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:

1. This development contains a gross area of 70.07 acres, more or less.
2. 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.
3. Signs shall be in accordance with the "SF-5" Single-Family Residential zoning district.
4. 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) 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.
   b) The appearance of an Accessory Apartment shall be compatible with the main dwelling unit and with the character of the neighborhood.
   c) 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.
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9. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
10. 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.
11. All hatched Lots (See Drawing) are not owned by the applicant and are not subject to this PUD.

PARCEL 1

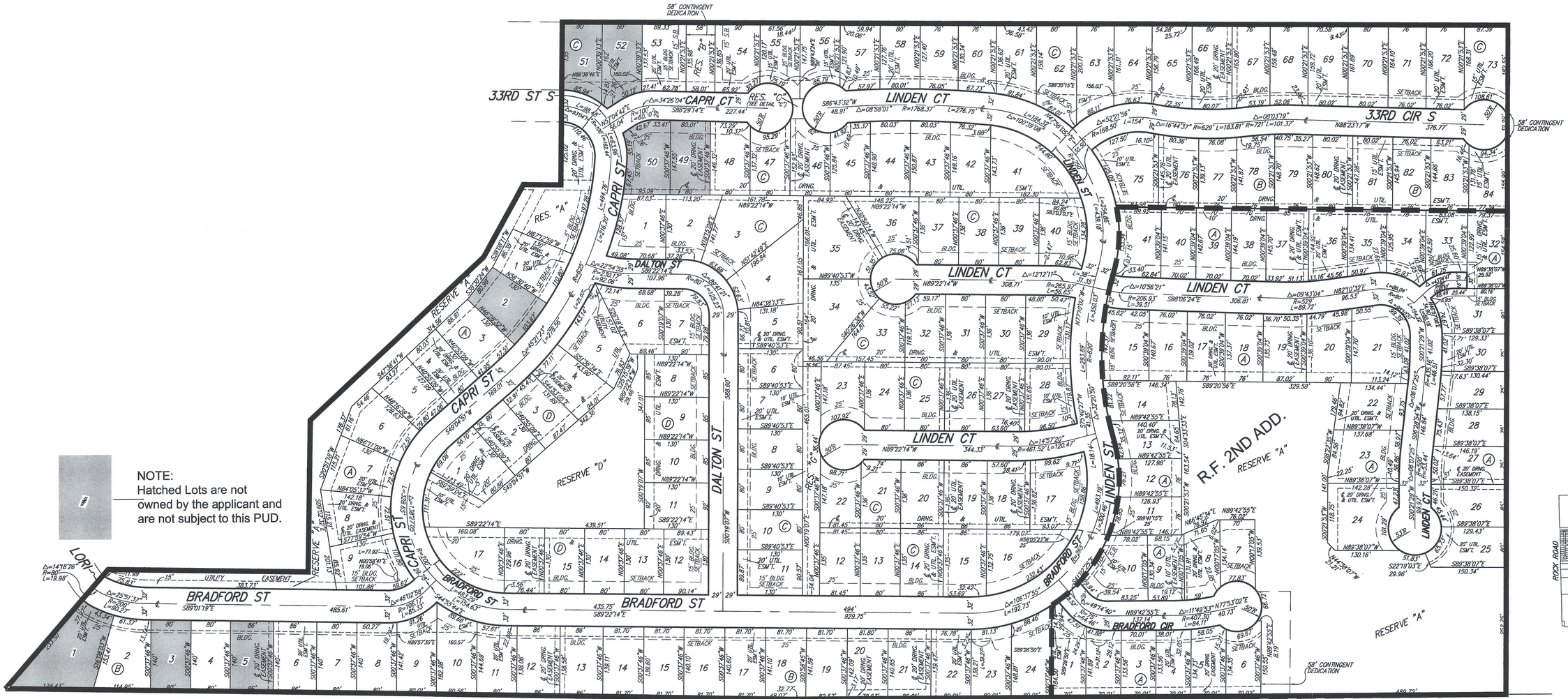
A. Net Area: 3,052,259 sq.ft.± or 70.07 acres ±
B. Density: 2.61 DU/Acre
C. Minimum Lot Area: Per Zoning Regulations
D. Minimum Lot Width: Per Zoning Regulations
E. Setbacks: Per Zoning Regulations, If Different, Per Recorded Plat
F. Maximum building height: 35 feet
G. Access Points: Per Recorded Plat
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 75 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, Sedgwick 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.

