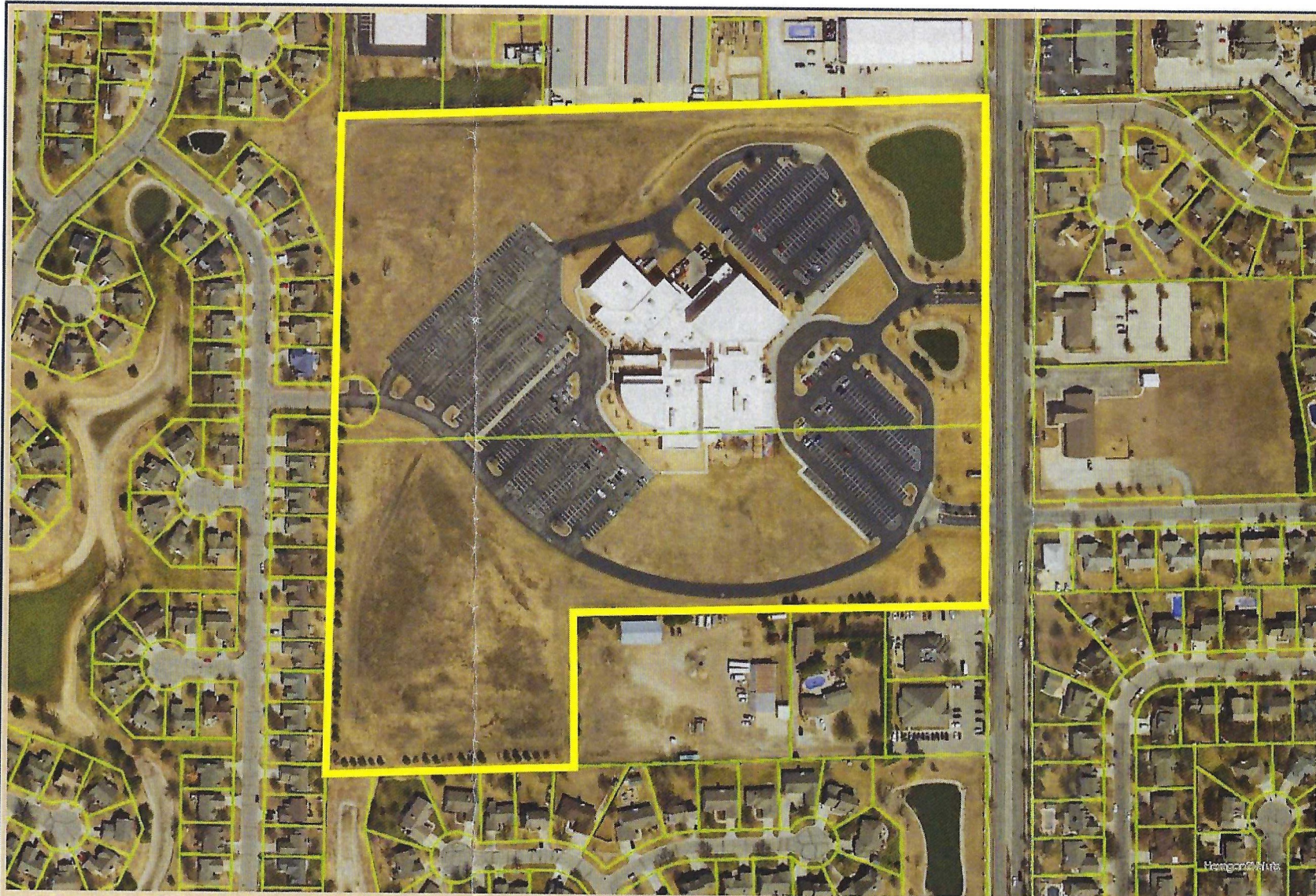


# PATHWAY CHURCH PLANNED UNIT DEVELOPMENT

- Owner: Pathway Church
  - Larry Wren (Executive Pastor)
  - Rodney Elliott (Executive Pastor effective July 1, 2022)
  - Becky Freshour (Executive Director of Central Ministries & Finance)
  - Tiffany Blaske (Executive Director of Central Operations)
  - Dan Doerflinger (Facilities Director)
- Contract Purchaser: Russ Norris
- Consultants: Baughman Company
  - Phil Meyer
  - Aaron Harnden



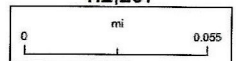


My Map

Sedgwick County, Kansas



1:2,257



Date: 5/10/2022

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.



