

ANDRA COMMERCIAL PUD

PLANNED UNIT DEVELOPMENT

PUD-50

GENERAL PROVISIONS:

- Total Land Area: 649,227.71 sq. ft. ± or 14.90 acres
Total Gross Floor Area: 75,000 sq. ft.
Total Floor Area Ratio: 11.6 percent
- Parking shall be per the Wichita-Sedgewick County Unified Zoning Code, with the following exceptions:
 - The total number of paved parking spaces for the first 20,000 square feet of the multi-use facility shall be 115 spaces, and shall be provided in accordance with the Unified Zoning Code paving standards.
 - Parking for broadcast/recording studio shall be calculated at a rate of 1 space per 500 square feet of area within a building devoted to that use, and for all other uses parking shall be provided at a rate of 1 space per 333 square feet of area within a building devoted to those uses.
 - Development of more than 20,000 square feet of building coverage shall increase the paved parking requirement by a rate of 1 space per 333 square feet of area devoted to all uses, except for the community assembly/event center use that shall provide parking at the rate of 1 stall per 4 occupants for that portion of the building devoted to a community assembly/event center.
 - The multi-use facility may provide an overflow parking area where indicated on the plan to accommodate events that may exceed the 115 paved parking spaces. This ancillary parking area shall be considered to provide an additional 75 parking spaces (based on 100 parking spaces per acre), and shall be surfaced with an all-weather material comprised of asphalt millings, pea gravel, or similar dust-suppressing materials.
- Setbacks are as indicated on the P.U.D. drawing.
- A Drainage Plan shall be submitted to the appropriate jurisdiction for approval. Required guarantees for drainage shall be provided at the time of platting improvements.
- Signs shall be in accordance with either the County Sign Code Section 6-346(c) for Commercial districts, or the City Sign Code for the "GC" General Commercial district, depending on the jurisdiction. No LED, billboard, portable, or off-site signs shall be permitted.
- Parcel 1 shall be limited to those uses permitted by right in the "SF-20" Single-Family Residential district, and the following uses: nightclub (as restricted in the PUD), agriculture, community assembly, broadcast/recording studio, event center, farmer's market, office, restaurant, and retail. Overnight accommodations are permitted within the P.U.D. as an accessory use to the multi-use facility. The use of the "Outdoor Activity Area" shall be considered accessory to the Event Center, and shall be used in conjunction with those uses listed in General Provision 6A as well as for the farmer's market.

The stated "Night Club" use shall be limited to the UZC definition of "Event Centers", subject to the following conditions:

 - The use of the Event Center shall be limited to 500 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.
 - All Sexually Oriented Businesses, as currently defined by the Wichita-Sedgewick County Unified Zoning Code, are hereby prohibited.
 - 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.
- Tents may be erected within the area indicated as "Outdoor Activity Area", and subject to compliance with all applicable building and fire code requirements. All tents shall be disassembled and stored indoors within 24 hours of an event.
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- Access shall be as indicated on the Plan, and/or as approved during the platting process.
- Landscaping shall be per the requirements of the appropriate jurisdiction, with the following modifications:
 - Existing landscaping may count towards meeting this requirement.
 - Screening walls or fences around the perimeter of the P.U.D. shall not be required. Screening of the multi-use facility shall consist of a mix of landscaping and/or berms where indicated on the plan.
 - A screening plan shall be submitted for review and approval by the Planning Director at the time of site development.
 - The property surrounding Parcel 1 is owned by the applicant, and is intended to provide a buffer between the uses allowed by the P.U.D. and neighboring properties. The waiver of standard screening and landscaping requirements are contingent upon this area remaining as open space, except that agricultural accessory buildings are permitted. The applicant may define this area as a reserve when platted, and/or as a conservation easement, in order to preserve this open space.
- Trash receptacles shall be appropriately screened to reasonably hide them from ground view. Screening shall be constructed of materials and/or landscaping compatible with the building exterior.
- All outdoor lighting shall employ cut-off luminaires to minimize light trespass and glare, and will be aimed or shielded away from neighboring properties. Lighting sources shall be limited to thirty (30) feet in height, including poles and base. No pole lighting shall be located within building setbacks, except that light poles may be permitted along the access drive to the facility from MacArthur Road.
- Development within Parcel 1 shall be contingent upon providing adequate water and sanitary sewer service by the appropriate jurisdiction. Guarantees for the extension of municipal services shall be provided at the time of platting.
- All applicable permits, licenses, inspections or change in use shall be obtained prior to occupancy.
- 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.
- The design layout shown on the plan illustrates one development concept. Modifications to the size and/or location of improvements, building layout, and/or access locations may be permitted, provided they meet all requirements of this plan. This plan envisions the development of a multi-use facility and cabin, as shown on the plan; however, in the event additional uses within separate buildings are proposed, the applicant shall submit a revised site plan to the Planning Director for review. If such modifications are determined by the Planning Director, with the concurrence of the Zoning Administrator, to be significant, the owner shall be required to file for an administrative adjustment to the P.U.D. If the change is considered greater than what can be approved administratively, the owner shall be required to file an amendment to the P.U.D., which shall be submitted to the Planning Commission for their consideration.

