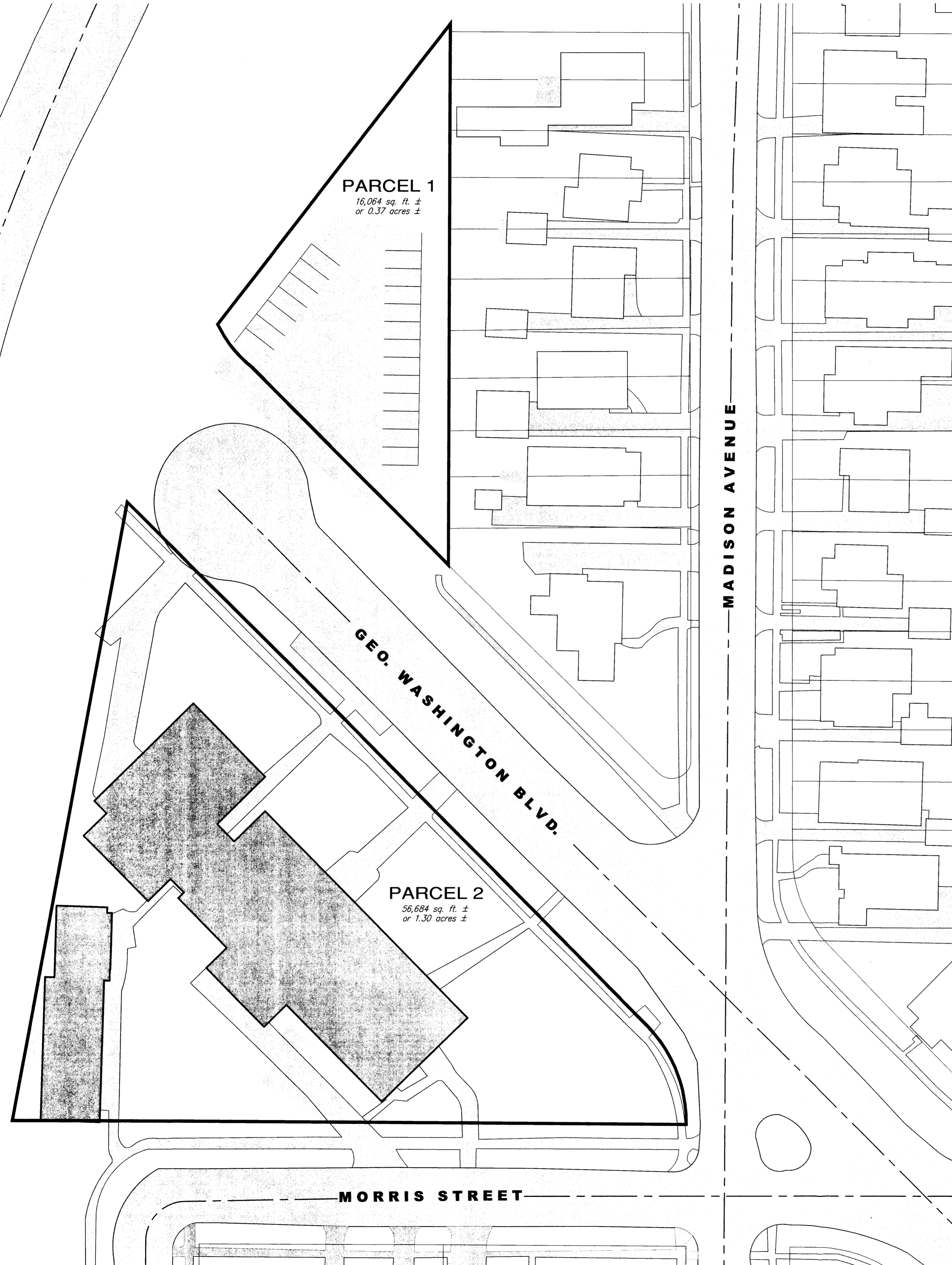


# METRO BOULEVARD PLANNED UNIT DEVELOPMENT PUD #54

INTERSTATE I-135 HIGHWAY



**PARCEL 1**  
16,064 sq. ft. ±  
or 0.37 acres ±

**PARCEL 2**  
56,684 sq. ft. ±  
or 1.30 acres ±

**LEGAL DESCRIPTION:**

Lots 10, 11, 12, 13, 14, 15, 16 and 17, Block 4, and Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14, Block 5, together with vacated Ash Street adjoining and lying between said Lots; except that part described as follows: Beginning at the Southwest corner of Lot 14, in said Block 5; thence north along the East line of the Wichita Drainage Canal, 442.2 feet to the Southwest line of George Washington Boulevard; thence 185 feet southeasterly along said Southwest line; thence southwesterly to a point on the North line of Morris Street, 75 feet east of the East line of the Wichita Drainage Canal; thence west 75 feet to the Point of Beginning; all in Roosevelt Field 2nd Addition to Wichita, Sedgewick County, Kansas, more commonly known as 751 South George Washington Blvd; TOGETHER WITH Part of Lots 2, 3, 4, 5, 6, 7, 8 and 9, Block 4, Roosevelt Field 2nd Addition to Wichita, Sedgewick County, Kansas, being more particularly described as follows: Beginning at the Southeast corner of Lot 9 in said Roosevelt Field 2nd Addition; thence northwest along the Southerly line of said Lot 9 on an assumed bearing of N45°00'00"W for a distance of 139.77 feet to a point of curvature to the right, having a radius of 72.88 feet, a delta of 21°45'00"; an arc length of 27.67, a chord bearing of N35°01'05"W and a chord distance of 27.50 feet; thence N36°35'41"E for a distance of 192.31 feet to a point on the East line of Lot 2 in said Roosevelt Field 2nd Addition at 4.00 feet north of the Southeast corner of said Lot 2; thence south along the East line of previously described lots, S0°00'00"W for a distance of 275.76 feet to the Point of Beginning.

