

DEVELOPMENT GUIDELINES

General Provisions

**PUD Purpose Statement:** Riverfront Village, a new mixed-use development along the west bank of Wichita's Arkansas River and adjacent to the City's new baseball stadium. Proposed Riverfront Village land uses to include retail, restaurant, hotel, office, church, and multi-family. Amenities are anticipated to include pedestrian plazas, water features, and rooftop entertainment venues. Exterior building designs will complement the adjacent Historic Delano District with a blend of materials such as brick, stone and historical detailing elements.

1. This development contains 7.13 acres or 310,471 square feet, more or less.

Parcel Description:

**Parcel 1**  
Gross Area = 6.44 Ac. or 280,461 sq. ft.  
Maximum Height = As per "CBD" Central Business District Zoning District

**Parcel 2**  
Gross Area = 0.69 Ac. or 30,000 sq. ft.  
Maximum Height = As per "CBD" Central Business District Zoning District

Land Uses and Development Standards:

The following uses are permitted for Parcels 1 and 2 within the PUD:

A. All allowed uses permitted by right within the "CBD" Central Business District Zoning District, EXCEPT the following;

Parcels 1 and 2 within this PUD shall not allow:

Cemetary; Correctional Facility; Correctional Placement Residence, Limited and General; Recycling Processing Center; Reverse Vending Machine; Animal Care, General; Funeral Home; Asphalt or Concrete Plant Limited; Storage, Outdoor, as Principal Use; Vehicle Storage Yard; Warehousing; Agricultural Research; Agricultural Sales and Service

B. The following uses shall be allowed by right within Parcels 1 and 2: Heliport; Tattooing and Body Piercing Facility in the City.

C. Parcels 1 and 2 shall be exempt from the Supplementary Use Regulations cited in Article III-D.6.w of the Wichita-Sedgwick County Unified Zoning Code.

D. The compatibility setback standards, compatibility height standards, and compatibility noise standards are waived on Parcels 1 and 2 due in part to the proximity to baseball stadium complex.

E. Internal Parcel compatibility shall be managed by the developer with covenants, conditions, and restrictions.

F. The uses permitted by the PUD are only those uses permitted by right and not by conditional use unless specifically identified.

4. **Architectural Controls:** All buildings within the PUD shall follow the development and design guidelines of the Ballpark Village Master Plan.

Landscaping:

A. Landscaped street yards, buffers, and parking lot landscaping and screening shall be in accordance with the development and design guidelines of the Ballpark Village Master Plan.

B. Parcels 1 and 2 shall not be required to provide on-site landscaping if the buildings are built to the street right-of-way line.

C. 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. This plan shall be submitted to the Metropolitan Area Planning Department (MAPD) for its review and approval prior to issuance of any building permit(s).

D. A financial guarantee for the plant material approved on the landscape plan for that portion of the PUD being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.

E. Failure to properly maintain the required landscape buffer shall be considered a violation of the PUD after a joint determination by the Director of Planning and the Superintendent of the MABCD.

Lighting:

A. Lighting shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV; and the amendments thereto, and as provided herein.

Building Setbacks:

A. Shall be in accordance within the "CBD" Central Business District Zoning District, unless otherwise depicted hereon.

Screening:

A. Rooftop mechanical equipment shall be screened from ground level view per Wichita-Sedgwick County Unified Zoning Code.

B. Trash receptacles, loading docks, and loading areas shall be appropriately screened to reasonably hide them from ground view with fencing and/or landscaping.

C. Unless otherwise noted screening shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV and Section III-C.2.b and/or as per the recitals of the Ballpark Village Master Plan.

Parking:

A. Parcels 1 and 2 shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV-A, and amendments thereto and/or as per the recitals of the Ballpark Village Master Plan.

B. No use within the PUD shall be required to provide on-site vehicular parking.

Utilities:

A. No occupancy permits shall be issued for any development without services by municipal water and sewer.

B. All proposed new utilities shall be installed underground; unless it is prohibitive due to groundwater depth.

Signs:

Signs are permitted under the current Sign Code of the City of Wichita and/or the recitals of the Ballpark Village Master Plan, and amendments thereto. Additionally, the following conditions apply:

A. Temporary signs are permitted on Parcels 1 and 2.  
B. The Developer/Owner shall be responsible for allocating sign areas.

Transportation:

Parcel access shall be provided as follows:

A. Access controls are as shown and/or on the revised upon the PUD

B. An overall site circulation plan shall be submitted for review and approval by the Director of Planning, in concurrence with the Zoning Administrator, Fire Chief/Marshal and Traffic Engineer and shall conform to the design guidelines of the Ballpark Village Master Plan.

