

A RESOLUTION AMENDING THE VIA CHRISTI-WEST CAMPUS PLANNED UNIT DEVELOPMENT (PUD #27) UNDER THE AUTHORITY GRANTED BY SECTION V-C OF THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, AS ADOPTED BY RESOLUTION NO. 84-01, AS SUBSEQUENTLY AMENDED

WHEREAS, Via Christi Regional Medical Center Inc., Via Christi Hospital Wichita St. Teresa Inc., and Ascension Via Christi Property Services, Inc. (collectively, "Applicant"), in **Case No. PUD2025-00018**, requests an amendment to PUD #27, which was approved in 2007 to develop the Ascension Via Christi St. Teresa Hospital as requested in **Case No. PUD2007-04**. Applicant desires to develop nine (9) new outparcels (Parcels 3-11) with all uses allowed within the LC Limited Commercial District, except Adult Entertainment Establishments, Correctional Placement Residences, Taverns and Drinking Establishments.

WHEREAS, proper notice as required by the Wichita-Sedgwick County Unified Zoning Code ("Unified Zoning Code") and by the policy of the Metropolitan Area Planning Commission ("Planning Commission") has been given.

WHEREAS, the Planning Commission did, at the meeting of September 11, 2025, consider said application on consent.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Sedgwick County, Kansas that:

SECTION I. After receiving a recommendation from the Planning Commission and under the authority granted by Section V-C of the Unified Zoning Code, the Board of County Commissioners hereby approves amending PUD #27 on property legally described as:

Reserve B and Lot 44, on Chicago Avenue, Kelsch's Resurvey of the North half of Reserve E in West Wichita, Sedgwick County, Kansas.

The Via Christi-West Campus Planned Unit Development (PUD #27) shall be subject to the following general provisions:

1. Total Net Land Area: 4,803,513 sq. ft. or 110.27± acres
Reserves: 530,628 sq. ft. or 12.18± acres
2. Maximum Building Coverage: 1,441,054 sq. ft. or 30 percent
Maximum Gross Floor Area: 1,921,405 sq. ft. or 40 percent
3. Parking shall be provided in accordance with Article IV of the Unified Zoning Code, unless otherwise specified in the parcel descriptions.
4. Setbacks are as indicated on the PUD drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.

5. A Drainage Plan shall be submitted to City Engineering for approval at the time of platting, along with any required guarantees.
6. Improvements and Guarantees for arterial street improvements shall be determined at the time of platting.
7. Access Controls shall follow the guidelines of the access management policy. All final access control locations shall be determined at the time of platting.
8. Signs shall be in accordance with the Sign Code of the City of Wichita for the "LC" district with the following conditions:
 - A. Two signs shall be allowed along 21st St. N. with a maximum area of 600 sq. ft. with no single sign exceeding 300 sq. ft. Seven signs shall be allowed along 151st St. W. with a maximum area of 1,800 sq. ft. with no single sign exceeding 300 sq. ft.
 - B. All freestanding signs must be monument type signs. Hospital signage along either 21st St. N. or 151st St. W. shall have a maximum height of 30 feet. Multi-tenant signs shall have a maximum height of 20 feet. Single tenant signs shall have a maximum height of 15 feet.
 - C. As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150 feet apart, irrespective of how land is leased or sold.
 - D. Electronic message signs shall be permitted. This sign shall not permit animated, flashing or moving images, and graphics changes will be restricted to one change per second or slower.
 - E. Portable or off-site signs are not permitted.
 - F. Window display signs are limited to 25% of the window area.
 - G. Within this development unlimited 24 square-foot directional signage, limited to six feet in height, and consistent with submitted elevations, shall be permitted. Also, five internal monument signs shall be permitted within the development. The five internal monument signs shall be limited to 50 square feet in area, shall be limited to 10 feet in height, shall not be within 200 feet of an arterial right-of-way, and shall be consistent with submitted elevations.
9. All exterior lighting shall be shielded to direct light disbursement in a downward direction.
10. All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, etc.).
 - A. Light poles for the hospital and MOB parking lots shall not exceed 30 feet in height, excluding the base. No light pole for the hospital or MOB parking lot shall exceed a 20-foot height when located within 300 feet of residential zone property. Light poles for all other buildings shall not exceed **24** feet in height, excluding the base. Base height for light poles shall not exceed a maximum height of 3 feet.
11. Utilities shall be installed underground on all parcels.
12. Landscaping for this site shall be required as follows:
 - A. Development of all parcels within the PUD shall comply with the Landscape Ordinance of the City of Wichita.
 - B. A landscape plan shall be prepared by a Kansas Landscape Architect for the above reference landscaping, indicating the type, location, and specifications of all plant

material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.

