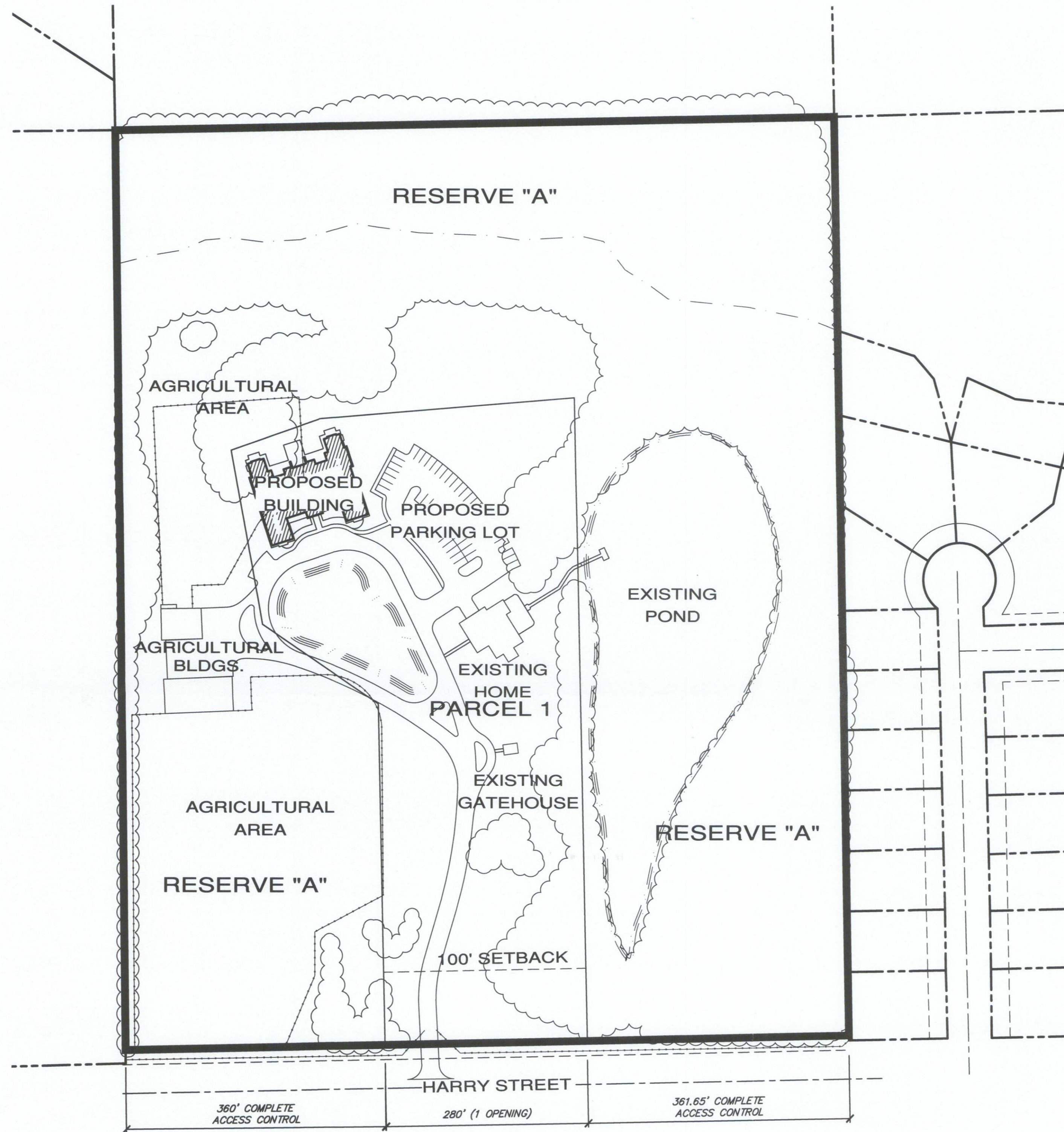


HARRY STREET

PLANNED UNIT DEVELOPMENT

P.U.D.#121



PROJECT DESCRIPTION:

The intent of this Planned Unit Development is to facilitate a mixed-use development that includes a residential component, agricultural facilities, and a commercial/office facility.

This Planned Unit Development allows a certain level of flexibility with site development regulation which would otherwise not be permitted under the existing zoning.

GENERAL PROVISIONS:

- Total Land Area: 1,268,234 sq.ft.± or 29.11 acres
Total Gross Floor Area: 443,882 sq.ft.±
Total Floor Area Ratio: 35.0 percent
- Parking shall be provided in accordance with the Unified Zoning Code unless otherwise specified on the parcel description.
- Setbacks are displayed on the individual parcels within the PUD, or outlined in the Parcel description.
- 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.
- Parcel 1 shall be limited to those permitted by-right in the "SF-5" Single-Family Residential zoning district together with "GO" General Office district; except for the following uses: Group Residence, General; Correctional Placement Residence, Limited; Correctional Placement Residence, General; Hospital; Recycling Collection Station, Private; Hotel or Motel; Marine Facility, Recreational; and Asphalt or Concrete Plant, Limited.
Reserve "A" shall serve as a buffer to adjacent property; and shall allow any existing or new agricultural uses. All setback requirements for new construction shall adhere to the "SF-20" Single-Family Residential Zoning District.
- Access shall be as indicated on the plan, and/or as approved during the platting process.
- All outdoor lighting shall employ cut-off luminaries to minimize light trespass and along, and will be aimed or shielded away from neighboring properties. Lighting sources shall be limited to sixteen (16) feet in height, including poles and base. The height of lighting may be increased to 24 feet if a photometric plan is submitted and approved by MAPD staff.
- Reserve "A" shall serve as the landscape buffer between property lines. The 100' building setback shall serve as street yard requirement.
- Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.
- 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 and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- The design layout shown on the plan illustrates one development concept. Modifications to the size and/or location of improvements, building layout, and/or access locations may be permitted, provided they meet all requirements of this plan. This plan envisions the development of a mixed-use facility, as shown on the plan; however, in the event additional uses within separate buildings are proposed, the applicant shall submit a revised site plan to the Planning Director for review. If such modifications are determined by the Planning Director, with the concurrence of the Zoning Administrator, to be significant, the owner shall be required to file for an administrative adjustment to the P.U.D. If the change is considered greater than what can be approved administratively, the owner shall be required to file an amendment to the P.U.D., which shall be submitted to the Planning Commission for their consideration.