**GENERAL PROVISIONS:**

1. Total Land Area:	72,748 sq. ft. ± (or 1.67 acres ±)
Total Building Coverage:	18,000 sq.ft.
Total Building Coverage Ratio:	24 percent ±
Total Gross Floor Area:	28,500 sq.ft.
Total Floor Area Ratio:	39 percent ±

- A minimum of 18 paved parking spaces shall be required for all uses in Parcel 2, and shall be provided in accordance with the Unified Zoning Code paving standards. The existing ADA accessible parking spaces located within George Washington Blvd. right-of-way may continue to serve the future use of the facility. Any future expansion of the facility shall provide additional parking at a rate of one parking space per 1,000 square feet of new building coverage.
- Uses in Parcel 1 shall include Parking, accessory apartment, and accessory storage as permitted by the "GO" General Office Zoning District. Uses in Parcel 2 shall be limited to those permitted by-right in the "GO" General Office Zoning District, and the following uses: Manufacturing (Limited), Personal Improvement Service, Personal Care Service, Community Assembly, Event Center, Office, and Retail limited to products produced on-site only. The existing kitchen facilities may be utilized for cooking classes, a test kitchen, food preparation for food truck vendors, or similar non-restaurant use. Use of the buildings in Parcel 2 for apartments shall be limited to a maximum of three dwelling units for tenants and/or managers of the facility and are not for lease to the general public. The number of dwelling units may increase to five in the event the applicant vacates that portion of George Washington Boulevard lying west of Madison Avenue to provide additional parking.

The following uses permitted in the "GO" General Office Zoning District are permitted in Parcel 2 upon approval of a separate PUD Administrative Adjustment: Assisted Living; Group Residence (Limited and General); Day Care (General); Nursing Facility; Medical Service.

