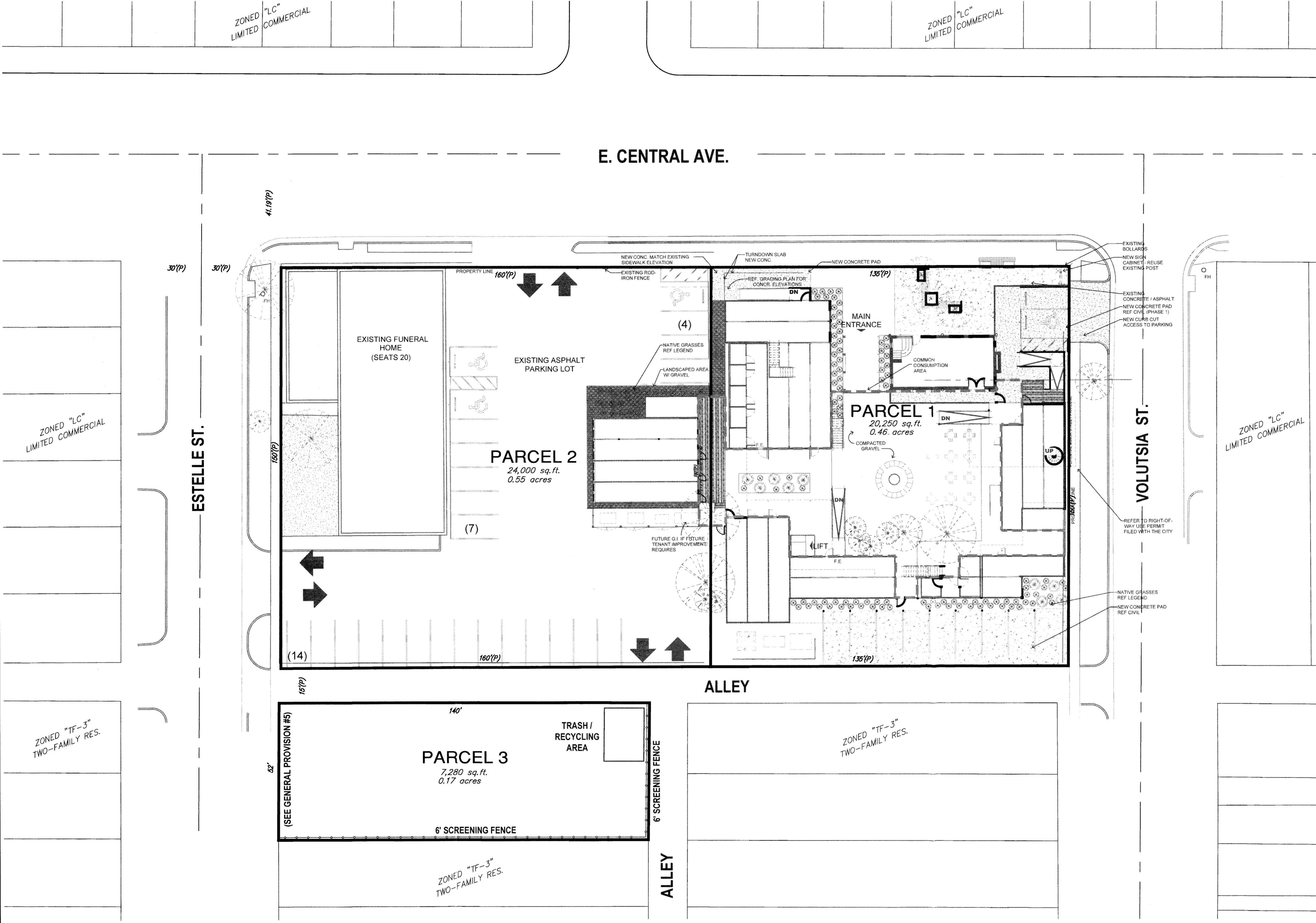


REVOLUTSIA COMMERCIAL PLANNED UNIT DEVELOPMENT PUD #53



GENERAL PROVISIONS:

- Total Land Area: 51,430 sq. ft. ± or 1.18 acres ±
Total Gross Floor Area: 25,472 sq. ft.
Total Floor Area Ratio: 50 percent ±
- A minimum of 30 paved parking spaces shall be required for all uses in Parcels 1, 2 and 3, and may be provided within any parcel or combination of parcels. Any parking provided within Parcel 3 may be paved with an all-weather surface.
- Uses in Parcels 1 shall be limited to those permitted by-right in the "LC" Limited Commercial District, including the temporary display of a single vehicle. Uses in Parcels 2 and 3 shall be limited to those permitted by-right in the "NR" Neighborhood Retail District. Parcel 2 may allow a drinking establishment, as restricted to establishments serving wine, hard cider, or low-alcohol premixed cocktails. Parcels 1 and 2 may permit common consumption of alcohol within the courtyard area of the development as shown in the plan. This PUD specifically prohibits the following uses: retail liquor stores (except for stores selling only wine), adult entertainment establishments; sexually oriented business; correctional placement residences; night club in the city; night club in the county; and tavern and drinking establishment. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. Exterior audio systems that project sound beyond the boundaries of the P.U.D. are prohibited, except for those times associated with a community event as defined by the City Code of Wichita.
- In lieu of screening along the rear of the site, the southern elevations of the perimeter container buildings within Parcels 1 and 2 may act as a visual buffer. Architectural elevations shall be submitted and approved by the Director of Planning prior to the issuance of building permits to ensure compatible development near residentially-zoned properties to the south. Screening along the south and east property lines of Parcel 3 shall be provided by a 6-foot tall screening fence as indicated on the plan. Said screening fence may be constructed of material similar to other buildings within the development.
- A landscape plan shall be prepared indicating the type, location, and specifications of all plant material. This plan shall be submitted and approved by the Planning Commission as part of the original application. Existing on-site vegetation, and portable landscaping, may be used to fulfill this requirement. A landscape plan consistent with the plan reviewed by the Planning Commission shall be submitted to the Director of Planning for final approval prior to issuance of building permits. The landscape street yard, buffer, and parking lot screening requirements of the Landscape Ordinance do not apply. Screening along the west line of Parcel 3 may be provided by a screening fence a minimum of 3 feet in height, and may be constructed of material similar to other buildings within the development. Any landscape screening provided may be located within the Estelle Avenue right-of-way for Parcels 2 and 3.
- Roof-mounted equipment and loading docks, trash receptacles, ground level heating, air conditioning and mechanical equipment, free-standing coolers or refrigeration units, outdoor storage, outdoor work areas or similar uses shall be screened from ground level view from any residentially-zoned property. Trash/recycling receptacles within Parcel 3 may be located as indicated on the plan.
- Setbacks shall be per the U.Z.C. for the "CBD" Central Business District.
- The site shall utilize building signs, as permitted by the "CBD" Central Business District, with one ground or pole sign permitted for Parcels 1 and 2. Further, no off-site, billboard or portable signs shall be permitted. There shall be no building signs facing any residentially-zoned property, except within Parcel 1.
- All exterior lighting shall be per the Unified Zoning Code, and shall be shielded to direct light disbursement in a downward direction.
- The design layout shown on the plan illustrates only one development concept. Slight modifications to the location of improvements may be permitted, provided they meet all requirements of this plan. All decks, patios and outdoor seating areas shall not count towards building coverage or gross floor area calculations.
- 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 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.
- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
- Prior to the issuance of building permits a site circulation planning shall be submitted to the Director of Planning for approval. The site circulation plan shall address pedestrian, bicycle, and transit connectivity to the site and shall include provisions for closure of the driveway approaches to Central Avenue.
- Prior to site development, the applicant shall guarantee the installation of a pedestrian crossing to the north across Central Avenue.
- The architectural character of buildings shall be consistent with the architectural renderings reviewed by the Planning Commission. Prior to issuance of building permits, architectural renderings shall be submitted to the Director of Planning for final approval.

