

RF ADDITION PLANNED UNIT DEVELOPMENT PUD #81

PROJECT DESCRIPTION:

The intent of this Planned Unit Development is to permit accessory apartments within an otherwise traditional residential development. The P.U.D. allows a certain level of flexibility with site development regulations which would otherwise not be permitted under the existing zoning.

GENERAL PROVISIONS:

- This development contains a gross area of 70.07 acres, more or less.
- All lots shall be subject to the property development standards of the "SF-5" Single-Family Residential zoning district, unless otherwise indicated on the P.U.D. The special "SF-5" District regulations (Article III-B.5.e) may be permitted. The accessory use development and performance standards of Article III-D.7.e shall apply.
- Signs shall be in accordance with the "SF-5" Single-Family Residential zoning district.
- Uses in Parcel 1 shall be limited to those permitted by-right in the "SF-5" Single-Family Residential zoning district, with the addition of one accessory apartment per residential lot. Accessory Apartments shall be subject to the following standards:

- A maximum of one Accessory Apartment may be allowed on the same lot as a Single-Family Dwelling Unit and may be within the main building, within an accessory building, or constructed as an accessory building.
 - The appearance of an Accessory Apartment shall be compatible with the main dwelling unit and with the character of the neighborhood.
 - Accessory Apartment shall remain accessory to and under the same ownership as the principal single-family dwelling unit, and the ownership shall not be divided or sold as a condominium.
 - The water and sewer service provided to the accessory structure shall not be provided as separate service from the main dwelling. Electric, gas, telephone and cable television utility service may be provided as separate utility services.
5. The home occupation standards of Article IV-E for the "SF-5" Single-Family Residential zoning district shall apply, with the following exceptions:

- A maximum of one non-resident employees may be permitted per zoning lot.
 - A home occupation may be conducted within an accessory structure, garage or accessory apartment.
- Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code. The property owner(s) of a platted lot(s) in a parcel may file to amend or adjust the P.U.D. general provisions as they relate to their lot(s) within the P.U.D. without the requirement that owners of other lots in the parcel join in the application.
 - 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.
 - 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.

- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
- Prior to publishing the resolution establishing the zone change, the applicant(s) shall record a document with the Register of Deeds indicating this tract (referenced as P.U.D. #81) includes special conditions for development on this property.
- All hatched Lots (See Drawing) are not owned by the applicant and are not subject to this PUD.

PARCEL 1

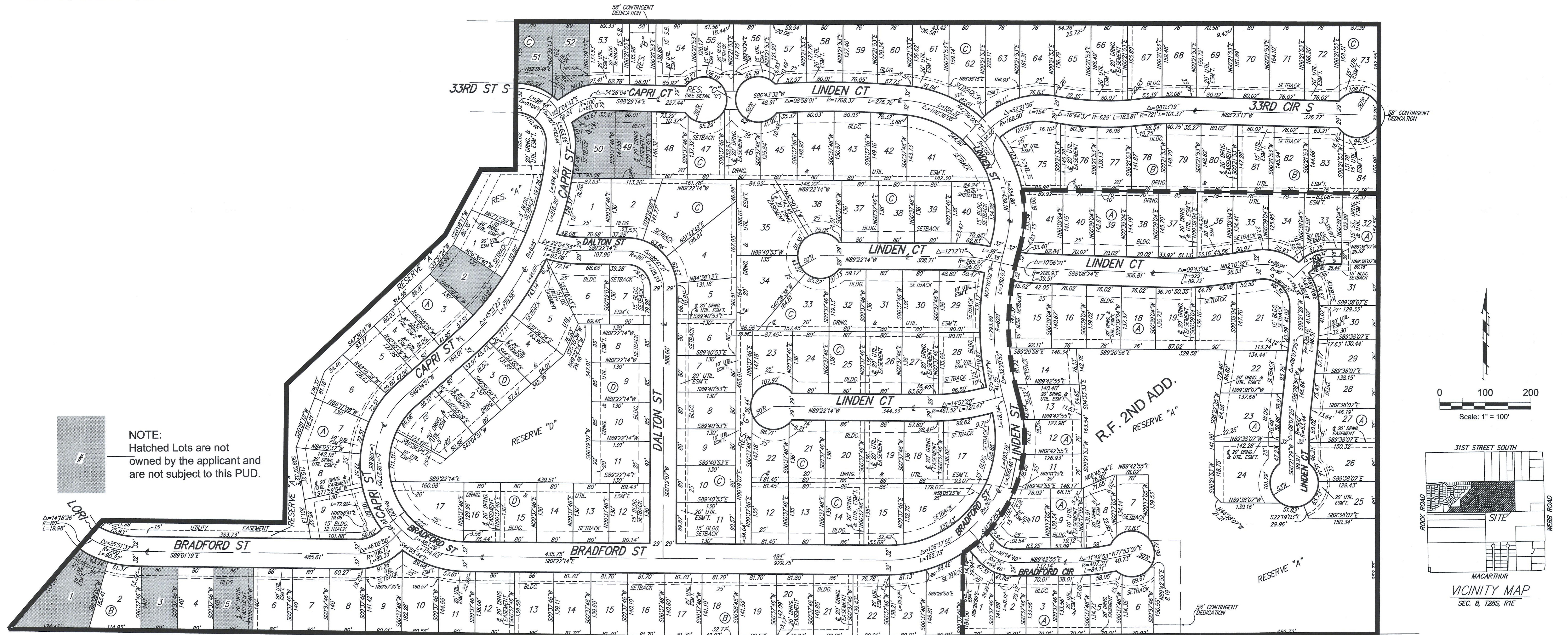
- A. Net Area: 3,052,259 sq.ft.± or 70.07 acres ±
- B. Density: 2.61 DU/Acre
- C. Minimum Lot Area: Per Zoning Regulations
- D. Minimum Lot Width: Per Zoning Regulations
- E. Setbacks: Per Zoning Regulations, If Different, Per Recorded Plat
- F. Maximum building height: 35 feet
- G. Access Points: Per Recorded Plat
- H. Permitted Uses : See General Provisions #5 & #6.

