

# Southwest Boys Club PLANNED UNIT DEVELOPMENT



LEGAL DESCRIPTION:

Parcel 1

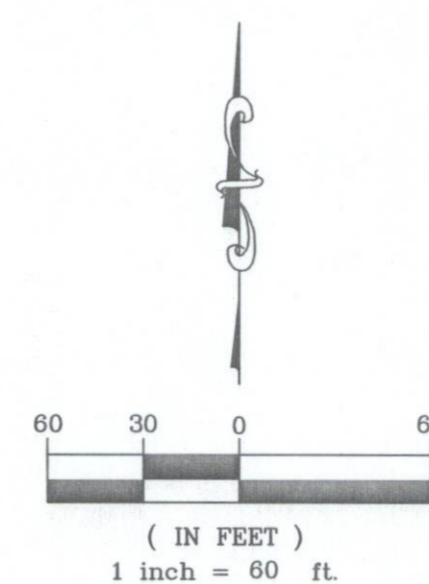
Lot 1, excluding the West 30 feet for street, Southwest Boys Club Addition, Wichita, Sedgwick County, Kansas.

GENERAL PROVISIONS:

1. Total Land Area 396,489 sq ft. or 9.102 acres
2. A minimum of 20 parking spaces shall be paved with a monolithic surface. Existing parking areas shall remain, and will not require additional improvements. All parking areas shall be maintained in conformance with the requirements of the Unified Zoning Code.
3. Uses shall be limited to the following: Parks and Recreation; Recreation and Entertainment, Indoor and Outdoor; all as defined in the City of Wichita ordinances, in addition to Wireless Communications Facility per CON2005-00035.
4. Landscaping shall meet the parking lot screening requirement along 45th Street S. for the paved parking lot as set forth in the City of Wichita Landscape Code.
5. Signs shall be per the B Multi-Family Zoning District, provided that any existing, non-conforming signage is permitted to remain and/or be replaced so long that it does not increase the degree of non-conformity.
6. Any existing ball field lighting is permitted to remain and/or be replaced provided that each pole does not exceed the current height at each location. Any new lighting facilities shall conform to Section IV-B.4 of the U.Z.C.
7. Uses in Parcel 1 are not required to provide solid screening, except for Wireless Communications Facility.
8. 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 similarities uses shall be screened from ground level view from any property with residential use.
9. Development of the site will not be permitted without connection to public water and sewer.
10. 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.
11. Amendments, adjustments, or interpretations to this PUD shall be done in accordance with Unified Zoning Code.
12. 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.
13. The planning of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approval by the Governing Body, and any substantial deviation of the plan, after a joint determination by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
14. 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       | 396,489 sq. ft. or 9.102 acres   |
| B. Maximum Height | 35 feet; Wireless Communications Facility per CON2005-00035                                      |
| C. Setbacks       | Front: 20 feet (W 45th St)<br>Street Side: 5 feet (Bennett Cir)<br>Side: 5 feet<br>Rear: 10 feet |



**APPROVED PUD**  
WCC July 1 2025  
PUD25-07 1 of 4

**KEMILLER**  
ENGINEERING PA  
117 E. Lewis, Wichita, KS 67202 (316)264-0242



**Wichita-Sedgwick County  
Metropolitan Area  
Planning Department**

July 1, 2025

Southwest Boys Club, Inc.  
PO Box 17301  
Wichita, KS 67217

K.E. Miller Engineering  
Attn: Kirk Miller  
117 E. Lewis  
Wichita, KS 67202

**RE: PUD2025-00007** –Zone Change request in the City from B Multi-Family Residential to PUD Planned Unit Development for indoor/outdoor recreation; located on the north side of West 45<sup>th</sup> Street South and within one-third mile east of South Meridian Avenue (2104 West 45<sup>th</sup> Street South).

Dear Applicant,

At its regular meeting on **July 1, 2025**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** the above captioned request, subject to the following conditions and the enclosed recommended PUD text.

1. The PUD shall be developed in accordance with the approved PUD language.
2. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #143 Southwest Boys Club Planned Unit Development) has special conditions for development on the property.
3. A copy of the recorded certificate along with four copies of the approved PUD shall be submitted to the Metropolitan Area Planning Department within 60 days of governing body approval, or the request shall be considered denied and closed.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Philip Zevenbergen'.

Philip Zevenbergen, AICP  
Current Plans  
Division Manager

CC: Dalton Glasscock, Council Member District IV  
Brooke Kauchak, CSR, District IV  
MABCD

**Approved PUD Text**

**PLANNED UNIT DEVELOPMENT OF  
SOUTHWEST BOYS CLUB ADDITION**

PLANNED UNIT DEVELOPMENT LEGAL DESCRIPTION

LEGAL DESCRIPTION –

SOUTHWEST BOYS CLUB ADDITION, A PLANNED UNIT DEVELOPMENT IN THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS.

GENERAL PROVISIONS:

1. Total Land Area 396,489 sq ft. or 9.102 acres
2. A minimum of 20 parking spaces shall be paved with a monolithic surface. Existing parking areas shall remain and will not require additional improvements. All parking areas shall be maintained in conformance with the requirements of the Unified Zoning Code.
3. Uses shall be limited to the following: Parks and Recreation; Recreation and Entertainment, Indoor and Outdoor; all as defined in the City of Wichita ordinances, in addition to Wireless Communications Facility per CON2005-00035.
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6. Any existing ball field lighting is permitted to remain and/or be replaced provided that each pole does not exceed the current height at each location. Any new lighting facilities shall conform to Section IV-B.4 of the U.Z.C.
7. Uses in Parcel 1 are not required to provide solid screening, except for Wireless Communications Facility.
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9. Development of the site will not be permitted without connection to public water and sewer.
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11. Amendments, adjustments, or interpretations to this PUD shall be done in accordance with Unified Zoning Code.
12. The Transfer of title of all or any portion of land included within the Planned Unit (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.
13. The planning of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approval by the Governing Body, and any substantial deviation of the plan, after a joint determination by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
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Parcel 1