Geographic Information Services

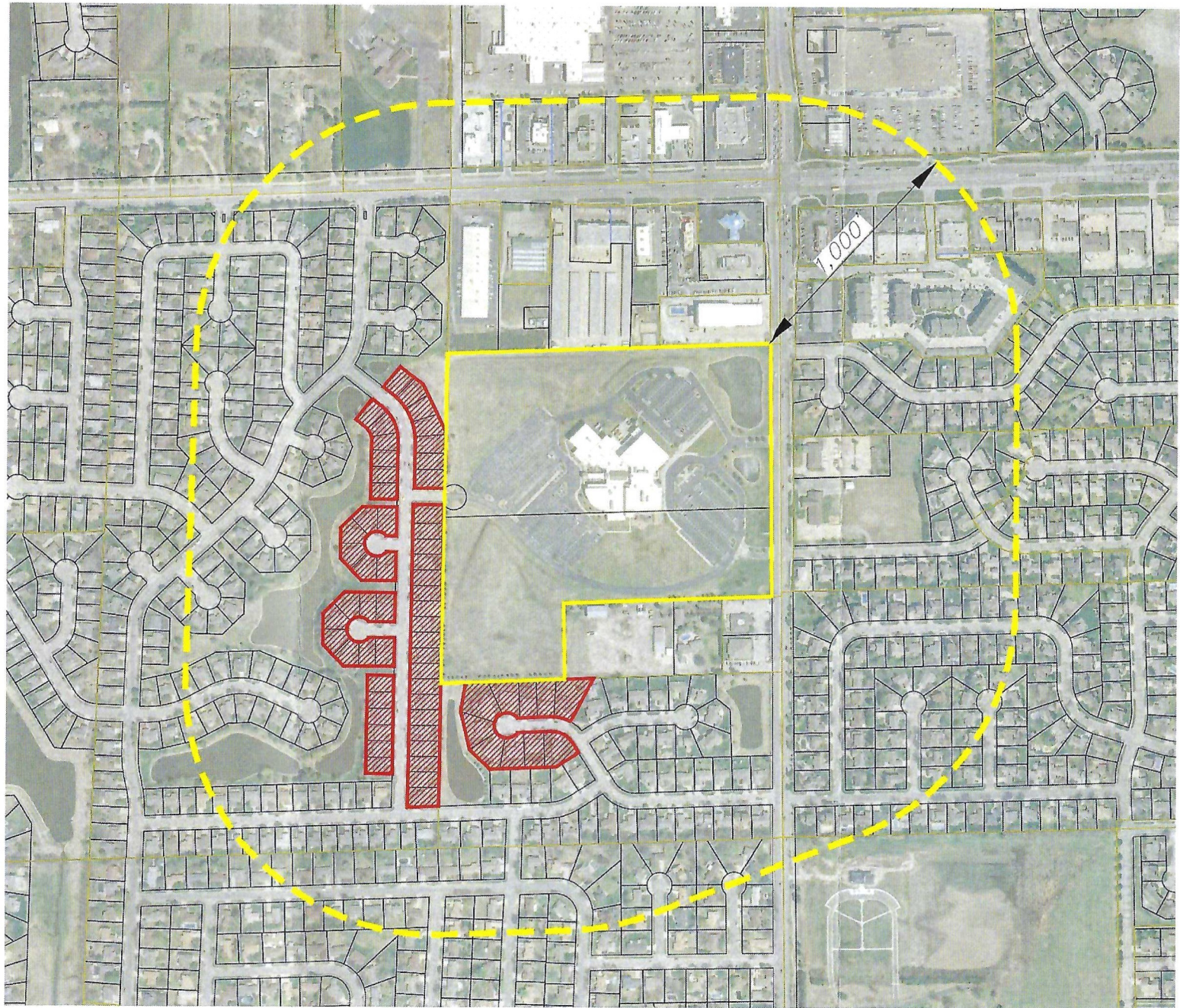
Sedgwick County...  
working for you

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PATHWAY CHURCH P.U.D.