LEGAL DESCRIPTION:

Lots 13-33, odd inclusive, on Central Avenue, Maple Grove Addition to Wichita, Kansas; TOGETHER WITH Lots 2-4, even inclusive, on Wynona Avenue, now Estelle Avenue, Maple Grove Addition to Wichita, Kansas.

REVISIONS:

Draft Planned Unit Development:	May 3, 2017
Revised per staff comments:	May 19, 2017
Approved by MAPC:	June 8, 2017
Approved by City Council:	July 11, 2017
Revised per Administrative Adjustment:	June 4, 2018
Revised per Administrative Adjustment:	November 16, 2018
Revised per Amendment (PUD2019-08):	August 20, 2019

APPROVED PUD

MAPC 7/11/19
WCC 8/20/19
MAPD 1 of 2

PROJECT DESCRIPTION:

The intent of this Planned Unit Development is to redevelop two existing commercial buildings into a unique dining area which promotes walkability for area residents and employment centers. The applicants seek to provide a location for the development of a permanent outdoor food court at which vendors could occupy indoor space and provide both indoor and outdoor customer seating areas. The PUD allows a certain level of flexibility with site development regulations which would otherwise not be permitted under the existing zoning. The PUD will permit the innovative use of interconnected, portable storage containers as the primary building design, with outdoor seating areas throughout the site. The PUD also envisions design features, such as a pedestrian crossing of Central Avenue, a transit stop, and a bike-sharing component, to create an accessible and pedestrian-friendly destination for the neighborhood. There will be up to three (3) commercial kitchens within these units, otherwise all food for sale will be prepared off-site and brought to the subject property. Ancillary uses, such as offices and other small-scale retail shops, may also be part of the project. The Central Avenue frontage of the subject property is paved, which will be incorporated into the project as a type of pedestrian plaza, thereby necessitating the use of planters as portable landscaping. The applicants are wishing to begin construction of the project in one phase soon after receiving development application approvals.

PARCEL 1

- A. Net Area: 20,250 sq. ft. ± or 0.46 acres ±
- B. Maximum Building Coverage: 7,500 sq. ft. or 37 percent
- C. Maximum Gross Floor Area: 12,900 sq. ft. or 64 percent ±
- D. Floor Area Ratio: or 64 percent ±
- E. Maximum building height: 40 feet, except for any other structures exempt by the U.Z.C.
- F. Setbacks: No minimum, but if an Interior Side Setback is provided it shall be at least five feet in width.
- G. Permitted Uses: See General Provision #3.

PARCEL 2

- A. Net Area: 24,000 sq. ft. ± or 0.55 acres ±
- B. Maximum Building Coverage: 8,400 sq. ft. or 35 percent
- C. Maximum Gross Floor Area: 9,600 sq. ft. or 40 percent ±
- D. Floor Area Ratio: or 40 percent ±
- E. Maximum building height: 40 feet, except for any other structures exempt by the U.Z.C.
- F. Setbacks: No minimum, but if an Interior Side Setback is provided it shall be at least five feet in width.
- G. Permitted Uses: See General Provision #3.

PARCEL 3

- A. Net Area: 7,280 sq. ft. ± or 0.17 acres ±
- B. Maximum Building Coverage: 2,550 sq. ft. or 35 percent
- C. Maximum Gross Floor Area: 2,912 sq. ft. or 40 percent ±
- D. Floor Area Ratio: or 40 percent ±
- E. Maximum building height: 35 feet, except for any other structures exempt by the U.Z.C.
- F. Setbacks: No minimum, but if an Interior Side Setback is provided it shall be at least five feet in width.
- G. Permitted Uses: See General Provision #3.

REVOLUTSIA COMMERCIAL PLANNED UNIT DEVELOPMENT PUD #53

CENTRAL AVENUE

PROJECT DESCRIPTION:

The intent of this Planned Unit Development is to redevelop two existing commercial buildings into a unique dining area which promotes walkability for area residents and employment centers. The applicants seek to provide a location for the development of a permanent outdoor food court at which vendors could occupy indoor space and provide both indoor and outdoor customer seating areas. The PUD allows a certain level of flexibility with site development regulations which would otherwise not be permitted under the existing zoning.