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- B. Maximum Height: 35 feet; Wireless Communications Facility per CON2005-00035.
- C. Setbacks:
  - Front: 20 feet (W. 45<sup>th</sup> Street)
  - Street Side: 5 feet: (Bennett Cir.)
  - Side: 5 feet
  - Rear: 10 feet



**Wichita-Sedgwick County  
Metropolitan Area  
Planning Department**

May 22, 2025

Southwest Boys Club, Inc.  
PO Box 17301  
Wichita, KS 67217

K.E. Miller Engineering  
Attn: Kirk Miller  
117 E. Lewis  
Wichita, KS 67202

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Dear Applicant,

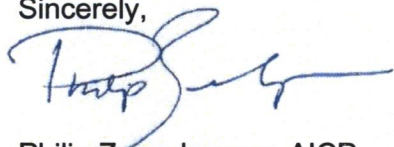
At its regular meeting on **May 22, 2025**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** the above captioned request, subject to the following conditions and the enclosed recommended PUD text.

1. The PUD shall be developed in accordance with the approved PUD language.
2. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #143 Southwest Boys Club Planned Unit Development) has special conditions for development on the property.
3. A copy of the recorded certificate along with four copies of the approved PUD shall be submitted to the Metropolitan Area Planning Department within 60 days of governing body approval, or the request shall be considered denied and closed.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on June 5, 2025. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk by **June 5, 2025, at 5:00 p.m.**

This application is scheduled to be presented to the Wichita City Council on **Tuesday, July 1, 2025**, beginning at 9:00 a.m. If it is not protested, than the MAPC decision is final.

Sincerely,



Philip Zevenbergen, AICP  
Current Plans  
Division Manager

CC: Dalton Glasscock, Council Member District IV  
Brooke Kauchak, CSR, District IV  
MABCD

**MAPC Recommended PUD Text**

MAPC-recommended changes are in red.

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SOUTHWEST BOYS CLUB ADDITION**

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#### Parcel 1

- A. Net Area: 396.489 sq. ft. or 9.102 acres
- B. Maximum Height: 35 feet; **Wireless Communications Facility per CON2005-00035.**
- C. Setbacks:
  - Front: 20 feet (W. 45<sup>th</sup> Street)
  - Street Side: 5 feet: (Bennett Cir.)
  - Side: 5 feet
  - Rear: 10 feet

OCA 150004

PUBLISHED AT WICHITA.GOV/LEGALNOTICES ON

July 11, 2025

ORDINANCE NO. 52-750

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY  
OF THE CITY OF WICHITA, KANSAS.

**SECTION 1.** That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

**Case No. PUD2025-00007**

Zone Change Request in the City from B Multi-Family Residential District to Planned Unit Development (PUD) to Southwest Boys Club PUD #143, on property legally described as:

Lot 1, EXCEPT the West 30 feet for Street, Southwest Boys Club Addition to Wichita, Sedgwick County, Kansas.

The Southwest Boys Club Planned Unit Development (PUD #143) shall be subject to the following conditions:

1. The PUD shall be developed in accordance with the approved PUD language.

**GENERAL PROVISIONS:**

1. Total Land Area 396,489 sq ft. or 9.102 acres
2. A minimum of 20 parking spaces shall be paved with a monolithic surface. Existing parking areas shall remain and will not require additional improvements. All parking areas shall be maintained in conformance with the requirements of the Unified Zoning Code.
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Side: 5 feet

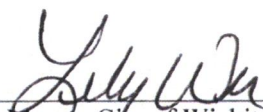
Rear: 10 feet

2. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #143 Southwest Boys Club Planned Unit Development) has special conditions for development on the property.
3. A copy of the recorded certificate along with four copies of the approved PUD shall be submitted to the Metropolitan Area Planning Department within 60 days of governing body approval, or the request shall be considered denied and closed.


**SECTION 2.** That upon the taking effect of this Ordinance, the above zoning change shall be entered and shown on the "Official Zoning Map" previously adopted by reference and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

**SECTION 3.** That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

Adopted this 8<sup>th</sup> day of July, 2025.


  
 Lily Wu, Mayor, City of Wichita

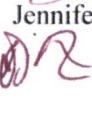
**ATTEST:**

  
 Paul Leeker, City Clerk



Approved as to form:

  
 Jennifer Magaña, City Attorney and Director of Law



(SEAL)



**NOTICE OF PLANNED UNIT DEVELOPMENT  
Southwest Boys Club, PUD #143**

THIS NOTICE made this 2<sup>nd</sup> day of July, 2025, by Scott Martin,  
Owner, Southwest Boys Club, INC, hereinafter called "Declarant,"  
WITNESSETH

WHEREAS, the Declarant is the owner of the following-described property:

Lot 1, excluding the West 30 feet, Southwest Boys Club Addition to Wichita.

and

WHEREAS, the Declarant is desirous to file notice that a planned unit  
development approved by the City of Wichita is on file with the Wichita-Sedgwick County  
Metropolitan Area Planning Department.

NOW, THEREFORE, the Declarant give notice that the approved planned unit  
development for Southwest Boys Club, PUD #143 has placed restrictions on the use and  
requirements on the development of the above-described real property. The planned unit  
development shall be binding on the owners, their heirs, or successors or assigns and is a  
document running with the land and is binding on all successors in title Lot 1, excluding the  
West 30 feet, Southwest Boys Club Addition to Wichita.

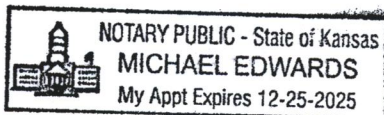
EXECUTED the day and year first written above.

By: [Signature]  
Scott Martin, Owner  
Southwest Boys Club, INC.