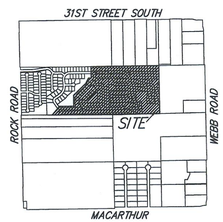
REVISIONS:

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.

0 100 200
Scale: 1" = 100'



VICINITY MAP
SEC. 8, T28S, R1E

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

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

APPROVED PUD
PUD2022-00005
3/16/22 MJ
Copy 1 of 4

PUD #81
RF ADDITION
PLANNED UNIT DEVELOPMENT
Mar. 21, 2022

BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

F:\planning\PUD\RF Add PUD\RF Add_PUD ADJUSTMENT-3-7-22.dwg-RKR

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.**

Scott Wadle, Director
Metropolitan Area Planning Department

J.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

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:

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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) A maximum of one non-resident employees may be permitted per zoning lot.

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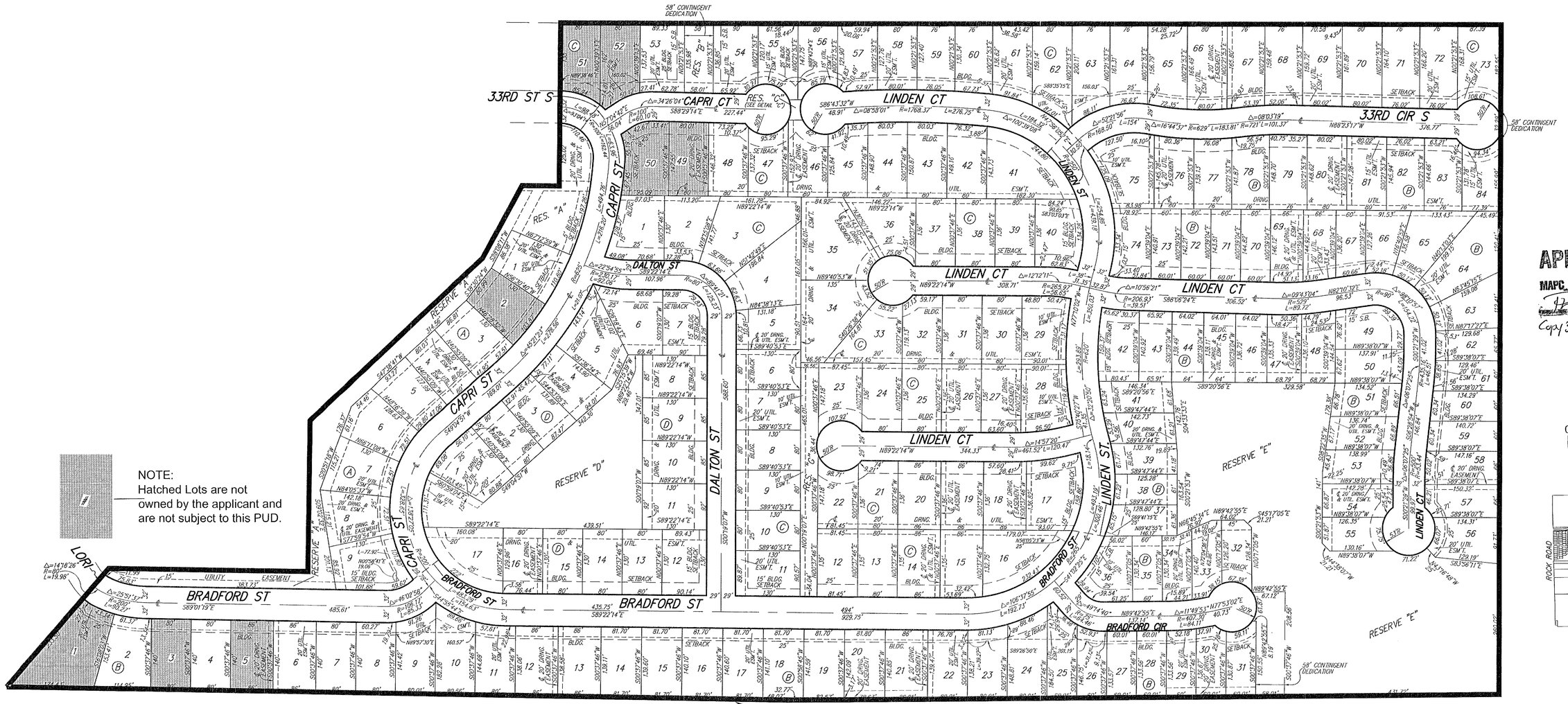
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E. Setbacks: Per Zoning Regulations, If Different, Per Recorded Plat
F. Maximum building height: 35 feet
G. Access Points: Per Recorded Plat
H. Permitted Uses : See General Provisions #5 & #6.

