

CLEAR LAKE PUD

PLANNED UNIT DEVELOPMENT

PUD-120

MACARTHUR ROAD

PARCEL 1

6,824,320 sq.ft. ±
or 156.7 acres

CLEAR LAKE

CLEAR LAKE DRIVE

263RD STREET W

PROJECT DESCRIPTION:

The intent of this Planned Unit Development is to provide a flexible development plan for the subject property. The PUD also permits exceptions to development standards, such as the minimum lot requirements. The PUD provides appropriate standards for the existing residential uses, and any future development.

GENERAL PROVISIONS:

1. Total Land Area: 6,824,320 sq.ft. ±
or 156.7 acres
Total Gross Floor Area: 3,412,160 sq.ft.
Total Floor Area Ratio: 50 percent
2. Gravel is allowed for all roads, driveways, or parking.
3. There is no minimum or maximum lot area on which a building can be located.
4. Signs allowed in the RR zoning District by the Unified Zoning Code and Sign Code of Sedgwick County.
5. No more than 40 primary residences will be allowed. Accessory structures, as defined by the Unified Zoning Code, do not count in the total of residences allowed. Swimming Pools are allowed for each dwelling unit. The number of allowed structures may be increased by an Administrative Adjustment to the PUD. If the Administrative Adjustment is not granted, a PUD amendment will be required.
6. One building, outdoor tennis courts, basketball courts, and a swimming pool for the use of the residents within the PUD are allowed. These are allowed in addition to the 40 structures allowed.
7. All shared sewage lagoons or septic systems will be allowed to continue as such until failure occurs. At the point of requiring replacement of a sewage lagoon or septic system, each dwelling unit shall have its own separate sewage lagoon or septic system. Any new dwelling units constructed shall have its own sewage lagoon or septic system.
8. No platting is required if construction is limited to residential uses, accessory uses, or community uses as outlined in General Provision #6.
9. Building Setbacks: There are no internal setbacks. The only setbacks are from W. MacArthur Rd. and from S. 263rd St. W, which requires setbacks that are 20 feet. Fences and/or allowed signage are allowed in the setback.
10. Access: Access limited to three access points along S. 263rd St. W and three access points along W. MacArthur Rd.
11. Landscaping and Screening: No landscaping or screening requirements

PARCEL 1

- | | |
|-------------------------------|---|
| A. Net Area: | 6,824,320 sq.ft.±, or 156.7 acres± |
| B. Maximum Building Coverage: | 3,412,160 sq.ft., or 50.0 percent |
| C. Maximum Gross Floor Area: | 3,412,160 sq.ft. |
| D. Floor Area Ratio: | 50.0 percent |
| E. Maximum building height: | 45 feet; except no maximum height limit for barns, silos, and other similar farm buildings, and any other structures exempt by the UZC. |
| F. Setbacks: | See General Provision #10 |
| G. Access Points: | See General Provision #11 |
| H. Permitted Uses: | All uses allowed in the Rural Residential (RR) Zoning District, except Event Centers in the County. |

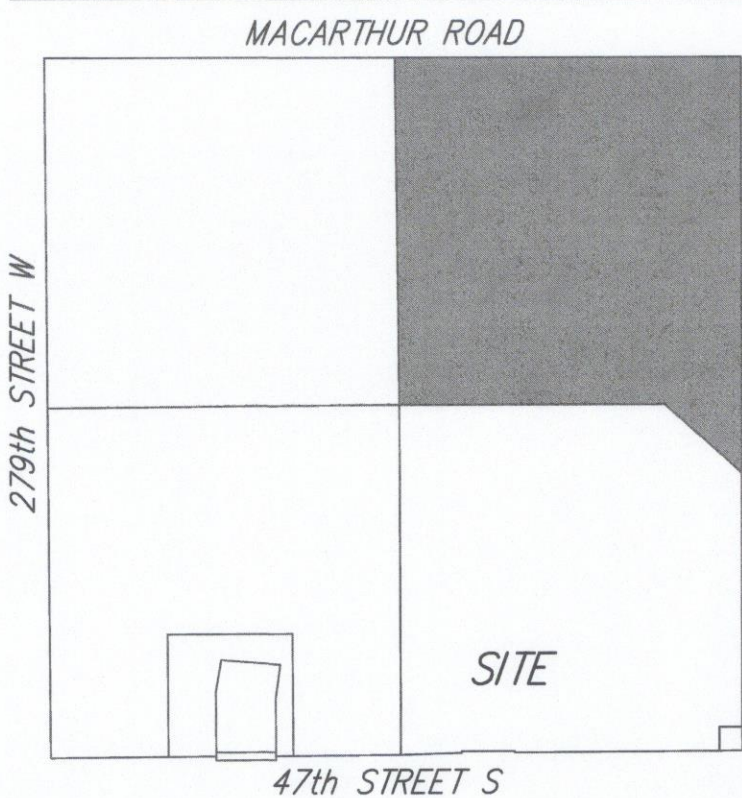
LEGAL DESCRIPTION:

All of the Northeast Quarter and that Part of the Southeast Quarter lying Northeast of the Line 511 feet South of the Northeast Corner and extends Northwest to a point 615 feet West of the Northeast Corner thereof in Section 16, Township 28, Range 3W, in Sedgwick County, Kansas.