7-2-25  
Date

STATE OF KANSAS            )  
  ) SS  
COUNTY OF SEDGWICK    )

This instrument was acknowledged before me on this 2<sup>nd</sup> day of July,  
2025, by Scott Martin, Owner, Southwest Boys Club, INC



[Signature]  
Notary Public

My Commission Expires: 12-25-2025



The Beaufort Gazette  
 The Belleville News-Democrat  
 Bellingham Herald  
 Centre Daily Times  
 Sun Herald  
 Idaho Statesman  
 Bradenton Herald  
 The Charlotte Observer  
 The State  
 Ledger-Enquirer

Durham | The Herald-Sun  
 Fort Worth Star-Telegram  
 The Fresno Bee  
 The Island Packet  
 The Kansas City Star  
 Lexington Herald-Leader  
 The Telegraph - Macon  
 Merced Sun-Star  
 Miami Herald  
 El Nuevo Herald

The Modesto Bee  
 The Sun News - Myrtle Beach  
 Raleigh News & Observer  
 Rock Hill | The Herald  
 The Sacramento Bee  
 San Luis Obispo Tribune  
 Tacoma | The News Tribune  
 Tri-City Herald  
 The Wichita Eagle  
 The Olympian

## AFFIDAVIT OF PUBLICATION

| Account # | Order Number | Identification        | Order PO | Cols | Depth  |
|-----------|--------------|-----------------------|----------|------|--------|
| 49235     | IPL0252738   | Legal Ad - IPL0252738 | ORD/RES  | 2.0  | 102.0L |

ATTENTION: CITY OF WICHITA/CLERKS OFFICE IP  
 455 N MAIN ST FL 13  
 WICHITA, KS 67202  
 srice@wichita.gov

### ITEMS PUBLISHED ON WICHITA.GOV/LEGAL NOTICES

**JULY 11, 2025**

ORDINANCE NO. 52-755

AN ORDINANCE MAKING A SPECIAL ASSESSMENT TO PAY FOR THE COST OF ABATING CERTAIN PUBLIC HEALTH NUISANCES (LOT CLEAN UP) UNDER THE PROVISION OF SECTION 7.40.050 OF THE CODE OF THE CITY OF WICHITA, KANSAS.

An ordinance adding special assessments for various locations for lot clean up.  
 ORDINANCE NO. 52-756

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

An ordinance changing zoning at 2104 West 45th Street South.

ORDINANCE NO. 52-757

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

An ordinance changing zoning at the northeast side of Lincoln Street and Greenwich Road.

ORDINANCE NO. 52-758

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

An ordinance changing zoning at 5725 East Central Avenue.

ORDINANCE NO. 52-759

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An ordinance changing zoning at 185 East 47th Street South.

RESOLUTION NO. 25-304

A RESOLUTION AMENDING AND SUPPLEMENTING RESOLUTION NO. 24- 048 OF THE CITY OF WICHITA, KANSAS WHICH AUTHORIZED THE ISSUANCE OF GENERAL OBLIGATION BONDS TO PAY THE COSTS OF CERTAIN PUBLIC IMPROVEMENTS IN THE CITY.

A resolution regarding the design concept for Maple from 135th to 167th Streets West.

RESOLUTION NO. 25-311

A RESOLUTION AMENDING AND SUPPLEMENTING RESOLUTION NO. 24- 011 OF THE CITY OF WICHITA, KANSAS WHICH AUTHORIZED THE ISSUANCE OF GENERAL OBLIGATION BONDS TO PAY THE COSTS OF CERTAIN PUBLIC IMPROVEMENTS IN THE CITY.

A resolution regarding bonds to pay for improvements to Mount Vernon and Hydraulic.

THE FULL DOCUMENTS CAN BE VIEWED AT WICHITA.GOV/LEGALNOTICES.

IPL0252738

Jul 11 2025

In The STATE OF KANSAS  
 In and for the County of Sedgwick  
 STATE OF KANSAS)  
 SS

County of Sedgwick)  
 the undersigned, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle.

1.0 insertion(s) published on:  
 07/11/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

*Sherry Chasteen*



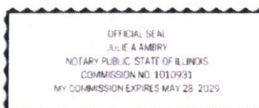
Sherry Chasteen

*Julie A Ambry*



Sworn to and subscribed before  
 me on

Jul 11, 2025, 9:51 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX.

**ITEMS PUBLISHED ON WICHITA.GOV/LEGAL NOTICES  
JULY 11, 2025**

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A resolution regarding the design concept for Maple from 135th to 167th Streets West.

RESOLUTION NO. 25-311

A RESOLUTION AMENDING AND SUPPLEMENTING RESOLUTION NO. 24- 011 OF THE CITY OF WICHITA, KANSAS WHICH AUTHORIZED THE ISSUANCE OF GENERAL OBLIGATION BONDS TO PAY THE COSTS OF CERTAIN PUBLIC IMPROVEMENTS IN THE CITY.

A resolution regarding bonds to pay for improvements to Mount Vernon and Hydraulic.

THE FULL DOCUMENTS CAN BE VIEWED AT WICHITA.GOV/LEGALNOTICES.

IPL0252738

Jul 11 2025



**AFFIDAVIT OF PUBLICATION**

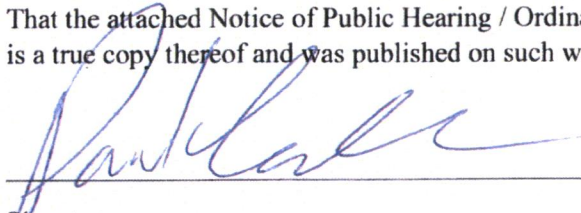
State of Kansas, Sedgwick County, ss:

Paul Leeker, City Clerk

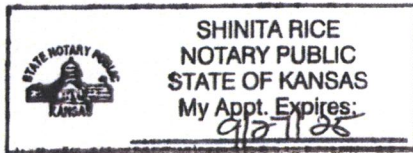
Being first duly sworn, deposes and says:

That I, Paul Leeker, City Clerk of the City of Wichita, Kansas has published the attached notice on the City of Wichita website, [www.wichita.gov/LegalNotices](http://www.wichita.gov/LegalNotices), which website is designated as the official City News Outlet Publication Site for the City of Wichita, Kansas by Charter Ordinance No. 240 effective September 4, 2024.