LEGAL DESCRIPTION:

TGC Addition, Sedgwick County, Kansas.

REVISIONS

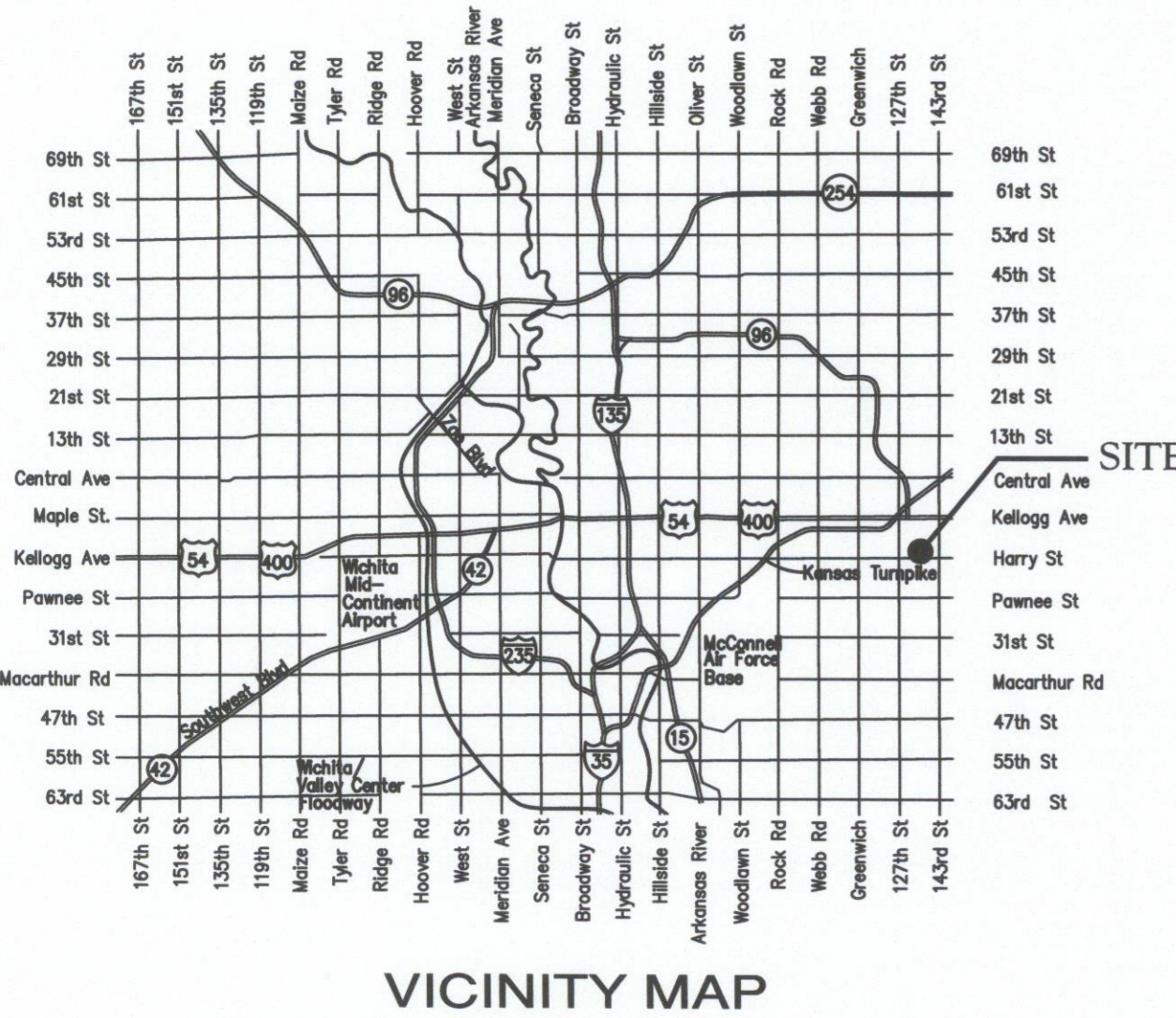
Drawn: January 24, 2024
Submitted: February 5, 2024
Approved by MAPC: March 14, 2024
Approved by BoCC: May 8, 2024
Administrative Adjustment:

PARCEL 1

- A. Net Area: 302,876 sq.ft.±, or 6.95 acres±
- B. Maximum Building Coverage: 106,006 sq.ft., or 35.0 percent
- C. Maximum Gross Floor Area: 106,006 sq.ft.
- D. Floor Area Ratio: 35.0 percent
- E. Maximum building height: 45 feet, except for any other structures exempt by the UZC.
- F. Setbacks: 100' Front Setback
0' Side and Rear Setback
See Drawing
- G. Access Points: See Drawing
- H. Permitted Uses: See General Provision #5

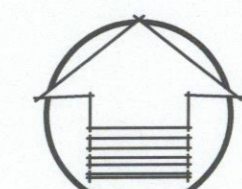
RESERVE "A"

- A. Net Area: 965,358 sq.ft.± or 22.16 acres±
- B. Permitted Uses: See plat of subject property
- C. Setbacks: See General Provision #5