- C. A financial guarantee for the plant material approved on the landscape plan for that portion of the PUD being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.

13. Screening to adjacent residentially zoned property shall be a combination of the landscape ordinance and/or maintaining the existing vegetation.
 - A. Any portion of this PUD that is developed adjacent to residentially zoned property shall have a 30-foot screening buffer for screening purposes.
 - B. If the adjacent property is rezoned to a use greater than residential, the 30-foot screening buffer shall be waived.
 - C. All screening within the 30-foot buffer shall be maintained by the owner of the property.
14. Rooftop mechanical equipment shall be screened from ground level view per Unified Zoning Code.
15. Trash receptacles shall be appropriately screened with walls that are of a pattern and color consistent with the building walls to reasonably screen them from ground view.
16. Site plans and building elevations for all parcels shall be submitted and approved by the Director of Planning prior to the issuance of building permits.
17. Cross-lot circulation agreements shall be required at the time of platting to ensure internal vehicular movement between parcels within the PUD
18. A plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits. Said sidewalk system shall link proposed buildings within the subject property to future sidewalks along the arterial streets. Said walk system shall be reinforced by landscaping, lighting, and seating areas.
19. Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed on said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction per City standards.
20. No parcel within this PUD shall allow the use of adult entertainment establishments, correctional placement residences, private clubs, taverns, and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor, if food is the primary service of the establishment. Nightclubs in the County may be allowed only as accessory use to a restaurant, subject to the Supplemental Use Regulations in Article III-D.6. ff.
21. Amendments, adjustments or interpretations to this PUD shall be made in accordance with the Unified Zoning Code.
22. The Transfer of title of all or any portion of land included within the PUD (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.

23. 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 and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
24. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
25. All property included within the PUD shall be platted within one year after approval of this PUD by the Governing Body, or the case shall be considered denied and closed.
26. Prior to publishing the ordinance establishing the zone change, the applicant(s) shall record a document with the Register of Deeds indicating that this tract (referenced as PUD2007-04) includes special conditions for development on this property.

PARCEL 1

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| A. Net Area: | 4,049,967 sq. ft., or 92.97± acres |
| B. Maximum Building Coverage: | 1,214,990 sq. ft., or 30 percent |
| C. Maximum Gross Floor Area: | 1,619,987 sq. ft. |
| D. Floor Area Ratio: | 40 percent |
| E. Maximum building height: | Maximum building height shall allow the Hospital Structures to be a maximum of 100 feet in height, the Medical Office Building (associated with the hospital) to be a maximum of 65 feet in height, and no other building shall exceed 50 feet in height. |
| F. Setbacks: | See Drawing |
| G. Access Points: | See Drawing |
| H. Permitted Uses: | Hospital, Medical Offices, Medical Uses, General Office, Retail Uses related to Medical (i.e.: pharmacies, medical supply/uniform stores, prosthetics, florist, gift shop), Ambulance Facility, Helipad for Medical Uses, Hotel, Restaurants, Daycare, Senior Housing Facilities, Wellness Center, and Churches. |

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PARCEL 2

- A. Net Area: 753,546 sq. ft., or 17.30± acres
- B. Maximum Building Coverage: 226,064 sq. ft., or 30 percent
- C. Maximum Gross Floor Area: 301,419 sq. ft.
- D. Floor Area Ratio: 40 percent
- E. Maximum building height: Maximum building height shall allow the Hospital Structures to be a maximum of 100 feet in height, the Medical Office Building (associated with the hospital) to be a maximum of 65 feet in height, and no other building shall exceed 50 feet in height.
- F. Setbacks: See Drawing
- G. Access Points: See Drawing
- H. Permitted Uses: Hospital, Medical Offices, Medical Uses, General Office, Retail Uses related to Medical (i.e.: pharmacies, medical supply/uniform stores, prosthetics, florist, gift shop), Ambulance Facility, Helipad for Medical Uses, Hotel, Restaurants, Daycare, Senior Housing Facilities, Wellness Center, and Churches.