May 12, 2022





# PATHWAY CHURCH

## PLANNED UNIT DEVELOPMENT P.U.D.#99

### PROJECT DESCRIPTION:

The Planned Unit Development allows a certain level of flexibility with site development regulations which would otherwise not be permitted under the existing zoning. The intent of this PUD is to permit the development of moderate-density residential uses, in addition to allowing neighborhood office uses along a small portion of the Maize Road frontage.

### PARCEL 1

- A. Net Area: 924,654 sq. ft. or 21.23 acres ±
- B. Maximum Building Coverage: 277,396 sq. ft. or 30 percent
- C. Maximum Gross Floor Area: 321,629 sq. ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum Number of Buildings: Three (3)
- F. Maximum building height: 45 feet (per 22A3001-71)
- G. Setbacks: See General Provision #2.
- H. Access Points: See General Provision #4.
- I. Permitted Uses: All uses permitted by-right in the "IF-3" Two-Family Residential district. The following uses are permitted within the existing building, Day Care, General (as approved per COA2012-17), Office, General, and Medical Services. All industrial, manufacturing and extractive uses are prohibited.

### PARCEL 2

- A. Net Area: 35,032 sq. ft. or 0.80 acres ±
- B. Maximum Building Coverage: 10,510 sq. ft. or 30 percent
- C. Maximum Gross Floor Area: 12,501 sq. ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum Number of Buildings: Two (2)
- F. Maximum building height: 45 feet
- G. Setbacks: See General Provision #2.
- H. Access Points: See General Provision #4.
- I. Permitted Uses: All uses permitted by-right in the "NO" Neighborhood Office district. All industrial, manufacturing and extractive uses are prohibited.

### PARCEL 3

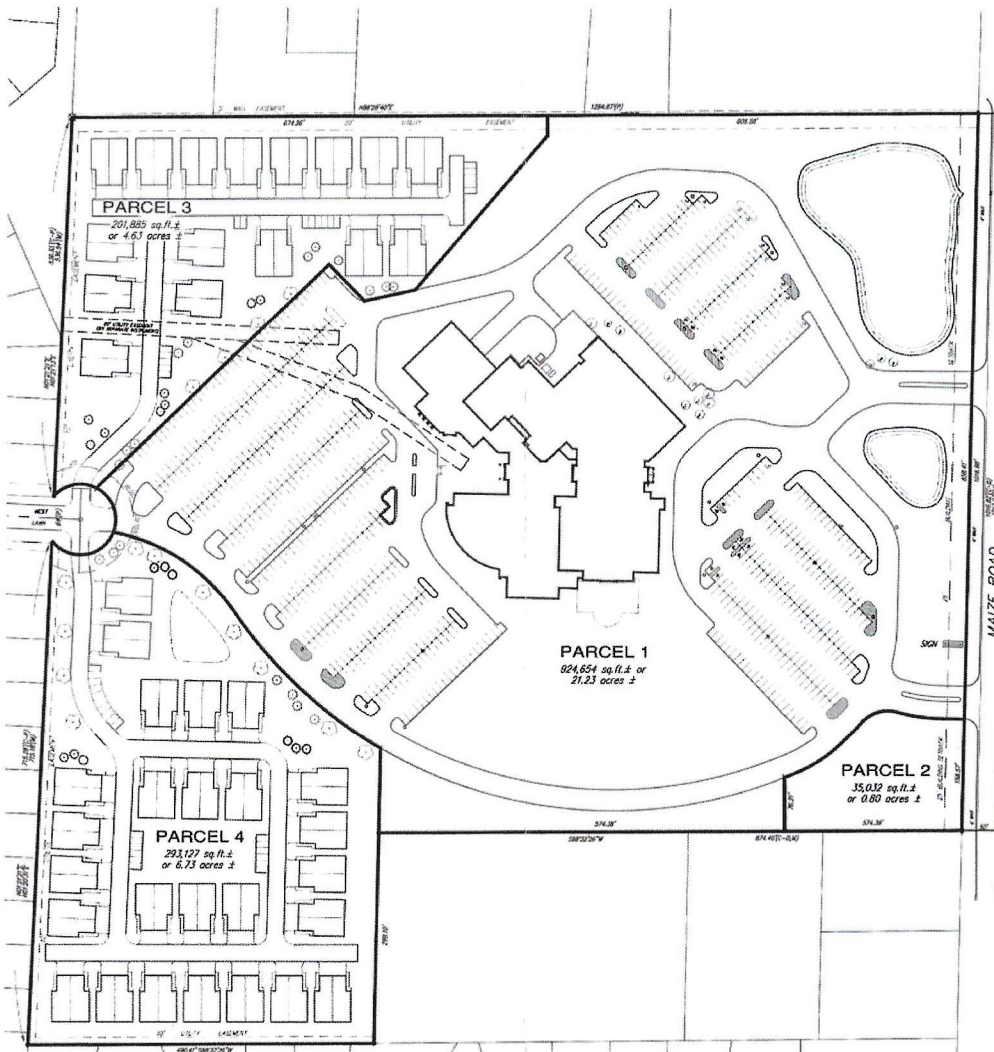
- A. Net Area: 201,885 sq. ft. or 4.63 acres ±
- B. Maximum Residential Density: 8 du/acre
- C. Maximum Number of Residential Units: 37 units
- D. Maximum building height to conform to the "IF-3" Two-Family Residential district.
- E. Setbacks: See General Provision #2.
- F. Access Points: See General Provision #4.
- G. Permitted Uses: All uses permitted by-right in the "IF-3" Two-Family Residential district. All industrial, manufacturing and extractive uses are prohibited.