LEGAL DESCRIPTION:

A portion of the Northeast Quarter of Section 15, Township 28 South, Range 1 West of the 6th Principal Meridian, Sedgewick County, Kansas, more particularly described as follows:

Commencing at the Northwest Corner of the Northwest Quarter of the Northeast Quarter, Section 15, Township 28 South, Range 1 West of the 6th Principal Meridian; thence with an assumed bearing of South 01°38'53" West along the West line of the Northwest Quarter of said Northeast Quarter 40.02 feet, more or less; thence South 90°00'00" East parallel with the North line of the Northwest Quarter of said Northeast Quarter 365.00 feet, more or less, for a point of beginning; thence continuing South 90°00'00" East parallel with the North line of the Northwest Quarter of said Northeast Quarter 100.00 feet; thence South 01°38'53" West parallel with the West line of the Northwest Quarter of said Northeast Quarter 350.10 feet, more or less; thence South 90°00'00" East parallel with the North line of the Northwest Quarter of said Northeast Quarter 515.84 feet, more or less; thence South 01°07'30" West parallel with the East line of the Northwest Quarter of said Northeast Quarter 837.15 feet, more or less; thence North 89°52'32" West parallel with the South line of the Northwest Quarter of said Northeast Quarter 738.33 feet, more or less; thence North 01°38'53" East parallel with the West line of the Northwest Quarter of said Northeast Quarter 835.73 feet, more or less; thence South 90°00'00" East parallel with the North line of the Northwest Quarter of said Northeast Quarter 114.88 feet, more or less; thence North 01°38'53" East parallel with the West line of the Northwest Quarter of said Northeast Quarter 350.10 feet, more or less, to the point of beginning. (Containing 649,227.71 square feet, or 14.90 acres, more or less)

REVISIONS:

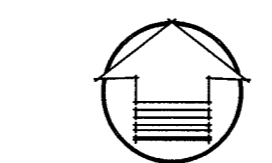
Planned Unit Development (PUD2016-05) Filed: May 27, 2016
Revised per staff comments: June 27, 2016
Approved by MAPC: July 7, 2016
Approved by County Commission: August 10, 2016
Revised per Administrative Adjustment: August 28, 2017