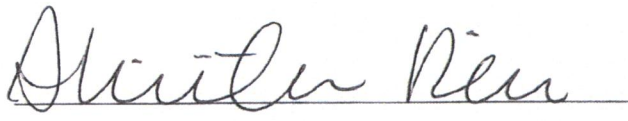
That the attached Notice of Public Hearing / Ordinance No. 52-756 / Resolution No. \_\_\_\_\_ is a true copy thereof and was published on such website beginning on the 11<sup>th</sup> day of July, 2025.

  
\_\_\_\_\_  
Signature

SUBSCRIBED AND SWORN to before me this 10<sup>th</sup> day of July, 2025.



(seal)

  
\_\_\_\_\_  
Notary Public

**City Clerk's Office**

City Hall • 13<sup>th</sup> Floor • 455 N. Main • Wichita, Kansas 67202

316.268.4529

[www.wichita.gov](http://www.wichita.gov)



STAFF REPORT  
MAPC: May 22, 2025  
DAB IV: June 2, 2025

**CASE NUMBER:** PUD2025-00007 (City)

**APPLICANT/AGENT:** Southwest Boys Club, Inc. (Applicant)/K.E. Miller Engineering (Agent)

**REQUEST:** Rezone to create the Southwest Boys Club Planned Unit Development PUD #143

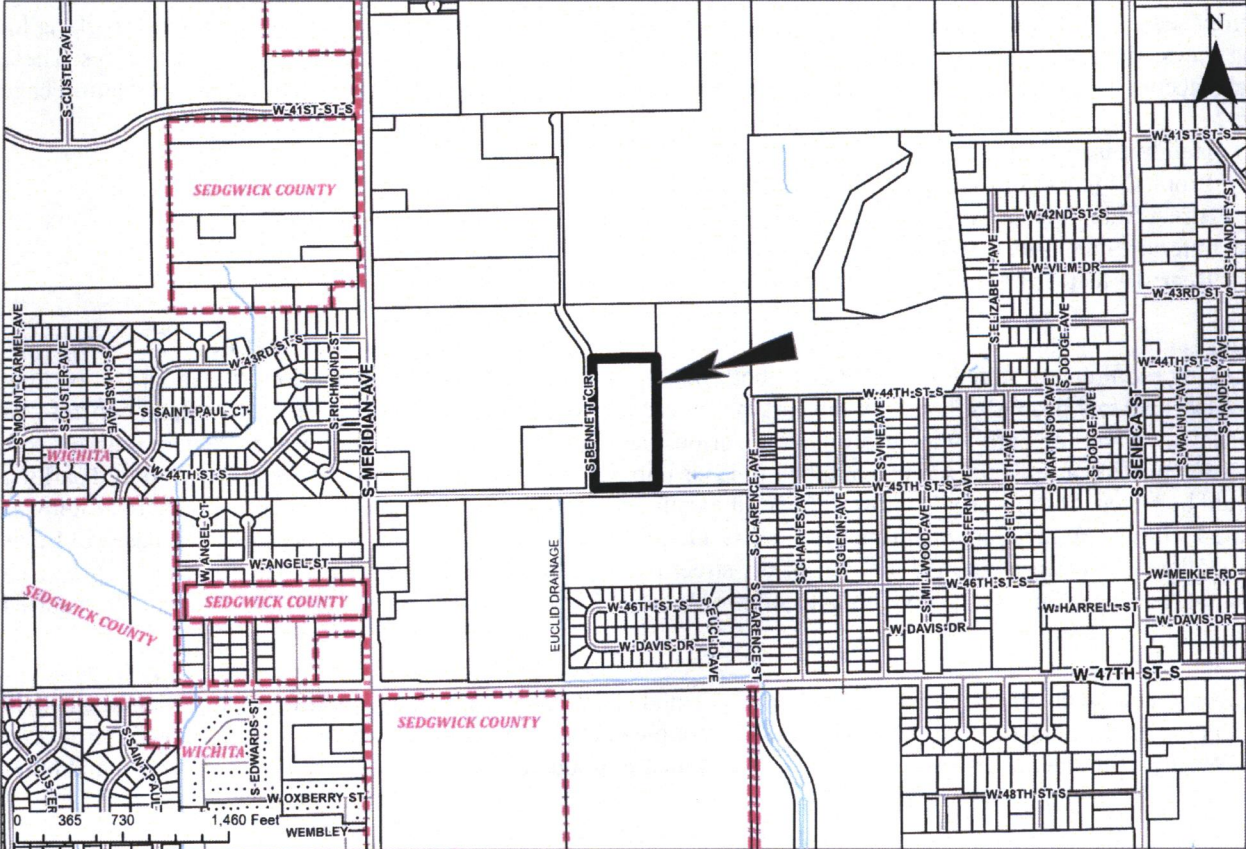
**CURRENT ZONING:** B Multi-Family Residential District

**SITE SIZE:** 9.102 acres

**LOCATION:** Generally located on the north side of West 45<sup>th</sup> Street South and within one-half mile east of South Meridian Avenue (2104 West 45<sup>th</sup> Street South)

**PROPOSED USE:** Indoor/Outdoor Recreation and Entertainment

**RECOMMENDATION:** Approve with conditions



**BACKGROUND:** The applicant is requesting a zone change from B Multi-Family Residential District (B) to PUD Planned Unit Development (PUD) to create the Southwest Boys Club Planned Unit Development (PUD #143). The subject site is 9.102 acres in size and is generally located on the north side of West 45<sup>th</sup> Street South and within one-half mile east of South Meridian Avenue (2104 West 45<sup>th</sup> Street South). The subject site is currently developed with five, non-conforming outdoor baseball fields and a 150-foot Wireless Communications Facility (per CON2005-00035). The purpose of the requested zone change is to bring the existing use into conformance with the Unified Zoning Code (UZC) and permit construction of an indoor batting cage facility.