### PARCEL 4

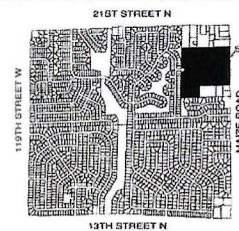
- A. Net Area: 293,127 sq. ft. or 6.73 acres ±
- B. Maximum Residential Density: 8 du/acre
- C. Maximum Number of Residential Units: 54 units
- D. Maximum building height to conform to the "IF-3" Two-Family Residential district.
- E. Setbacks: See General Provision #2.
- F. Access Points: See General Provision #4.
- G. Permitted Uses: All uses permitted by-right in the "IF-3" Two-Family Residential district. All industrial, manufacturing and extractive uses are prohibited.

### GENERAL PROVISIONS:

1. This development contains a gross area of 1,454,698 sq. ft. or 33.38 acres, more or less.
2. Setbacks within Parcels 1, 3 and 4 shall be in accordance with the "IF-3" Two-Family Residential zoning district, except there shall be no setback required along the common interior site lot lines of Parcels 1, 3 and 4. Setbacks within Parcel 2 shall be in accordance with the "NO" Neighborhood Office district.
3. Signs for Parcel 1 shall be in accordance with the "IF-3" Two-Family Residential zoning district standards, except the maximum sign area for a single sign may be 100 square feet. Signs for Parcel 2 shall be in accordance with the "NO" Neighborhood Office district standards. Signs for Parcels 3 and 4 shall be in accordance with the "IF-3" Two-Family Residential zoning district standards.
4. Access controls shall be per plot.
5. Parking shall be provided in accordance with the Unified Zoning Code.
6. All new utilities shall be installed underground.
7. All buildings within Parcels 1 and 2 of the P.U.D. shall share uniform architectural character, color, texture, and the same predominant exterior building material, as determined by the Director of Planning. All residential structures within Parcels 3 and 4 of the P.U.D. shall share uniform residential architectural character, color, texture, and the same predominant exterior building material, as determined by the Director of Planning.
8. Development of all parcels within the P.U.D. shall comply with the landscaping requirements of the City of Wichita, with a shared palette of landscape materials among parcels. Landscaping along the west property line of Parcel 1 and the west and south property lines of Parcel 4, shall be required where adjacent to residential uses, and calculated at 1.5 times the minimum requirements for multi-family development. Existing landscaping may be used to meeting this requirement.
9. A minimum six-foot wood, or other acceptable material, screening fence shall be installed along the west property line of Parcel 3, and the south and west property lines of Parcel 4, where adjacent to residential uses. Solid fence shall only be required where there are gaps in the existing fencing.
10. Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.
11. 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.
12. 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.
13. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
14. Prior to publishing the resolution establishing the zone change, the applicant(s) shall record a document with the Register of Deeds indicating this tract (reference as PUD #99) includes special conditions for development on this property.