LEGAL DESCRIPTION:

Lot 1, Lots 3 through 9, inclusive, Block A, TOGETHER with all of Lots 2 and 4, Lots 6 through 24, Lots 26 through 34, inclusive, Block B, TOGETHER with all of Lots 1 through 48, inclusive, Lots 53 through 73, inclusive, Block C, TOGETHER with all of Lots 1 through 17, inclusive, Block D, TOGETHER with all of Reserves "A", "B", "C", "D", "E", and "G", all as platted in R.F. Addition, Wichita, Sedgewick County, Kansas, TOGETHER with all of Lots 1 through 41, inclusive Block A, and TOGETHER with all of Reserve "A", all as platted in R.F. 2nd Addition.

REVISIONS:

Draft Planned Unit Development (PUD2020-13) December 14, 2020
 Revised per staff comments:
 Approved by MAPC: January 21, 2021
 Approved by City Council: March 2, 2021
 PUD Adjustment: March 16, 2022



NOTE:
Hatched Lots are not owned by the applicant and are not subject to this PUD.

PARCEL 1

3,052,259 sq.ft.± or 70.07 acres ±

PLAT NOTE:
LOTS 1 THROUGH 41, INCLUSIVE, BLOCK
R.F. 2ND ADDITION SHALL HAVE A 5
FOOT SIDE YARD BUILDING SETBACK.

APPROVED PUD

PUD2022-0005

3/16/22 MJ

Copy 1 of 4

**PUD #81
RF ADDITION
PLANNED UNIT DEVELOPMENT**

Mar. 21, 2022





Wichita-Sedgwick County Metropolitan Area Planning Department

March 16, 2022

Rocky Ford, LLC
Attn: Jay Russell
PO Box 75337
Wichita, KS 67275

Baughman Company, P.A.
Attn: Philip J. Meyer
315 Ellis St.
Wichita, KS 67211

RE: PUD2022-00005 – City Administrative Adjustment to PUD #81 to alter parcel boundaries and land area calculations to in accordance with platting of R.F. 2nd Addition, generally located within one quarter mile east of South Rock Road and within one half mile south of East 31st Street South.

LEGAL DESCRIPTION: Lots 25 thorough 74, Block B, together with Reserve E, R.F. Addition, Wichita, Sedgwick County.

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to PUD #81, to alter parcel boundaries and area calculations to reflect the plat of R.F. 2nd Addition. All General Provisions of the PUD are remaining the same. The Legal Description as well as the portion of Parcel 1 included in the R.F. 2nd Addition plat have been altered to reflect the plat.