LEGAL DESCRIPTION:

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" and "E" all as platted in R.F. Addition, Wichita, Sedgwick 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

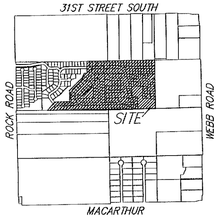


PARCEL 1
3,052,259 sq.ft.Øor 70.07 acres Ø

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

APPROVED PUD
MAPC 1/21/2021
Copy 3 of 4

0 100 200
Scale: 1" = 100'



VICINITY MAP
SEC. 8, T28S, R1E

PUD #81
RF ADDITION
PLANNED UNIT DEVELOPMENT
Dec. 14, 2020

BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

F:\planning\PUD\RF Add PUD\RF Add_PUD.dwg>RKR

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

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.

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10. 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. #13) includes special conditions for development on this property.
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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:

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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

MCCLATCHY excelerate

Belleville News-Democrat | Bellingham Herald | Bradenton Herald | Centre Daily Times | Charlotte Observer | Columbus Ledger-Enquirer | Fresno Bee | The Herald - Rock Hill | Herald Sun - Durham | Idaho Statesman | Island Packet | Kansas City Star | Lexington Herald-Leader | Merced Sun-Star | Miami Herald/el Nuevo Herald | Modesto Bee | Raleigh News & Observer | The Olympian | Sacramento Bee | Fort Worth Star/Telegram | The State - Columbia | Sun Herald - Biloxi | Sun News - Myrtle Beach | The News Tribune - Tacoma | The Telegraph - Macon | San Luis Obispo Tribune | Tri-City Herald | Wichita Eagle

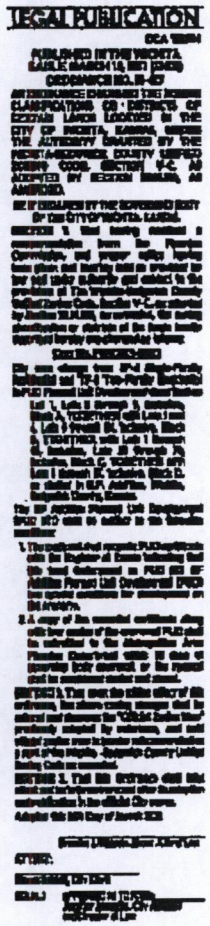
AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	28122	(default) - WIC-03-19-2021	ORD. NO. 51-427/OCA 150	$58.80	1	7.00

Attention: Jamie Buster

CITY OF WICHITA/CLERKS OFFICE
455 N MAIN ST FL 13
WICHITA, KS 67202

LEGAL PUBLICATION



In The STATE OF KANSAS
In and for the County of Sedgwick

No. of Insertions: 1

Beginning Issue of: 03/19/2021

Ending Issue of: 03/19/2021

STATE OF KANSAS)
SS
County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 03/19/2021 to 03/19/2021.

H. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 04/07/2021

Stefani Beard

Notary Public in and for the state of Texas, residing in Dallas County

STEFANI SCOTT BEARD
My Notary ID # 131768951
Expires October 23, 2022

Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

LEGAL PUBLICATION

OCA 150004

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

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ATTEST:

Karen Sublett, City Clerk

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

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PARCEL 1

A. • • •

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PUD #81

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2. 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.
3. Signs shall be in accordance with the "SF-5" Single-Family Residential zoning district.
4. 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) 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.
   b) The appearance of an Accessory Apartment shall be compatible with the main dwelling unit and with the character of the neighborhood.
   c) 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.
   d) 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) A maximum of one non-resident employees may be permitted per zoning lot.
   b) A home occupation may be conducted within an accessory structure, garage or accessory apartment.
6. 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.
7. 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.
8. 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.
9. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
10. 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.
11. All hatched Lots (See Drawing) are not owned by the applicant and are not subject to this PUD.