As per AA PUD2017-05 Blm

APPROVED PUD

MAPC 7-7-16 Blm
BOCC 8-10-16 Blm

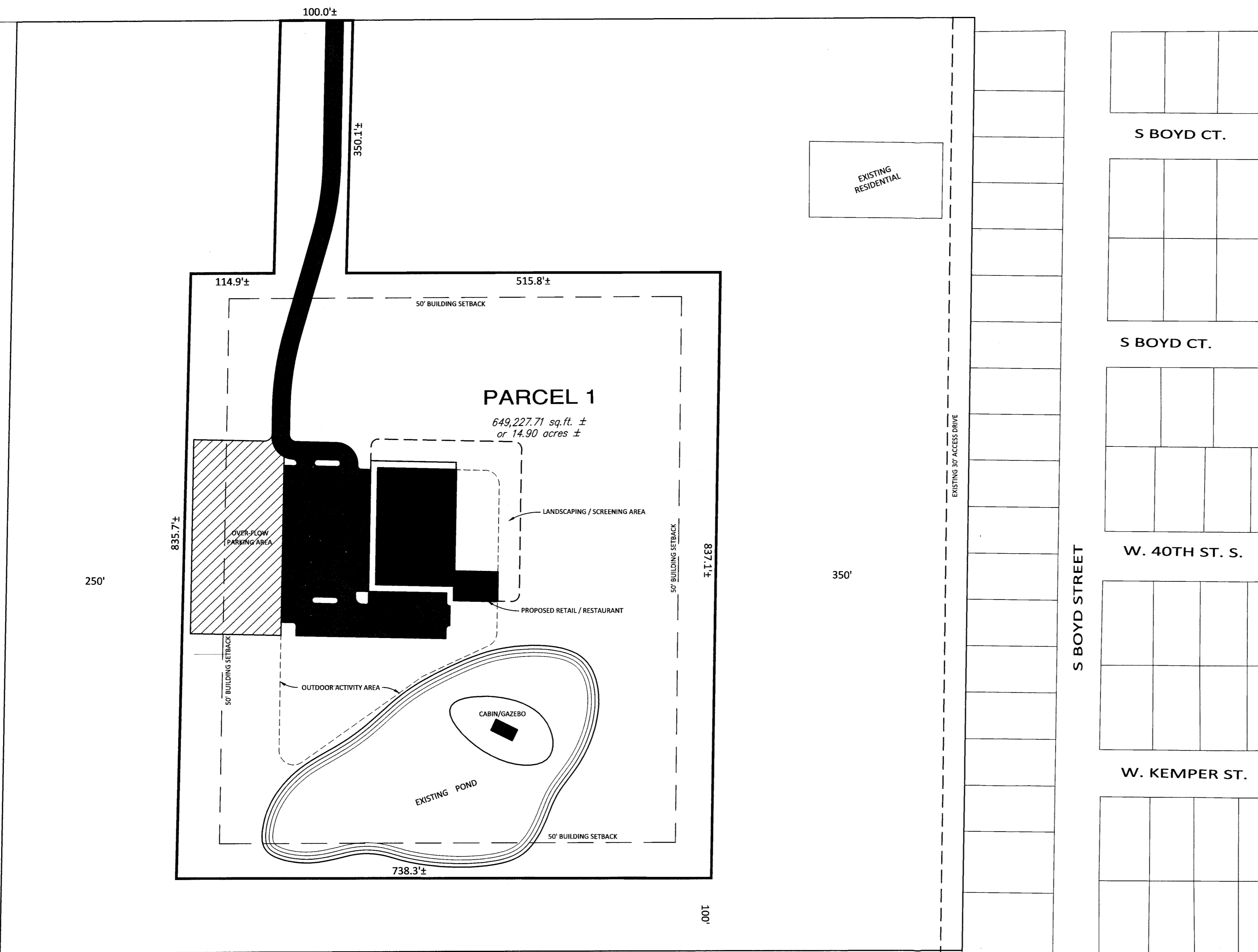
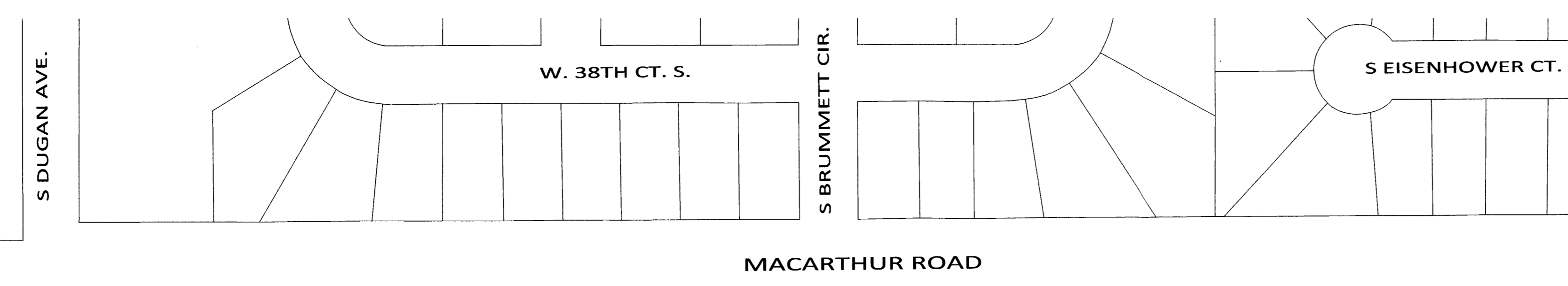
MAPD copy 1/3/4