The PUD will permit the innovative use of interconnected, portable storage containers as the primary building design, with outdoor seating areas throughout the site. The PUD also envisions design features, such as a pedestrian crossing of Central Avenue, a transit stop, and a bike-sharing component, to create an accessible and pedestrian-friendly destination for the neighborhood. There will be up to three (3) commercial kitchens within these units, otherwise all food for sale will be prepared off-site and brought to the subject property. Ancillary uses, such as offices and other small-scale retail shops, may also be part of the project. The Central Avenue frontage of the subject property is paved, which will be incorporated into the project as a type of pedestrian plaza, thereby necessitating the use of planters as portable landscaping.

The applicants are wishing to begin construction of the project in one phase soon after receiving development application approvals.

GENERAL PROVISIONS:

- Total Land Area: 20,250 sq. ft. ±
or 0.46 acres ±
Total Gross Floor Area: 12,900 sq.ft.
Total Floor Area Ratio: 64 percent ±
- A minimum of 10 paved parking spaces shall be required for all uses in Parcel 1.
- Uses in Parcel 1 shall be limited to those permitted by-right in the "NR" Neighborhood Retail District. This PUD specifically prohibits the following uses: retail liquor stores (except for stores selling only wine), adult entertainment establishments; sexually oriented business; correctional placement residences; night club in the city; night club in the county; and tavern and drinking establishment. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. Exterior audio systems that project sound beyond the boundaries of the P.U.D. are prohibited, except for those times associated with a community event as defined by the City Code of Wichita.
- In lieu of screening along the rear of the site, the southern elevations of the perimeter container buildings within Parcel 1 may act as a visual buffer. Architectural elevations shall be submitted and approved by the Director of Planning prior to the issuance of building permits to ensure compatible development near residentially-zoned properties to the south.
- A landscape plan shall be prepared indicating the type, location, and specifications of all plant material. This plan shall be submitted and approved by the Planning Commission as part of the original application. Existing on-site vegetation, and portable landscaping, may be used to fulfill this requirement. A landscape plan consistent with the plan reviewed by the Planning Commission shall be submitted to the Director of Planning for final approval prior to issuance of building permits. The landscape street yard, buffer, and parking lot screening requirements of the Landscape Ordinance do not apply.
- Roof-mounted equipment and loading docks, trash receptacles, ground level heating, air conditioning and mechanical equipment, free-standing coolers or refrigeration units, outdoor storage, outdoor work areas or similar uses shall be screened from ground level view from any residentially-zoned property.
- Setbacks shall be per the UZC for the "CBD" Central Business District.
- The site shall utilize building signs, as permitted by the "CBD" Central Business District, with one ground or pole sign. Further, no off-site, billboard or portable signs shall be permitted. There shall be no building signs facing any residentially-zoned property.
- All exterior lighting shall be per the Unified Zoning Code, and shall be shielded to direct light disbursement in a downward direction.
- The design layout shown on the plan illustrates only one development concept. Slight modifications to the location of improvements may be permitted, provided they meet all requirements of this plan. All decks, patios and outdoor seating areas shall not count towards building coverage or gross floor area calculations.
- 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 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.
- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
- Prior to the issuance of building permits a site circulation planning shall be submitted to the Director of Planning for approval. The site circulation plan shall address pedestrian, bicycle, and transit connectivity to the site and shall include provisions for closure of the driveway approaches to Central Avenue.
- Prior to site development, the applicant shall guarantee the installation of a pedestrian crossing to the north across Central Avenue.
- The architectural character of buildings shall be consistent with the architectural renderings reviewed by the Planning Commission. Prior to issuance of building permits, architectural renderings shall be submitted to the Director of Planning for final approval.