Dated 8/18/25
APPROVED PUD
Per Admin Adjustment
PUD05-01 L of 2

PUD #121 HARRY STREET PLANNED UNIT DEVELOPMENT

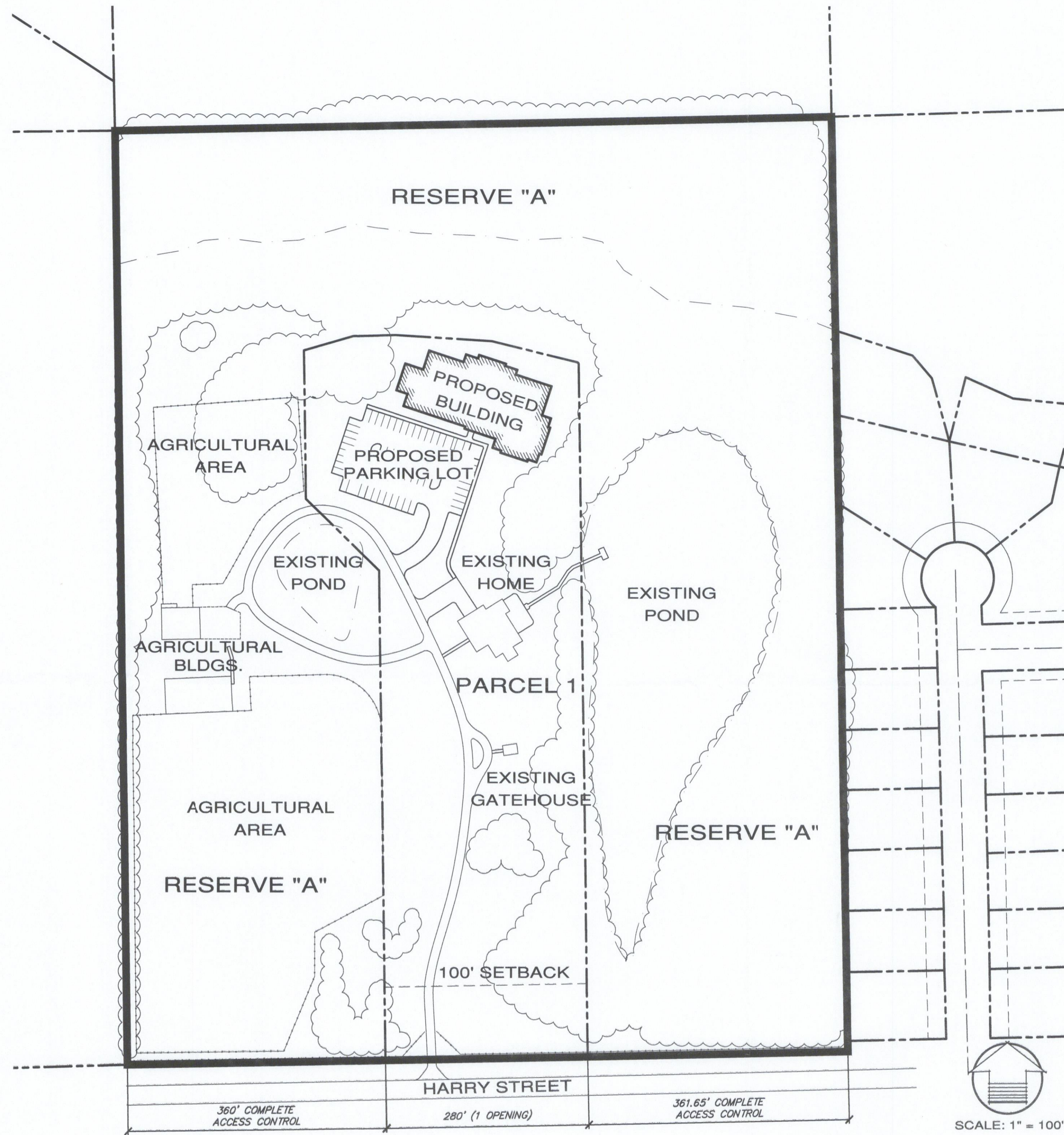


BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

SCALE: 1" = 100'

HARRY STREET

PLANNED UNIT DEVELOPMENT
P.U.D.#121



PROJECT DESCRIPTION:

The intent of this Planned Unit Development is to facilitate a mixed-use development that includes a residential component, agricultural facilities, and a commercial/office facility.

This Planned Unit Development allows a certain level of flexibility with site development regulation which would otherwise not be permitted under the existing zoning.

GENERAL PROVISIONS:

- Total Land Area: 1,284,789 sq.ft.± or 3.34 acres
Total Gross Floor Area: 449,676 sq.ft.±
Total Floor Area Ratio: 35.0 percent
- Parking shall be provided in accordance with the Unified Zoning Code unless otherwise specified on the parcel description.
- Setbacks are displayed on the individual parcels within the PUD, or outlined in the Parcel description.
- 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.
- Parcel 1 shall be limited to those permitted by-right in the "SF-5" Single-Family Residential zoning district together with "GO" General Office district; except for the following uses: Group Residence, General; Correctional Placement Residence, Limited; Correctional Placement Residence, General; Hospital; Recycling Collection Station, Private; Hotel or Motel; Marine Facility, Recreational; and Asphalt or Concrete Plant, Limited.
Reserve "A" shall serve as a buffer to adjacent property, and shall allow any existing or new agricultural uses. All setback requirements for new construction shall adhere to the "SF-20" Single-Family Residential Zoning District.
- Access shall be as indicated on the plan, and/or as approved during the platting process.
- All outdoor lighting shall employ cut-off luminaires to minimize light trespass and along, and will be aimed or shielded away from neighboring properties. Lighting sources shall be limited to sixteen (16) feet in height, including poles and base. The height of lighting may be increased to 24 feet if a photometric plan is submitted and approved by MAPD staff.
- Reserve "A" shall serve as the landscape buffer between property lines. The 100' building setback shall serve as street yard requirement.
- Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.
- 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 and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- The design layout shown on the plan illustrates one development concept. Modifications to the size and/or location of improvements, building layout, and/or access locations may be permitted, provided they meet all requirements of this plan. This plan envisions the development of a mixed-use facility, as shown on the plan; however, in the event additional uses within separate buildings are proposed, the applicant shall submit a revised site plan to the Planning Director for review. If such modifications are determined by the Planning Director, with the concurrence of the Zoning Administrator, to be significant, the owner shall be required to file for an administrative adjustment to the P.U.D. If the change is considered greater than what can be approved administratively, the owner shall be required to file an amendment to the P.U.D., which shall be submitted to the Planning Commission for their consideration.