REVISIONS:

Drawn:	December 7, 2023
Planned Unit Development (PUD2023-15) Filed:	December 18, 2023
Approved by MAPC:	January 25, 2024
Approved by County Commission:	March 6, 2024

VICINITY MAP



APPROVED PUD

UCC 3/6/24

1. of 4

PUD 2023-00015



SCALE: 1" = 160'

PUD-120

CLEAR LAKE
PLANNED UNIT DEVELOPMENT

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



Wichita-Sedgwick County Metropolitan Area Planning Department

March 8, 2024

Clearlake Club Inc.
Attn: Sharon or Tom Cox
PO BOX 31
Goddard, KS 67052

Ferris Consulting
Attn: Greg Ferris
PO BOX 573
Wichita, KS 67201

RE: PUD2023-00015: Zone change request in the City from RR Rural Residential District to PUD Planned Unit Development to allow multiple single-family dwellings on one lot; located on the southwest corner of W 39th St S and S263rd St W.

Dear Applicant;

At its regular meeting on **March 6, 2024**, the Sedgwick County Board of County Commissioners considered the above captioned request. The action of the BoCC was to **APPROVE** the request with the following conditions:

1. The PUD shall be developed in accordance with the approved PUD language.
2. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #120 Clear Lake 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 within 60 days of governing body approval, or the request shall be considered denied and closed.

If you have any questions concerning this matter, please contact our office.

Sincerely,

Brad Eatherly
Current Plans
Senior Planner

Copies to: MABCD
David Dennis, BoCC District 3
Joyce Vestering 4644 S. 263rd St. W Garden Plain, Ks 67050
Robert Robben 4402 S 151st St W Wichita, KS 67227



Sedgwick County
Register of Deeds - Tonya Buckingham
Doc.#/Flm-Pg: 30299430

Receipt #: 2420636
Pages Recorded: 2

Recording Fee: \$38.00

Cashier: vbunch

Authorized By: *Tonya Buckingham*

Date Recorded: 04/01/2024 01:44:36 PM



NOTICE OF PLANNED UNIT DEVELOPMENT

THIS NOTICE made this 1st day of April, 2024, by the Clearlake Club, Inc., hereinafter called "Declarants",

WITNESSETH

WHEREAS, Declarants are the owners of the following described property:

All of the Northeast Quarter and that Part of the Southeast Quarter lying Northeast of the Line 511 feet South of the Northeast Corner and extends Northwest to a point 615 feet West of the Northeast Corner thereof in Section 16, Township 28, Range 3W, in Sedgwick County, Kansas.

and

WHEREAS, Declarants are desirous to file notice that a planned unit development plan approved by the Board of Sedgwick County Commissioners is on file with the Metropolitan Area Planning Department, known as the Clear Lake PUD (PUD-120).

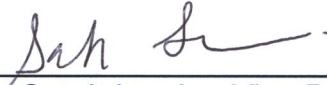
NOW, THEREFORE, the Declarants want to make notice that the approved planned unit development plan has placed restrictions on the use and requirements on the development of the above-described real property.

The Metropolitan Area Planning Department is located on the 2nd Floor, The Ronald Reagan Building, 271 West 3rd St, Wichita, Kansas, (316) 268-4421.

The planned unit development shall be binding on the owners, their heirs, or successors or assigns and is a document running with the land and is binding on all successors in title to the above-described real property.

EXECUTED the day and year first written above.

SIGNATURE BLOCK

By: 
Sarah Lander, Vice-President,
Clearlake Club Inc.

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS:

BE IT REMEMBERED, that on this 15th day of April, 2024,
before me, the undersigned, a Notary Public, in and for the County and State aforesaid,
came Sarah Lander, Vice-President Clearlake Club Inc., on behalf of Clearlake Club
Inc., personally known to me to be the same person who executed the within instrument
of writing and such person duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official
seal the day and year above written.




Adam Shackelford Notary Public

(My Appointment Expires: 4/20/2025)

A RESOLUTION CHANGING THE ZONING CLASSIFICATION FOR CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY KANSAS, DECEMBER 12, 1984, AND SUBSEQUENTLY AMENDED.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY,
KANSAS

SECTION I. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law on January 25, 2024, and under authority granted by Section V-C of the Wichita Sedgwick County Unified Zoning Code, the zoning classification or district of the lands legally described hereby are changed as follows:

Case No. PUD2023-00015

Zone change request from RR Rural Residential to Planned Unit Development, subject to the general provisions of PUD #120.

Legally described as:

All of the Northeast Quarter and that Part of the Southeast Quarter Lying Northeast of the Line 511 feet South of the Northeast Corner and Extends Northwest to a Point 615 feet West of the Northeast Corner Thereof in Section 16, Township 28 Range 3W, in Sedgwick County, Kansas

The Clearlake Planned Unit Development (PUD #120) shall be subject to the following general provisions:

1. The PUD shall be developed in accordance with the approved PUD language, as included herein.
 - a. Total Land Area: 6,824,320 sq. ft.± or 156.7 acres
Total Gross Floor Area: 3,412,160 sq. ft.
Total Floor Area Ratio: 50 percent
 - b. Gravel is allowed for all roads, driveways, or parking.
 - c. There is no minimum or maximum lot area on which a building can be located.
 - d. Signs allowed in the RR Zoning District by the Unified Zoning Code and Sign Code of Sedgwick County.
 - e. No more than 40 primary residences will be allowed. Accessory structures, as defined by the Unified Zoning Code, do not count in the total of residences allowed. Swimming Pools are allowed for each dwelling unit. The number of allowed structures may be increased by an Administrative Adjustment to the PUD. If the Administrative Adjustment is not granted, a PUD amendment will be required.
 - f. One building, outdoor tennis courts, basketball courts, and a swimming pool for the use of the residents within the PUD are allowed. These are allowed in addition to the 40 structures allowed.
 - g. All shared sewage lagoons or septic systems will be allowed to continue as such until failure occurs. At such time as replacement of an existing, shared sewage lagoon or septic system is required, each dwelling unit shall have its own separate sewage lagoon or septic system. Any new dwelling units constructed shall have its own sewage lagoon or septic system.
 - h. No platting is required if construction is limited to residential uses, accessory uses, or community uses as outlined in General Provision f.

