

SLG 13 COMMERCIAL

PLANNED UNIT DEVELOPMENT (PUD-73)

W DOUGLAS AVENUE
(114' PUBLIC R/W - ASPHALT SURFACE)

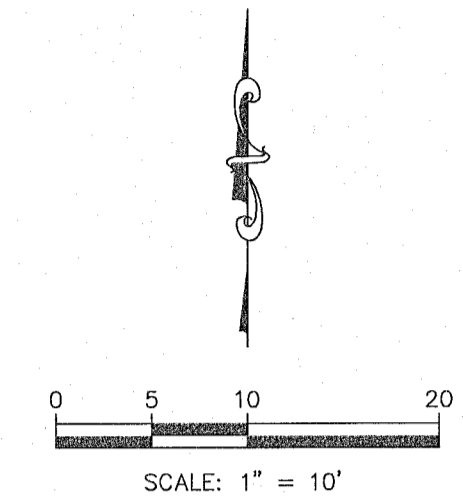
SLG 13 COMMERCIAL
PUD-73

APPROVED PUD

MAPC 12-5-19

WCC 1-14-2020

MAPD 1 OF 2



PROJECT DESCRIPTION:

THIS PLANNED UNIT DEVELOPMENT (PUD) IS INTENDED TO ALLOW FOR THE DEVELOPMENT OF TWO COMMERCIAL BUILDINGS INTO THEIR BEST USE AS A MIXED USE COMMERCIAL DEVELOPMENT. THE PROJECT ALIGNS WITH THE CITY OF WICHITA'S FOCUS ON INCREASED WALKABILITY AND UTILIZING THE EXPANDED PUBLIC TRANSPORT ALONG DOUGLAS AVENUE.

PROPOSED USES:

ALL USES PERMITTED BY RIGHT, INCLUDING COMMERCIAL USES WITH SUPPLEMENTAL CONDITIONS, IN THE CENTRAL BUSINESS DISTRICT (CBD) AND OFFICE WAREHOUSE (OW) ZONING DISTRICTS, SUBJECT TO THE CONDITIONS NOTED BELOW.

THE FOLLOWING USES ARE PROHIBITED: ADULT ENTERTAINMENT AND/OR SEXUALLY ORIENTED BUSINESSES; AUDITORIUM OR STADIUM; PARKING AREA, COMMERCIAL; PAWNSHOP; RECYCLING COLLECTION STATIONS; RECYCLING PROCESSING CENTERS; REVERSE VENDING MACHINES; CONSTRUCTION SALES AND SERVICES; GENERAL ANIMAL CARE; HOTELS OR MOTELS; RECREATIONAL MARINE FACILITIES; MONUMENT SALES; ASSISTED LIVING; GROUP HOMES; GROUP RESIDENCES; CEMETERIES; GOLF COURSES; HOSPITALS; GENERAL PRINTING AND PUBLISHING; SECONDHAND STORE; SERVICE STATIONS; OUTDOOR VEHICLE AND EQUIPMENT SALES; VEHICLE REPAIR; SELF-SERVICE STORAGE WAREHOUSES; CAR WASH FACILITIES; CORRECTIONAL FACILITIES AND/OR CORRECTIONAL PLACEMENT RESIDENCES; MANUFACTURING, LIMITED; MANUFACTURING, GENERAL; WAREHOUSING; WELDING OR MACHINE SHOP; AGRICULTURAL RESEARCH; AND AGRICULTURAL SALES AND SERVICE.

GENERAL NOTES:

1. BUILDING SETBACKS WILL CONFORM TO THE CENTRAL BUSINESS DISTRICT SETBACK STANDARDS.
2. PARKING RATIO WILL BE IN ACCORDANCE WITH THE APPROPRIATE CODE OF THE CITY OF WICHITA FOR THE CENTRAL BUSINESS DISTRICT.
3. SIGNAGE SHALL BE ALLOWED PER THE SIGN CODE FOR THE CITY OF WICHITA FOR SIGNAGE ALLOWED IN THE CBD DISTRICT WITH THE EXCEPTION THAT EXISTING SIGNS WITHIN THE PUD MAY REMAIN.
4. THE TRANSFER OF THE TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE DEVELOPMENT DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR DEVELOPMENT AND BE BINDING UPON THE PRESENT LAND OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
5. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO HIDE THEM FROM GROUND VIEW.
6. THE ARCHITECTURAL CHARACTER OF BUILDINGS SHALL BE CONSISTENT WITH THE EXISTING STRUCTURES. PRIOR TO ISSUANCE OF BUILDING PERMITS, ARCHITECTURAL RENDERINGS SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR FINAL APPROVAL.
7. 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 THE PROPOSED DEVELOPMENT.
8. AMENDMENTS, ADJUSTMENT OR INTERPRETATIONS TO THIS P.U.D. SHALL BE DONE IN ACCORDANCE WITH THE UNIFIED ZONING CODE.

TRACT A DESCRIPTION:

LOTS 119 AND 121, DOUGLAS AVENUE, HYDE'S ADDITION, CITY OF WICHITA, SEDGWICK COUNTY, KANSAS.

TOTAL AREA = 0.14 +/- ACRES

Laura Ave.
(80' PUBLIC R/W - ASPHALT SURFACE)