PARCEL 1

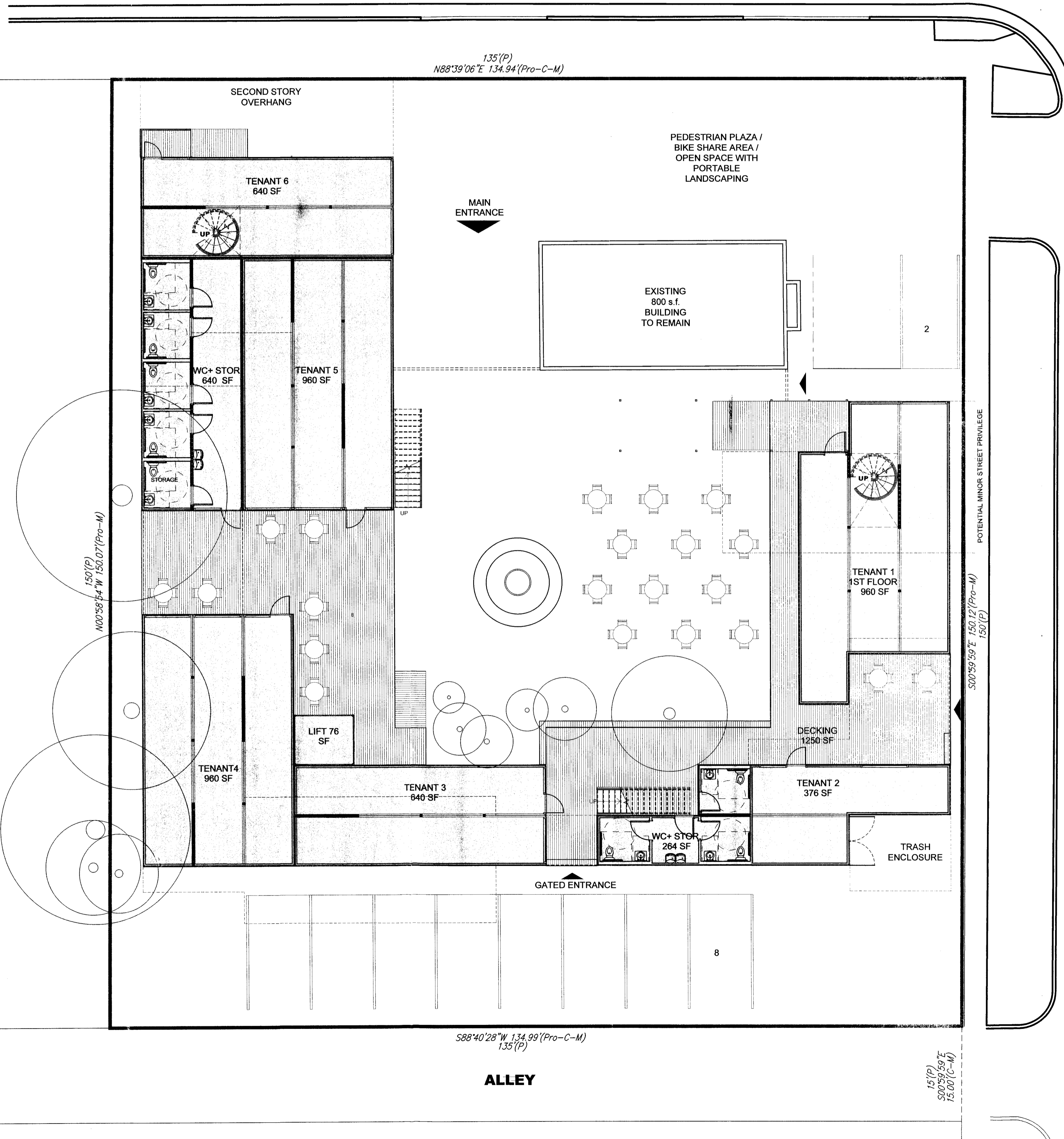
A. Net Area:	20,250 sq. ft. ± or 0.46 acres ±	<p>As per AA PUD 2018-05 11-16-18 Elm</p> <p>APPROVED PUD</p> <p>MAPC 6-8-17 Alm</p> <p>WCC 7-11-17 Alm</p> <p>MAPD Copy 1/24</p>
B. Maximum Building Coverage:	7,500 sq.ft. or 37 percent	
C. Maximum Gross Floor Area:	12,900 sq.ft. or 64 percent ±	
D. Floor Area Ratio:	12,900 sq.ft. or 64 percent ±	
E. Maximum building height:	40 feet, except for any other structures exempt by the UZC.	
F. Setbacks:	No minimum, but if an Interior Side Setback is provided it shall be at least five feet in width.	
G. Permitted Uses:	See General Provision #3.	