On the basis of our review, we find that adjusting PUD #81 in the manner stated in the above paragraph is consistent with the approved PUD and will not have an adverse effect on the PUD or adjacent properties, nor will it be a substantial deviation of the original plan.

Our signatures below indicate that the PUD shall be adjusted as stated in this letter. This PUD adjustment shall not be deemed to alter any other provisions of the PUD except as expressly stated herein.

The "Development Application" sign should now be removed from the property. Please submit four (4) copies of the revised PUD drawing within 60 days in order for this adjustment to be considered final.

[Handwritten signature of Scott Wadle]

Scott Wadle, Director
Metropolitan Area Planning Department

[Handwritten signature of John R. Cox, Jr.]

John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Becky Tuttle, CM District II
Cory Buchta, CSR District II

R.F. ADDITION PLANNED UNIT DEVELOPMENT PUD #81

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Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

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11. All hatched Lots (See Drawing) are not owned by the applicant and are not subject to this PUD.

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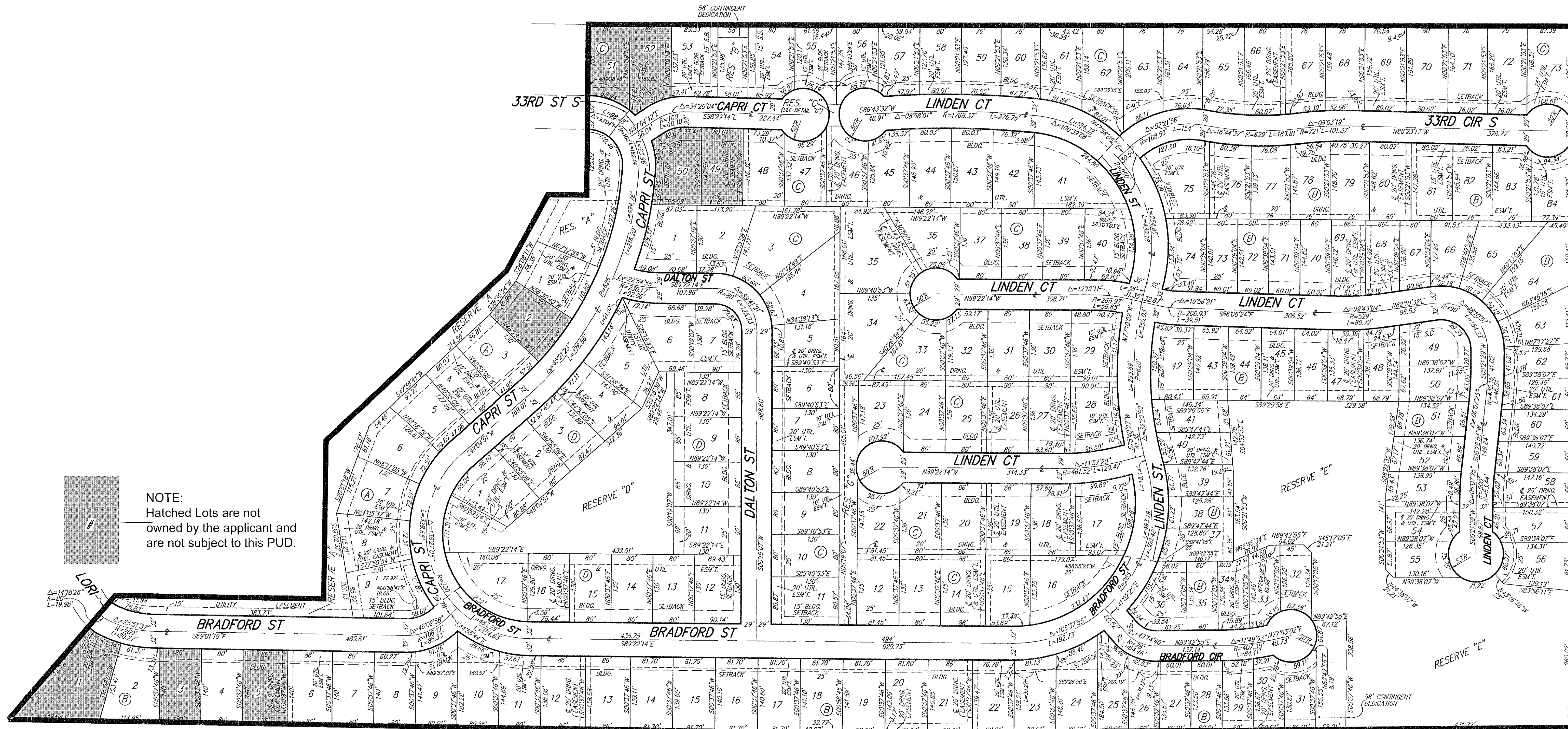
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- F. Maximum building height: 35 feet
- G. Access Points: Per Recorded Plat
- H. Permitted Uses : See General Provisions #5 & #6.

