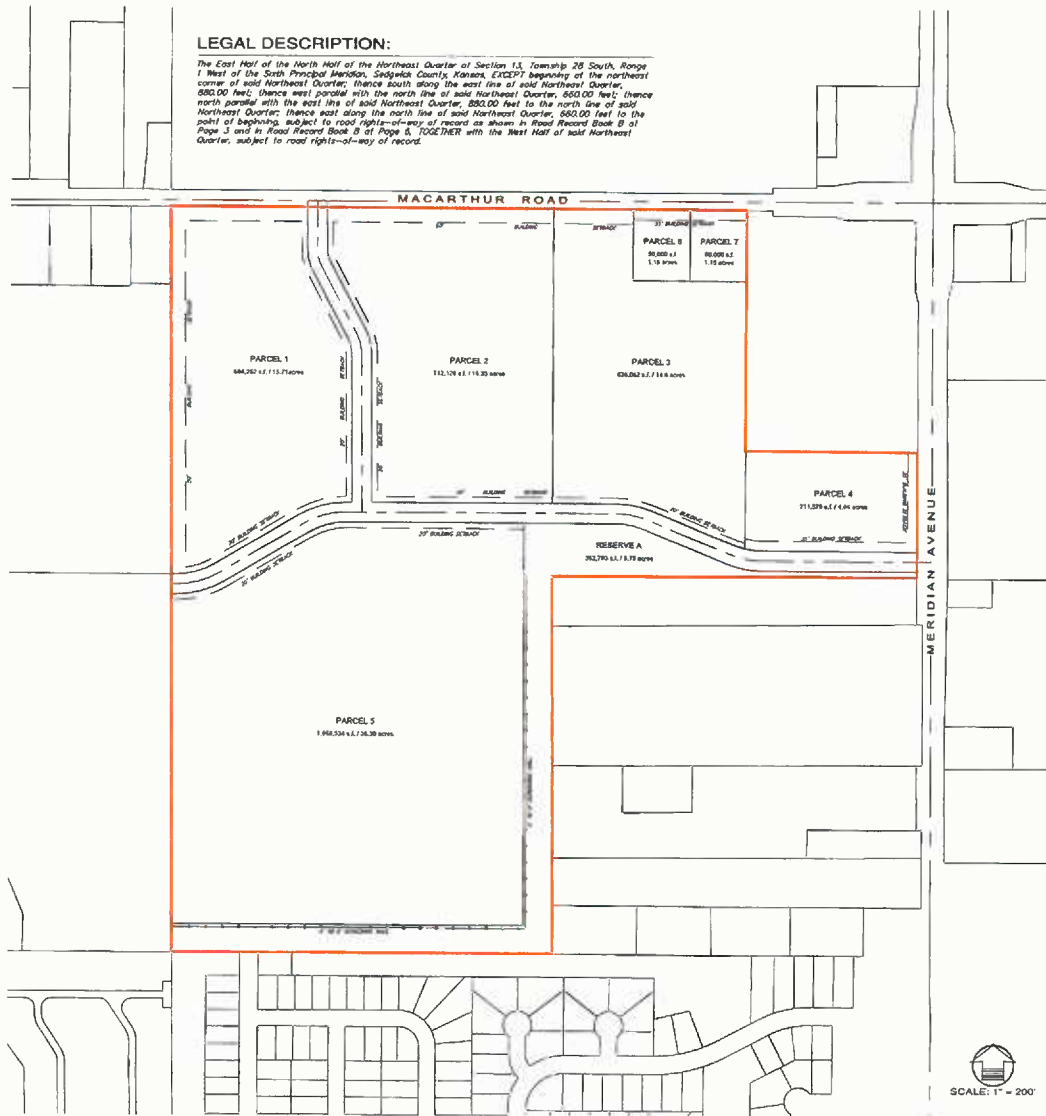


VENDOR VILLAGE INDUSTRIAL
PLANNED UNIT DEVELOPMENT
PUD #52

LEGAL DESCRIPTION:

The East Half of the North Half of the Northwest Quarter of Section 13, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgewick County, Kansas. EXCEPT boundary of the northeast corner of said Northwest Quarter; thence south along the east line of said Northwest Quarter, 590.00 feet; thence west parallel with the north line of said Northwest Quarter, 660.00 feet; thence north parallel with the east line of said Northwest Quarter, 800.00 feet to the north line of said Northwest Quarter; thence east along the north line of said Northwest Quarter, 660.00 feet to the east line of said Northwest Quarter; thence south along the east line of said Northwest Quarter, 590.00 feet to the south line of said Northwest Quarter. The right of way record as shown by Record Book B-1 of Page 3 and in Road Record Book B of Page 8, TOGETHER with the West Half of the Northwest Quarter, subject to road rights-as above, of record.