The existing outdoor baseball fields are non-conforming because they do not fall under the definition of Parks and Recreation (permitted in the B District), which is defined as “a park, playground, or community facility that is owned by or under the control of a public agency or homeowners’ association and that provides opportunities for active or passive recreational activities...” The current and proposed expanded uses are defined in the UZC as Recreation and Entertainment, Outdoor and Recreation and Entertainment, Indoor.

Recreation and Entertainment, Outdoor is defined as, “a privately-owned establishment offering recreation, entertainment or games of skill to the general public or members wherein any portion of the activity takes place in the open. Typical uses include archery ranges, batting cages, golf driving ranges, drive-in theaters, miniature golf courses, “pitch and putt” facilities, tennis courts and amusement rides. It does not include Golf Courses, parks, Open Space and recreational facilities typically accessory to a subdivision that are for use by the subdivision’s residents and their guests or Rodeo in the City.”

Recreation and Entertainment, Indoor is defined as, “a privately-owned establishment offering recreation, entertainment or games of skill to the general public or members that is wholly enclosed in a Building. Typical uses include bowling alleys, indoor theaters, bingo parlors, pool halls, billiard parlors, video game arcades, racquetball and handball courts and amusement rides. It does not include Buildings typically accessory to a subdivision that are for use by the subdivision’s residents and their guests or Rodeo in the City.”

The proposed indoor batting cage facility would be located in the southeast portion of the site with a new parking lot having access from West 45<sup>th</sup> Street South. The PUD requires the following height and setbacks for structures. These setbacks accommodate existing structures at their current locations in addition to the proposed indoor batting cage facility.

- Height Limit: 35 feet
- Front: 20 feet (from West 45<sup>th</sup> Street South)
- Street Side: 5 feet (from South Bennett Circle)
- Interior Side: 5 feet (from the east property line)
- Rear: 10 feet (from the north property line)

### **Parking**

The parking requirement stated in the UZC for both Indoor and Outdoor Recreation and Entertainment is a parking study. The PUD text proposes that 20 of the parking spaces be paved with a monolithic surface (asphalt, concrete, or similar). The remaining parking areas around the various baseball fields would be permitted to remain unimproved. All existing parking around the various baseball fields is unpaved at this time. Parking spaces in the proposed parking lot would be paved, but this provision would permit existing parking to remain unpaved. Though no justification was submitted with the application, the proposed PUD is adding off-street parking to the site. The existing baseball fields have functioned with an undefined number of off-street parking spaces for some time. In addition to the proposed parking lot, street parking is available on both sides of West 45<sup>th</sup> Street South. Overall, staff concurs that the required parking per the PUD text is sufficient.

Staff does recommend that General Provision #2 be updated to require that all parking areas be maintained in accordance with the Unified Zoning Code. This does not mean that the existing parking areas need to be improved to an All-Weather Surface, but rather that they be maintained in good condition and be free of weeds, trash, and other debris.

**Screening and Landscaping**

Though the subject site has been used as a non-residential use abutting residential zoning districts on all sides, it was never required to provide solid screening. The permitted Wireless Communications Facility has solid screening around the perimeter of its lease area. The proposed PUD would exempt the subject site from installing solid screening. The only residential uses are across South Bennett Circle, in the northwest area of the site. Properties to the north and east are undeveloped. Property to the south is a school and playground. If solid screening were to be required, especially along the west side, it would impact the ability to utilize land abutting each ballfield for parking. There is not enough space to have any formal circulation aisle within a solid screening fence. The proposed construction of the indoor batting cage facility is not going to significantly change the way in which the site has historically been used, nor is it going to have a significant negative visual or audible impact on residential uses nearby.

The PUD does require screening of roof-mounted equipment; 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, should any of those be installed. The above-stated screening would be required from a residential use. Section IV-B of the UZC requires these to be screened from residential zoning districts. Given the fact that the majority of the surrounding residential zoning districts are not developed residentially, staff agrees with the deviation to only screen from residential uses.

**Signage**

The PUD text maintains sign standards per the B District, which permits ground or pole signs for institutions along collector streets to have a maximum sign area of 48 square feet and a maximum height of 20 feet. The ground or pole signs can only be illuminated indirectly or with internal illumination of white light only. The existing sign in the southwest corner of the site appears to be in conformance with these standards. However, the PUD text provides an exception for any non-conforming signage. Any non-conforming signage can remain and be replaced so long as it does not increase the degree of nonconformity in either size, area, or height. This exemption covers the existing scoreboards.

**Lighting**

The existing ball fields are currently lit with lights atop wooden poles that are approximately 40-50 feet in height. The PUD text permits these existing lighting facilities to remain and be replaced as long as new light poles do not exceed the existing height of those being replaced. Otherwise, any new lighting must comply with Section IV-B.4 of the UZC, which requires that any light poles within 200 feet of a residential zoning district have a maximum height of 15 feet.

The character of the neighborhood predominantly developed with public or civic uses. Property to the south is zoned SF-5 Single-Family Residential District (SF-5) and developed with a school and playground. Property to the east is zoned MF-29 Multi-Family Residential District (MF-29) and is a stormwater detention basin. Property to the north is zoned MH Manufactured Housing District (MH) and is undeveloped. Properties to the west are zoned SF-5 and MH and developed with a church and a manufactured home park, respectively.

**CASE HISTORY:** In 1967, a zone change (Z-0885) from AA One-Family Residential District to B Multi-Family Residential District was approved. In 1967, the subject site was also platted as the Southwest Boys Club Addition. In 2005, a Conditional Use request (CON2005-00035) was approved for a 150-foot Wireless Communications Facility.

**ADJACENT ZONING AND LAND USE:**

|        |           |                                   |
|--------|-----------|-----------------------------------|
| NORTH: | MH        | Undeveloped                       |
| SOUTH: | SF-5      | Elementary school                 |
| EAST:  | MF-29     | Stormwater detention basin        |
| WEST:  | SF-5 & MH | Church and manufactured home park |

**PUBLIC SERVICES:** The subject site has access to West 45<sup>th</sup> Street South and South Bennett Circle. West 45<sup>th</sup>

Street South is a paved, two-way collector street with sidewalks on both sides. South Bennett Circle is a gravel, two-way local street with no sidewalks. Wichita Transit does not provide regular bus service in this area. The site has access to municipal water and sewer.