LEGAL DESCRIPTION:

Unplatted

REVISIONS

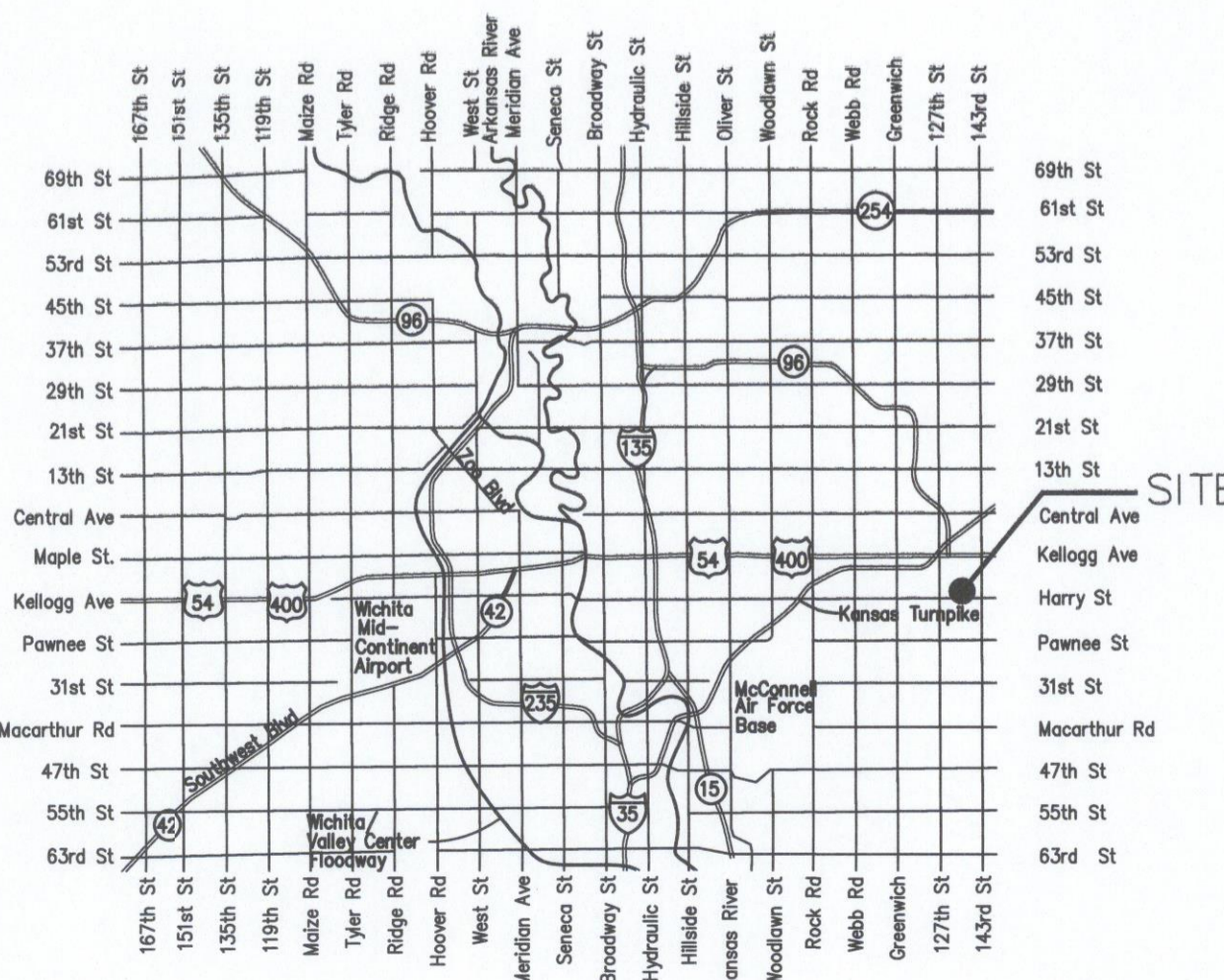
Drawn: January 24, 2024
Submitted: February 5, 2024
Approved by MAPC: March 14, 2024
Approved by BoCC: May 8, 2024

PARCEL 1

- A. Net Area: 302,166 sq.ft.±, or 6.93 acres±
- B. Maximum Building Coverage: 30,216 sq.ft., or 10.0 percent
- C. Maximum Gross Floor Area: 30,216 sq.ft.
- D. Floor Area Ratio: 10.0 percent
- E. Maximum building height: 45 feet, except for any other structures exempt by the UZC.
- F. Setbacks: 100' Front Setback
- G. Access Points: 0' Side and Rear Setback See Drawing
- H. Permitted Uses: See General Provision #5

RESERVE "A"

- A. Net Area: 982,623 sq.ft.± or 22.56 acres±
- B. Permitted Uses: See plat of subject property
- C. Setbacks: See General Provision #5



VICINITY MAP

APPROVED PUD

MAPC 3-14-2024
4 OF 4

PUD #121
HARRY STREET
PLANNED UNIT DEVELOPMENT

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



**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

13800, LLC
322 South Mosley Street
Wichita, KS 67202

May 15, 2024

RE: PUD2024-00001 – Zone change request in the County from SF-20 Single-family Residential to create a PUD Planned Unit Development to allow for development to allow Commercial Office use on site, generally located north of East Harry Street and one-half mile east of South 127th Street East.

Dear applicant,

At its regular meeting on **May 8, 2024**, the Sedgwick County Board of County Commissioners heard the above captioned request. The action of the BOCC was to **APPROVE** the request, 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 #121 Harry Street 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 is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 316-268-4421.

Sincerely,

A handwritten signature in cursive script that reads 'Christina Rieth'.

Christina Rieth

CC: MABCD
Jim Howell, Citizens Advisory Board, District 5
Baughman Company, 315 South Ellis Street, Wichita, KS 67212



**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

13800, LLC
322 South Mosley Street
Wichita, KS 67202

March 14, 2024

RE: PUD2024-00001 – Zone change request in the County from SF-20 Single-family Residential to create a PUD Planned Unit Development to allow for development to allow Commercial Office use on site, generally located north of East Harry Street and one-half mile east of South 127th Street East.

Dear applicant,

At its regular meeting on **March 14, 2024**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request, 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 #121 Harry Street 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.

Property owners opposed to the application may file with the County Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on March 28, 2024. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 1000 feet of the property for which the application was filed, and must be submitted to the County Clerk by March 28, 2024, at 5:00 p.m. The County Clerk's office is located at 100 North Broadway, Wichita, KS 67202.

This application will be presented to the Board of County Commissioners on **Wednesday, April 24, 2024**, beginning at 9:00 a.m. The meeting will take place at 100 North Broadway, Wichita, KS 67202.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 316-268-4421.

