

ANDRA COMMERCIAL PUD

PLANNED UNIT DEVELOPMENT

PUD-50

GENERAL PROVISIONS:

- Total Land Area:** 649,227.71 sq. ft. \pm 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-Sedgwick 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 parking 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 an 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 overflow 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 6-349(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 former'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-Sedgwick 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 of 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.

LEGAL DESCRIPTION:

A portion of the Northeast Quarter of Section 15, Township 28 South, Range 1 West of the 6th Principal Meridian, Sedgwick 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 Northeast 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 355.00 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 Northeast 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°52'12" 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 Northeast 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-PP) Filed: May 27, 2016
Revised per staff comments: June 27, 2016
Approved by MAPC:
Revised per County Commission comments:



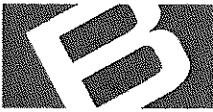
SCALE: 1" = 100'

PARCEL 1

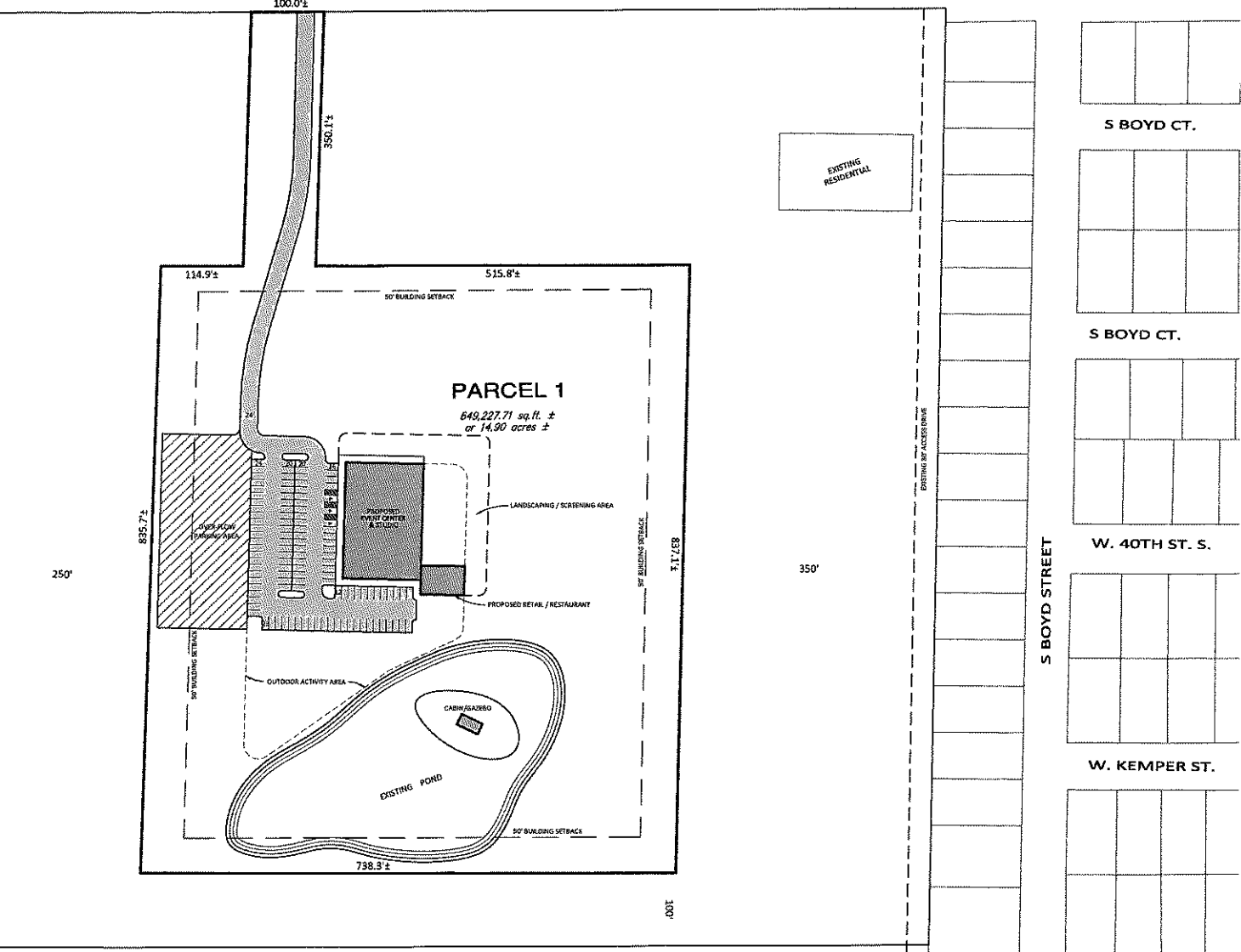
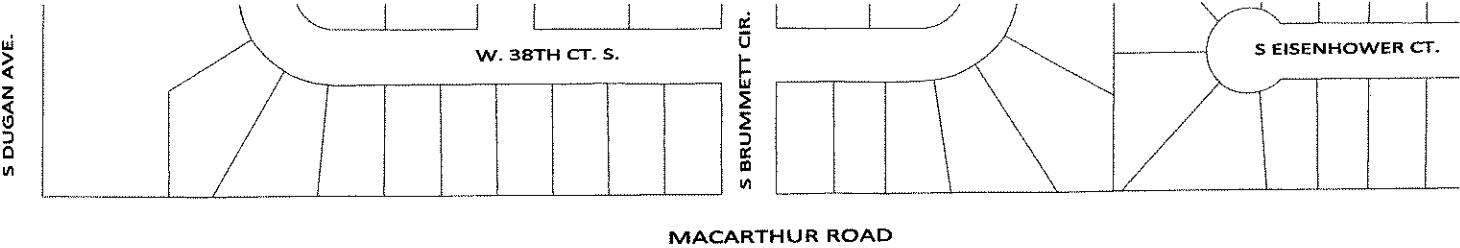
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|-------------------------------|---|
| A. Net Area: | 649,227.71 sq. ft. \pm or 14.90 acres \pm |
| B. Maximum Building Coverage: | 45,000 sq. ft. or 6.9 percent |
| C. Maximum Gross Floor Area: | 75,000 sq. ft. |
| D. Floor Area Ratio: | 11.6 percent |
| 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. |

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BAUGHMAN



VICINITY MAP