**CONFORMANCE TO PLANS/POLICIES:** The requested zone change is in conformance with the *Community Investments Plan's* 2035 Wichita Future Growth Concept Map. The Map identifies the area to be appropriate for mostly "Parks and Open Space" uses, which the *Plan* describes as follows: "Includes major parks, golf courses, public open space, private development reserves and recreational facilities/corridors (including floodplain, natural drainage channels, easements, abandoned railway corridors, etc.)." The site will continue to be utilized as a private recreation facility. The zone change restricts future uses to recreation and the site could not be redeveloped to multi-family apartments as it could under the existing zoning.

The proposed rezoning is in conformance with the Land Use Compatibility Guidelines of the *Community Investments Plan*. One of the General Land Use Compatibility guideline recommends that "Higher-intensity development should be discouraged from locating in areas of existing lower-intensity development, particularly established low-density residential areas." The proposed addition of an indoor batting cage facility is not likely to increase the intensity of the existing use. Though the site likely does not see much daily use, it likely sees period of high intensity use during sport seasons and weekends. The subject site is mostly buffered from established low-density residential by open space and/or other uses. The way in which the site is currently zoned, it could be redeveloped with high density multi-family apartments, which would significantly increase the use intensity of the site.

The requested zone change is in conformance with the South Wichita / Haysville Area Plan. The future land use map identifies the subject site to be appropriate for Public Parks, Open Space, and Golf Courses. Though it is not a public park, the site is used for recreation. The zone change restricts future uses to recreation and the site could not be redeveloped to multi-family apartments as it could under the existing zoning.

**RECOMMENDATION:** Based on the information available at the time of the public hearing, staff recommends **APPROVAL** of the application subject to provisions of the Southwest Boys Club Planned Unit Development PUD #143 as attached hereto, and subject to the following conditions:

1. The PUD shall be developed in accordance with the approved PUD language.
2. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #143 Southwest Boys Club Planned Unit Development) has special conditions for development on the property.
3. A copy of the recorded certificate along with four copies of the approved PUD shall be submitted to the Metropolitan Area Planning Department within 60 days of governing body approval, or the request shall be considered denied and closed.

This recommendation is based on the following findings:

1. The zoning, uses, and character of the neighborhood: The character of the neighborhood predominantly developed with public or civic uses. Property to the south is zoned SF-5 Single-Family Residential District (SF-5) and developed with a school and playground. Property to the east is zoned MF-29 Multi-Family Residential District (MF-29) and is a stormwater detention basin. Property to the north is zoned MH Manufactured Housing District (MH) and is undeveloped. Properties to the west are zoned SF-5 and MH and developed with a church and a manufactured home park, respectively.
2. The suitability of the subject property for the uses to which it has been restricted: The subject site is zoned B Multi-Family Residential District, which provide opportunity for a wide variety of housing types and densities in addition to Medical Use and a number of public and civic uses.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: The requested zone change ensures current and future development aligns with the adopted plans a policies. The site has

functioned as an outdoor recreation facility since the 1960s. The proposed development of an indoor batting cage facility and proposed deviations from the UZC standards are not likely to have significant detrimental effects on nearby properties.

4. Length of time the property has been vacant as currently zoned: The subject site has been developed for outdoor recreation since the 1960's.
5. Relative gain to the public health, safety, and welfare, compared to the loss in value or the hardship imposed upon the applicant: Approval of the request would allow the existing use to remain and provide opportunity to expand recreational options to the community, which is a gain to public health and welfare. Denial of the application may result in the loss of use of the applicant's property.
6. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The requested rezoning is in conformance with the *Community Investments Plan* and the *South Wichita / Haysville Area Plan* as discussed in the staff report.
7. Impact of the proposed development on community facilities: The proposed addition of an indoor batting cage facility is not likely to have significant negative impact to community facilities.
8. Opposition or support of neighborhood residents: At the time of the publication of the staff report, staff did not receive any comments from the public on the requested zone change.

**Attachments:**

1. PUD #143 Text
2. PUD Drawing
3. Aerial Map
4. Zoning Map
5. *Community Investments Plan* Future Growth Map
6. *South Wichita / Haysville Area Plan* Future Land Use Map
7. Photos

**PUD #143 Text**

Staff-recommended changes are in red.

**PLANNED UNIT DEVELOPMENT OF  
SOUTHWEST BOYS CLUB ADDITION**

**PLANNED UNIT DEVELOPMENT LEGAL DESCRIPTION**

LEGAL DESCRIPTION –

SOUTHWEST BOYS CLUB ADDITION, A PLANNED UNIT DEVELOPMENT IN THE CITY OF WICHITA,  
SEDGWICK COUNTY, KANSAS.

**GENERAL PROVISIONS:**

1. Total Land Area 396,489 sq ft. or 9.102 acres
2. A minimum of 20 parking spaces shall be paved with a monolithic surface. Existing parking areas shall remain and will not require additional improvements. All parking areas shall be maintained in conformance with the requirements of the Unified Zoning Code.
3. Uses shall be limited to the following: Parks and Recreation; Recreation and Entertainment, Indoor and Outdoor; all as defined in the City of Wichita ordinances, in addition to Wireless Communications Facility per CON2005-00035.
4. Landscaping shall meet the parking lot screening requirement along 45th Street S. for the paved parking lot as set forth in the City of Wichita Landscape Code
5. Signs shall be per the B Multi-Family Zoning District, provided that any existing, non-conforming signage is permitted to remain and/or be replaced so long that it does not increase the degree of non-conformity. Existing scoreboards are permitted to remain and can be replaced with scoreboard of similar size and height.
6. Any existing ball field lighting is permitted to remain and/or be replaced provided that each pole does not exceed the current height at each location. Any new lighting facilities shall conform to Section IV-B.4 of the U.Z.C.
7. Uses in Parcel 1 are not required to provide solid screening, except for Wireless Communications Facility.
8. 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 similarities uses shall be screened from ground level view from any property with residential use.
9. Development of the site will not be permitted without connection to public water and sewer.
10. 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.
11. Amendments, adjustments, or interpretations to this PUD shall be done in accordance with Unified Zoning Code.
12. The Transfer of title of all or any portion of land included within the Planned Unit (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.
13. The planning of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approval by the Governing Body, and any substantial deviation of the plan, after a joint determination by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
14. 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: 396.489 sq. ft. or 9.102 acres
- B. Maximum Height: 35 feet; **Wireless Communications Facility per CON2005-00035.**
- C. Setbacks:
  - Front: 20 feet (W. 45<sup>th</sup> Street)
  - Street Side: 5 feet: (Bennett Cir.)
  - Side: 5 feet
  - Rear: 10 feet