### VICINITY MAP



### LEGAL DESCRIPTION:

Lot 1, Westlink Christian Church Addition, Wichita, Sedgewick County, Kansas

### REVISIONS

Drawn:	April 19, 2022
Submitted (PUD2022-10):	April 25, 2022
Revised:	May 12, 2022
Approved by MAPC:	
Revised per City Council:	



SCALE 1" = 80'

**PUD #99**  
**PATHWAY CHURCH**  
**PLANNED UNIT DEVELOPMENT**



Baughman Company, P.A.  
1111 East 10th Street, Suite 2000, Wichita, Kansas 67202  
913.262.1111



## PROJECT DESCRIPTION:

*The Planned Unit Development allows a certain level of flexibility with site development regulations which would otherwise not be permitted under the existing zoning. The intent of this PUD is to permit the development of moderate-density residential uses, in addition to allowing neighborhood office uses along a small portion of the Maize Road frontage.*

### PARCEL 1

- A. Net Area: 924,654 sq.ft.,  
or 21.23 acres ±
- B. Maximum Building Coverage: 277,396 sq.ft.,  
or 30 percent
- C. Maximum Gross Floor Area: 323,629 sq.ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum Number of Buildings: Three (3)
- F. Maximum building height: 45 feet (per BZA2001-71)
- G. Setbacks: See General Provision #2.
- H. Access Points: See General Provision #4.
- I. Permitted Uses: All uses permitted by-right in the "TF-3" Two-Family Residential district. The following uses are permitted within the existing building, Day Care, General (as approved per CON2012-17); Office, General; and Medical Services. All industrial, manufacturing and extractive uses are prohibited.

### PARCEL 3

- A. Net Area: 201,885 sq.ft.,  
or 4.63 acres ±
- B. Maximum Residential Density: 8 du/acre
- C. Maximum Number of Residential Units: 37 units
- D. Maximum building height to conform to the "TF-3" Two-Family Residential district.
- E. Setbacks: See General Provision #2.
- F. Access Points: See General Provision #4.
- G. Permitted Uses: All uses permitted by-right in the "TF-3" Two-Family Residential district. All industrial, manufacturing and extractive uses are prohibited.

### PARCEL 2

- A. Net Area: 35,032 sq.ft.,  
or 0.80 acres ±
- B. Maximum Building Coverage: 10,510 sq.ft.,  
or 30 percent
- C. Maximum Gross Floor Area: 12,261 sq.ft.
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### PARCEL 4

- A. Net Area: 293,127 sq.ft.,  
or 6.73 acres ±
- B. Maximum Residential Density: 8 du/acre
- C. Maximum Number of Residential Units: 54 units
- D. Maximum building height to conform to the "TF-3" Two-Family Residential district.
- E. Setbacks: See General Provision #2.
- F. Access Points: See General Provision #4.
- G. Permitted Uses: All uses permitted by-right in the "TF-3" Two-Family Residential district. All industrial, manufacturing and extractive uses are prohibited.