LEGAL DESCRIPTION:

All of Lots 1 through 9, inclusive, Block A, TOGETHER with all of Lots 1 through 84, inclusive, Block B, TOGETHER with all of Lots 1 through 73, inclusive, Block C, TOGETHER with all of Lots 1 through 17, inclusive, Block D, TOGETHER with all of Reserves A, B, C, D, E and F, all as platted in R.F. Addition, Wichita, Sedgewick County, Kansas.

REVISIONS:

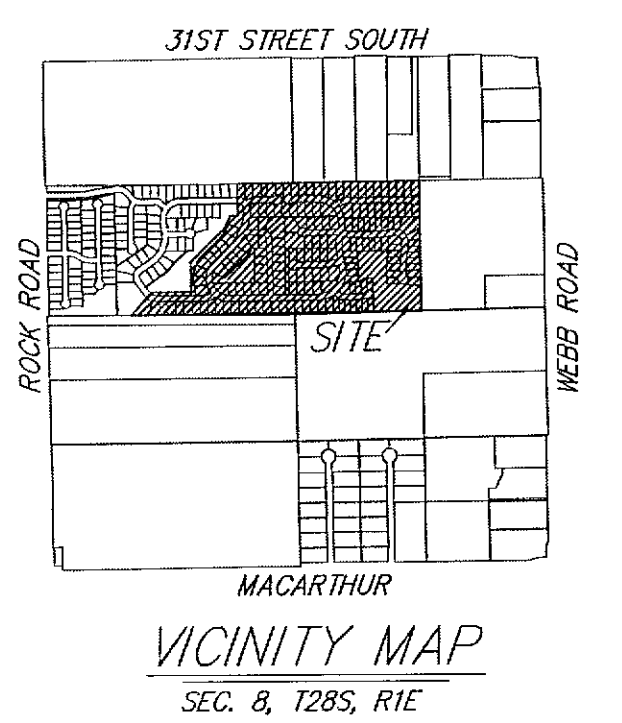
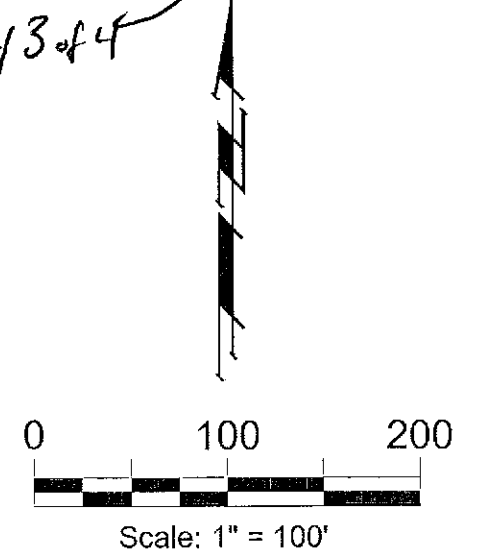
Draft Planned Unit Development (PUD) 2020-13 December 14, 2020
 Revised per staff comments:
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NOTE:
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APPROVED PUD

MAPC 1/21/2021
 [Signature]
 3/30/21
 Copy 3 of 4



PARCEL 1
3,052,259 sq.ft. or 70.07 acres

PLAT NOTE:
LOTS 25 THROUGH 74, INCLUSIVE, BLOCK B, R.F. ADDITION SHALL HAVE A 5 FOOT SIDE YARD BUILDING SETBACK.