This PUD specifically prohibits the following uses: Cemetery; Correctional Placement Residence, Limited; Correctional Placement Residence (General); Hospital; Parks and Recreation; Recycling Collection Station (Private); Hotel or Motel; Marine Facility (Recreational); Retail Liquor Stores, Adult Entertainment Establishments; Sexually Oriented Business; Correctional Placement Residences; Night Club in the City; Tavern and Drinking Establishment; and Asphalt or Concrete Plant (Limited). Exterior audio systems that project sound beyond the boundaries of the PUD are prohibited.

The Event Center shall be subject to the following conditions:

- The use of the Event Center shall be limited to 125 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, fundraisers, and art shows; holiday festivities; or photographic shoots; and other similar events. If the applicant vacates that portion of George Washington Boulevard lying west of Madison Avenue to provide additional parking, the use of the Event Center shall be limited to 250 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.
- Outside vendors/caterers hired to serve events shall obtain, and at all times maintain, a liquor license(s) 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 Midnight, local time, on Friday and Saturday, and from 8:00 a.m. to 11:00 p.m., 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 12:30 a.m., local time, on Friday and Saturday, and only from 8:00 a.m. to 11:30 p.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.

**REVISIONS:**

Draft PUD filed (PUD2017-06):	September 25, 2017
Revised per staff comments:	October 17, 2017
Approved by MAPC:	November 2, 2017
Approved by City Council:	December 5, 2017

**PROJECT DESCRIPTION:**

The intent of this Planned Unit Development is to redevelop the former Metro Boulevard High School facility into a unique mixed-use center with a focus on providing the community needed art studio space, educational outreach, a community gathering facility, and a residential component for an on-site manager and/or artists-in-residence. The PUD allows a certain level of flexibility with site development regulations which would otherwise not permit many other uses for the building under its existing residential zoning.

Ancillary uses, such as offices and other small-scale retail shops, may also be part of the project. Major exterior renovations are not expected, and the applicant is seeking to retain the existing number of parking spaces which served the school operation. The applicants are wishing to begin the remodeling and other various modifications in one phase soon after receiving development application approvals.

- 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. Any further expansion of the building footprint greater than 1,000 square feet shall trigger compliance with the landscaping and screening requirement of the UZC. In the event the owner is required to provide landscaping, a landscape plan shall be prepared indicating the type, location, and specifications of all plant material.
- Any new roof-mounted equipment and loading docks, trash receptacles, ground level heating, air conditioning and mechanical equipment, free-standing coolers or refrigeration units, or outdoor storage use shall be screened from ground level view from any residentially-zoned property to the east and south of the subject property.
- Setbacks shall be per the UZC for the "CBD" Central Business District.
- Signage shall be restricted per the standards of the "CBD" Central Business District. One off-site sign may be permitted, provided it meets the locational requirements of the Sign Code.
- All new exterior lighting shall be per the Unified Zoning Code, and shall be shielded to direct light disbursement in a downward direction.
- Trash collection shall be limited to between the hours of 6:00 am to 10:00 pm within the subject property.
- 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:	16,064 sq. ft. ± or 0.37 acres ±
B. Permitted Uses:	Parking, accessory apartment, and accessory storage.

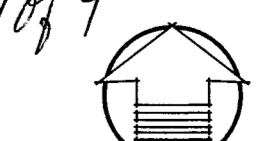
**PARCEL 2**

A. Net Area:	56,684 sq. ft. ± or 1.30 acres ±
B. Maximum Building Coverage:	18,000 sq.ft. or 32 percent
C. Maximum Gross Floor Area:	28,500 sq.ft.
D. Floor Area Ratio:	or 50 percent ±
E. Maximum building height:	45 feet, except for any other structures exempt by the UZC.
F. Setbacks:	See General Provision #6
G. Permitted Uses:	See General Provision #3

**APPROVED PUD**

MAPC Nov 2, 2017 *RLM*  
WCC Dec 5, 2017 *RLM*

MAPC copy 10/4



SCALE: 1" = 30'

**PUD #54**

METRO BOULEVARD  
PLANNED UNIT DEVELOPMENT



**BAUGHMAN**