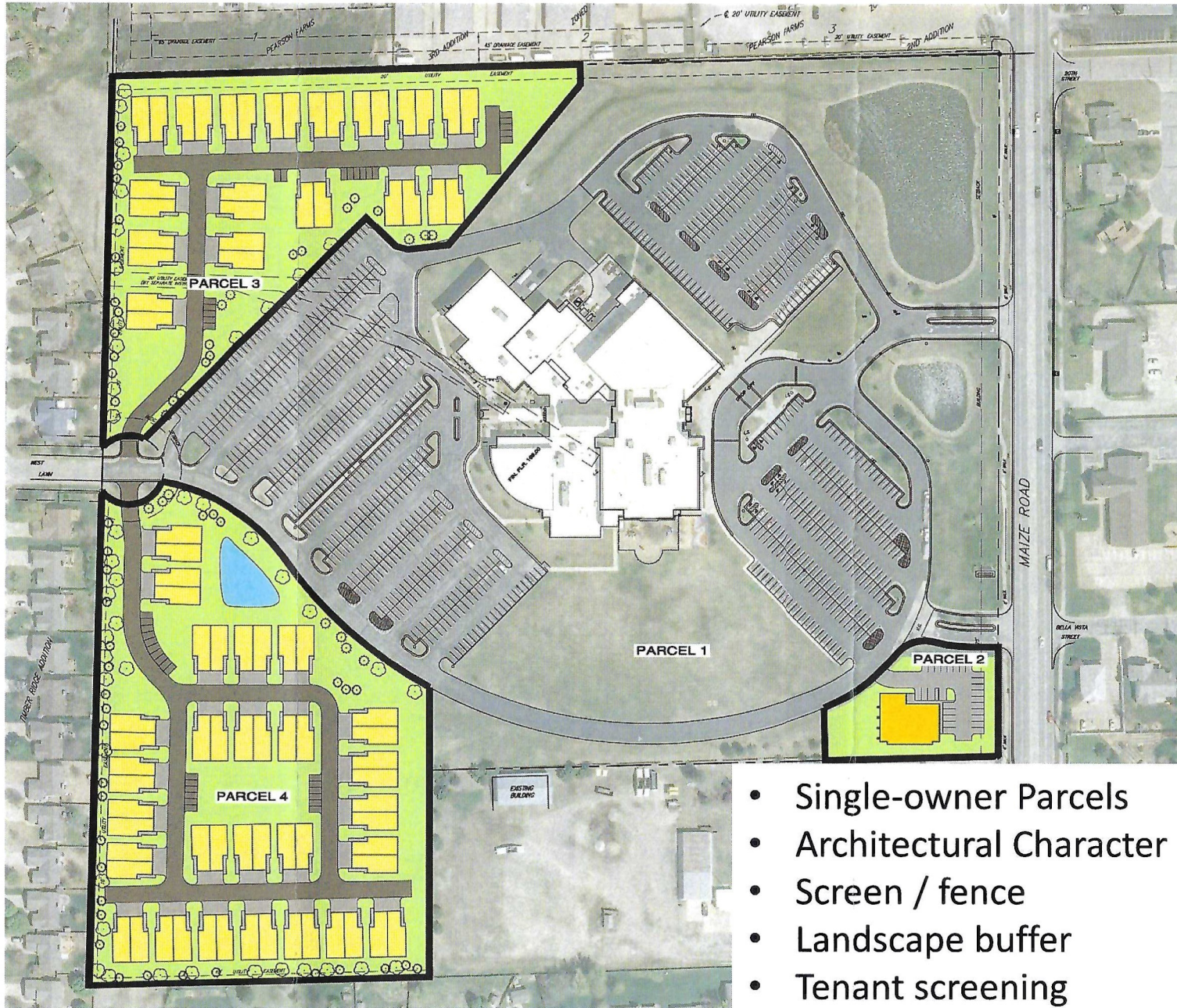


## GENERAL PROVISIONS:

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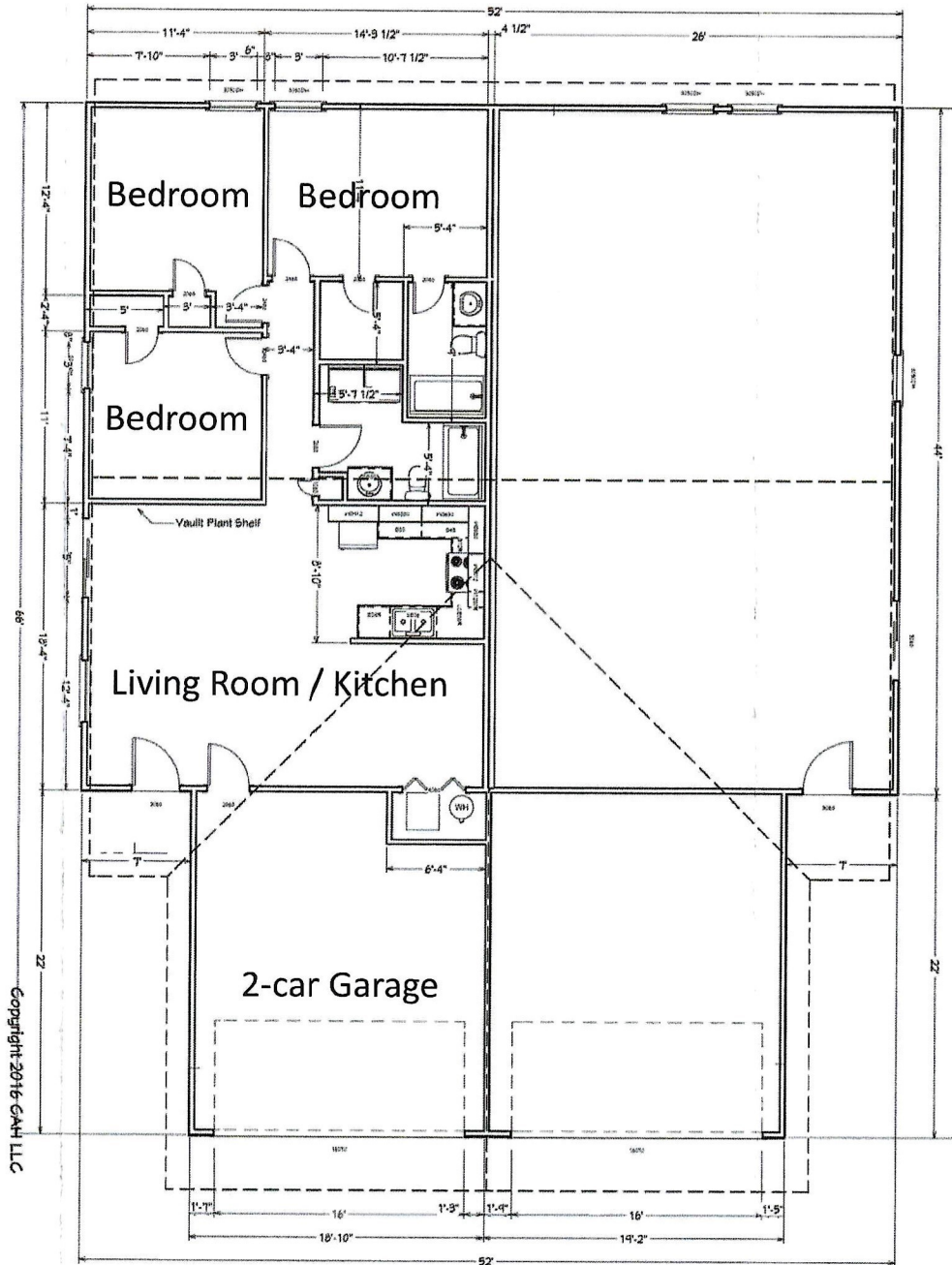
1. *This development contains a gross area of 1,454,698 sq.ft., or 33.39 acres, more or less.*
2. *Setbacks within Parcels 1, 3 and 4 shall be in accordance with the "TF-3" Two-Family Residential zoning district, except there shall be no setback required along the common interior side lot lines of Parcels 1, 3 and 4. Setbacks within Parcel 2 shall be in accordance with the "NO" Neighborhood Office district.*
3. *Signs for Parcel 1 shall be in accordance with the "TF-3" Two-Family Residential zoning district standards, except the maximum sign area for a single sign may be 100 square feet. Signs for Parcel 2 shall be in accordance with the "NO" Neighborhood Office district standards. Signs for Parcels 3 and 4 shall be in accordance with the "TF-3" Two-Family Residential zoning district standards.*
4. *Access controls shall be per plat.*
5. *Parking shall be provided in accordance with the Unified Zoning Code.*
6. *All new utilities shall be installed underground.*
7. *All buildings within Parcels 1 and 2 of the P.U.D. shall share uniform architectural character, color, texture, and the same predominate exterior building material, as determined by the Director of Planning. All residential structures within Parcels 3 and 4 of the P.U.D. shall share uniform residential architectural character, color, texture, and the same predominate exterior building material, as determined by the Director of Planning.*
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- Single-owner Parcels
- Architectural Character
- Screen / fence
- Landscape buffer
- Tenant screening





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# Preliminary Floor Plan

PATHWAY CHURCH P.U.D.

May 12, 2022







• Similar Projects

- Single-owner Parcels
- Architectural Character
- Screen / fence
- Landscape buffer
- Tenant screening



# PROJECT PROCESS

- Voluntary Neighborhood Meeting: (tonight)
- Planning Commission: June 2, 1:30 p.m.
- District Advisory Board: June 6, 6:30 p.m.
- City Council: June 28 (date is tentative)