**PUD #81
R.F. ADDITION
PLANNED UNIT DEVELOPMENT**



Wichita-Sedgwick County Metropolitan Area Planning Department

March 2, 2021

Rocky Ford, LLC
Attn: Jay Russell
PO Box 75337
Wichita, KS 67275

RE: PUD2020-00013: City PUD zoning district to create PUD #81 RF Addition to allow ADUs in a traditional neighborhood development with home occupations; generally located one-quarter mile east of South Rock Road and one-quarter mile south of East 31st Street South.

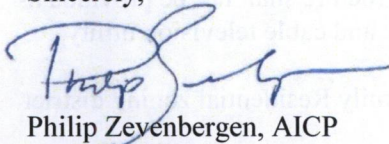
Dear Applicant;

At its regular meeting on **March 2, 2021**, the Wichita City Council considered the above captioned request. The action of City Council was to **APPROVE** the request subject to the attached PUD General Provisions.

Once the revisions are made, please provide the Planning Department with 4 copies of the PUD for review and approval.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,



Philip Zevenbergen, AICP
Associate Planner

Copies to: MABCD
Becky Tuttle, Council Member District II
Cory Buchta, CSR District II
Baughman Company, Phil Meyer, 315 Ellis, Wichita, KS 67211
Rebecca Johnson 3707 S Webb Rd 67210
Shirley Murry, 3632 S Rock Rd, 67210

The General Provisions of the RF Addition PUD #81

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OCA 150004

(Published in the Wichita Eagle, March 19 2021)

ORDINANCE NO. 51-427

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. PUD2020-00013

City zone change from SF-5 Single-Family Residential and TF-3 Two-Family Residential to PUD Planned Unit Development described as:

Lot 1, Lots 3 through 9, inclusive, Block A, TOGETHER with Lots 2 and 4, Lots 6 through 84, inclusive, Block B, TOGETHER with Lots 1 through 48, inclusive, Lots 53 through 73, inclusive, Block C, TOGETHER with Lots 1 through 17, inclusive, Block D, as platted in R.F. Addition, Wichita, Sedgwick County, Kansas.

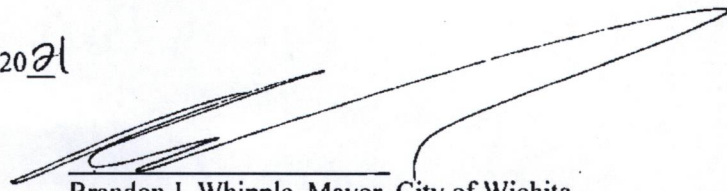
The RF Addition Planned Unit Development (PUD #81) shall be subject to the following conditions:

1. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #81 RF Addition Planned Unit Development (PUD) has special conditions for development on the property.
2. A copy of the recorded certificate along with four copies of the approved PUD shall be submitted to the Metropolitan Area Planning Department within 60 days of governing body approval, or the request shall be considered denied and closed.

SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

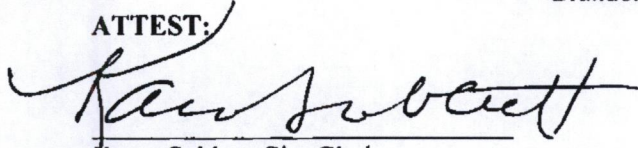
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

Adopted this 16th Day of March 2021



Brandon J. Whipple, Mayor, City of Wichita

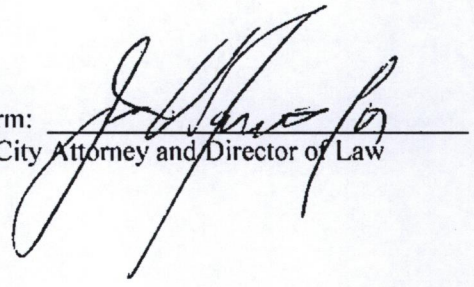
ATTEST:



Karen Sublett, City Clerk



Approved as to form:
Jennifer Magaña, City Attorney and Director of Law



LEGAL PUBLICATION

OCA 150004

PUBLISHED IN THE WICHITA
EAGLE MARCH 19, 2021 (61405)

ORDINANCE NO. 51-427

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Brandon J. Whipple, Mayor, City of Law

ATTEST:

Karen Sublett, City Clerk

(SEAL) APPROVED AS TO FORM:
Jennifer Magaña, City Attorney
and Director of Law

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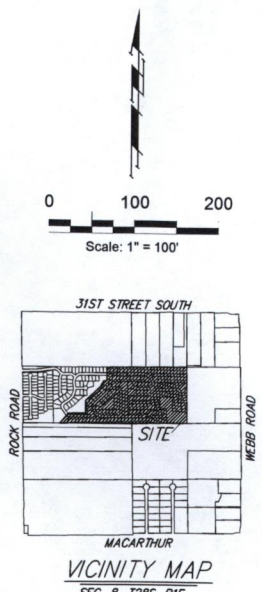
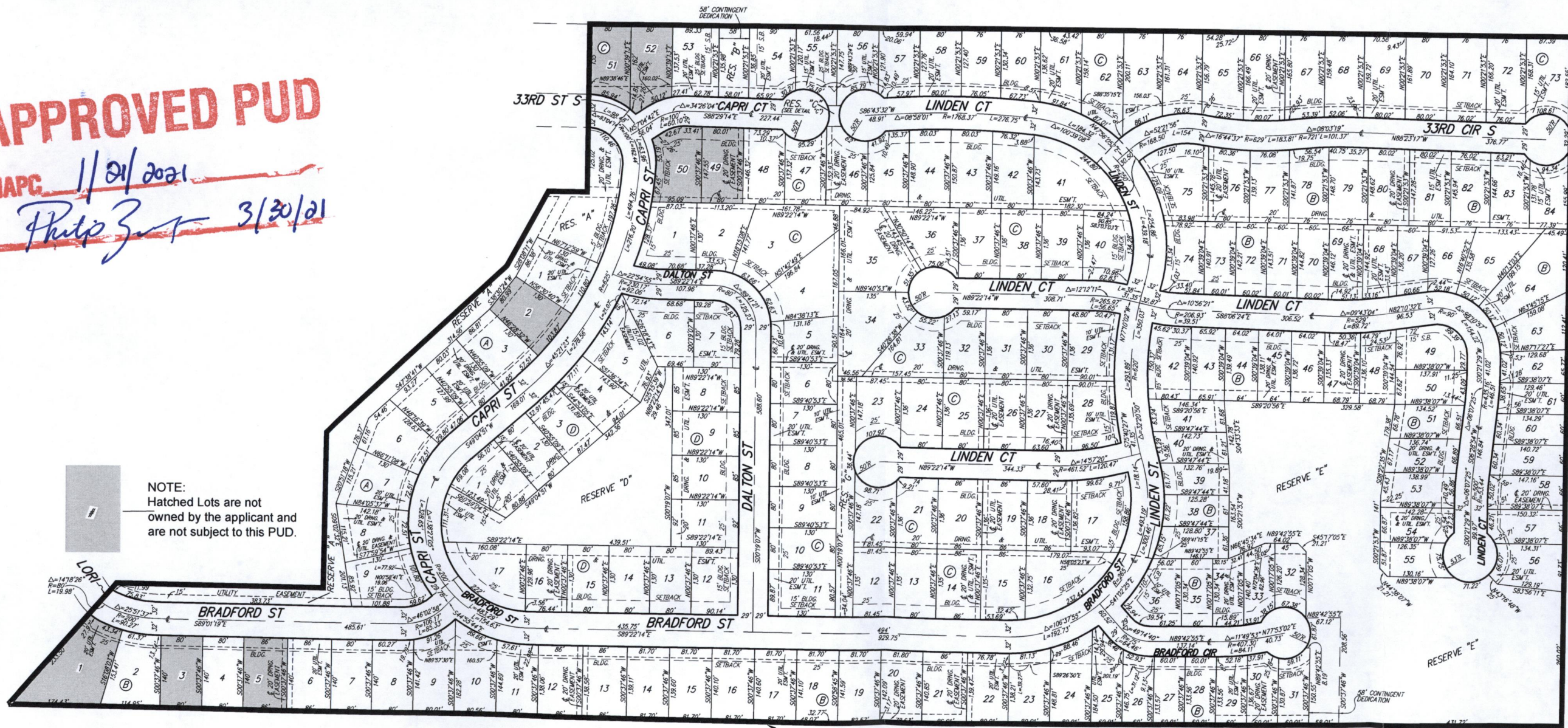
APPROVED PUD