- i. Building setbacks: There are no internal setbacks. The only setbacks are from W. MacArthur Rd. and from S. 263rd St. W., which requires setbacks that are 20 feet. Fences and/or allowed signage are allowed in the setback.
 - j. Access: Access limited to three access points along S. 263rd St. W. and three access points along W. MacArthur Rd.
 - k. Landscaping and Screening: No landscaping or screening requirements.
 - l. No event centers are allowed unless the PUD is amended.
2. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #120 Clear Lake 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 within 60 days of governing body approval, or the request shall be considered denied and closed.

SECTION II. That 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 III. That 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.

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Commissioners present and voting were:

PETER F. MEITZNER
SARAH LOPEZ
DAVID T. DENNIS
RYAN K. BATY
JAMES M. HOWELL

absent
absent
absent
absent

Dated this 6 day of March, 2024.

ATTEST:

[Signature]
KELLY B. ARNOLD, County Clerk



BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

[Signature]
RYAN BATY, Chairman
Commissioner, Fourth District

absent
SARAH LOPEZ, Chair Pro Tem
Commissioner, Second District

APPROVED AS TO FORM:

[Signature]
KIRK W. SPONSEL
Deputy County Counselor

[Signature]
PETER F. MEITZNER
Commissioner, First District

[Signature]
DAVID T. DENNIS
Commissioner, Third District

[Signature]
JAMES M. HOWELL
Commissioner, Fifth District

Sedgwick Co. public notice

(Published in The Ark Valley News Jan. 4, 2024.)

MAPC January 25, 2024 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, January 25, 2024, no earlier than 1:30 p.m., the Wichita Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held in person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation is encouraged (see instructions below). Virtual participation is not available. If you have any questions regarding the meeting or items on this notice, please call the Wichita Sedgwick County Metropolitan Area Planning Department at (316) 268 4421.

PUD2023-00015: Zone Change in the County from RR Rural Residential to PUD Planned Unit Development to permit multiple existing dwellings on one parcel; located on the west side of South 263rd Street West and on the south side of West 39th Street South (4365 S 263rd Street West).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor. As provided in Section V of the Wichita Sedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

Options to participate:

1) Attend In-Person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202. Self-paid parking is available nearby. If you have any written or visual materials you wish to present, please contact Planning

Department Graphics staff (316-268 4464) by 5:00 PM, 3 days prior to the meeting.

2) Submit Comments Ahead of Time regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department) – using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting. Planning Departments staff make efforts to share all comments but may not be able to share those received after the deadlines below. Please be sure to provide ample time for delivery. Written Comments should be submitted by 5:00 PM the day before the meeting. Video and Audio Comments (mp3, etc.) formats be submitted at least 3 days prior to the MAPC meeting. The comments should indicate which item they pertain to and be less than three (3) minutes in duration.

Email Planning@wichita.gov
Mailing Address Wichita-Sedgwick County Metropolitan Area Planning Department
Attn: Scott Wadle
271 W. 3rd Street – Suite 201
Wichita, KS 67202
Phone 316.268.4421
Fax 316.858.7764

3) If you need accommodations pursuant to the ADA, please contact Planning Staff within one week prior to the scheduled meeting.

Option to View Remotely (Not Participate)

The meeting will be streamed live and recorded. Virtual comment is not available. To view the live stream or recording, follow the link: <https://www.wichita.gov/Planning>.

WITNESS MY HAND on January 4, 2024

Scott Wadle, Secretary
Wichita Sedgwick County
Metropolitan Area Planning Commission

Affidavit of Publication

STATE OF KANSAS,
SEDGWICK COUNTY, ss.

Chris Strunk, being first duly sworn, deposes and says: That he is Publisher of The Ark Valley News, formerly The Valley Center Index, a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County Kansas, with a general paid circulation on a yearly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a weekly published at least weekly 50 times a year; has been so published continuously and uninterruptedly in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office of Valley Center in said County as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 consecutive weeks, the

first publication thereof being made as aforesaid on the 4th day of January, 2024.

with subsequent publications being made on the following dates:

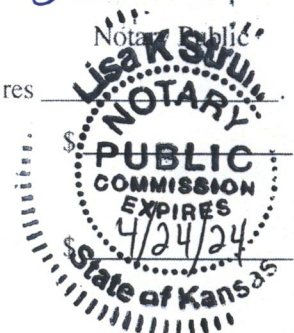
_____, 2023 _____, 2023
_____, 2023 _____, 2023
_____, 2023 _____, 2023

Subscribed and sworn to before me this 4th day of January, 2024.