SCALE: 1" = 200'

PARCEL 1

- | | |
|-------------------------------|--|
| A. Net Area: | 684,352 sq. ft. ±
or 13.71 acres ± |
| B. Maximum Building Coverage: | 203,276 sq.ft.
or 30 percent |
| C. Maximum Gross Floor Area: | 238,488 sq.ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum building height: | 80 feet, except for any other structures exempt by the UZO |
| F. Setbacks: | See Drawing |
| G. Permitted Uses: | See General Provision #5. |

PARCEL 2

- | | |
|-------------------------------|--|
| A. Net Area: | 712,126 sq. ft. $\pm$
or 18.35 acres $\pm$ |
| B. Maximum Building Coverage: | 213,638 sq.ft.
or 30 percent |
| C. Maximum Gross Floor Area: | 248,244 sq.ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum building height: | 80 feet, except for any other structures exempt by the UZO |
| F. Setbacks: | See Drawing |
| G. Permitted Uses: | See General Provision #5. |

PARCEL 3

- | | |
|-------------------------------|--|
| A. Net Area: | 636,082 sq. ft. $\pm$
or 14.60 acres $\pm$ |
| B. Maximum Building Coverage: | 190,823 sq.ft. $\pm$
or 30 percent |
| C. Maximum Gross Floor Area: | 272,829 sq.ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum building height: | 80 feet, except for any other structures exempt by the UZO |
| F. Setbacks: | See Drawing |
| G. Permitted Uses: | See General Provision #6 |

PARCEL 4

- | | |
|-------------------------------|---|
| A. Net Area: | 711,529 sq. ft. ±
or 4.86 acres ± |
| B. Maximum Building Coverage: | 63,459 sq.ft. ±
or 30 percent |
| C. Maximum Gross Floor Area: | 74,035 sq.ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum building height: | 80 feet, except for any other
structures exempt by the UZO |
| F. Setbacks: | See Drawing |
| G. Permitted Uses: | See General Provision #8. |

PARCEL 5

- | | |
|-------------------------------|--|
| A. Net Area: | 1,668,534 sq. ft. ±
or 38.30 acres ± |
| B. Maximum Building Coverage: | 500,560 sq.ft.
or 30 percent |
| C. Maximum Gross Floor Area: | 581,987 sq.ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum building height: | 80 feet, except for any other
structures exempt by the UTC. |
| F. Setbacks: | See Drawing |
| G. Permitted Uses: | See General Provisions §5. |

PARCEL 6

- | | |
|-------------------------------|--|
| A. Net Acres: | 50,000 sq. ft. ±
or 1.15 acres ± |
| B. Maximum Building Coverage: | 15,000 sq. ft.
or 30 percent |
| C. Maximum Gross Floor Area: | 17,500 sq. ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum building height: | 80 feet, except for any other
structures exempt by the UFG. |
| F. Setbacks: | See Drawing |
| G. Permitted Uses: | See General Provision §6. |

PARCEL 7

- | | |
|-------------------------------|--|
| A. Net Area: | 52,000 sq. ft. $\pm$
or 1.15 acres $\pm$ |
| B. Maximum Building Coverage: | 13,000 sq. ft.
or 30 percent |
| C. Maximum Gross Floor Area: | 17,500 sq. ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum building height: | 80 feet, except for any other
structures exempt by the UZC. |
| F. Setbacks: | See Drawing |
| G. Permitted Uses: | See General Provision 45. |

RESERVE A

- | | |
|--------------------|--|
| A. Net Area: | 382,783 sq. ft. $\pm$
or 8.79 acres $\pm$ |
| B. Permitted Uses: | See General Provision #5 |

PROJECT DESCRIPTION:

The intent of this Planned Unit Development is to provide adequate industrial acreage to support an existing manufacturing operation on an adjacent site. This PUD seeks to offer a location for the development of industrial facilities for vendors within close proximity to the primary manufacturing use to the west.