# Southwest Boys Club PLANNED UNIT DEVELOPMENT



**LEGAL DESCRIPTION:**

**Parcel 1**

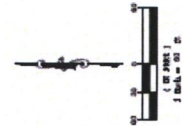
Lot 1, excluding the West 30 feet for street, Southwest Boys Club Addition, Wichita, Sedgewick County, Kansas.

**GENERAL PROVISIONS:**

1. Total Land Area 396,489 sq. ft. or 9.102 acres
2. A minimum of 20 parking spaces shall be paved with a monolithic surface. Existing parking areas shall remain, and will not require additional improvements.
3. Uses shall be limited to the following: Parks and Recreation; Recreation and Entertainment, Indoor and Outdoor; all as defined in the City of Wichita ordinances, in addition to Wireless Communications Facility per CON2005-00035.
4. Landscaping shall meet the parking lot screening requirement along 45th Street S. for the paved parking lot as set forth in the City of Wichita Landscape Code.
5. Signs shall be per the B Multi-Family Zoning District, provided that any existing, non-conforming signage is permitted to remain and/or be replaced so long that it does not increase the degree of non-conformity.
6. Any existing ball field lighting is permitted to remain and/or be replaced provided that each pole does not exceed the current height of each location. Any new lighting facilities shall conform to Section 11-B.4 of the U.Z.C.
7. Uses in Parcel 1 are not required to provide solid screening, except for Wireless Communications Facility.
8. 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 similarities uses shall be screened from ground level view from any property with residential use.
9. Development of the site will not be permitted without connection to public water and sewer.
10. 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.
11. Amendments, adjustments, or interpretations to this PUD shall be done in accordance with Unified Zoning Code.
12. 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.
13. The planning of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approval by the Governing Body; and any substantial deviation of the plan, after a joint determination by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
14. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

**PARCEL 1:**

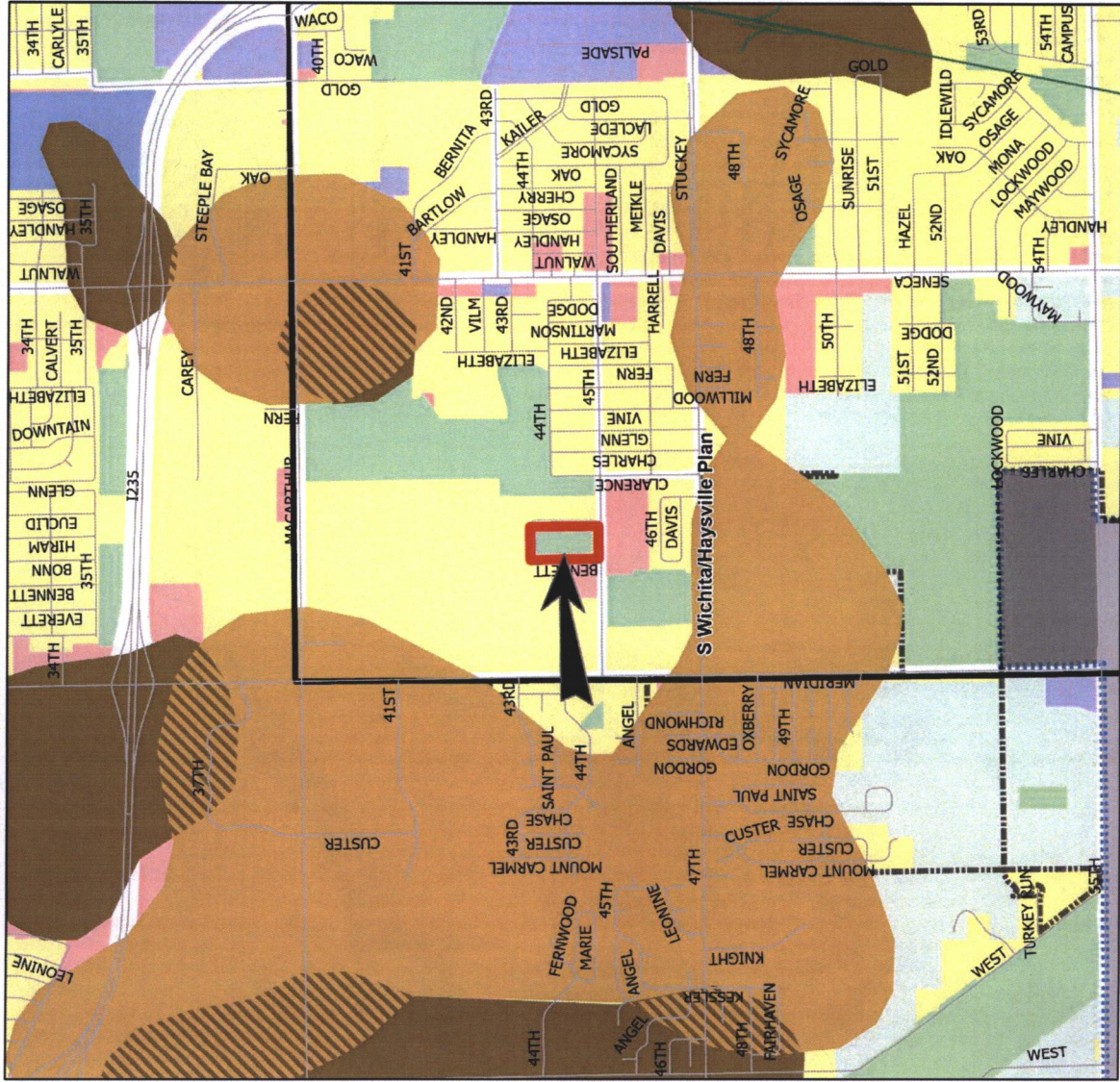
|                   |  |
|-------------------|--|
| A. Net Area       | 396,489 sq. ft. or 9.102 acres   |
| B. Maximum Height | 35 feet  |
| C. Setbacks       | Front: 20 feet (W 45th St)<br>Street Side: 5 feet (Bennett Cir)<br>Side: 5 feet<br>Rear: 10 feet |