My commission expires

Additional copies

Printer's fee





STAFF REPORT
MAPC: January 25, 2024
CAB III: February 5, 2024

CASE NUMBER: PUD2023-00015 (City)

APPLICANT/AGENT: Clearlake Club Inc. (Applicant); Ferris Consulting (Agent)

REQUEST: Rezone to create the Clear Lake Planned Unit Development PUD #120

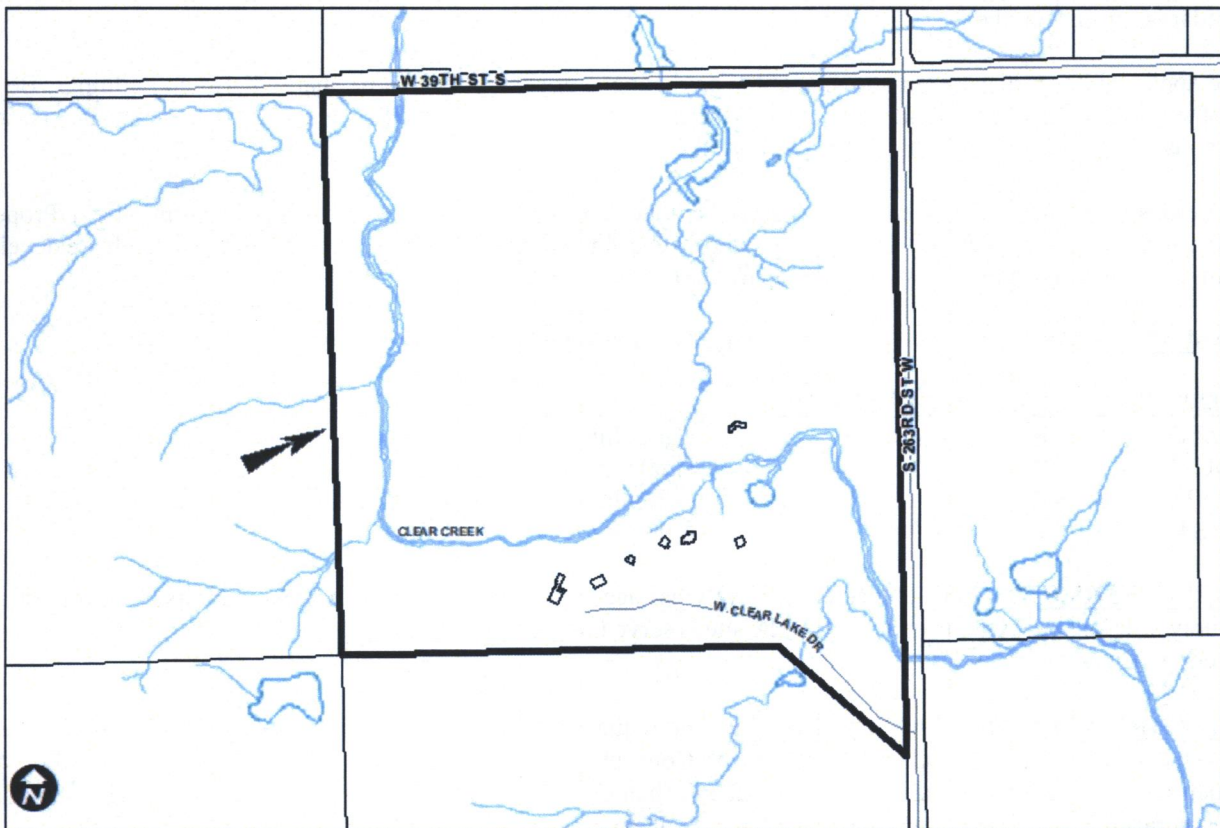
CURRENT ZONING: RR Rural Residential District

SITE SIZE: 157.6 acres

LOCATION: Generally located on the southwest corner of West 39th Street South and South 263rd Street West.

PROPOSED USE: Allow Multiple Single-Family dwellings on one lot.

RECOMMENDATION: Approval with conditions.



BACKGROUND: The applicant is requesting a zone change from RR Rural Residential District (RR) to PUD Planned Unit Development (PUD) #120 to create the Clear Lake Planned Unit Development (PUD #120). The site is approximately 157.6 acres in size and is generally located on the southwest corner of West 39th Street South and South 263rd Street West. The site is made up of one parcel in unincorporated Sedgwick County and is currently developed with seven single-family dwellings, three pools, and a club. The dwellings, pools and the club are owned by members of one family - the owners of the property. All of the buildings on the property were built prior to Sedgwick County establishing zoning on the parcel to RR at some point in the 1980s. This made the dwellings non-conforming to current Sedgwick County zoning laws. This prevents the family from building any new dwellings without subdividing, or rebuilding if one was to be damaged. Additionally, because the dwellings were constructed prior to the property's zoning to RR, the applicants claim the dwellings are too close in proximity to meet the required lot size if they were to try to subdivide in conformance with current zoning laws. The proposed PUD would keep the underlying zoning of RR but would allow multiple residential dwellings on one parcel.

The applicant has proposed no more than 20 single-family dwellings on the lot, with each single-family dwelling allowed to have an accessory apartment. Staff believes that classifying these as accessory apartments is unnecessary considering each would be on one large lot. Staff recommends the language be changed to indicate that 40 single-family dwellings would be allowed. The proposed limit of 40 dwelling units on the property would be equal one dwelling unit per 3.94 acres. The RR District requires a minimum density of one (1) dwelling unit per two acres. This would meet the UZC's minimum requirement. The General Provisions on the site plan depicts that the property would be accessed by three points along West 39th Street South and three points along South 263rd Street West. The applicant is requesting that there be no internal setback for the property and that the only setbacks are from West 39th Street South and South 263rd Street West, at 20 feet each. Signs are proposed to be allowed as by-right in the RR by the Sign Code of Sedgwick County.