C. A plan for a pedestrian walk system shall be a requirement of the PUD. Said plan shall conform to the design guidelines of the Ballpark Village Master Plan and shall be submitted and approved by the Director of Planning.

Title:

The transfer of the title on all or any portion of the land included in the Planned Unit Development does not constitute a termination of the plan or any portion thereof; but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns and amended. However, the Director of Planning, with the concurrence of the Zoning Administrator, may approve minor adjustments to the conditions in this overlay, consistent with the approved development plan, without filing a formal ordinance amendment.

14. 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.

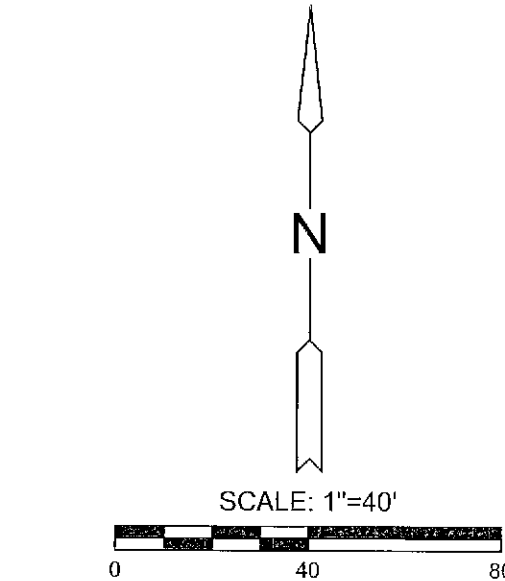
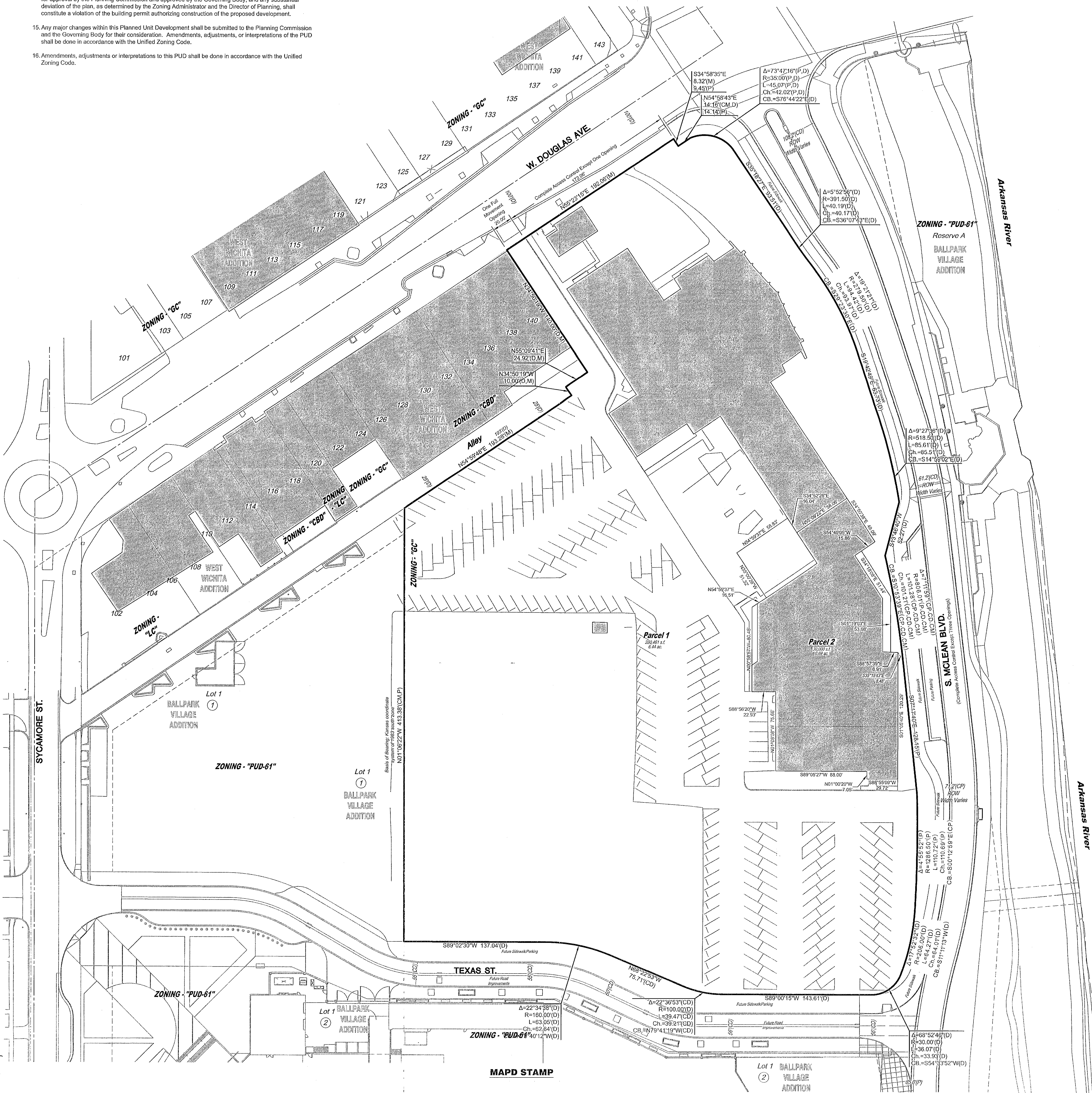
15. Any major changes within this Planned Unit Development shall be submitted to the Planning Commission and the Governing Body for their consideration. Amendments, adjustments, or interpretations of the PUD shall be done in accordance with the Unified Zoning Code.