Many industrial projects support on-site manufacturing of goods, with significant outdoor storage of manufactured products, distribution facilities, as well as other supportive land uses. The restrictions found within this PUD provide continuity in zoning with the Longview Steel Industrial PUD (PUD #43) to the west. The PUD provides the standard abatement of the more intensive land uses, while providing a plan for the development of over 100 acres. The PUD also permits exceptions to development standards, such as the use of compacted aggregate outdoor storage areas.

The applicant operates an expanding business, and is in the process of developing other large-acreage, mixed-use projects within the vicinity. The initial intent is to locate various support businesses within this PUD, including manufacturing, warehousing, wholesale business services, office, and small scale retail. The PUD provides two parcels for potential commercial uses, with Parcel 3 also providing a lot for the potential expansion of the manufacturing use to the west. The intent is to plot the property immediately following approval with the applicant, with the topes most-like developing first, and expanding to the eastern and southern portions as the market determines.

GENERAL PROVISIONS:

1. Total Land Area: 4,660,320 sq ft ±
or 106,290 acres ±
2. Total Gravel Area: 1,404,383 sq ft ±
or 32.1 acres ±
3. Total Gravel Area: 1,404,383 sq ft ±
or 32.1 acres ±
4. Storage areas and long-term tractor/trailer parking areas may be surfaced with crushed rock or similar material. All employee and customer parking areas shall be paved in accordance with the appropriate jurisdiction's engineering standards.
5. Setbacks are as indicated on the P.U.D. drawings.
6. A Drainage Plan shall be submitted to Public Works Department for approval. Required guarantees for drainage shall be provided at the time of platting improvements.
7. Uses in Parcels 1-7 shall be limited to those permitted by-right in the "U" limited industrial district, including but not limited to: agricultural, dairy, livestock, poultry, and feed processing; residential; limited and general; dry cleaning; car wash; animal boarding; breeding/ranching; night club in the city; pool; spa; secondhand store; specialty oriented business on the city or county; fishing and body-building facility; tavern and restaurant; entertainment; cabinet or concrete plant; limited and general; and grain storage. However a site shall be restricted to drainage, utilities, open space, landscaping, walks, and working paths.
8. Arterial access shall be limited to four openings to MacArthur Road as indicated on the Plan, one opening to Meridian Avenue, and/or as approved by the City Engineer. One access opening may be up to 100 feet in width to an enclosed truck ramp.
9. Screening shall be as indicated on the plan. Fences or walls shall be constructed where indicated on the plan of a consistent pattern and color. The use of Ribbed Alu-panel, non-compacted, metal or a screening material is permitted.
10. Landscaping will be per the Landscape Ordinance.
11. Storage of merchandise shall be allowed outside an enclosed building only in compliance with the general screening standards of the Unified Zoning Code and the following additional standards: (1) no outdoor storage or work areas shall be permitted in any building setback; and (2) no required off-site parking space for outdoor storage area for storage. Outdoor storage areas may be surfaced with crushed rock or similar material.
12. Roof-mounted equipment and loading docks, trash receptacles, ground level heating, air conditioning and mechanical equipment, free-standing covers or refrigeration units, outdoor storage including portable storage containers, outdoor work areas or similar uses shall be screened from ground level view along Marquette Avenue and MacArthur Road and any residentially zoned property.
13. Setbacks shall be as indicated on the plan, otherwise shall be per the UZC for the "U" zoning district.
14. No overhead doors or loading docks with 200 feet of residential zoning.
15. All signs shall be limited to signs that would be allowed in the "U" limited commercial zoning district; no off-site, billboard or portable signs shall be permitted except for off-site signs advertising uses located within this tract that shall be allowed to have signage placed on signs from Marquette Avenue and MacArthur Road.
16. The design layout shown on the plan illustrates only a development concept. Slight modifications to the location of improvements may be permitted, provided they meet all requirements of this plan.
17. Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.
18. Development may be phased based on the ability to provide adequate water and sanitary sewer infrastructure.
19. 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 portion of the land shall be bound by said plan.
20. 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 be a violation of the building permit authorizing construction of the proposed development.
21. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

REVISIONS:

Draft Planned Unit Development: April 10, 2017
Revised per staff comments: May 10, 2017

PUD #52
VENDOR VILLAGE INDUSTRIAL
PLANNED UNIT DEVELOPMENT



BAUGHMAN