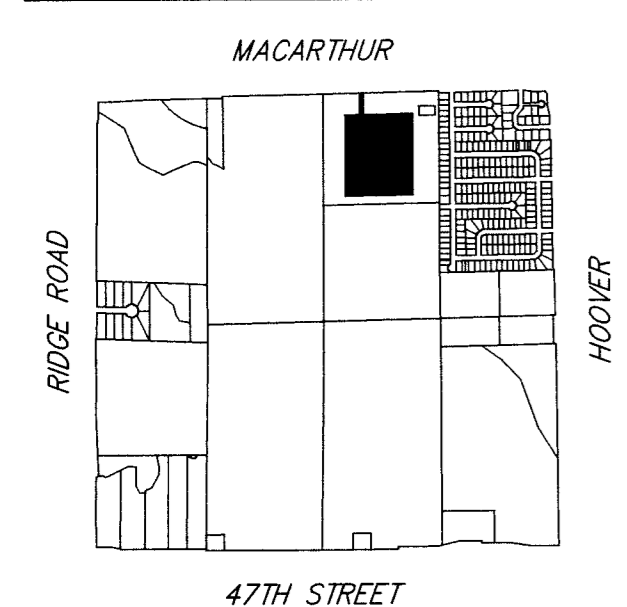
SCALE: 1" = 100'

PARCEL 1

- | | |
|-------------------------------|---|
| A. Net Area: | 649,227.71 sq. ft. ± or 14.90 acres ± |
| B. Maximum Building Coverage: | 45,000 sq. ft. or 6.9 percent |
| C. Maximum Gross Floor Area: | 75,000 sq. ft. |
| D. Floor Area Ratio: | 11.6 percent |
| E. Maximum building height: | 45 feet, except for any other structures exempt by the UZC. |
| F. Setbacks: | See Drawing |
| G. Access Points: | See Drawing |
| H. Permitted Uses: | See General Provision #6. |