PARCEL 3

- A. Net Area: 55,732 sq. ft., or 1.27± acres
- B. Maximum Building Coverage: 16,720 sq. ft., or 30 percent
- C. Maximum Gross Floor Area: 22,293 sq. ft.
- D. Floor Area Ratio: 40 percent
- E. Maximum building height: Maximum building height shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code for parcels developed in the "LC" zoning district.
- F. Setbacks: See Drawing
- G. Access Points: See Drawing
- H. Permitted Uses: All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #20.

PARCEL 4

- A. Net Area: 66,000 sq. ft., or 1.51± acres
- B. Maximum Building Coverage: 19,800 sq. ft., or 30 percent
- C. Maximum Gross Floor Area: 26,400 sq. ft.
- D. Floor Area Ratio: 40 percent
- E. Maximum building height: Maximum building height shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code for parcels developed in the "LC" zoning district.
- F. Setbacks: See Drawing
- G. Access Points: See Drawing
- H. Permitted Uses: All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #20.

PARCEL 5

- A. Net Area: 37,586 sq. ft., or 0.86± acres
- B. Maximum Building Coverage: 11,276 sq. ft., or 30 percent
- C. Maximum Gross Floor Area: 15,034 sq. ft.
- D. Floor Area Ratio: 40 percent
- E. Maximum building height: Maximum building height shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code for parcels developed in the "LC" zoning district.
- F. Setbacks: See Drawing
- G. Access Points: See Drawing
- H. Permitted Uses: All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #20.

PARCEL 6

- A. Net Area: 46,754 sq. ft., or 1.07± acres
- B. Maximum Building Coverage: 14,026 sq. ft., or 30 percent
- C. Maximum Gross Floor Area: 18,702 sq. ft.
- D. Floor Area Ratio: 40 percent
- E. Maximum building height: Maximum building height shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code for parcels developed in the "LC" zoning district.
- F. Setbacks: See Drawing
- G. Access Points: See Drawing
- H. Permitted Uses: All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #20.

PARCEL 7

- A. Net Area: 46,006 sq. ft., or 1.05± acres
- B. Maximum Building Coverage: 13,802 sq. ft., or 30 percent
- C. Maximum Gross Floor Area: 18,402 sq. ft.
- D. Floor Area Ratio: 40 percent
- E. Maximum building height: Maximum building height shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code for parcels developed in the "LC" zoning district.
- F. Setbacks: See Drawing
- G. Access Points: See Drawing
- H. Permitted Uses: All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #20.

PARCEL 8

- A. Net Area: 46,644 sq. ft., or 1.07± acres
- B. Maximum Building Coverage: 13,993 sq. ft., or 30 percent
- C. Maximum Gross Floor Area: 18,658 sq. ft.
- D. Floor Area Ratio: 40 percent
- E. Maximum building height: Maximum building height shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code for parcels developed in the "LC" zoning district.
- F. Setbacks: See Drawing
- G. Access Points: See Drawing
- H. Permitted Uses: All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #20.

PARCEL 9

- A. Net Area: 525,926 sq. ft., or 12.07± acres
- B. Maximum Building Coverage (Commercial Uses): 157,778 sq. ft., or 30 percent
- C. Maximum Gross Floor Area (Commercial Uses): 210,370 sq. ft.
- D. Floor Area Ratio (Commercial Uses): 40 percent
- E. Maximum number of Dwelling Units: 2
- F. Maximum building height: 9 du/acre
Maximum building height shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code for parcels developed in the "LC" zoning district.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing
- I. Permitted Uses: All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #20.

