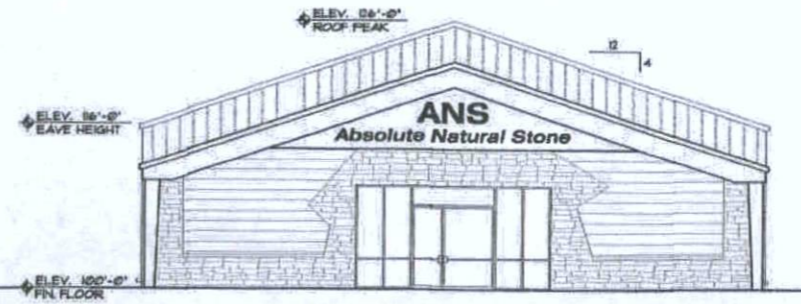
**(C) EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**(B) WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**(D) NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**(A) SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

PRINTS ISSUED	
NO.	PURPOSE
1	CONTRACTOR REVIEW

REVISIONS	
DATE	ITEM

**MFA**  
& ASSOCIATES - CONSTRUCTION  
6572 E. CENTRAL - SUITE 104  
WICHITA, KANSAS  
PHONE: 316-299-1269

WILLIAM R. WOLF  
REGISTERED ARCHITECT  
KANSAS LICENSE NO. 2901

ABSOLUTE NATURAL STONE  
XXXXX E. U.S. HIGHWAY 54  
WICHITA, KS

PROJECT #  
**2016-1**

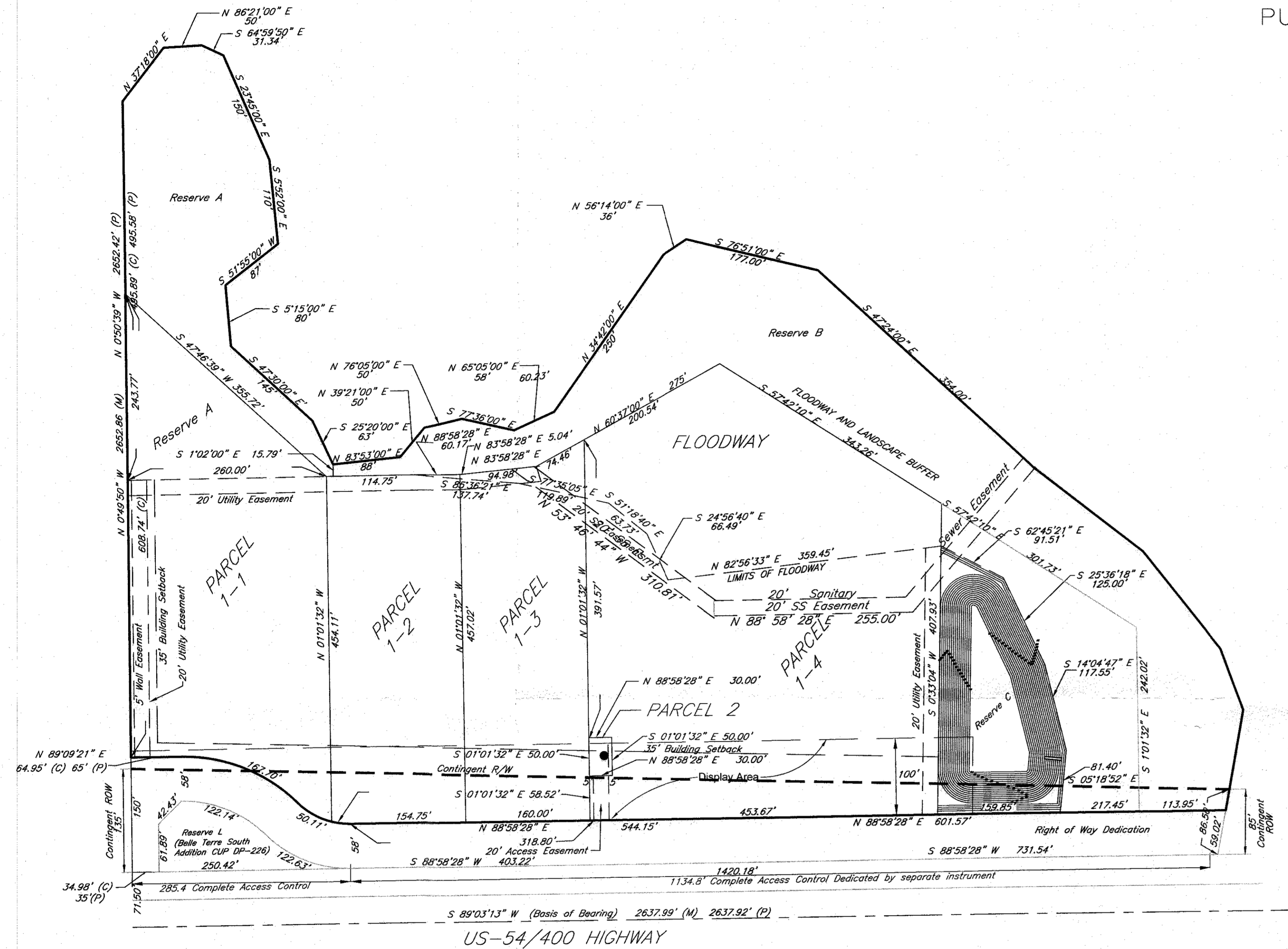
SHEET TITLE  
**BUILDING ELEVATIONS**

SHEET NUMBER

**A-3**

# BELLE TERRE COMMERCIAL

## PLANNED UNIT DEVELOPMENT PUD-49



PARCEL 1-1:	
A. Net Area:	133,408.27 sq. ft. ± 3.06 acres ±
B. Max Building Coverage	36,000 sq. ft.
C. Max Gross Floor Area	54,000 sq. ft.
D. Floor Area Ratio	0.35
E. Max Number of Buildings	2
F. Max Building height	35' (limited to one story)
G. Setbacks	See Drawing
H. Access Points	See General Provisions #6, #7
I. Parking	Per Code