MAPC

11/21/2021

Philip Z... 3/30/21

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PARCEL 1

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 - The water and sewer service provided to the accessory structure shall not be provided as separate service from the main dwelling. Electric, gas, telephone and cable television utility service may be provided as separate utility services.
- The home occupation standards of Article IV-E for the "SF-5" Single-Family Residential zoning district shall apply, with the following exceptions:
 - A maximum of one non-resident employees may be permitted per zoning lot.
 - A home occupation may be conducted within an accessory structure, garage or accessory apartment.
 - Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code. The property owner(s) of a platted lot(s) in a parcel may file to amend or adjust the P.U.D. general provisions as they relate to their lot(s) within the P.U.D. without the requirement that owners of other lots in the parcel join in the application.
 - 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.
 - 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.

- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
- Prior to publishing the resolution establishing the zone change, the applicant(s) shall record a document with the Register of Deeds indicating this tract (referenced as P.U.D. #81) includes special conditions for development on this property.
- All hatched Lots (See Drawing) are not owned by the applicant and are not subject to this PUD.

PARCEL 1

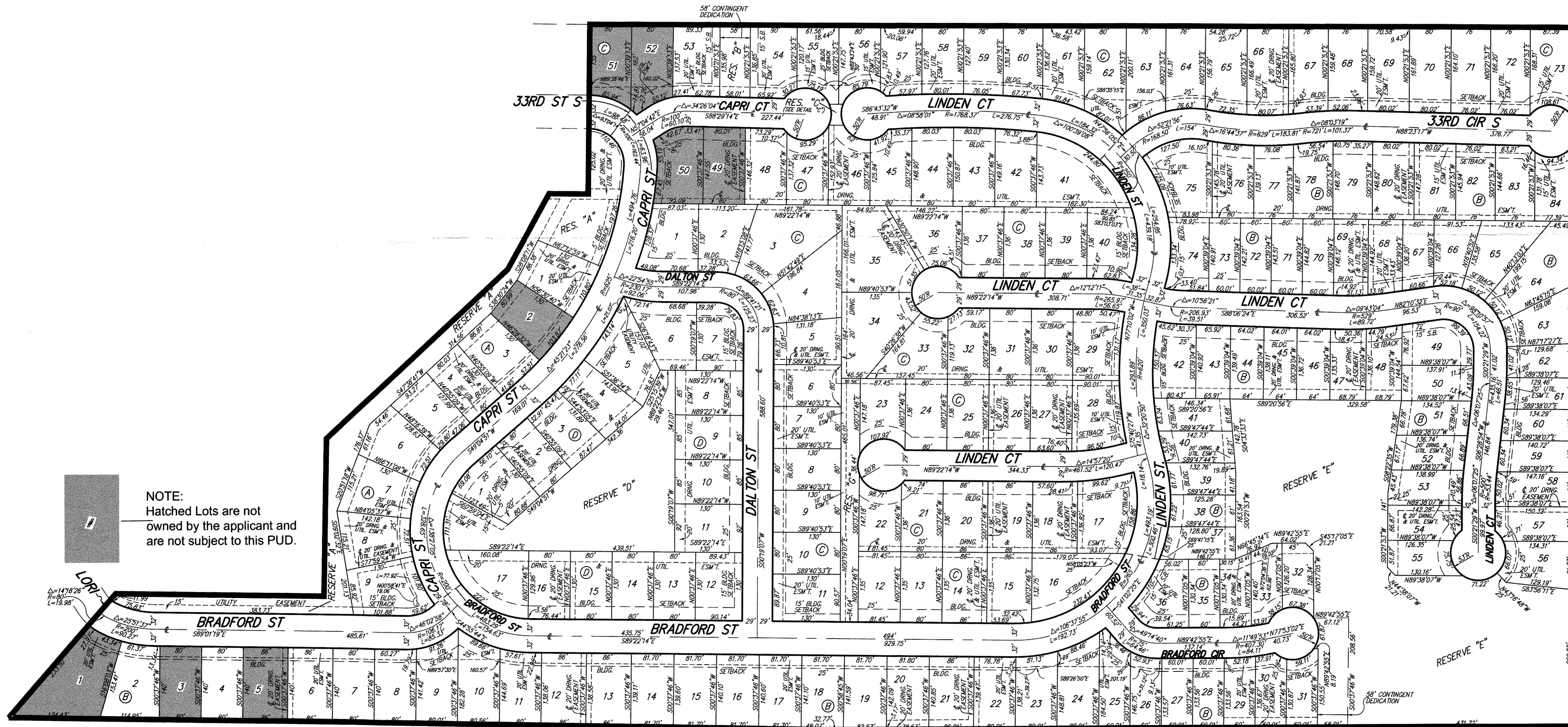
- Net Area: 3,052,259 sq.ft.± or 70.07 acres ±
- Density: 2.61 DU/Acre
- Minimum Lot Area: Per Zoning Regulations
- Minimum Lot Width: Per Zoning Regulations
- Setbacks: Per Zoning Regulations, If Different, Per Recorded Plat
- Maximum building height: 35 feet
- Access Points: Per Recorded Plat
- Permitted Uses : See General Provisions #5 & #6.

