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RESOLUTION NO. 035-2026

A RESOLUTION CHANGING THE ZONING CLASSIFICATION FOR CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION V-C OF THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, AS ADOPTED BY RESOLUTION NO. 84-01, AND SUBSEQUENTLY AMENDED

WHEREAS, Smallgrass, LLC applied for a zone change request from SF-20 Single-Family Residential District to PUD Planned Unit Development District subject to the development standards contained in the Harry Crossing Plan Unit Development ("PUD 154") on the below-described property in Case No. PUD2025-00027.

WHEREAS, after providing proper notice as required by law, the Metropolitan Area Planning Commission ("Planning Commission") did consider said application at the meeting of December 18, 2025.

WHEREAS, the Planning Commission has forwarded its recommendation of approval subject to conditions to the Board of County Commissioners of Sedgwick County, Kansas for final action.

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

SECTION I. After receiving said recommendation from the Planning Commission, and under the authority granted by Section V-C of the Unified Zoning Code, the Board hereby approves the zone change request from SF-20 Single-Family Residential District to PUD District, subject to the development standards contained in the Harry Crossings PUD #154 for property legally described as:

The Northwest Quarter of the Northwest Quarter of Section 36, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT the East 395 feet thereof; and EXCEPT the North and West 40 feet thereof for road.

PUD #154 shall read as follows:

1. Area size 26.22 acres
2. Legal Description: NW1/4 NW1/4 EXC E 395 FT & EXC RDS ON N & W SEC 36-27-2E
3. Project Description: This PUD is intended to create a mixed use residential and commercial/office project through flexible development regulations which would not be possible otherwise per the Single-Family, Multi-Family or Limited Commercial zoning districts as defined in the Unified Zoning Code ("UZC").

4. Permitted uses: Single-family uses, two-family uses, multi-family uses (with maximum density as allowed in the LC Limited Commercial district as defined in the UZC), commercial uses permitted in the LC Limited Commercial District, and/or combination thereof, excluding Recycling Collection Station (Public and Private); Marine Facility, Recreational; and Sexually Oriented Business. Uses permitted are limited to those permitted by right and not by Conditional Use.
5. General Provisions:
 - a. Site Plan. A final site plan for each parcel and any subsequent parcels created through Lot Split or PUD adjustment shall be required prior to the issuance of a building permit on each parcel. Site plans may be administratively adjusted and re-approved administratively as needed.
 - b. Parking. Parking shall be provided per the requirements of the Unified Zoning Code.
 - c. Cross-lot circulation shall be required across and among all parcels developed with non-residential uses.
 - d. Bulk Regulations.
 - Front setback for non-residential uses: 20 feet
 - Front setback for residential uses: 20 feet
 - Rear setback for non-residential uses: 0 feet, but if a rear setback is provided it shall be at least five feet in width
 - Rear setback for residential uses: 20 feet
 - Interior side setback for non-residential uses: 0 feet, but if an interior side setback is provided it shall be at least five feet in width
 - Interior side setback for residential uses: 0 feet, but if an interior side setback is provided it shall be at least five feet in width
 - Street side setback for non-residential uses: 10 feet
 - Street side setback for residential uses: 15 feet
 - Maximum building height: 60 feet
 - e. Screening shall be required as follows:
 1. Screening only for non-residential uses shall be per the Wichita/Sedgwick County Unified Zoning Code Article IV, Site Development Standards Section B, Screening and Lighting.
 2. Rooftop mechanical equipment shall be screened from ground level view and public rights-of-way. Materials used for screening roof-mounted equipment shall consist of similar or complimentary materials used in the primary structure.
 3. Trash receptacles, loading docks, outdoor storage and loading areas shall be appropriately screened to reasonably hide them from ground view with fencing and/or landscaping. Materials used in screening trash receptacles, loading docks, outdoor storage and loading areas shall be constructed of

standard building materials customarily used for wall and fence construction such as brick, stone, concrete masonry, stucco, concrete or wood and/or landscaping of sufficient height to obscure them from ground view.

- f. Signage. Signage allowance shall be per the LC Limited Commercial provisions of the City of Wichita Sign Code for non-residential uses. For residential uses, the signage allowance shall be per the SF-5 zoning district. The Developer/Owner shall be responsible for allocating the sign areas amongst the PUD.
- g. Landscaping shall be required as follows:
 - 1. Landscaped street yards, buffers and parking lot landscaping and screening shall be in accordance with the City of Wichita Landscape Ordinance.
 - 2. A landscape plan shall be prepared by a Kansas Landscape Architect for the above-referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Metropolitan Area Planning Department (MAPD) for its review and approval prior to the issuance of any building permit(s).
 - 3. Failure to properly maintain the required landscaping shall be considered a violation of the PUD after joint determination by the Director of Planning and the Zoning Administrator.
- h. Lighting. Lighting shall be in accordance with the Unified Zoning Code, Article IV Site Development Standards Section B, Screening and Lighting, B.4. Light poles including above ground base shall be limited to 25 feet tall, except 15 feet tall within 200 feet of residential zoning with residential use.
- i. Compatibility Standards. Compatibility setbacks and compatibility height restrictions as defined in UZC Section IV-C shall only be required when a non-residential use abuts or is across the street from residential uses.
- j. A Drainage Plan shall be submitted to the appropriate Governing Body for approval. Required guarantees for drainage shall be provided at the time of platting improvements.
- k. Access shall be as indicated on the plan, and/or as approved during the platting process.
- l. Amendments, adjustments or interpretations to this PUD shall be made in accordance with the Unified Zoning Code.
- m. The transfer of title of all or any portions of land included within the Planned Unit Development (or any adjustments or amendments thereto) does not constitute a termination of the PUD or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successor and assigns.

- n. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Wichita/Sedgwick County Metropolitan Area Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, after a joint determination by the Zoning Administrator and Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

The following conditions apply to PUD #154:

1. The PUD shall be developed in accordance with the above approved PUD language.
2. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #154 Harry Crossing Planned Unit Development) has special conditions for development on the property.
3. A copy of the recorded certificate along with four copies of the approved PUD shall be submitted to the Metropolitan Area Planning Department prior to the signing of the resolution. If the recorded certificate and drawings are not submitted within 60 days of governing body approval, the request shall be considered denied and closed.

SECTION II. 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.

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SECTION III. 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>
STEPHANIE WISE	<u>aye</u>
RYAN BATY	<u>aye</u>
JAMES M. HOWELL	<u>aye</u>

Dated this 18 day of February, 2026.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

ATTEST:


KELLY B. ARNOLD, County Clerk



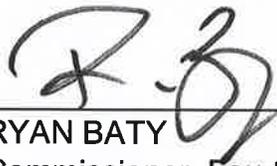

JEFF BLUBAUGH, Chairman
Commissioner, Second District


STEPHANIE WISE, Chair Pro Tem
Commissioner, Third District

APPROVED AS TO FORM:


SAMANTHA SEANG
Assistant County Counselor


PETER F. MEITZNER
Commissioner, First District


RYAN BATY
Commissioner, Fourth District


JAMES M. HOWELL
Commissioner, Fifth District