LEGAL DESCRIPTION:

Lots 25-33, odd inclusive on Central Avenue, Maple Grove Addition to Wichita, Kansas

REVISIONS:

Draft Planned Unit Development:	May 3, 2017
Revised per staff comments:	May 19, 2017
Approved by MAPC:	June 8, 2017
Approved by City Council:	July 11, 2017
Revised per Administrative Adjustment:	June 4, 2018
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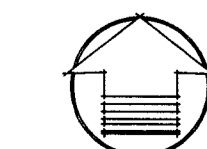
VOLUTSIA STREET

PUD #53

REVOLUTSIA COMMERCIAL
PLANNED UNIT DEVELOPMENT



BAUGHMAN

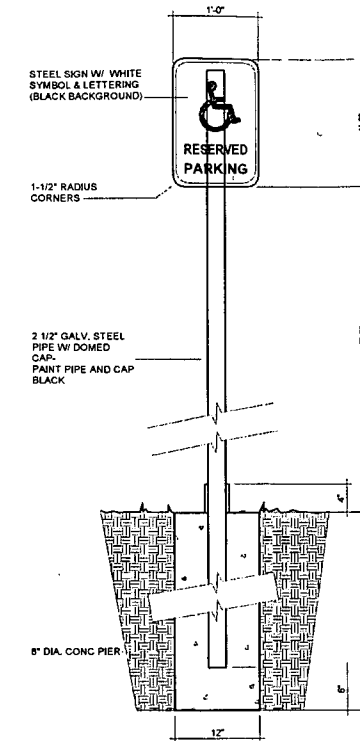
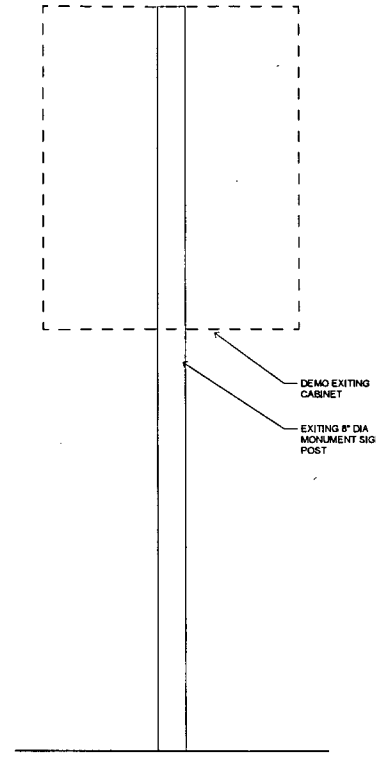


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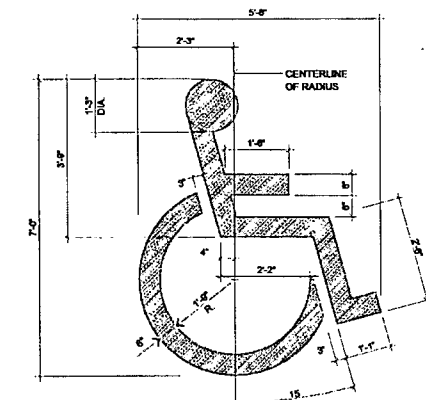
APPROVED