PARCEL 10

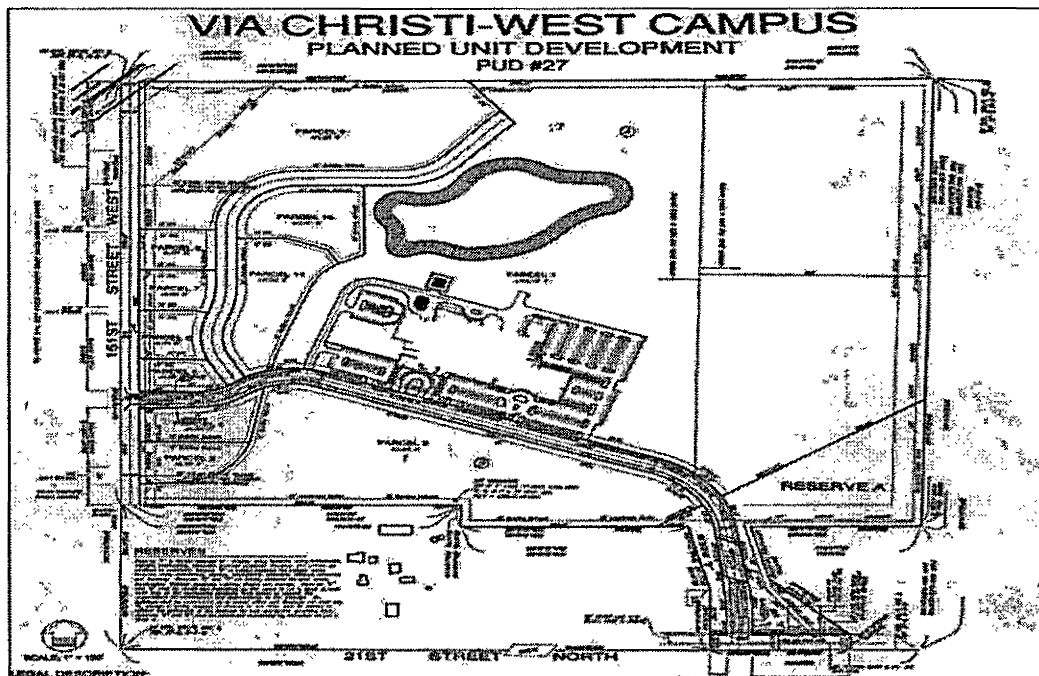
- A. Net Area: 107,997 sq. ft., or 2.47± acres
- B. Maximum Building Coverage: 32,399 sq. ft., or 30 percent
- C. Maximum Gross Floor Area: 43,199 sq. ft.
- D. Floor Area Ratio: 40 percent
- E. Maximum building height: Maximum building height shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code for parcels developed in the "LC" zoning district.
- F. Setbacks: See Drawing
- G. Access Points: See Drawing
- H. Permitted Uses: All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #20.

PARCEL 11

- A. Net Area: 137,531 sq. ft., or 3.15± acres
B. Maximum Building Coverage: 41,259 sq. ft., or 30 percent
C. Maximum Gross Floor Area: 55,012 sq. ft.
D. Floor Area Ratio: 40 percent
E. Maximum building height: Maximum building height shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code for parcels developed in the "LC" zoning district.
F. Setbacks: See Drawing
G. Access Points: See Drawing
H. Permitted Uses: All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #20.

SECTION II. The Board hereby approves the Concept Plan drawing submitted with the application and depicted below:

PUD #27 Drawing



PUD2025-00018
Metropolitan Area Planning Commission

SECTION III. Upon the taking effect of this Resolution, the notation of such zoning change shall be shown on the "Official Zoning District Map" on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION IV. This Resolution shall take effect and be in force from and after its adoption by the Governing Body and publication in the official county newspaper.

Commissioners present and voting were:

PETER F. MEITZNER	<u>aye</u>	
JEFF BLUBAUGH	<u>aye</u>	<u>aye</u>
STEPHANIE WISE	<u>aye</u>	
RYAN BATY	<u>aye</u>	<u>aye</u>
JAMES M. HOWELL	<u>aye</u>	

Dated this 22 day of October, 2025.

ATTEST:

for Kelly B. Arnold
KELLY B. ARNOLD, County Clerk



BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

7.3
RYAN BATY, Chairman
Commissioner, Fourth District

Peter F. Meitzner
PETER F. MEITZNER, Chair Pro Tem
Commissioner, First District

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JEFF BLUBAUGH
Commissioner, Second District

Stephanie Wise
STEPHANIE WISE
Commissioner, Third District

James M. Howell
JAMES M. HOWELL
Commissioner, Fifth District

APPROVED AS TO FORM:

Samantha Seang 10/17/25
SAMANTHA SEANG
Assistant County Counselor