Permitted Uses:	See General Provision #15

PARCEL 1-2:	
A. Net Area:	79,917.50 sq. ft. ± 1.83 acres ±
B. Max Building Coverage	28,747 sq. ft.
C. Max Gross Floor Area	43,120 sq. ft.
D. Floor Area Ratio	0.35
E. Max Number of Buildings	2
F. Max Building height	35' (limited to one story)
G. Setbacks	See Drawing
H. Access Points	See General Provisions #6, #7
I. Parking	Per Code
Permitted Uses:	Same uses as Parcel 1

PARCEL 1-3:	
A. Net Area:	76,337.91 sq. ft. ± 1.75 acres ±
B. Max Building Coverage	26,349 sq. ft.
C. Max Gross Floor Area	39,324 sq. ft.
D. Floor Area Ratio	0.35
E. Max Number of Buildings	2
F. Max Building height	45'
G. Setbacks	See Drawing
H. Access Points	See General Provisions #6, #7
I. Parking	Per Code
Permitted Uses:	Same uses as Parcel 1

PARCEL 1-4:	
A. Net Area:	237,628.53 sq. ft. ± 5.46 acres ±
B. Max Building Coverage	83,170 sq. ft.
C. Max Gross Floor Area	124,755 sq. ft.
D. Floor Area Ratio	0.35
E. Max Number of Buildings	6
F. Max Building height	45'
G. Setbacks	See Drawing
H. Access Points	See General Provisions #6, #7
I. Parking	Per Code
Permitted Uses:	Same uses as Parcel 1