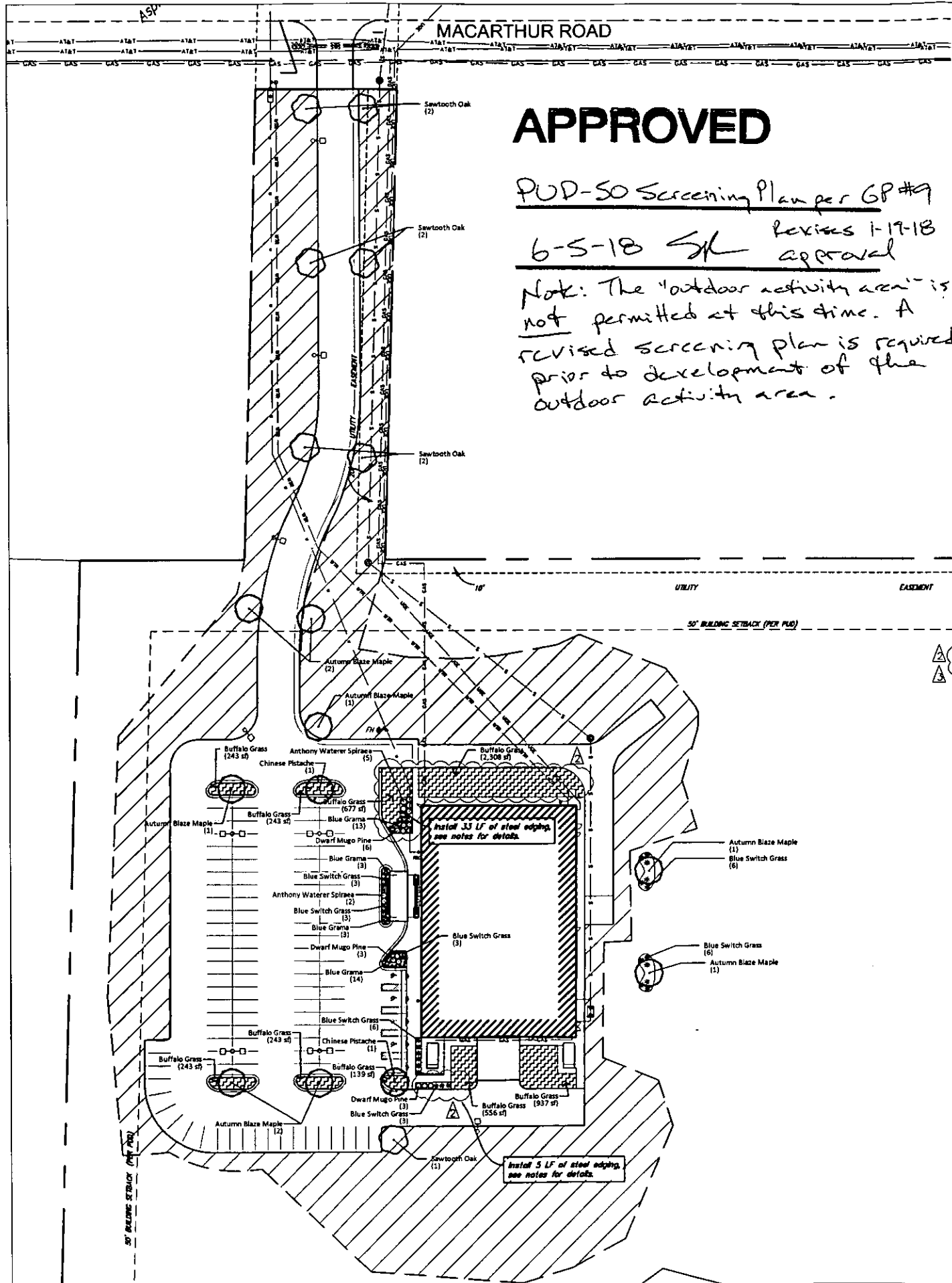


VICINITY MAP



PUD-50
ANDRA COMMERCIAL PUD
PLANNED UNIT DEVELOPMENT





APPROVED

PUD-50 Screening Plan per GP #9
 6-5-18 SK Revises 1-17-18 approval

Note: The "outdoor activity area" is not permitted at this time. A revised screening plan is required prior to development of the outdoor activity area.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	8	ACER FREEMANTII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	B & B	2" CAL
	2	PISTACHIA CHINENSIS	CHINESE PISTACHE	B & B	2" CAL
	7	QUERCUS ACUTISSIMA	SAWTOOTH OAK	B & B	2" CAL
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	33	BOUTELOUA GRAEULIS 'BLONDE AMBITION'	BLUE GRAMA	1 GAL	
	30	PANICUM VIRGATUM 'HEAVY METAL'	BLUE SWITCH GRASS	1 GAL	
	12	PINUS MUGO 'COMPACTA'	DWARF MUGO PINE	5 GAL	
	7	SPRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA	5 GAL	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME		
	5,589 SF	BOUTELOUA DACTYLOIDES	BUFFALO GRASS		

Prior to seeding, 1,000 pounds of 10-10-10 fertilizer shall be applied to each acre to be stabilized. After seeding, each area shall be mulched with 4,000 pounds per acre of straw. The straw mulch is to be tacked into place by a disk with blades set nearly straight or by other approved methods.

Short Native Grasses:
 PLS per 1,000 sq. ft.
 Little Blue Stem 1.0 3.0
 El Reno Side Dots Grama 5.0 3.0
 Lovington Blue Grama 5.0 3.0
 Buffalo Grass 5.0 3.0
 Short Native Grass Mix= 80,000 sq. ft.