The PUD does not specify screening requirements. Staff recommends that no screening be required based on the size of the lot and the large amount of vegetation that currently exists. Parking would be required to conform to the standards set forth in the UZC.

The applicant has requested an allowance that any lagoons or septic systems be shared between buildings. Because staff would identify each building as its own separate building, and not as an accessory apartment, the sharing of lagoons or septic systems would not be permitted.

Properties to the north, south, east and west are all zoned RR. Property to the north is an agricultural field. Properties to the east are an agricultural field and developed with a single-family dwelling. Properties to the south are developed with large lot single-family dwellings. Property to the west is an agricultural field.

CASE HISTORY: There have been no zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	RR	Agriculture
SOUTH:	RR	Single-family dwellings
EAST:	RR	Agriculture/Single-family dwelling
WEST:	RR	Agriculture

PUBLIC SERVICES: The subject site currently has access to South 263rd Street West, which is a paved, two-way County arterial street with no sidewalks. The site is served its water by Rural Water District #4 and sewer is provided by either a septic system or lagoons.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is in conformance with the *Community Investments Plan's* 2035 Wichita Future Growth Concept Map. The Map identifies the area to be in a "Rural Area" which the *Plan* defines as "land outside the 2035 urban growth areas for Wichita and the small cities. Agricultural uses, rural-based businesses, and larger lot residential exurban subdivisions likely will be developed in this area." Up to 40 single-family dwellings on a 157.6 acre lot, such as that proposed in the Planned Unit Development, is an

appropriate use of the land, considering that the existing seven dwellings were built prior to current zoning codes.

The proposed rezoning is in conformance with the development pattern and land use compatibility locational guidelines of the *Community Investments Plan*. Guideline 4.b states that, "Urban-density development is discouraged from locating in rural areas, and rural-density development should be located in accordance to the Urban Fringe Development Standards for Wichita and Sedgwick County." The proposed density, at its peak of 40 homes on one lot, would be equal to one dwelling per 3.94 acres, which is well below the minimum of one dwelling per two acres.

RECOMMENDATION: Based on the information available at the time of the public hearing, staff recommends **APPROVAL** of the application subject to provisions of the Clear Lake Planned Unit Development PUD #120, and subject to the following conditions:

1. The PUD shall be developed in accordance with the approved PUD language.
2. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #120 Clear Lake 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 within 60 days of governing body approval, or the request shall be considered denied and closed.

This recommendation is based on the following findings:

1. The zoning, uses, and character of the neighborhood: Properties to the north, south, east and west are all zoned RR. Property to the north is an agricultural field. Properties to the east are agricultural fields and developed with a single-family dwelling. Properties to the south are developed with large lot single-family dwellings. Property to the west is an agricultural field.
2. The suitability of the subject property for the uses to which it has been restricted: The property is currently zoned RR and is suitable for single-family residential development in addition to a limited number of civic, commercial, and industrial uses.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: The removal of restrictions has the potential to bring slightly increased vehicular traffic to the area, however not as much as if the parcel was subdivided to the full extent that the UZC would allow.
4. Length of time the property has been vacant as currently zoned: The property is currently developed with seven single-family dwellings and a community building for the residents.
5. Relative gain to the public health, safety, and welfare, compared to the loss in value or the hardship imposed upon the applicant: Approval of the request would permit the development of additional housing. Denial may represent loss in the ability of the applicant to use and enjoy their land as they desire.
6. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The requested rezoning is in conformance with the *Community Investments Plan* as discussed in the staff report.
7. Impact of the proposed development on community facilities: Staff does not anticipate the proposed development to have a significant impact on community facilities.
8. Opposition or support of neighborhood residents: At the time of the publication of the staff report, staff has not received any public comment on the requested zone change.

Attachments:

1. Planning Department Staff Recommended PUD #120 Text
2. PUD Drawing

3. Aerial Map
4. Zoning Map
5. Land Use Map
6. Photos

Applicant's Proposed PUD #118 Text

Staff recommends the following changes in *red*.

Clear Lake PUD Planned Unit Development No. 120

Project Description: The intent of this Planned Unit Development is to provide a flexible development plan for the subject property. The PUD also permits exceptions to development standards, such as the minimum lot requirements. The PUD provides appropriate standards for the existing residential uses, and any future development.

LEGAL DESCRIPTION:

All of the Northeast Quarter and that Part of the Southeast Quarter lying Northeast of the Line 511 feet South of the Northeast Corner and extends Northwest to a point 615 feet West of the Northeast Corner thereof in Section 16, Township 28, Range 3W, in Sedgwick County, Kansas.

