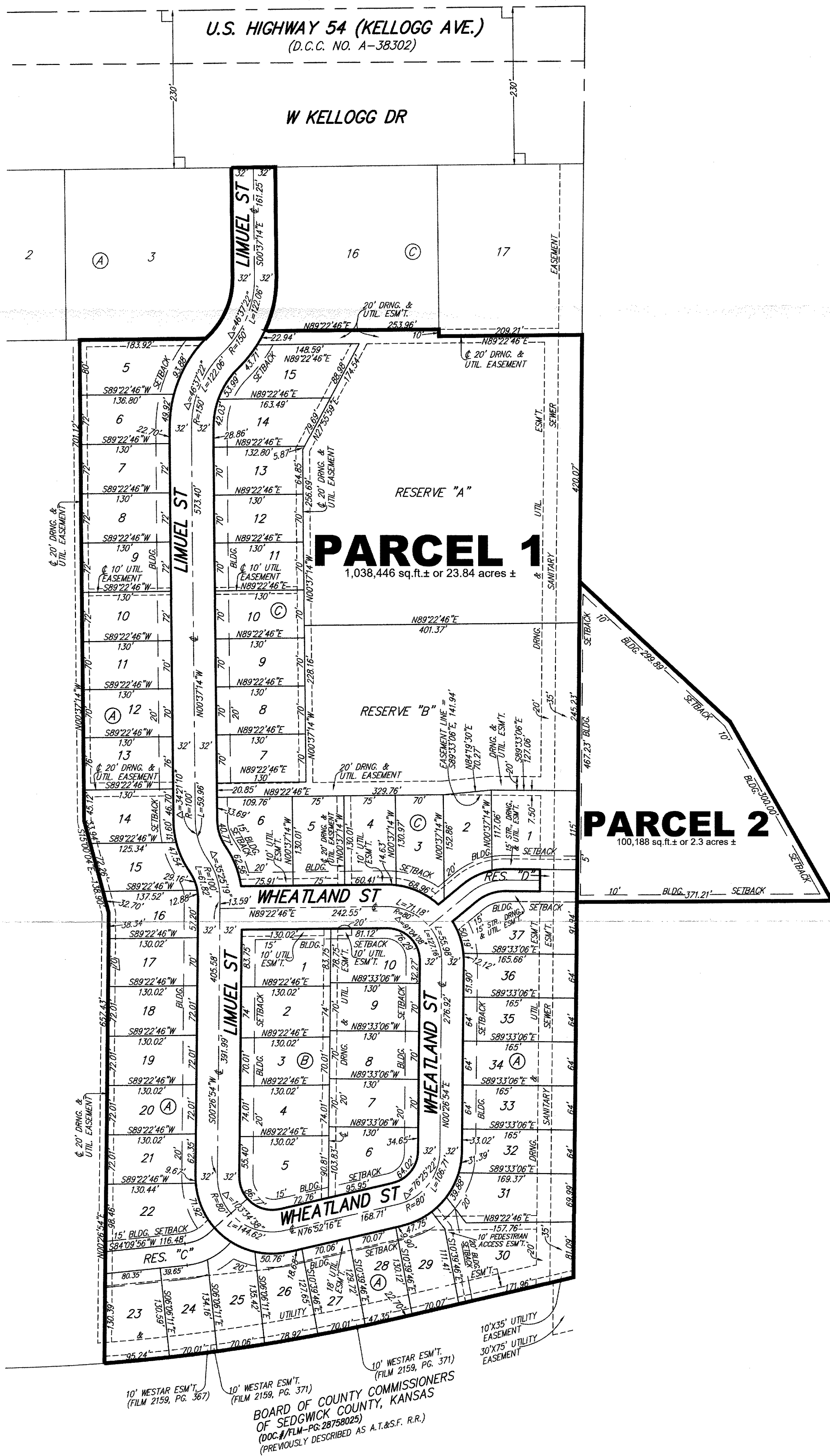


DUGAN WEST KELLOGG COMMERCIAL 2ND

PLANNED UNIT DEVELOPMENT

PUD #89



PROJECT DESCRIPTION:

The intent of this Planned Unit Development is to permit a new approach to providing increased density in a manner otherwise constrained by the traditional development standards of the Unified Zoning Code and Subdivision Regulations. The site is currently being developed with duplex units and multi-family, and under this proposed plan the area will offer similar densities with a varied visual design. The PUD 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 26.14 acres or 1,138,634 square feet, more or less.
2. Parking shall be per the standards of the Unified Zoning Code.
3. Uses in Parcel 1 shall be limited to those permitted by-right in the "TF-3" Two-Family Residential zoning district. Uses in Parcel 2 shall be limited to those permitted by-right in the "MF-18" Multi-Family Residential zoning district.
4. Parcel 1 shall permit the future division of platted lots without the approval of individual lot splits in order to divide dwelling units into separate ownerships. Surveyed legal descriptions of divided lots shall be recorded with the Sedgwick County Register of Deeds office to establish a new zoning lot.
5. The property development standards of the "TF-3" Two-Family Residential zoning district shall apply to Parcel 1 with the following exceptions:
 - A. There shall be no required interior side yard setback, provided units either share a common wall or maintain a minimum interior separation between buildings of five (5) feet.
 - B. Divided lots, as permitted by General Provision #4, shall not be required to maintain a minimum lot area.
 - C. Divided lots, as permitted by General Provision #4, shall not be required to maintain a minimum lot width.
6. The property development standards of the "MF-18" Multi-Family Residential zoning district shall apply to Parcel 2 with the following exceptions:
 - A. There shall be no required interior side yard setback, provided units either share a common wall or maintain a minimum interior separation between buildings of five (5) feet.
7. Signs in Parcel 1 shall be in accordance with the "TF-3" Two-Family Residential zoning district. Signs in Parcel 2 shall be in accordance with the "MF-18" Multi-Family Residential zoning district.
8. The layout of dwelling units shown on this plan is conceptual and may change, provided the site is developed in accordance with the provisions of this P.U.D.
9. Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.
10. 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.
11. 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.
12. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
13. Prior to publishing the ordinance establishing the zone change, the applicant(s) shall record a document with the Register of Deeds indicating this tract (referenced as PUD #89) includes special conditions for development on this property.