LEGAL DESCRIPTION:

Lot 1, Lots 3 through 9, inclusive, Block A, TOGETHER with all of Lots 2 and 4, Lots 6 through 84, inclusive, Block B, TOGETHER with all of Lots 1 through 48, inclusive, Lots 53 through 73, inclusive, Block C, TOGETHER with all of Lots 1 through 17, inclusive, Block D, TOGETHER with all of Reserves "A", "B", "C", "D", "E", and "G", all as platted in R.F. Addition, Wichita, Sedgewick County, Kansas.

REVISIONS:

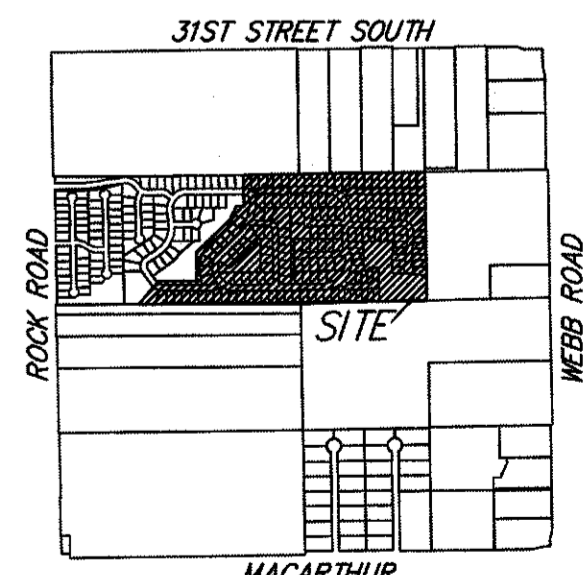
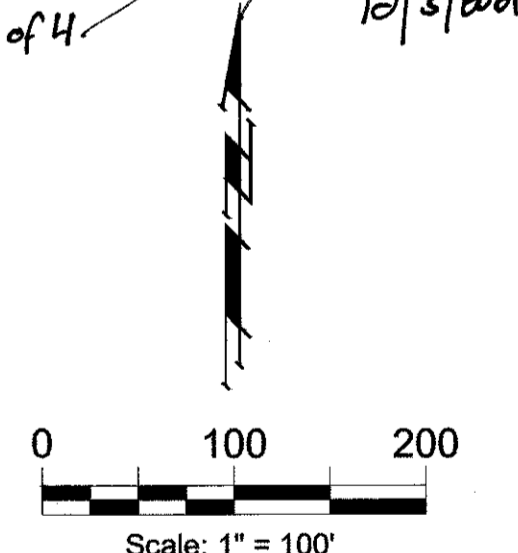
Draft Planned Unit Development (PUD2020-13) December 14, 2020
 Revised per staff comments:
 Approved by MAPC: January 21, 2021
 Approved by City Council: March 2, 2021



NOTE:
Hatched Lots are not owned by the applicant and are not subject to this PUD.

APPROVED PUD

MAPC 1/21/2021
 Copy 1 of 4
 12/3/2021



PARCEL 1

3,052,259 sq.ft.± or 70.07 acres ±

PLAT NOTE:
LOTS 25 THROUGH 74, INCLUSIVE, BLOCK B, R.F. ADDITION SHALL HAVE A 5 FOOT SIDE YARD BUILDING SETBACK.

PUD #81 RF ADDITION PLANNED UNIT DEVELOPMENT