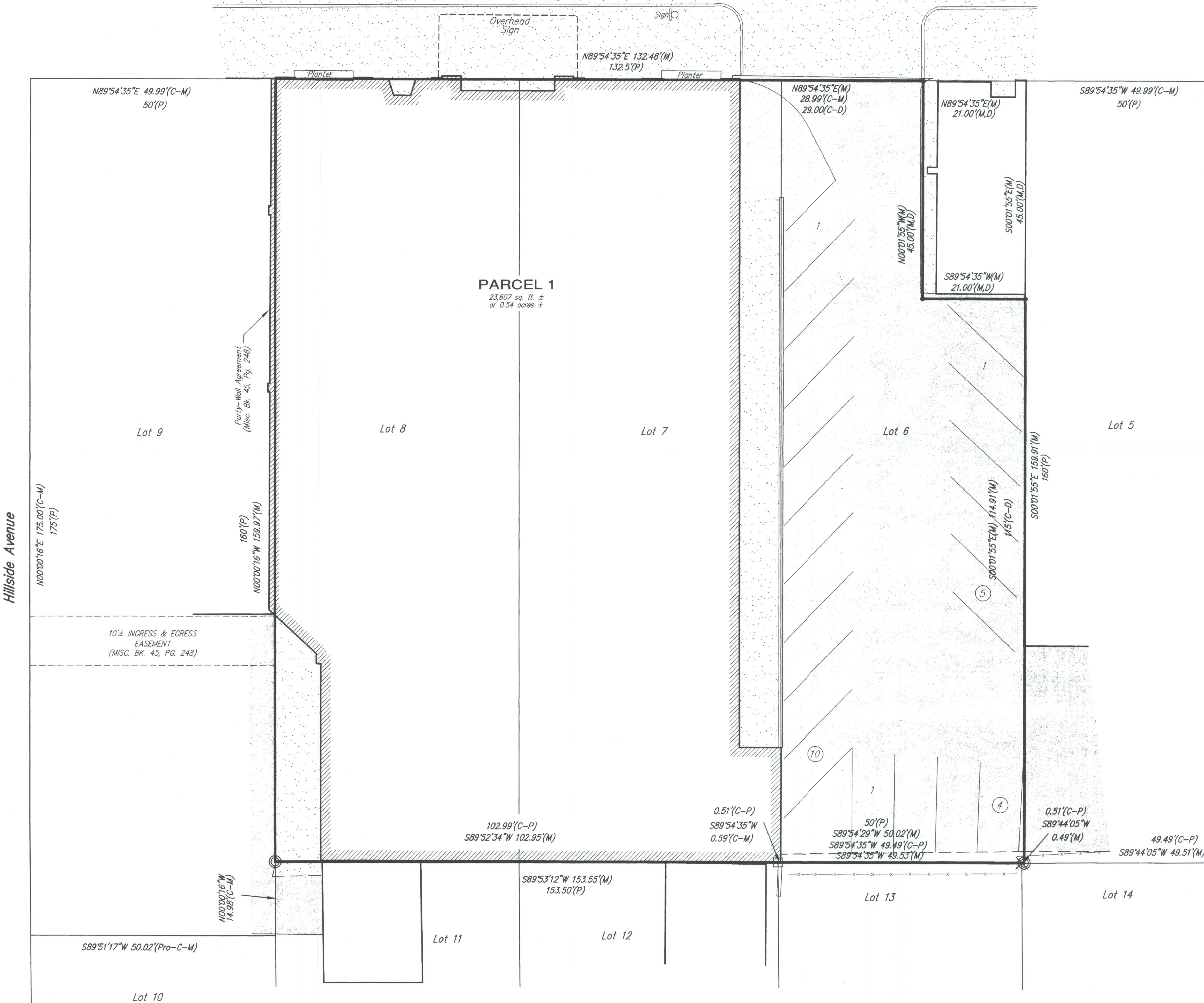


CROWN UPTOWN THEATER
PLANNED UNIT DEVELOPMENT
PUD #55

Douglas Avenue



LEGAL DESCRIPTION:

Lot 6, Uptown Addition to Wichita, Sedgwick County, Kansas EXCEPT the East 21 feet of the North 45 feet thereof; TOGETHER WITH Lots 7 and 8, Uptown Addition to Wichita, Sedgwick County, Kansas.

PROJECT DESCRIPTION:

The intent of this Planned Unit Development is to permit the rehabilitation of the existing theater facility and other site improvements.