LANDSCAPE REQUIREMENTS PER PUD-50

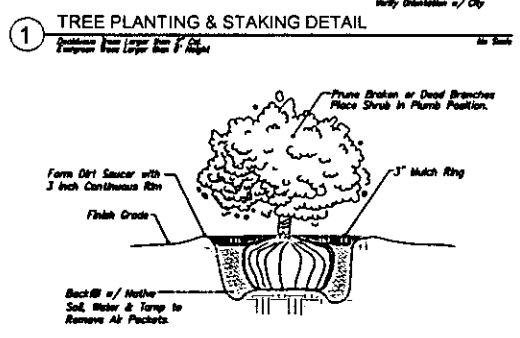
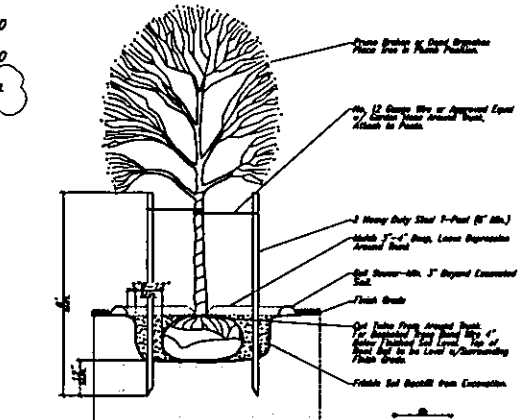
Streetway Requirement:	N/A Per PUD-50
Parking Lot Trees Required:	115 parking stalls= 8 trees required
Landscape Buffer:	N/A Per PUD-50

LANDSCAPE NOTES:

- All landscape work shall be done in accordance with industry standards.
- All areas called out as needed shall be seeded at 2.5 to 3 lbs per 1,000 sq ft and fertilized at 40 lbs per acre.
- Trees with broken leaders or no central leader will not be accepted.
- All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Trifluralin (SS) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be retiffed in to a depth of 10-12".
- Mulch all planting beds with min. 3" of mulch. Mulch all tree sawer wells with min. 3" of mulch. Mulch material to be premium cedar mulch of uniform consistency.
- Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge thickness, commercial grade, or approved equal.
- General Contractor to supply and place at a depth of 4", all topsoil on site within the limits of Construction.
- Topsoil hauled onto site shall be fertile, friable, natural loam topsoil of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free of trash, or other matter toxic to plant growth.
- Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
- Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 888-247-01-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
- Repair any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
- The Landscape Contractor shall coordinate with the G.C. to gain site access to install the plants and maintain grounds, until final acceptance from owner. Upon final acceptance, the one (1) year guarantee period will begin.
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- The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
- The Landscape Contractor is responsible for any damage done to the exterior of the building or any part of the parking lot when installing or maintaining the plantings before final acceptance.
- Final planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 30. For grass seeding, fall season shall be September 1 thru mid October. Spring season for seeding shall be from March 15 thru mid May.

IRRIGATION NOTES:

- All irrigation work is to be installed in compliance with all local codes and regulations.
- Irrigation Contractor shall design system drip system for shrubs and trees in parking lot and around building. All other areas to have temporary irrigation installed during establishment phase.
- The Irrigation Contractor DOES NOT START irrigation construction until final shop drawings are submitted and approved by the Landscape Architect and/or Owner prior to construction for final approval which: Use Rainbird, Toro, Hunter products, or approved equal, which will include type of heads, head coverage, valve location, piping and accessories, and main line location. Included in shop drawings show zone pressure, valve size, GPM requirements and pipe sizing. Also specify a rain switch or moisture sensing device per City Codes.
- Prior to construction, Irrigation Contractor to locate all existing and proposed utilities and electrical wiring.
- Contractor shall not install irrigation system when any obstructions in the field exist. Contact the Landscape Architect for clarification before proceeding around obstructions.
- Needs to be adjusted to not spray on buildings, walks, or drives.
- Irrigation Contractor shall coordinate with Paving Contractor to locate and install required irrigation lines showing prior to any paving. Coordinate piping when possible to save on shimming material. Sleeves to be min. 20" below finish grade. Verify final depth w/ Paving Contractor for adequate coverage.
- Automatic drainage valves to be located at the ends of lines and at the lowest points on the lines.
- Irrigation Contractor to verify location of water supply with CC prior to installation of systems. Irrigation Contractor shall verify static pressure.
- Locate Irrigation Controller per Owner's direction.