16. Amendments, adjustments or interpretations to this PUD shall be done in accordance with the Unified Zoning Code.

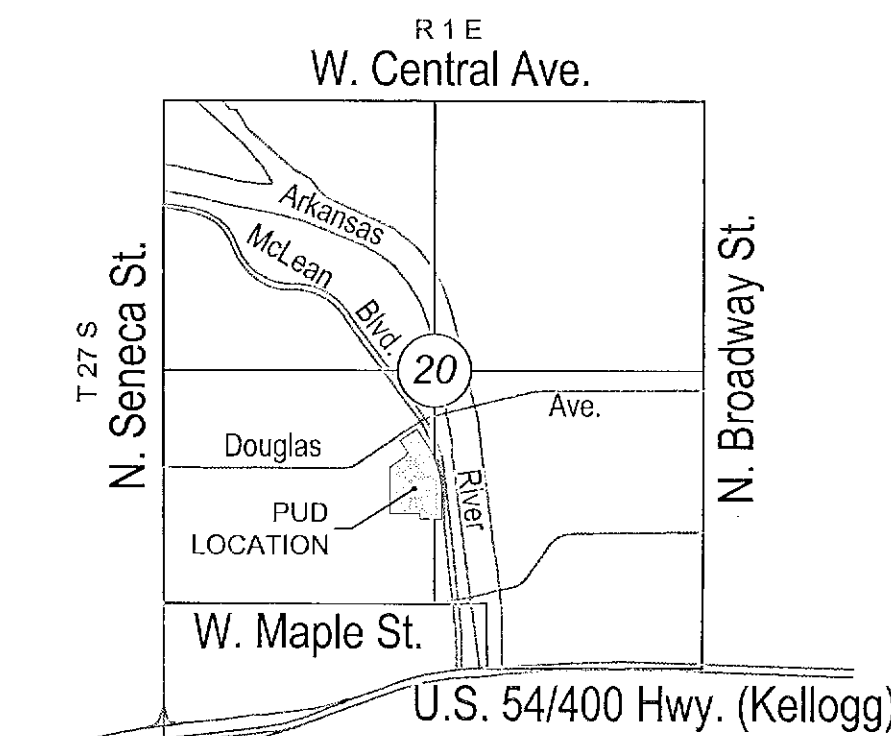
LEGAL DESCRIPTION

Lots 1 and 2, Block 1, Riverfront Village Addition, an addition to Wichita, Sedgwick County, Kansas.

CONTAINS: 310,471 square feet or 7.13 acres of land, more or less.



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N01°06'22"W on the east line of Lot 1, Block 1, Ballpark Village Addition to Wichita, Sedgwick County, Kansas. This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728



VICINITY MAP

APPROVED PUD  
DATE Jan 7, 2021  
WCC Feb 9, 2021  
Copy 182 MAPD

PLANNED UNIT DEVELOPMENT No. 77  
RIVERFRONT VILLAGE

DEVELOPER: Riverfront Partners, LLC, Attn: Amy J. Liebau  
OWNER: The Metropolitan Baptist Church of Wichita, Kansas

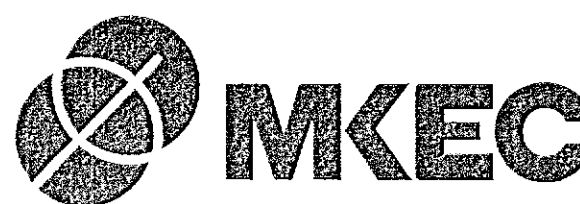
150 N. Main St., Wichita, KS 67202-1900  
525 West Douglas Ave., Wichita, KS 67213-4701

(316) 262.6400

CASE HISTORY

Orig. Case No. PUD2020-00011 Date: Jan. 7, 2021

MAPC Meeting: Jan. 7th, 2021  
Date submitted: Nov. 16th, 2020



Wichita, KS • 316.684.9600