- Total Land Area: 23,607 sq. ft. (or 0.54 acres±)
Total B1. Total Land Area: 23,607 sq. ft. (or 0.54 acres±)
Total Building Coverage: As allowed by Code
Total Building Coverage Ratio: As allowed by Code
 - A minimum of 17 paved parking spaces shall be required for all uses in Parcel 1, and shall be provided in accordance with the Unified Zoning Code paving standards. Occupancy of 850 persons shall require a minimum of 17 paved parking spaces. Occupancy above 850 persons shall be permitted, provided that off-street parking shall be provided at a ratio of 1 parking space per four occupants and shall meet the following conditions:
 - Public parking spaces (including on and off-street) can count toward a maximum of 25% of this off-street parking requirement, provided that the PUD #55 Parcel 1 property owner submits a survey detailing the quantity location, and applicable parking restrictions; and the survey is approved by Planning Department. None of these public parking spaces can be more than 0.25 miles away from the PUD #55 Parcel 1 property.
 - Private parking spaces can be counted toward this off-street parking requirement, so long as they are within 0.5 miles of PUD #55 Parcel 1 and the property owner submits the following:
 - Written documentation from the owner of the participating private parking providing the parking; and the information is approved by the Planning Department (examples of acceptable written documentation includes parking and/or lease agreements); or
 - A survey detailing the quantity, location and any applicable parking restrictions for publicly available private parking spaces; and the survey is approved by the Planning Department (examples of these types of spaces include spaces where individuals can pay for parking on an hourly or daily basis).
 - Planning Department approval or denial of the parking information and surveys can be appealed to the Board of Zoning Appeals by either the PUD #55 Parcel 1 owner or property owner within 200 feet of PUD #55.
 - The property owner is responsible for notifying the Planning Department in writing of any additions or reductions in parking related to satisfying the PUD#55 Parcel 1 off-street parking requirements.
 - Enforcement of the off-street parking requirements will be on a complaint basis.
 - Any new parking shall be less than 50 percent of the surface area and shall not be adjacent to East Douglas Avenue unless parking is provided within a parking structure.
 - Uses in Parcel 1 shall be limited to those permitted by-right in the "GC" General Commercial Zoning District, including the following uses: Tavern, Drinking Establishment, Club, Nightclub, Entertainment Establishment, Event Center and Teen Club.

This PUD specifically prohibits the following uses: adult entertainment establishments; sexually-oriented business; Commercial Parking Area.

The Event Center shall be subject to the following conditions:

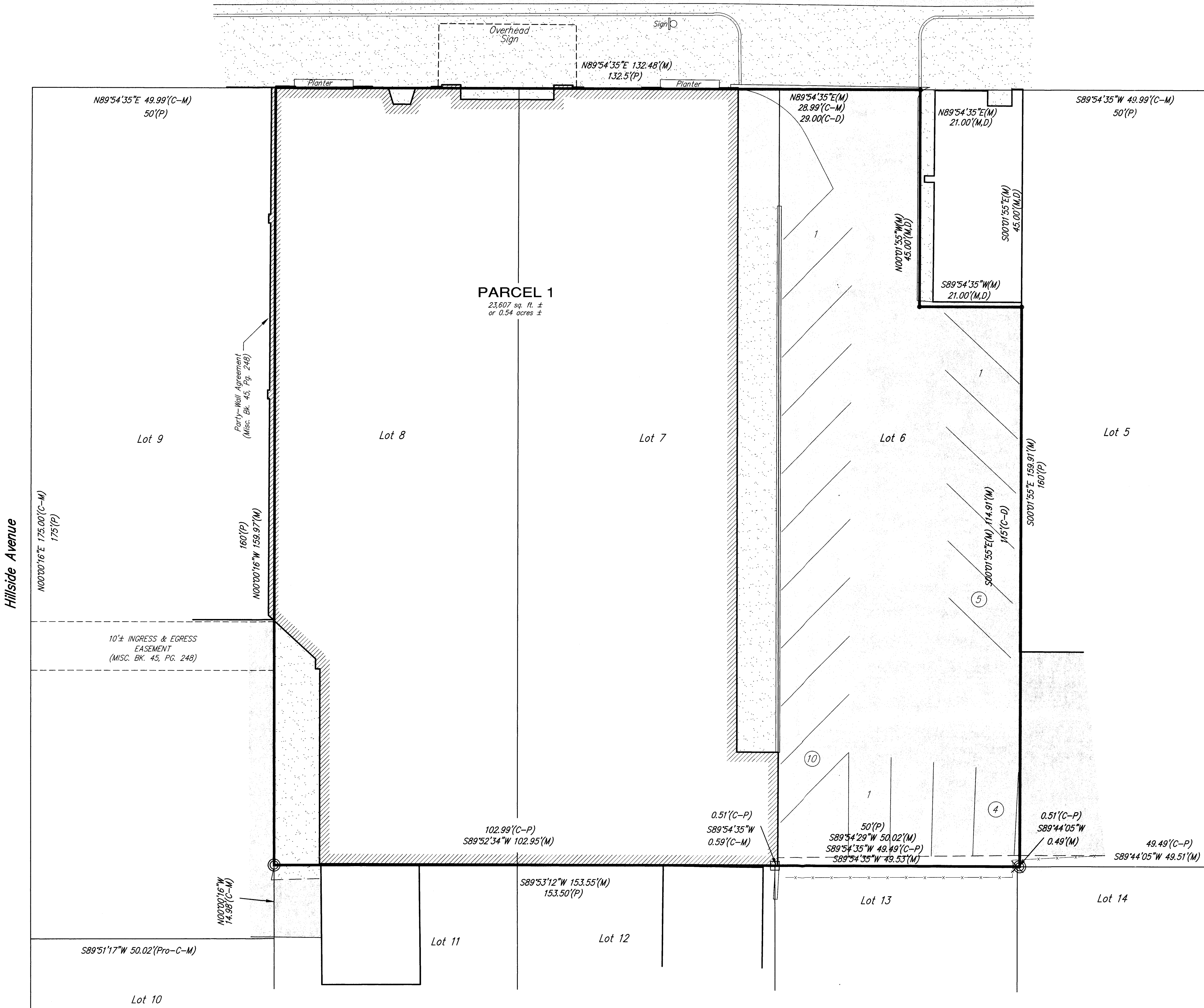
 - The use of the Event Center shall be limited exclusively to a venue for rent with the purpose of hosting a variety of gatherings where food, beverages (including alcohol), music or dancing may be offered, such as life cycle events (i.e. birthdays, anniversaries, weddings, reunions), corporate or professional functions (i.e. seminars, meetings, lectures, retreats); other special events including charitable events, fund-raisers, and art shows; holiday festivities; or photographic shoots; and other similar events. A fire suppression system, approved by the Fire Department and Metropolitan Area Building and Construction Department (MABCD), must be installed prior to the building occupancy increasing above 860 persons.
 - Facilities may be rented out for the above-described activities that are not repeated on a weekly basis and that are not open to the public on a daily basis at times other than when an event is scheduled.
 - The Event Center shall obtain, and at all times maintain, a liquor license(s) as are required from the appropriate local and/or State authorities. Outside vendors/caterers shall obtain and maintain at all times while participating in events at the Event Center, a liquor license as required from the appropriate local and/or State authorities. No business that is classified as a Drinking Establishment, Tavern, Class A Club or Class B Club, under current Wichita, Kansas ordinances or codes, shall be allowed.
 - The Event Center may be open and operated only from 8:00 a.m. to 1:00 a.m., local time, on Friday and Saturday, and from 8:00 a.m. to Midnight, local time, Sunday through Thursday. Event Center set-up and clean-up shall be allowed only between the hours of 8:00 a.m. to 1:30 a.m., local time, on Friday and Saturday, and only from 8:00 a.m. to 12:30 a.m., local time, Sunday through Thursday.
 - Security may be permitted through contracted security services.
 - Live music, or music provided by a DJ, is an option for events and shall be located entirely within a building.
 - The existing conditions shall be deemed to meet the landscaping and screening requirement of the UZC. The landscape street yard, buffer, and parking lot screening requirements of the Landscape Ordinance do not apply.
 - Setbacks shall be per the UZC for the "CBD" Central Business District.
 - All existing signage shall be deemed in compliance with the sign code, and any future new signage shall be restricted per the standards of the "CBD" Central Business District.
 - 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 and 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.
- PARCEL 1
A. Net Area: 23,607 sq. ft. ± or 0.54 acres ±
B. Maximum Building Coverage: As allowed by Code
C. Maximum Gross Floor Area: As allowed by Code
D. Floor Area Ratio: As allowed by Code
E. Maximum Building Height: 60 feet, except for any other structures exempt by the UZC.
F. Setbacks: See General Provision #6
G. Proposed Uses: See General Provision #3

APPROVED PUD

MAP 10/9/25
10/9/25
10/9/25
10/9/25

CROWN UPTOWN THEATER
PLANNED UNIT DEVELOPMENT
PUD #55

Douglas Avenue



LEGAL DESCRIPTION:

Lot 6, Uptown Addition to Wichita, Sedgwick County, Kansas EXCEPT the East 21 feet of the North 45 feet thereof; TOGETHER WITH Lots 7 and 8, Uptown Addition to Wichita, Sedgwick County, Kansas.