BAUGHMAN COMPANY
 315 Ellis St. Wichita, KS 67211 316-262-7271
 BaughmanCo.com



WDM ARCHITECTS
 WDM Architects P.A.
 105 North Washington
 Wichita, KS 67202-2815
 T 316.262.4700
 F 316.262.0002
 wdmarchitects.com

**WICHITA UNION STOCKYARDS
 EVENT BARN**
 MACARTHUR RD.
 WICHITA, KS

PRINTS ISSUED
 07/28/2017
 08/01/2017
 01/08/2018
 04/23/2018

WDM No. 17019
 draw: DPGJ
 checked: PJM
 LANDSCAPE PLAN

L1.0

ANDRA COMMERCIAL PUD

PLANNED UNIT DEVELOPMENT

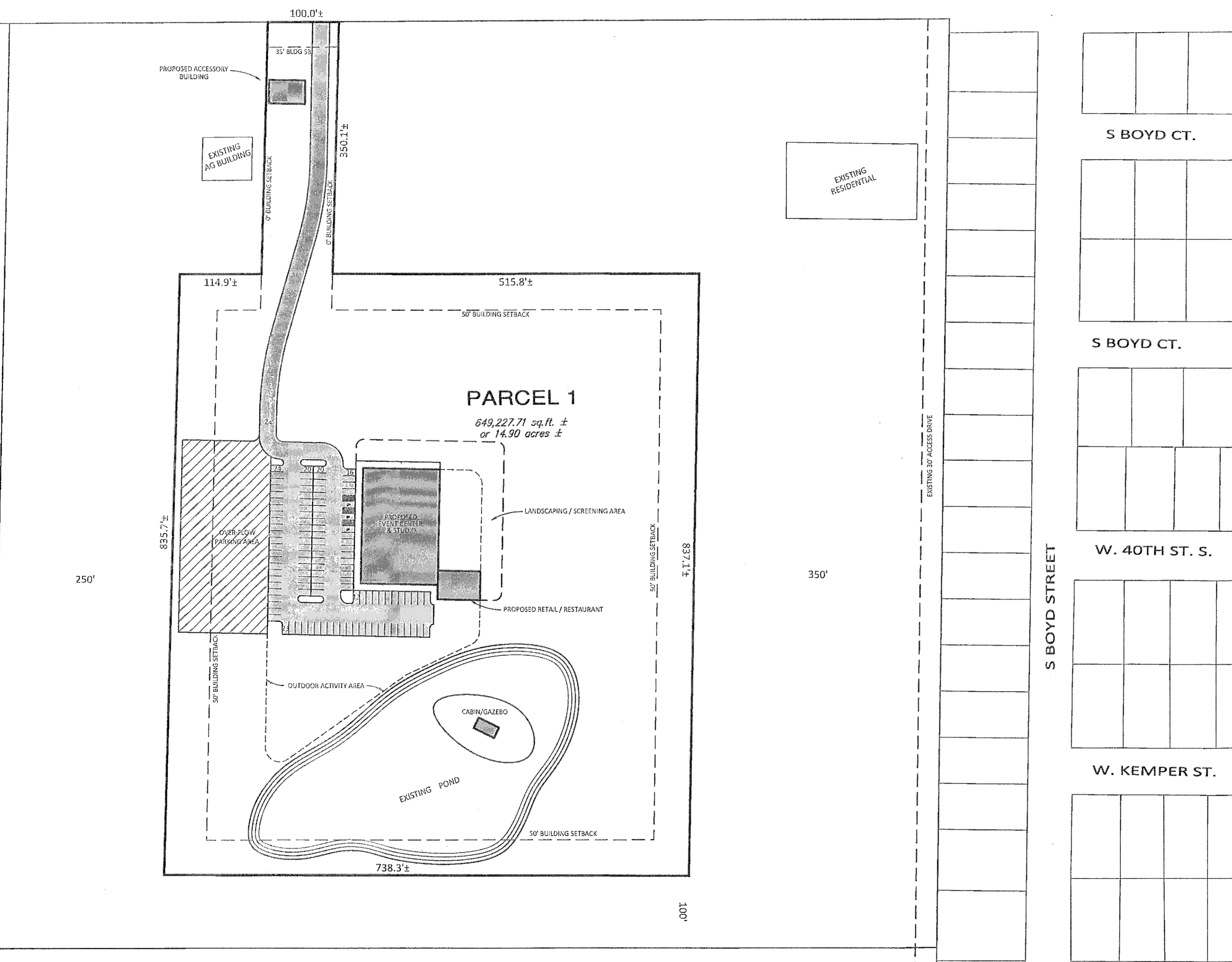
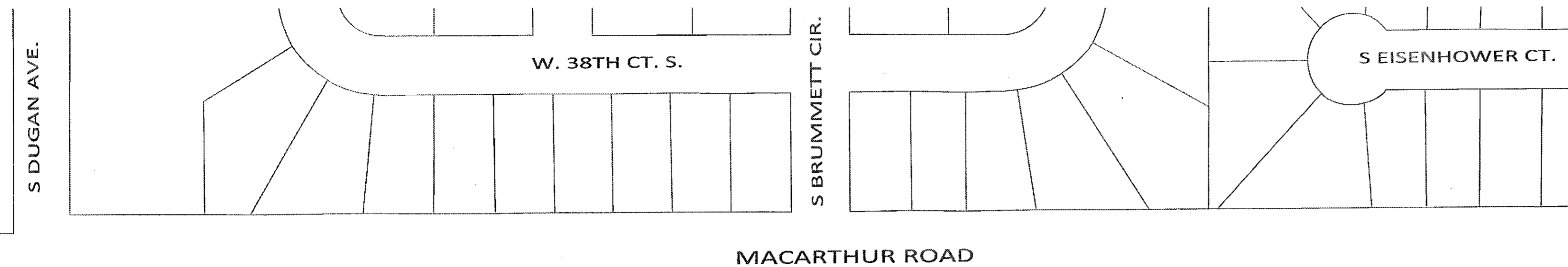
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PARCEL 1