Sincerely,

Christina Rieth



STAFF REPORT
MAPC: March 14, 2024

CASE NUMBER: PUD2024-00001 (County)

APPLICANT/AGENT: 13800 LLC (Applicant)/ Baughman Company, P.A. (Agent)

REQUEST: Rezone to create the Harry Street Planned Unit Development PUD #121

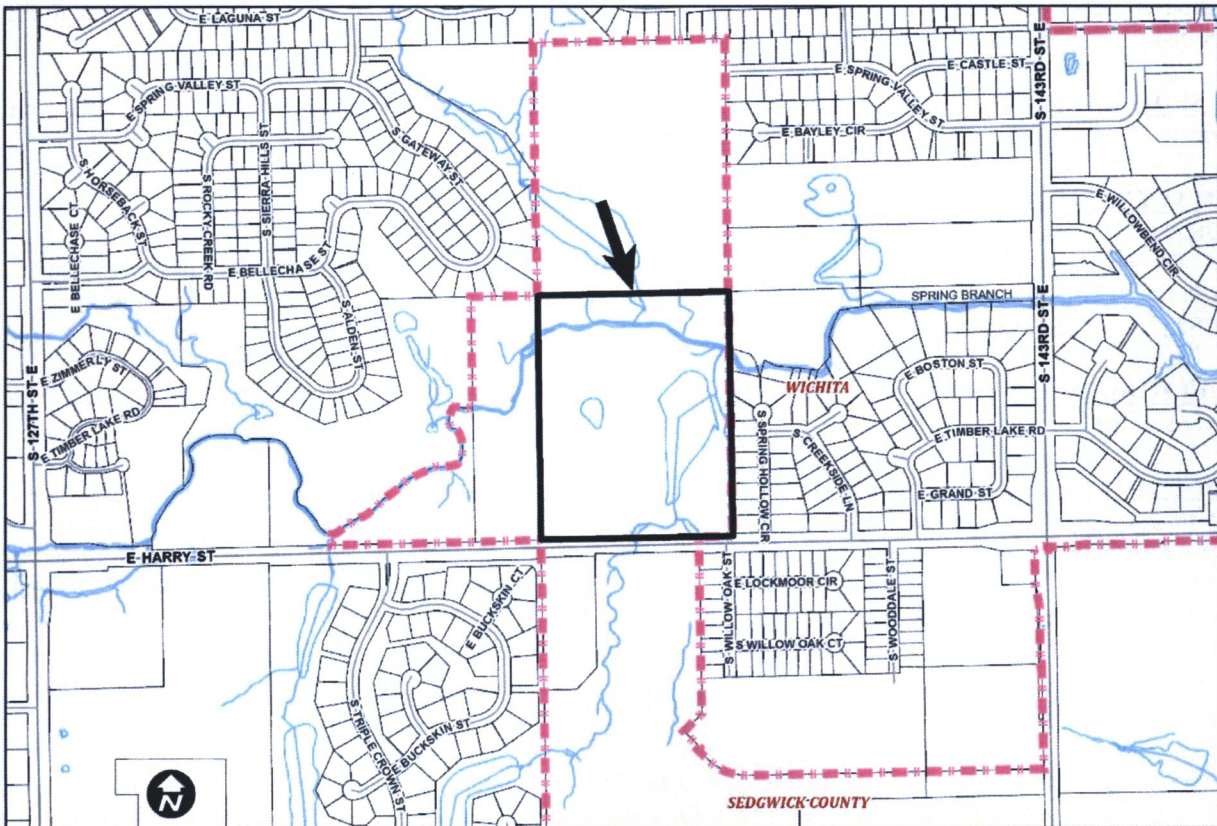
CURRENT ZONING: SF-20 Single-Family Residential District

SITE SIZE: 29.49 acres

LOCATION: Generally located on the north side of East Harry Street, within one-half mile west of South 143rd Street East (13800 East Harry Street)

PROPOSED USE: Custom mixed-use development that includes residential, agricultural, and commercial/office uses.

RECOMMENDATION: Approve with conditions



BACKGROUND: The applicant is requesting a zone change from SF-20 Single-Family Residential District (SF-20) to PUD Planned Unit Development (PUD) to create the Harry Street Planned Unit Development (PUD #121). The subject site is 29.49 acres in size and is generally located on the north side of East Harry Street, within one-half mile west of South 143rd Street East (13800 East Harry Street). The subject site is currently developed with a single-family residence and several agricultural outbuildings that were constructed in 1994.

The applicant is requesting the zone change to facilitate a mixed-use development that includes a residential component, agricultural facilities, and a commercial/office facility. A PUD allows a certain level of flexibility with site development regulation which would otherwise not be permitted under the existing zoning.

According to the PUD drawing submitted by the applicant, the site will consist of one Parcel (Parcel 1) and a Reserve "A". Access to the site shall remain at East Harry Street. Parcel 1 will utilize the existing residential building and construct a new building and parking lot. Parcel 1 is surrounded entirely by Reserve A. The applicant proposes a front setback of 100 feet and side and rear setbacks of 0 feet. Parcel 1 shall be limited to those uses permitted by-right in the SF-5 Single-Family Residential District and GO General Office District, except for uses listed in the PUD #121 text of the staff report. Reserve A will contain the existing ponds, agricultural buildings, and agricultural areas. It shall only permit new or existing agricultural uses.

Parking within the PUD shall be provided in accordance with the Unified Zoning Code unless otherwise specified in the Parcel description. SF-20 zoning has a maximum height of 35 feet or 45 feet if located at least 25 feet from all lot lines, with no maximum height limit for barns, silos and other similar farm buildings. The PUD proposes a maximum height of 45 feet except for any other structures exempt by the Unified Zoning Code.

The character of the neighborhood is residential. Property to the north is zoned SF-20 and SF-5 Single-Family Residential District (SF-5), is located in unincorporated Sedgwick County, and is undeveloped. Properties to the south are zoned SF-5 and SF-20 and are located in the City of Wichita and unincorporated Sedgwick County. They are undeveloped and developed with single-family residences, respectively. Properties to the east are zoned SF-5, are located in the City of Wichita, and are developed with single-family residences and a Reserve. Property to the west is zoned SF-5 in unincorporated Sedgwick County and is developed with a single-family residence.