POD #53 Sit Circ Plan per GR#15

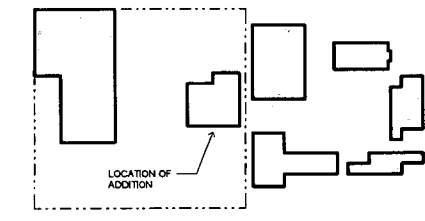
2-25-19



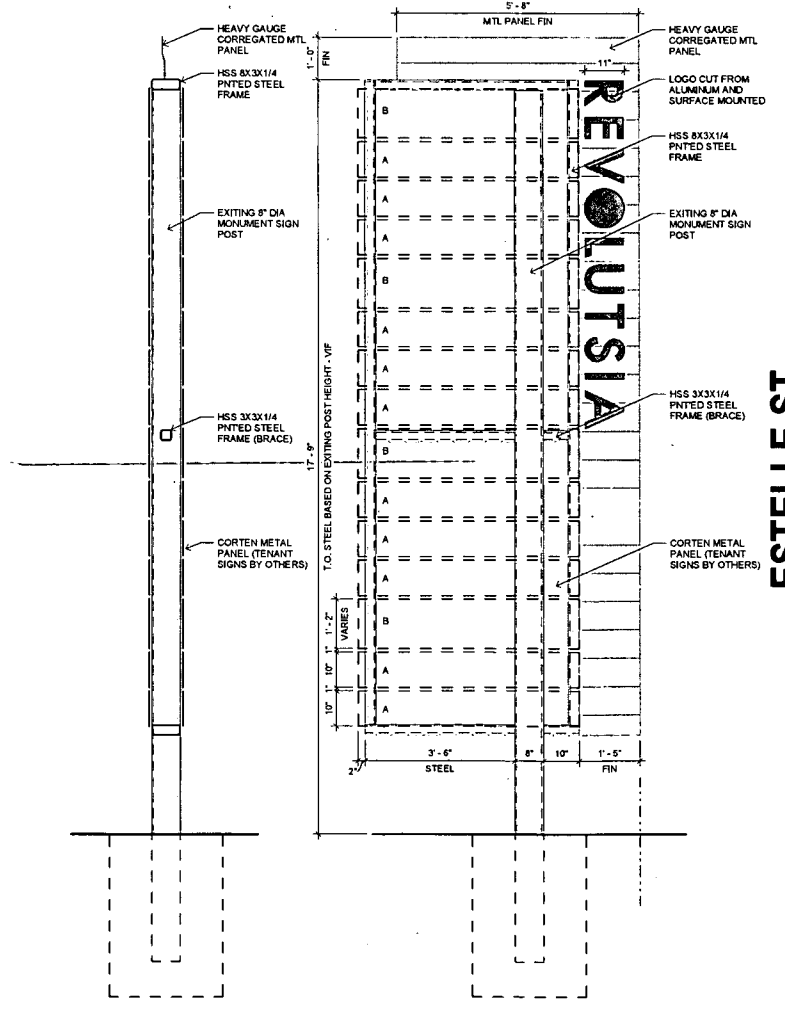
2 ACCESSIBLE SIGN
SCALE: 1" = 1'-0"