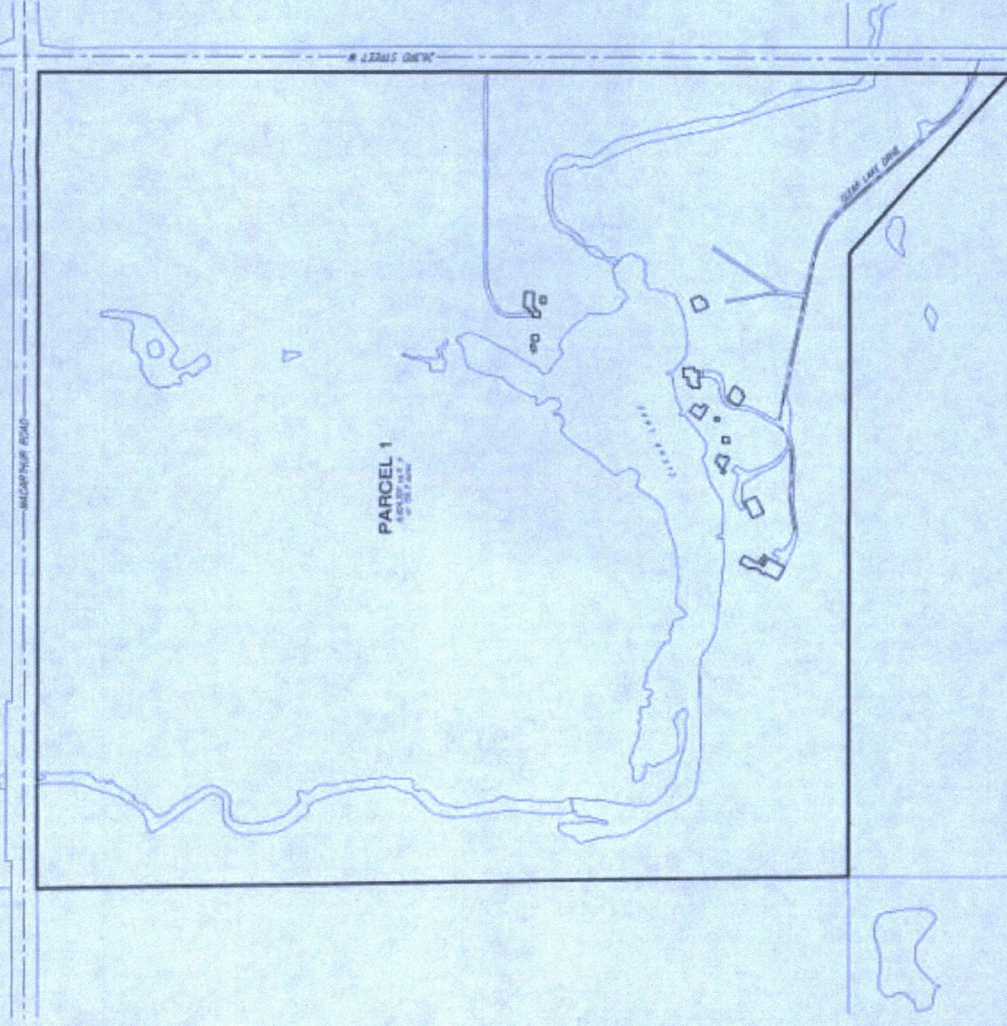
GENERAL PROVISIONS:

1. Total Land Area: 6,824,320 sq. ft.± or 156.7 acres
Total Gross Floor Area: 3,412,160 sq. ft.
Total Floor Area Ratio: 50 percent
2. Gravel is allowed for all roads, driveways, or parking.
3. There is no minimum or maximum lot area on which a building can be located.
4. Signs allowed in the RR Zoning District by the Unified Zoning Code and Sign Code of Sedgwick County.
5. No more than *20 40* primary structures will be allowed. Residential dwellings are considered structures under this Provision. Accessory structures, as defined by the Unified Zoning Code, do not count in the total of structures allowed. Swimming Pools are allowed for each dwelling unit. The number of allowed structures may be increased by an Administrative Adjustment to the PUD. If the Administrative Adjustment is not granted, a PUD amendment will be required.
- ~~6. Accessory Apartments, as defined in the Unified Zoning Code, are allowed as Accessory Structures.~~
6. One building, outdoor tennis courts, basketball courts, and a swimming pool for the use of the residents within the PUD are allowed. These are allowed in addition to the *20 40* structures allowed.
7. Sewage lagoons and/or septic systems may *not* be shared. *Any deviation would require approval by the Director of MABCD.*
8. No ~~plating~~ *plating* is required if construction is limited to residential uses, accessory uses, or community uses as outlined in General Provision 6.
9. Building setbacks: There are no internal setbacks. The only setbacks are from W. Mac Arthur Rd. and from S. 263rd St. W., which requires setbacks that are 20 feet. Fences and/or allowed signage are allowed in the setback.
10. Access: Access limited to three access points along S. 263rd St. W. and three access points along W. MacArthur Rd.
11. Landscaping and Screening: No landscaping or screening requirements.
12. *Parking: Parking standards shall conform to those found in the Unified Zoning Code for single-family residential dwellings.*

Parcel 1

- A. Net Area: 6,824,320 sq. ft. $\pm$, or 156.7 acres $\pm$
- B. Maximum Building Coverage: 3,412,160 sq. ft., or 50.0 percent
- C. Maximum Gross Floor Area: 3,412,160 sq. ft.
- D. Floor Area Ratio: 50.0 percent
- E. Maximum Building Height: 45 feet; except no maximum height limit for barns, silos, and other similar farm buildings, and any other structures exempt by the UZC.
- F. Setbacks: See General Provision #10.
- G. Access Points: See General Provision #11.
- H. Permitted Uses: All uses allowed in the Rural Residential (RR) Zoning District.

