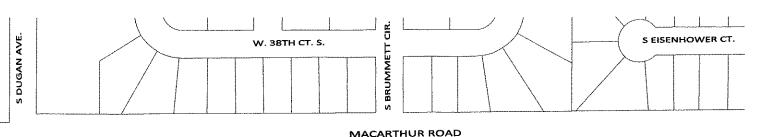
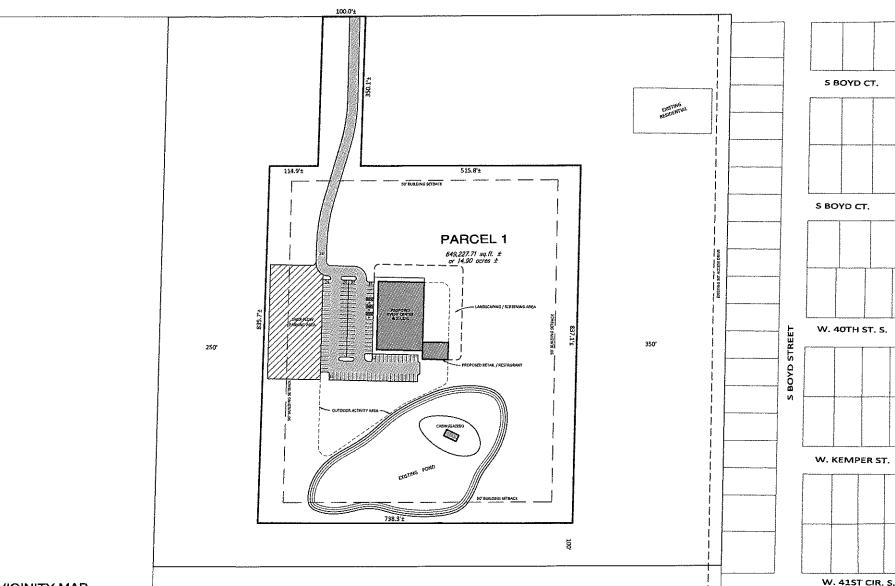
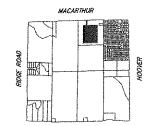
# ANDRA COMMERCIAL PUD

## PLANNED UNIT DEVELOPMENT **PUD-50**





### VICINITY MAP





Planned Unit Development (PUD2016-7?) Filed: Revised per staff comments: Approved by MAPC: Revised per County Commission comments:

### **GENERAL PROVISIONS:**

- Parking shall be per the Wichita-Sedgwick County Unified Zoning Code, with the following exceptions:
- A. 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 Zaning Code paving standards.
- 8. Perking for broadcast/recording studio studi 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.
- C. Development of more than 20,000 equare feet of building coverage shall increase the powed parking requirement by a rate of 1 space per 333 square feet of orea devoted to all uses, except for the community assembly/sent center use that shall provide parking at the rate of 1 stall per 4 occupants for that partlen of the building devoted to an community assembly/sent center.
- D. The multi-use facility may provide an overflow parking area where indicated on the plan to accommodate events that may exceed the 115 pared parking spaces. This ancillary perking area shall be considered to provide and outfilliant 35 parking spaces (based on 100 parking spaces per acre), and shall be surfaced with an all-weather material comprised of asphall millings, pen grovet, or shifter dust-suppressing
- 3. 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 6-340(c) for Commercial districts, or the City Sign Code for the "GC" General Commercial district, eppending on the jurisdiction. No LED, billboard, portable, or oif-site signs shall be permitted.
- 6. Parcel 1 shall be limited to those uses permitted by right in the "SF-20" Single-Family Residential district, and the fall-wing uses: nightculu (as restricted in the PUD), agriculture, community ossensity, broadcast/recording studia, ewent center, farmer's market, office, restaurant, and retail. Overnight accommodations are permitted within the PULI, as on accessory use to the multi-use facility. The use of the "Outdoor Activity Arae" shall be considered occessory to the Event Center, and shall be used in conjunction with those uses listed in General Provision 6A as well us for the former's market.

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

- A. The use of the Event Center sholl be limited to 500 persons, and shall be limited exclusively to a venue for rent with the purpose of hosting a wriety of gatherings where food, beverages (including elochol), music or dancting may be offered, such as life cycle events (i.e. britidays, anniversaries, weddings, reunions); corporate or professional functions (i.e. semions; meetings, lectures, retroats), other special events including charitable events, fundations, and art shows; holfary festivities; or photographic shoots; and other similar events.
- All Sexually Oriented Businesses, as currently defined by the Wischita-Sedgwick County Unified Zoning Code, are hereby prohibited.
- D. The Event Center shall obtain, and at all times maintain, a liquer license(s) as are required from the appropriate facal and/or State authorities. Outside vendors/caleres shall obtain and maintain at all times with participating in events of the Event Center, a figure license as required from the appropriate local and/or State authorities. No business that is classified as a Diriking Establishment, Tovern, Class. Club or Class B Club, under current Wichila, Konsos ardinances or codes, shall be
- E. 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 Midwight, local time, Surface plantage, Frent Center set-up and clear-up stail 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 1:30 a.m., local time, Sunday through Thursday.