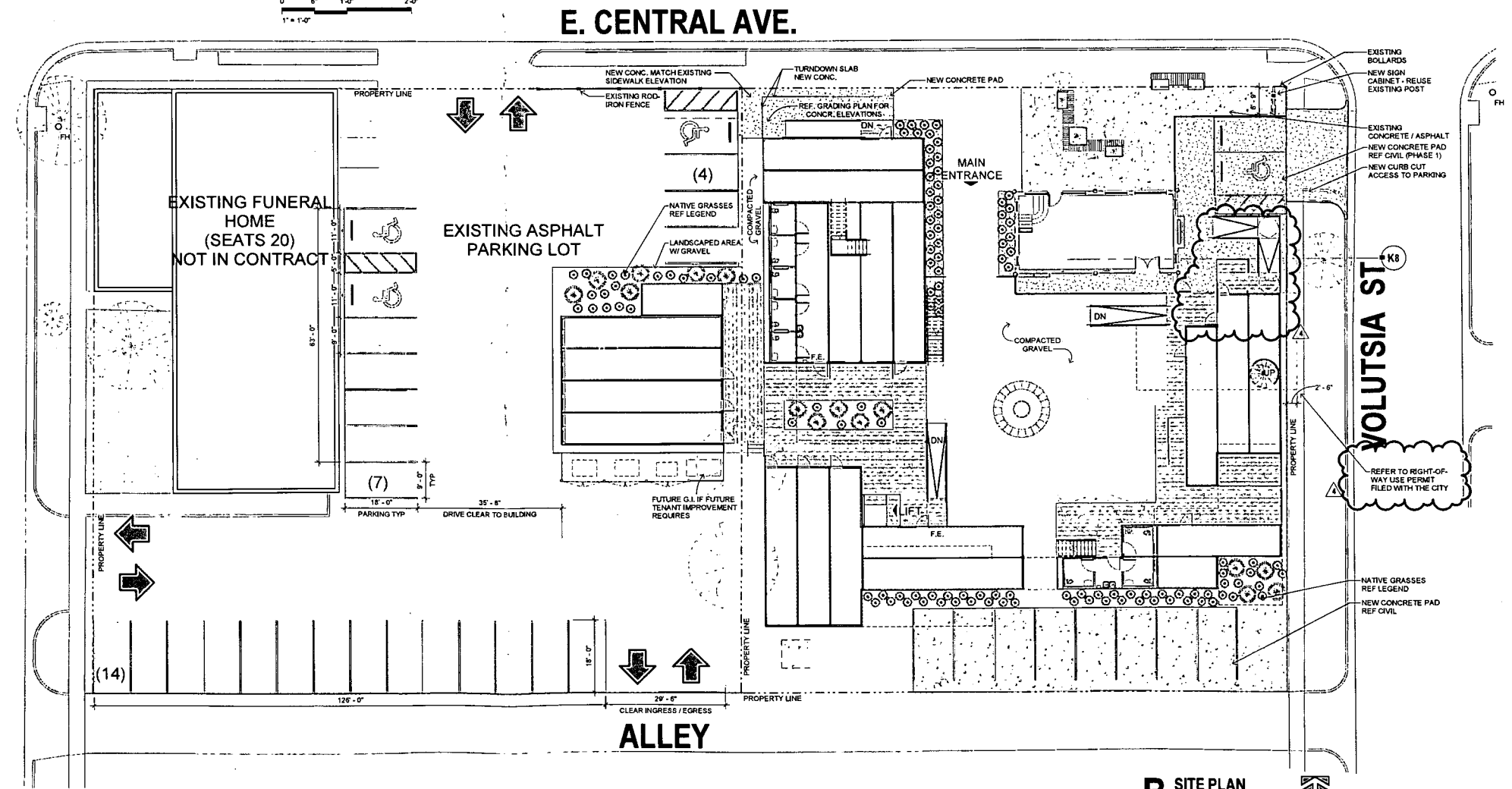
3 ADA PARKING STALL SIGN
SCALE: 1/2" = 1'-0"



A SITE DIAGRAM
NOT TO SCALE



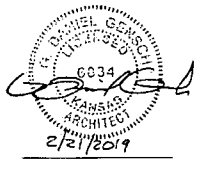
1 MONUMENT SIGN DETAILS
SCALE: 1/2" = 1'-0"



B SITE PLAN
SCALE: 1/16" = 1'-0"



INSPIRED SPACE
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Fax. 316.263.4301
800 E. First, Suite 140
Wichita, Kansas 67202
SHELDENARCHITECTURE.COM



REVOLUTSIA PHASE 2
BOKEH DEVELOPMENT
2721 E. CENTRAL AVE.
WICHITA, KS 67214

PROJECT NO.	18-0073
ISSUE	DATE
PERMIT	29 NOV 18
PERMIT RESPONSE	14 DEC 18
AS2022	15 FEB 19

SITE PLAN & SITE DETAILS

SA1.1