PROJECT DESCRIPTION:

The intent of this Planned Unit Development is to permit the rehabilitation of the existing theater facility and other site improvements.

GENERAL PROVISIONS:

- Total Land Area: 23,607 sq. ft. ± (or 0.54 acres ±)
Total Building Coverage: 15,350 sq. ft.
Total Building Coverage Ratio: 65 percent ±
- A minimum of 17 paved parking spaces shall be required for all uses in Parcel 1, and shall be provided in accordance with the Unified Zoning Code paving standards.
- Uses in Parcel 1 shall be limited to those permitted by-right in the "GC" General Commercial Zoning District, including the following uses: Tavern, Drinking Establishment, Club, Nightclub, Entertainment Establishment, Event Center and Teen Club.
This PUD specifically prohibits the following uses: Adult entertainment establishments; Sexually-oriented business; Asphalt or Concrete Plant, Limited; Manufacturing, Limited and General; Vehicle and Equipment Sales; Vehicle Repair, Limited and General; Service Station; Rodeo in the City; Riding Academy or Stable; Kennel, Hobby and Boarding/Breeding/Training; Car Wash; Construction Sales and Service.
The Event Center shall be subject to the following conditions:
A. The use of the Event Center shall be limited to 850 persons, and shall be limited exclusively to a venue for rent with the purpose of hosting a variety of gatherings where food, beverages (including alcohol), music or dancing may be offered, such as life cycle events (i.e. birthdays, anniversaries, weddings, reunions); corporate or professional functions (i.e. seminars, meetings, lectures, retreats); other special events including charitable events, fund-raisers, and art shows; holiday festivities; or photographic shoots; and other similar events.
B. Facilities may be rented out for the above-described activities that are not repeated on a weekly basis and that are not open to the public on a daily basis other than when an event is scheduled.
C. The Event Center shall obtain, and at all times maintain, a liquor license(s) as are required from the appropriate local and/or State authorities. Outside vendors/caterers shall obtain and maintain at all times while participating in events at the Event Center, a liquor license as required from the appropriate local and/or State authorities. A Drinking Establishment with 30% of its gross revenues from the sale of food and beverages for consumption on the premises shall be permitted.
D. The Event Center may be open and operated only from 8:00 a.m. to 1:00 a.m., local time, on Friday and Saturday, and from 8:00 a.m. to Midnight, local time, Sunday through Thursday. Event Center set-up and clean-up shall be allowed only between the hours of 8:00 a.m. to 1:30 a.m., local time, on Friday and Saturday, and only from 8:00 a.m. to 12:30 a.m., local time, Sunday through Thursday.
E. Security may be permitted through contracted security services.
F. Live music, or music provided by a DJ, is an option for events and shall be located entirely within a building.
- The existing conditions shall be deemed to meet the landscaping and screening requirement of the UZC. The landscape street yard, buffer, and parking lot screening requirements of the Landscape Ordinance do not apply.
- Setbacks shall be per the UZC for the "CBD" Central Business District.
- All existing signage shall be deemed in compliance with the sign code, and any future new signage shall be restricted per the standards of the "CBD" Central Business District.
- 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.

PARCEL 1

- | | |
|-------------------------------|---|
| A. Net Area: | 23,607 sq. ft. ±
or 0.54 acres ± |
| B. Maximum Building Coverage: | 15,350 sq. ft.
or 65 percent |
| C. Maximum Gross Floor Area: | 15,350 sq. ft.
or 65 percent ± |
| D. Floor Area Ratio: | 60 feet, except for any other structures exempt by the UZC. |
| E. Maximum building height: | See General Provision #2 |
| F. Setbacks: | See General Provision #3 |
| G. Proposed Uses: | |

REVISIONS:

Draft Planned Unit Development:	October 18, 2017
Revised per staff comments:	
Approved by MAPC:	November 16, 2017
Approved by City Council:	December 19, 2017

PUD
APPROVED
Nov 16, 2017
WCC Dec 19, 2017
MAPC Copy 2 of 4



SCALE: 1" = 10'

PUD #55

CROWN UPTOWN THEATER
PLANNED UNIT DEVELOPMENT



BAUGHMAN