CASE HISTORY: The subject site is unplatted. Platting is required prior to the issuance of commercial building permits. There are no zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-20, SF-5 (Sedgwick County)	Undeveloped
SOUTH:	SF-20, SF-5 (Sedgwick County, City of Wichita)	Undeveloped, single-family residences
EAST:	SF-5 (City of Wichita)	Single-family residences, Reserve
WEST:	SF-5 (Sedgwick County)	Single-family residence

PUBLIC SERVICES: The subject site has access to East Harry Street, which is a two-lane arterial street. Water and sewer services on site are already provided by the City of Wichita.

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 appropriate for "New Residential" uses, which the *Plan* defines as "areas of land that likely will be developed or redeveloped by 2035 with uses predominately found in the Residential category. Pockets of Major Institutional and Commercial uses likely will be developed within this area as well, based upon market-driven location factors. In certain areas, especially those in proximity to existing industrial uses, highways, rail lines, and airports, pockets of Industrial Uses likely will be developed." The proposed PUD is utilizing existing structures to continue residential and agricultural uses and integrating commercial use onto the site.

The proposed rezoning is in conformance with the Land Use Compatibility Guidelines of the *Community Investments Plan*. Outside the Established Central Area, the *Plan* states that "Mixed-use developments should provide appropriate

screening and buffering to ensure compatibility with surrounding lower-intensity land uses while maintaining connectivity among uses.” The PUD is proposing both commercial and residential uses on Parcel 1, which is completely surrounded by Reserve A. Reserve A permits agricultural uses and serves as a buffer between the mixed-use development and the nearby low-density residences.

RECOMMENDATION: Based on the information available at the time of the public hearing, staff recommends **APPROVAL** of the application subject to provisions of the Harry Street Planned Unit Development PUD #121 as attached hereto, 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 #121 Harry Street 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: The character of the neighborhood is residential. Property to the north is zoned SF-20 and SF-5 Single-Family Residential District (SF-5), is located in unincorporated Sedgwick County, and is undeveloped. Properties to the south are zoned SF-5 and SF-20 and are located in the City of Wichita and unincorporated Sedgwick County. They are undeveloped and developed with single-family residences, respectively. Properties to the east are zoned SF-5, are located in the City of Wichita, and are developed with single-family residences and a Reserve. Property to the west is zoned SF-5 in unincorporated Sedgwick County and is developed with a single-family residence.
2. The suitability of the subject property for the uses to which it has been restricted: The property is currently zoned SF-20 Single-Family Residential District and is suitable for agricultural uses and single-family residential development. The applicant is requesting commercial/office uses, which is not a permitted use in the current zoning.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Staff does not anticipate the requested zone change to have detrimental effects on nearby property. Reserve A is designed to serve as a buffer between Parcel 1 and the surrounding low-density residential uses.
4. Length of time the property has been vacant as currently zoned: The subject site is not vacant. The subject site has been developed with a single-family residence and several agricultural outbuildings since 1994.
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 commercial/office development in an area that is appropriate for the site. Denial may represent economic loss to the applicant.
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 received several comments from the public, some of which are in opposition to the requested zone change. Written comments are attached to the end of this report.

Attachments:

1. Public Comment
2. PUD #121 Text
3. PUD Drawing
4. Aerial Map
5. Zoning Map
6. Land Use Map
7. Photos

My comments regarding the application for the property to have a commercial location at 13800 E Harry St are as follows:

After talking to the Wichita Metro Area Planning Department about the upcoming public hearing on the proposed change to this property, there was no detail of the proposed commercial business at this location. This property is in a completely residential location. Harry Street is a 2-lane road there with no turn lanes. There have already been a few vehicle accidents nearby with cars turning into the neighborhood close to this address, so I'm concerned about probable increase in traffic at this section of Harry Street. Not knowing the nature of the proposed business, the concern of increased traffic and not knowing what could happen to the existing home on the property, I hope this new property owner is not allowed to have a commercial business at this location.

Robin Sodowsky

[1438 S Alden](#)

[Wichita, KS. 67230](#)

Hi,

I received a letter about a PUD, I think it's 2024-0001 for a property near 127th and Harry. It says for commercial office - do you know what the developers plans are, any more specifically than 'commercial office' for the property?

Thanks,

Mr. Rick Wessley

Operations Manager

<http://www.USBFireWire.com>

RR Business Ventures, LLC

I also worry about any drainage from parking lot, buildings, etc. they are proposing. The creek already floods and any additional construction would certainly make it worse. I am sure the creek needs to be cleaned of debris, possibly deepened. There are several dams, some working and some that have failed in the creek which prevent the flow of water. Sincerely, Ginny Alden

PUD #121 Text

Staff-recommended changes are in red.

HARRY STREET
Planned Unit Development No. 121
Case Number: PUD2024-00001

PROJECT DESCRIPTION: The intent of this Planned Unit Development is to facilitate a mixed-use development that includes a residential component, agricultural facilities, and a commercial/office facility.

This Planned Unit Development allows a certain level of flexibility with site development regulation which would otherwise not be permitted under the existing zoning.

GENERAL PROVISIONS:

1. Total Land Area: 1,284,789 square feet or 3.34 acres
Total Gross Floor Area: 449,676 square feet
Total Floor Area Ratio 35.0 percent
2. Parking shall be provided in accordance with the Unified Zoning Code unless otherwise specified on the parcel description.
3. Setbacks are displayed on the individual parcels within the PUD, or outlined in the Parcel description.
4. 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.
5. Parcel 1 shall be limited to those permitted by-right in the SF-5 Single-Family Residential District zoning together with "GO" General Office District; except for the following uses: Group Residence, General; Correctional Placement Residence, Limited; Correctional Placement Residence, General; Hospital; Recycling Collection Station, Private; Hotel or Motel; Marine Facility, Recreational; and Asphalt or Concrete Plant, Limited.
Reserve A shall serve as a buffer to adjacent property and shall allow any existing or new agricultural uses.
6. Access shall be approved during the platting process and as indicated on the plan, ~~and/or as approved during the platting process.~~
7. All outdoor lighting shall employ cut-off luminaries to minimize light trespass and along and will be aimed or shielded away from neighboring properties. Lighting sources shall be limited to sixteen (16) feet in height, including poles and base. The height of lighting may be increased to 24 feet if a photometric plan is submitted and approved by MAPD staff.
8. Reserve A shall serve as the landscape buffer between property lines. The 100' building setback shall serve as street yard requirement.
9. Amendments, adjustments or interpretations to this PUD shall be done in accordance with the Unified Zoning Code.
10. The Transfer of title of all of 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 approval by the Governing Body, and any substantial deviation of the plan, after a joint determination by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