- | | |
|-------------------------------|---|
| A. Net Area: | 649,227.71 sq.ft. ± or 14.90 acres ± |
| B. Maximum Building Coverage: | 45,000 sq.ft. or 6.9 percent |
| C. Maximum Gross Floor Area: | 75,000 sq.ft. |
| D. Floor Area Ratio: | 11.6 percent |
| E. Maximum building height: | 45 feet, except for any other structures exempt by the UZC. |
| F. Setbacks: | See Drawing |
| G. Access Points: | See Drawing |
| H. Permitted Uses: | See General Provision #6. |

As per AA PUD2021-15 fln 7-30-2021

APPROVED PUD

MAPR 7-7-16 fln

BOCC 8-10-16 fln

MAPD Copy 1 of 4

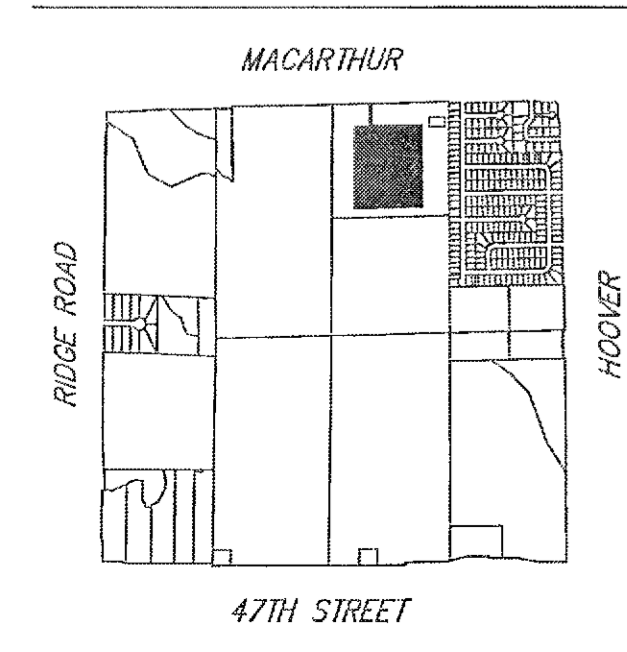
PUD-50

ANDRA COMMERCIAL PUD
PLANNED UNIT DEVELOPMENT



BAUGHMAN

VICINITY MAP



SCALE: 1" = 100'