PARCEL 2:	
1. Net Area:	1500 sq. ft. ± 0.03 acres ±
2. Permitted Uses:	off-site sign
RESERVE A:	
1. Net Area:	100,802 sq. ft. ± 2.314 acres ±
2. Permitted Uses:	See General Provision #25
RESERVE B:	
1. Net Area:	162,415 sq. ft. ± 3.729 acres ±
2. Permitted Uses:	See General Provision #25
RESERVE C:	
1. Net Area:	84,228 sq. ft. ± 1.934 acres ±
2. Permitted Uses:	See General Provision #25

LEGAL DESCRIPTION:  
Belle Terre Commercial Addition

### GENERAL PROVISIONS:

- Total Land Area 499,403 sq. ft. or 11.46 acres
- Parking shall be provided in accordance with Article IV of the Unified Zoning Code.
- Setbacks are as indicated on the P.U.D. drawing.
- A drainage plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of plotting improvements.
- Signs shall be in accordance with the LC zoning district in the Sign Code of the City of Wichita, with the following additional requirements:
  - Parcels 1-1 through 1-4 are permitted the following freestanding signage: Six signs with a maximum height of 20'. Spacing between signs shall be 150 feet. Maximum area for signs shall not exceed 0.8 times the parcel frontage.
  - Portable signs are not permitted.
  - Ground signs shall be monument type.
  - One off-site sign shall be allowed on Parcel 2 of the PUD.
    - The off-site sign shall be 150' setback from U.S. Highway 54, and a minimum of 600' east of the west property line.
    - The off-site sign shall be permitted for off-site advertising only; on-site advertising is prohibited per the Sign Code on the off-site sign.
    - All regulations for the off-site sign are governed by this PUD; Off-site regulations in Title 24 do not govern except for brightness control and limitations.
    - The off-site sign may be LED.
    - The maximum size for the off-site sign is 14'x48', maximum height is 30'.
    - Off-site signage requires appropriate permits from State authorities.

- Access to U.S. Highway 54 mainline shall be limited to 1 opening to Parcel 1-1, and located west of Reserve L. When Kellogg mainline improvements have been completed, this access will be to the frontage road. There shall be complete access control on the remaining U.S. 54 Highway Frontage.
  - The height of all light poles, including pole base, is limited to 15 feet.
  - All exterior lighting shall be shielded to direct light disbursement in a downward direction and away from residential areas.
  - Utilities shall be installed underground on all parcels.
  - Landscape buffers and screening shall be in accordance with the City of Wichita Landscape Ordinance.

- Cross lot access shall be permitted across and through all parcels.
- Parcels 1-1 through 1-4 shall install similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).

- A Landscape Plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. The landscape plan shall also state how water is to be provided to the plant materials. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.
- A financial guarantee for the plant material and watering requirements 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.

- The applicant shall guarantee the construction of a 6'-8' masonry wall south of the floodway reserve to Kellogg Drive as shown on the P.U.D. along the west property line of Parcel 1-1. Said wall will be required at such time as development occurs within Parcel 1-1 and the west 40 feet of Parcel 1-2 and guaranteed at the time of building permit(s) for Parcel 1-1 and/or Parcel 1-2.

- The wall requirements along the north and west property line of Parcel 1-1 through Parcel 1-4 that are within the floodway shall be modified to permit a 25' landscape buffer in lieu of the masonry wall due to the existing vegetation and floodway reserve separating Parcel 1-1 through Parcel 1-4 from the adjoining Residential Zoned Property. The existing vegetation may contribute to satisfying the evergreen screening in the 25' landscape buffer requirement.

- Noise from the site shall not be audible from adjacent or surrounding property above the local, ambient noise. No outdoor speaker systems shall be permitted.

- All rooftop mechanical equipment shall be screened from ground-level view from adjacent residential areas and adjacent street right of way.

- Trash receptacles and ground level mechanical equipment shall be screened to

REVISIONS:  
April, 2016 Original PUD  
October, 2020 Lot Split, Lot 1

- reasonably hide them from ground level view, adjacent property and street right of way.
- All building exteriors in the P.U.D. shall share a consistent architectural design, color, and texture. Exterior utility boxes, mechanical equipment, and etc., shall be screened and/or painted according to the acceptable color range. All light fixtures shall share consistent design (i.e., fixtures, poles, lamps, etc.). Variations must be approved by the Director of Planning.