12. The design layout shown on the plan illustrates one development concept. Modifications to the size and/or location of improvements, building layout, and/or access locations may be permitted, provided they meet all requirements of this plan. This plan envisions the development of a mixed-use facility, as shown on the plan; however, in the event additional uses within separate buildings are proposed, the applicant shall submit a revised site plan to the Planning ~~Director~~ Department for review. If such modifications are determined by the Planning Director, with the concurrence of the Zoning Administrator, to be significant, the owner shall be required to file for an administrative adjustment to the PUD. If the change is considered greater than what can be approved administratively, the owner shall be required to file an amendment to the PUD, which shall be submitted to the Metropolitan Area Planning Commission for their consideration.

LEGAL DESCRIPTION: ~~Unplatted~~ The South Half of the West 60 acres of the Southeast Quarter of Section 26, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, EXCEPT the South 40 feet thereof for road; TOGETHER WITH that part of the Southeast Quarter of Section 26, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as: Beginning at the Southwest corner of the East 50 acres of the South Half of said Southeast Quarter; thence North 1,327.63 feet to the Northwest corner of said East 50 acres; thence West 16.05 feet to the Northeast corner of the South Half of the West 60 acres of said Southeast Quarter; thence South along the East line of said South Half of the West 60 acres 1,327.59 feet to the South line of said Southeast Quarter; thence East along the South line of said Southeast Quarter to the point of beginning.

Parcel 1

- A. Net Area: 302,166 square feet or 6.93 acres
- B. Maximum Building Coverage: 105,758 square feet or 35.0 percent
- C. Maximum Gross Floor Area: 105,758 square feet
- D. Floor Area Ratio: 35.0 percent
- E. Maximum Building Height: 45 feet, except for any other structures exempt by the UZC.
- F. Setbacks: 100' Front Setback
0' Side and Rear Setback
- G. Access Points: See Drawing
- H. Permitted Uses: See General Provision #5

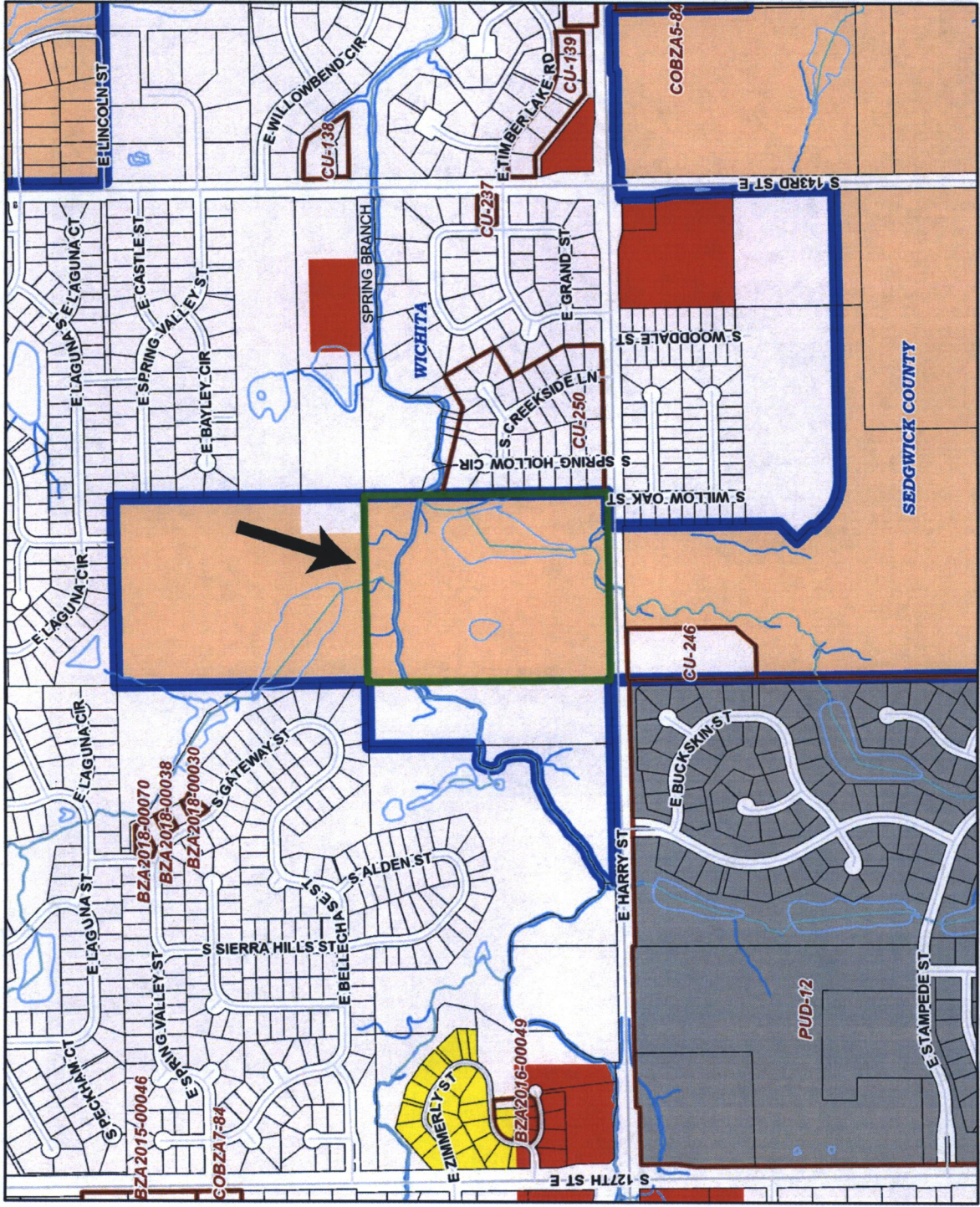
Reserve A

- A. Net Area: 982,623 square feet or 22.56 acres
- B. Permitted Uses: See plat of subject property
- C. Setbacks: See General Provision #5