LEGAL DESCRIPTION:

All of Lots 5 through 37, inclusive, Block A, TOGETHER with all of Lots 1 through 10, inclusive, Block B, TOGETHER with all of Lots 1 through 15, inclusive, Block C, TOGETHER with all of Reserves "A", "B", "C" and "D", all as platted in Dugan West Kellogg Commercial 2nd Addition, Wichita, Sedgwick County, Kansas, TOGETHER with a tract of land lying in the North Half of the Northeast Quarter of Section 36, Township 27 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas, being more particularly described as follows: Beginning at the southwest corner of the North Half of said Northeast Quarter; thence N00°26'54"E. (platted basis of bearings), coincident with the west line of the North Half of said Northeast Quarter, 457.23 feet; thence S47°10'12"E. 289.89 feet; thence S29°35'30"E. 300.00 feet to the intersection with the south line of the North Half of said Northeast Quarter; thence S89°42'21"W. coincident with the south line of the North Half of said Northeast Quarter, 371.21 feet to the point of beginning.

REVISIONS:

Draft Planned Unit Development (PUD2021-12)	June 14, 2021
Revised per staff comments:	August 23, 2021
Approved by MAPC:	September 23, 2021
Approved by City Council:	October 26, 2021

PARCEL 1

- A. Net Area: 1,038,446 sq. ft. or 23.84 acres
- B. Maximum Dwelling Units: 116
- C. Maximum building height to conform to the "TF-3" Two-Family Residential zoning district.
- D. Setbacks: See drawing and General Provision #5
- E. Permitted Uses: See General Provision #3.

PARCEL 2

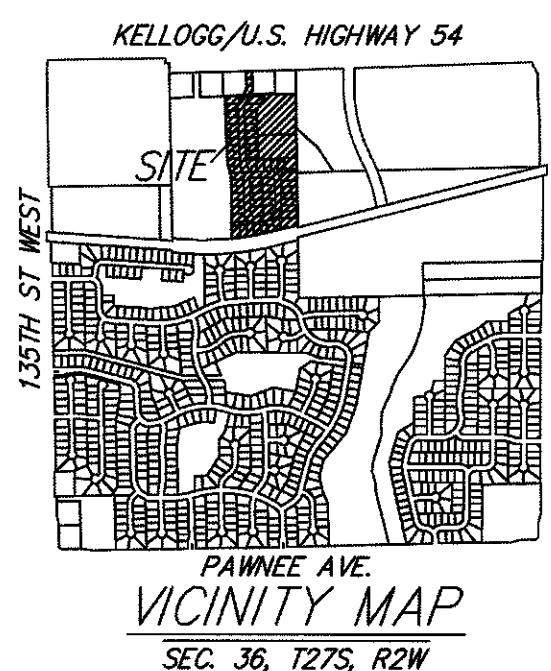
- A. Net Area: 100,188 sq. ft. or 2.3 acres ±
- B. Maximum Dwelling Units: 66.7
- C. Maximum building height to conform to the "MF-18" Multi-Family Residential zoning district.
- D. Setbacks: See drawing and General Provision #5
- E. Permitted Uses: See General Provision #3.

RESERVE USES

Reserves "A" and "B" are hereby reserved for open space, landscaping, berms, lakes, pedestrian access, sidewalks, drainage purposes, sanitary sewer systems and related appurtenances as confined to easement, utilities as confined to easements, and vehicular access over the east 35 feet.

Reserve "C" is hereby reserved for open space, landscaping, berms, private drives, emergency access, pedestrian access, drainage purposes, and utilities as confined to easements.

Reserve "D" is hereby reserved for open space, landscaping, berms, private drives, emergency access, pedestrian access, drainage purposes, sanitary sewer systems and related appurtenances as confined to easement, a contingent dedication for public uses, and utilities as confined to easements.



PUD #89

DUGAN WEST KELLOGG COMMERCIAL 2ND

PLANNED UNIT DEVELOPMENT

Nov. 15, 2021

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

APPROVED PUD

MAPC 9-23-2021 *Blum*
WCC 10-26-2021 *Blum*

MAPD Copy 1 of 4