PARCEL 1

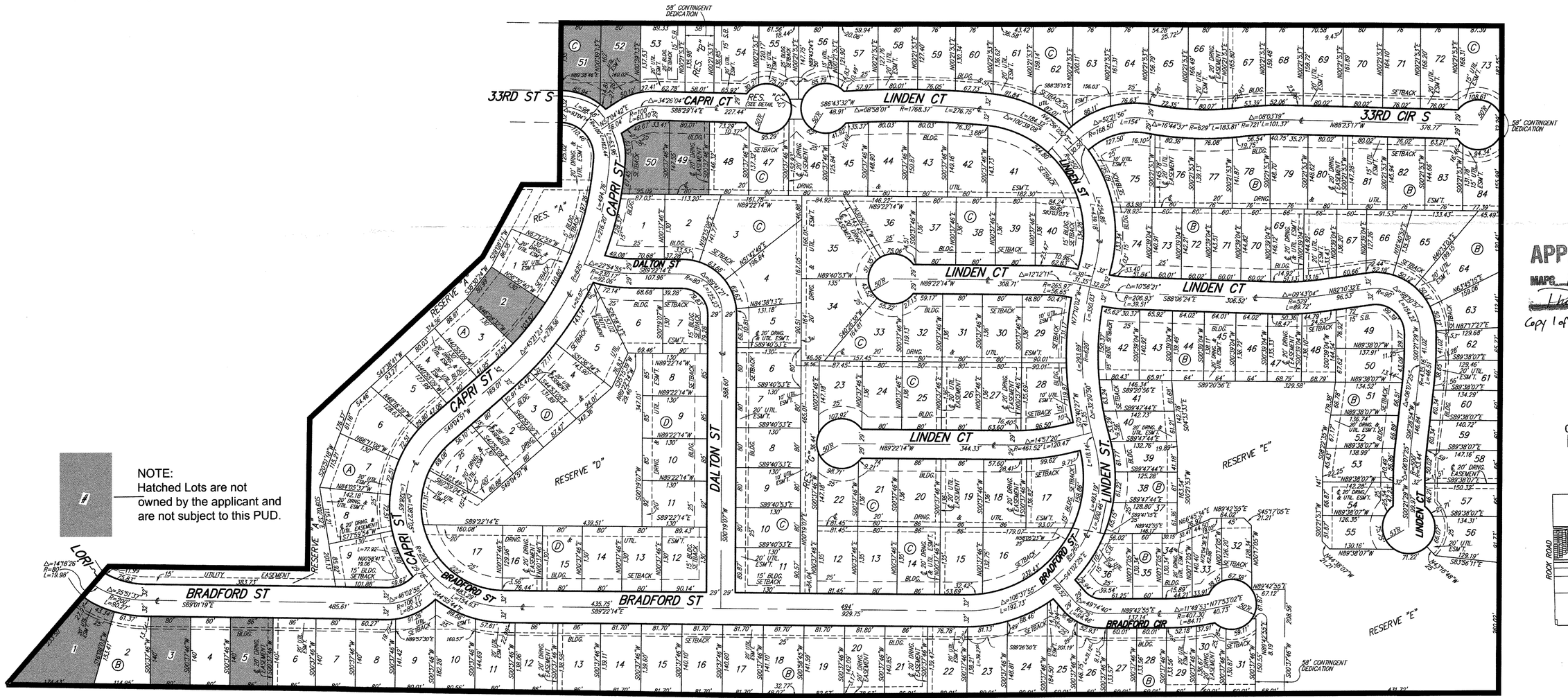
A. Net Area: 3,052,259 sq.ft.± or 70.07 acres ±
B. Density: 2.61 DU/Acre
C. Minimum Lot Area: Per Zoning Regulations
D. Minimum Lot Width: Per Zoning Regulations
E. Setbacks: Per Zoning Regulations, If Different, Per Recorded Plat
F. Maximum building height: 35 feet
G. Access Points: Per Recorded Plat
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 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, Sedgwick 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



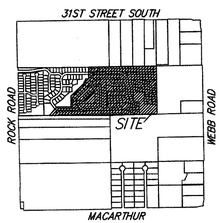
NOTE:
Hatched Lots are not owned by the applicant and are not subject to this PUD.

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.

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

0 100 200
Scale: 1" = 100'



VICINITY MAP
SEC. 8, T28S, R1E

PUD #81
RF ADDITION
PLANNED UNIT DEVELOPMENT
Dec. 14, 2020

BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

F:\planning\PUD\RF Add PUD\RF Add_PUD.dwg-RKR