- 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.

- Uses in Parcels 1-1 through 1-4 shall be limited to the following: All uses permitted in G.C. zoning district except for the following: manufactured/mobile homes, assisted living, group residence, auditorium, cemetery, community assembly, correctional placement residence, golf course, library, entertainment establishment, event center, farmer's market, kennel, hobby and boarding/breeding/training, recreational marine facility, indoor and outdoor recreation and entertainment, rodeo, riding academy or stable, sexually oriented business in the city, tattooing and body piercing facility, teen club, vocational school, hospital, recycling collection stations, reverse vending machine, elementary, middle and high schools, car wash, convenience stores, night club, pawn shop, service stations, tavern and drinking establishments, vehicle repair, adult entertainment establishments, recycling processing center, second hand store, microbrewery, self-service warehouse, RV campground, outdoor vehicle sales, manufacturing limited and general, vehicle storage yard, warehousing, and welding or machine shop as defined in the City of Wichita ordinances. There shall be no hotels or motels in the west 300 feet of the parcel. Outdoor rental and sales of equipment shall be allowed. Any use requiring a conditional use in GC zoning shall require a PUD amendment.

- The PUD is subject to replatting to include: complete access control except for one right-in and right-out only access point to US-54 located west of Reserve L (Belle Terre South Addition, CUP DP-226), guarantee of acceleration and deceleration lane improvements, reconfiguration of Kellogg Drive to a frontage road with emergency access to the vacated portion Kellogg Drive if required, dedications for future Kellogg Expressway will be determined, and a drainage plan and associated guarantees will be required.

- Development of the site will not be permitted without connection to public water and sewer.

- All outdoor storage of equipment and materials shall be visually screened from all surrounding properties and all adjacent right of way, to include US-54. Material shall not be stacked or piled higher than the screening walls or landscaping. Planning Staff site plan approval is required for designated outdoor material and equipment storage, which shall not be within 150' of any adjacent property or right-of-way.

- All internal circulation drives shall be paved with concrete or asphalt to mitigate dust.

- A site circulation plan shall be required for review and approval by the Planning Director prior to the issuance of any building permits. The site circulation plan shall ensure pedestrian linkages between buildings and the sidewalk system and shall ensure internal vehicular circulation among developments within the P.U.D., including joint use of ingress/egress openings and ensuring that drive openings are not impacted/blocked by the layout of parking stalls or landscaping.

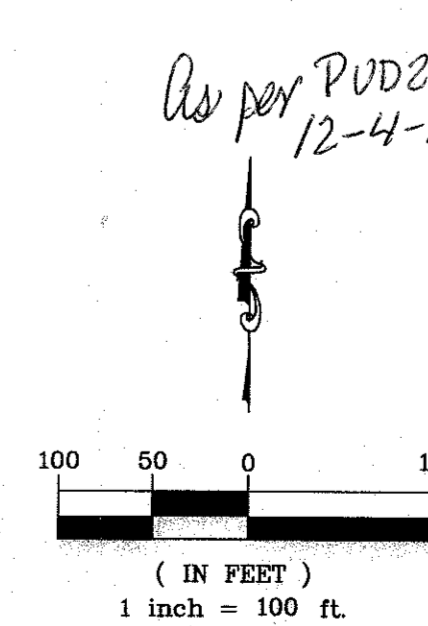
- Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.

- 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.

- The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approval 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.

- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

- Uses in Reserves A, B and C shall be limited to the following: drainage, stormwater detention, landscaping, signage and utilities confined to easements.



As per PUD 2020-08 Rev  
12-4-2020

**APPROVED PUD**

MAPC 3-17-2016

WCC 4-19-2016

MAPD Copy 1 of 4

**KEMILLER**  
ENGINEERING PA  
117 E. Lewis, Wichita, KS 67202 (316)264-0242