### LEGAL DESCRIPTION:

A portion of the Northeast Overter of Section 15, Township 28 South, Range 1 West of the 6th Principal Meridian, Sedgwick County, Kansas, more porticularly described

as follows:

Commencing at the Northwest Corner of the Northwest Ovarter of the Northeast Ovarter, Section 15, Township 28 South, Range 1 West of the 6th Principal Meridian; thence with an assumed bearing of South 013853' West along the West line of the Northwest Ovarter of soil Northeast Ovarter 40.02 Red, more or less; thence South SOVD'00' East parallel with the North line of the Northwest Ovarter of soil Northeast Ovarter 36.00 Red, more or less, for a point of beginning thence continuing South 90'00'0' East parallel with the North line of the Northwest Ovarter of soil Northeast Ovarter 36.00 Red, more or less, for a point 1955.1 West parallel with the West line of the Northwest Ovarter of soil Northeast Ovarter 36.00 Red, more or less; thence South 00'00' East parallel with the North line of the Northwest Ovarter of soil Northeast Ovarter 38.71.5 feet, more or less; thence North 01385.1 Sect parallel with the West Line of the Northwest Ovarter 4.00 Sect parallel with the West Line of the Northwest Ovarter of soil Northeast Ovarter 38.71.5 feet, more or less; thence North 01385.3 East parallel with the West Line of the Northwest Ovarter of soil Northeast Ovarter 35.71.6 feet, more or less; thence North 01385.3 East parallel with the West Line of the Northwest Ovarter of soil Northeast Ovarter 35.71.6 feet, more or less; thence North 01385.3 East parallel with the West Line of the Northwest Ovarter of soil Northeast Ovarter 35.71.6 feet, more or less; thence North 013833 East parallel with the West Line of the Northwest Ovarter of soild Northeast Ovarter 35.71.5 feet, more or less; thence North 013833 East parallel with the West Line of the Northwest Ovarter of soild Northeast Ovarter 35.71.5 feet, more or less; thence North 013833 East parallel with the West Line of the Northwest Ovarter of soild Northeast Ovarter 35.71.5 feet, more less; thence North 013833 East parallel with the West Line of the Northwest Ovarter of soild Northeast Ovarter 35.71 seet, more less; thence North 013833 East parallel with the

### REVISIONS:

- F. Tents may be eracted within the area indicated as "Outdoor Activity Area", and subject to compliance with all applicable building and fire code requirements. All tent shall be disassembled and stared indoors within 24 hours of an event.
- G. Security may be permitted through contracted security services
- H. Live music, or music provided by a D.I. is on option for events and shall be located within a building. Music to accompany wedding ceremonies, or other outdoor events, shall be at other voluntes as as not to create a musicane, and be located within the "Outdoor Activity Nee". All outdoor music shall be subject to the Unified Zoning Code's compatibility notes standards.
- I. The "Outdoor Activity Area" shall be limited to the hours of 10:00 a.m. to 10:00 p.m., local time. Outdoor preparation and service of food, betweeness (including alcohol) may be permitted. All applicable license(s) shall be obtained as are required from the appropriate local and/or state outhorities.
- J. Outdoor speakers used in conjunction with outdoor events shall be limited to the hours of 15:00 a.m. to 8:00 p.m. All speakers shall be oriented toward the center of the site as to minimize noise trespass anto neighboring properties to the east and north.
- Uses are those permitted by the approved P.U.D., and are subject to the development standards contained in the approved PU.D.
- Access shall be as indicated on the Plan, and/or as approved during the platting
- Landscaping shall be per the requirements of the appropriate jurisdiction, with the following modifications:
- A. Existing landscoping 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 focility shall consist of a mix of landscaping and/or berms where indicated on the plan.
- C. A screening plan shall be submitted for review and approval by the Planning Directo at the time of site development.
- D. The property surrounding the P.U.D. 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 waver of standard screening and londscaping regivements are configured upon this area remaining as open space. The applicant may define this area as a resurvivine platted, and/or as a conservation easement, in order to preserve this open space.
- 11. All outdoor lighting shall employ cut-off luminaries to minimize light tresposs 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.
- 12. Development within Parcel 1 shall be contingent upon providing adequate water and somitary sewer service by the appropriate pursatchian. Guarantees for the extension of municipal services shall be provided of the time of politing.
- All applicable permits, licenses, inspections or change in use shall be obtained prior a accurance.
- Amendments, adjustments or interpretations to this P.U.D. shall be done in accorder with the Unified Zoning Code.
- 15. The Transfer of title of all or any parties of land included within the Planned Unit Development (or any amendments thereta) 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 to Governing Deby, and any substantivel developm of the plan, as determined by the Zoning, Administrator or the Director of Planning, shall constitute a wildling of the building permit authoriting construction of the proposed development.
- 17. The design layout shown on the pion illustrates one development concept. Modifications to the size and/or location of improvements, building layout, and/or access localisms may be permitted provided they meet all requirements of this pion. If such modifications are determined by the Planning Director, with the concurrence of the Zaning Administrator, to be significant, the owner shall be required to file for an administrative adjustment to the PLD. If the change is considered greater than what can be approved administratively, the owner shall be required to file an amendment to the PLD, which shall be submitted to the Planning Commission for their consideration. This prior envisions the development of a multi-use lacility 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 pion to the Planning Director for review.

#### PARCEL 1

A.	Net Area:	649,227.71 sq.ft. ± or 14.90 acres ±
В.	Maximum Bullding Coverage:	45,000 sq.ft. or 6.9 percent
c.	Moximum 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

**PUD-50** 

ANDRA COMMERCIAL PUD PLANNED UNIT DEVELOPMENT



BAUGHMAN