CLEAR LAKE PUD PLANNED UNIT DEVELOPMENT PUD-??



PROJECT DESCRIPTION:

The intent of this Planned Unit Development is to provide a flexible development plan for the subject property. The PUD plan provides a framework for development, subject to the approval of the Metropolitan Area Planning Commission. The PUD plan provides a framework for development, subject to the approval of the Metropolitan Area Planning Commission.

GENERAL PROVISIONS:

1. The land shall be used for the purposes set forth in the PUD plan.
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3. The land shall be used for the purposes set forth in the PUD plan.
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15. The land shall be used for the purposes set forth in the PUD plan.
16. The land shall be used for the purposes set forth in the PUD plan.
17. The land shall be used for the purposes set forth in the PUD plan.
18. The land shall be used for the purposes set forth in the PUD plan.
19. The land shall be used for the purposes set forth in the PUD plan.
20. The land shall be used for the purposes set forth in the PUD plan.

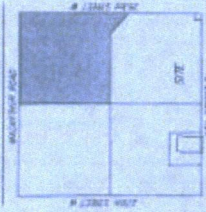
LEGAL DESCRIPTION:

The land described in this PUD plan is located in the County of Alameda, State of California, and is more particularly described as follows:

REVISIONS:

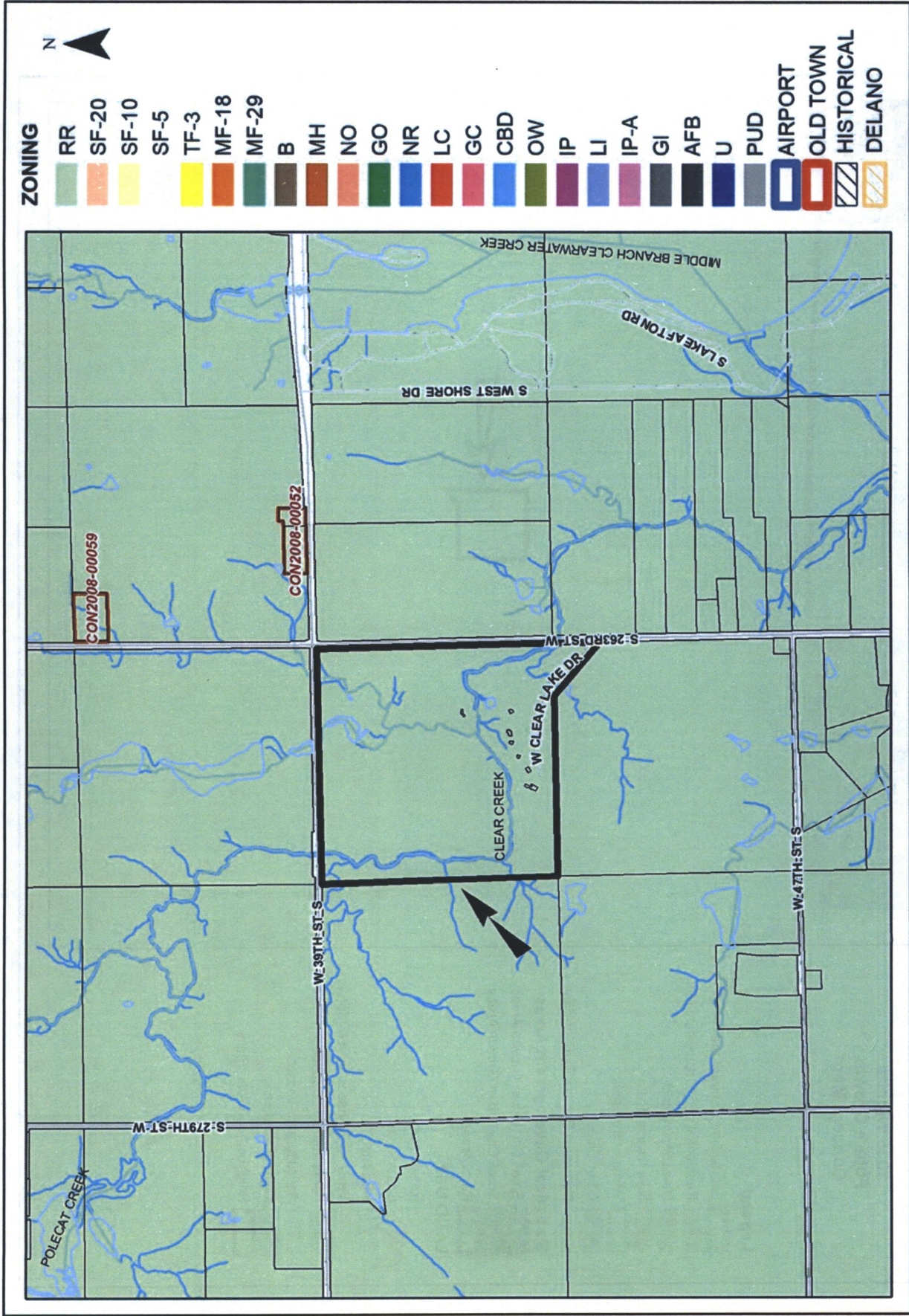
Revised by: [Name] Date: [Date]
Revised by: [Name] Date: [Date]
Revised by: [Name] Date: [Date]