ZONING



RR	SF-20	SF-10	SF-5	TF-3	MF-18	MF-29	B	MH	NO	GO	NR	LC	GC	CBD	OW	IP	LI	IP-A	GI	AFB	U	PUD	AIRPORT	OLD TOWN	HISTORIC	DELANO	YES
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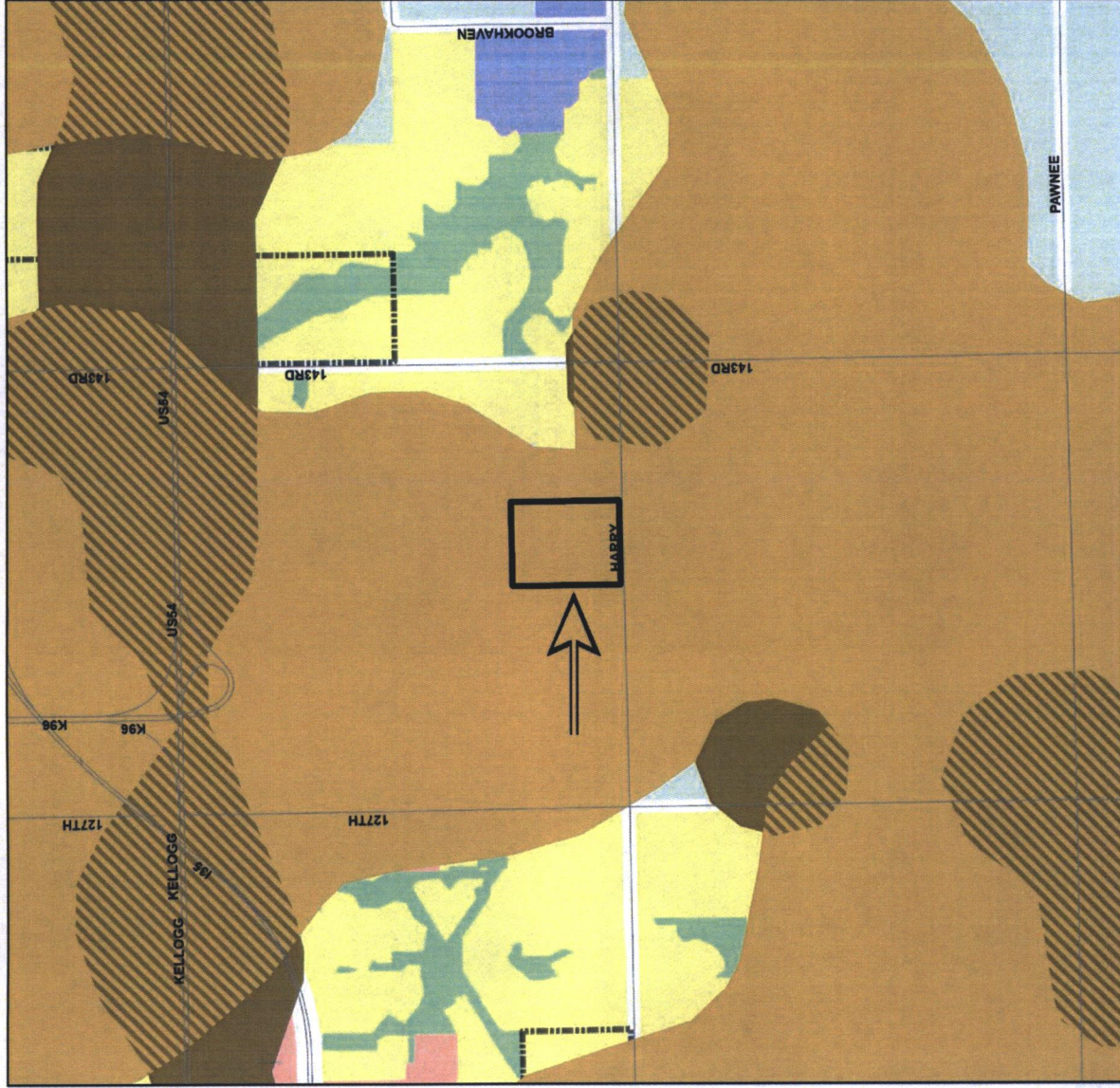


2035 Wichita Future Growth Concept Map

- 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**
- Other Urban Growth Areas 2014
 - Other Urban Growth Areas 2014
 - Rural Growth Areas 2014
- LAND USE**
- Residential
 - Commercial
 - Industrial
 - Major Air Transportation & Military
 - Parks and Open Space
 - Agricultural or Vacant
 - Major Institutional
 - Neighborhood/Area Plans



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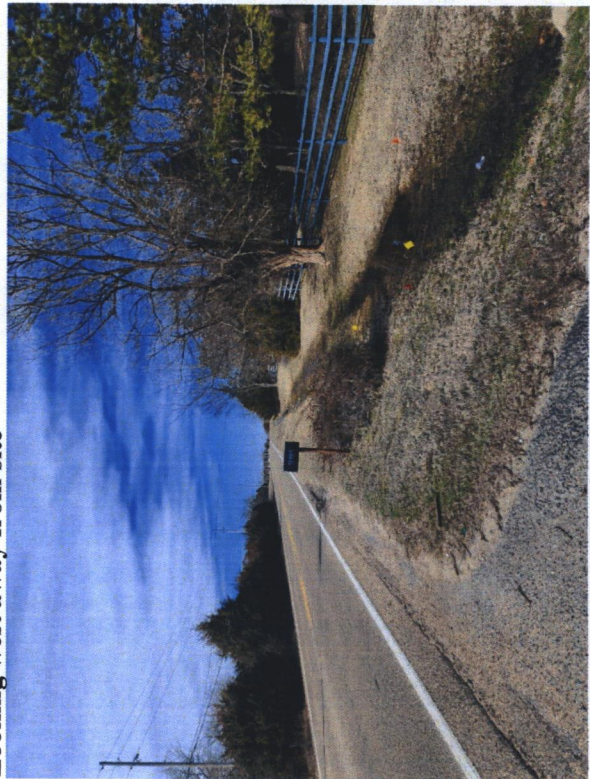
Looking north towards site



Looking south away from site



Looking west away from site



Looking east away from site