# Community Investments Plan, Future Growth Map



## 2035 Wichita Future Growth Concept Map

- Legend**
- Established Central Area
  - Residential and Employment Mix
  - New Employment
  - New Residential
  - Wichita City Limits
  - Other Cities
  - Northwest Bypass Right-of-Way
  - Other Urban Growth Areas 2014
  - Other Urban Growth Areas 2014
  - Rural Growth Areas 2014
- LAND USE**
- Residential
  - Commercial
  - Industrial
  - Major Air Transportation & Military
  - Parks and Open Space
  - Agricultural or Vacant
  - Major Institutional
  - Neighborhood & Area Plans
  - Application Area











Map prepared by the Metropolitan Area Planning Commission, 1235 MacArthur Blvd., Wichita, KS 67202. Date: 12/15/14. Map scale: 1 inch = 1 mile. All rights reserved.

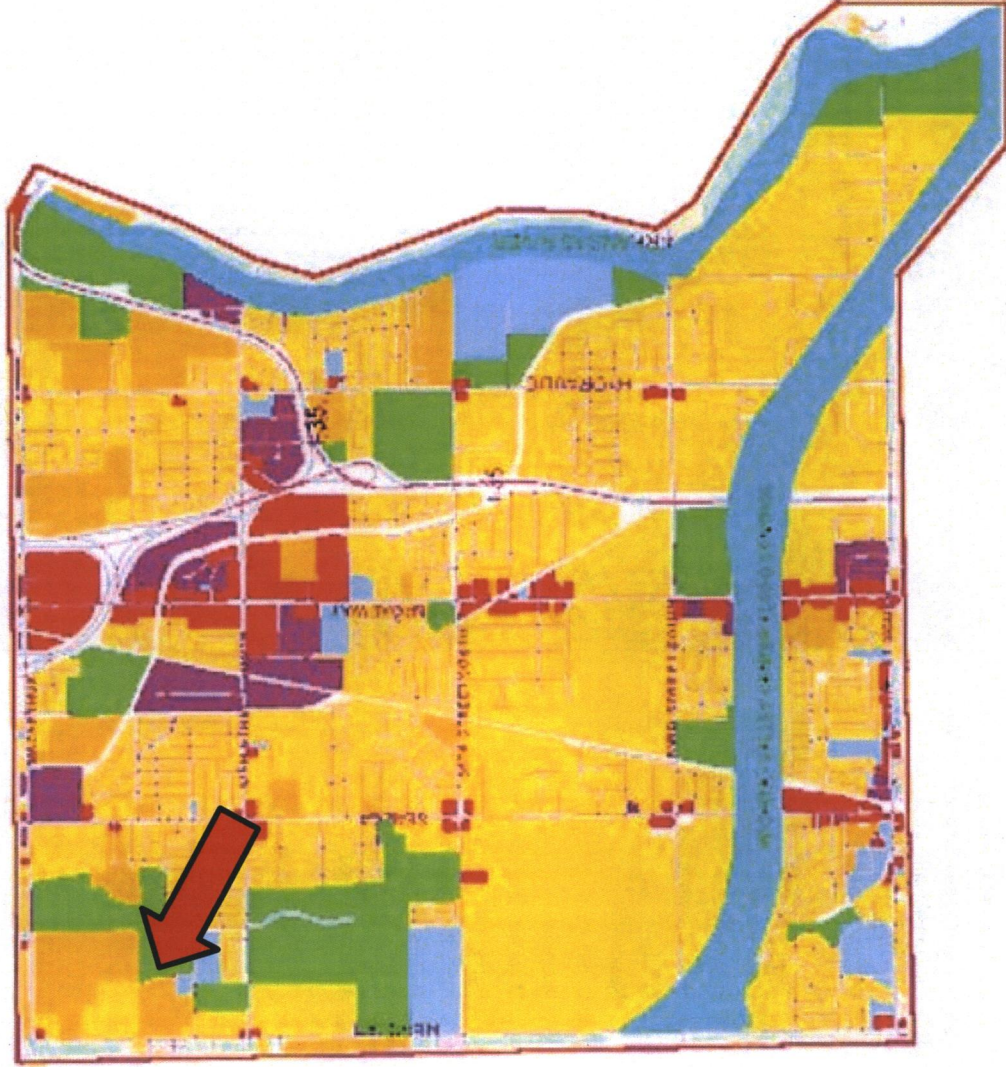
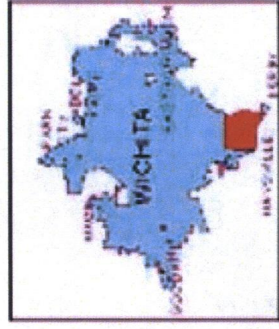
South Wichita / Haysville Area Plan Future Land Use Map

# SOUTH WICHITA / HAYSVILLE AREA PLAN

## FUTURE LAND USE

### LEGEND

-  Residential Low Density
-  Residential Medium Density
-  Commercial Retail
-  Industrial
-  Public-Semi Public-Institutional
-  Public Parks-Open space-Golf Courses
-  Streets
-  Project Boundary



Looking northeast at site



Looking north away from site



Looking south away from site



Looking east away from site



Looking North at property east of site



Looking northwest at and away from site