VICINITY MAP



PUD-??
CLEAR LAKE
PLANNED UNIT DEVELOPMENT
BAUGHMAN COMPANY
11111 11111 11111 11111 11111 11111
11111 11111 11111 11111 11111 11111





2035 Wichita Future Growth Concept Map

Legend

- Established Central Area
- Residential and Employment Mix
- New Employment
- New Residential
- Wichita City Limits
- Other Cities
- Northwest Bypass Right-of-Way

Statistical Development Areas

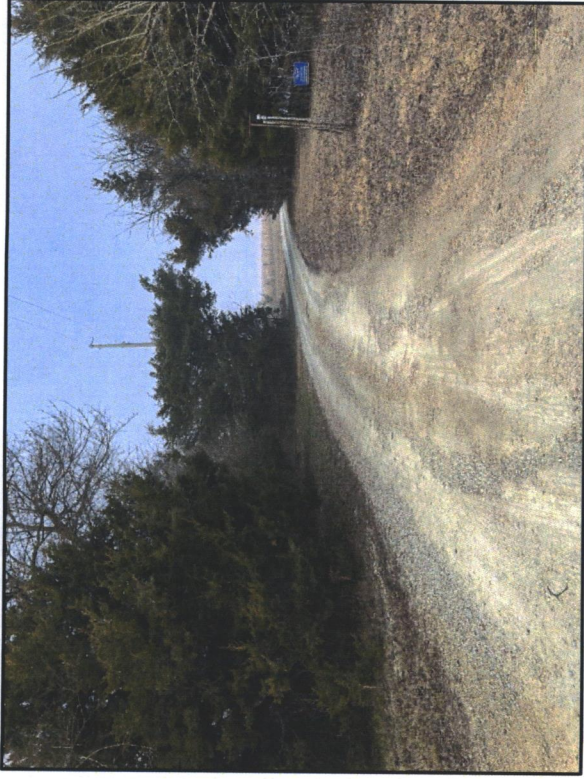
- Small City Urban Growth Areas
- Small City Urban Growth Areas
- Rural Areas

LAND USE

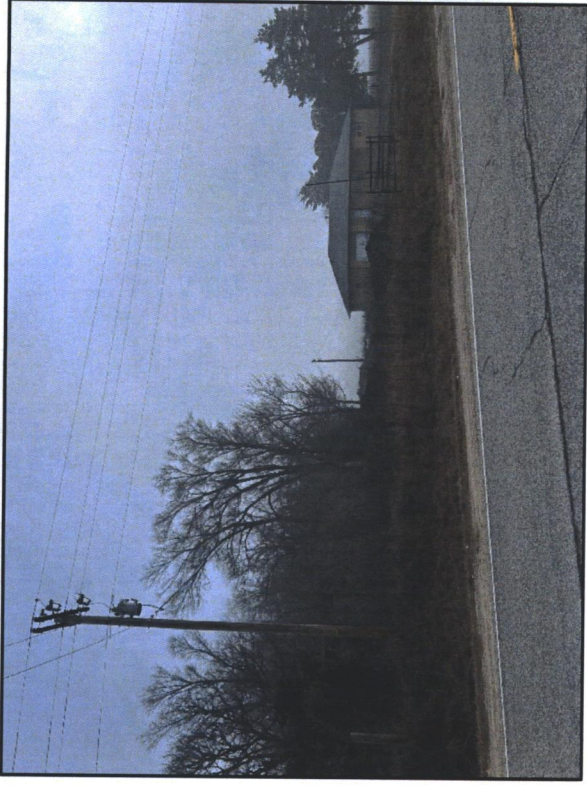
- Residential
- Commercial
- Industrial
- Major Air Transportation & Military
- Parks and Open Space
- Agricultural or Vacant
- Major Institutional
- Neighborhood/Area Plans



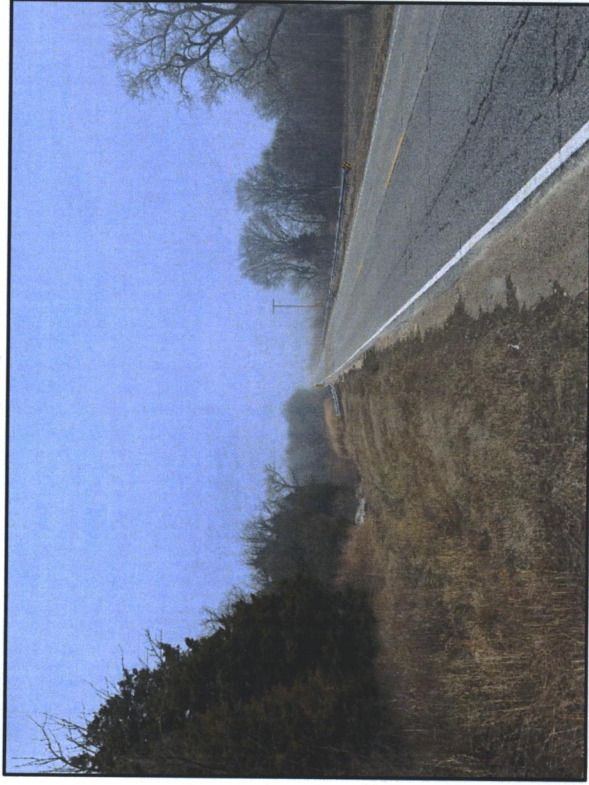
Looking west into property



Looking east away from property



Looking north away from property



Looking south away from property

