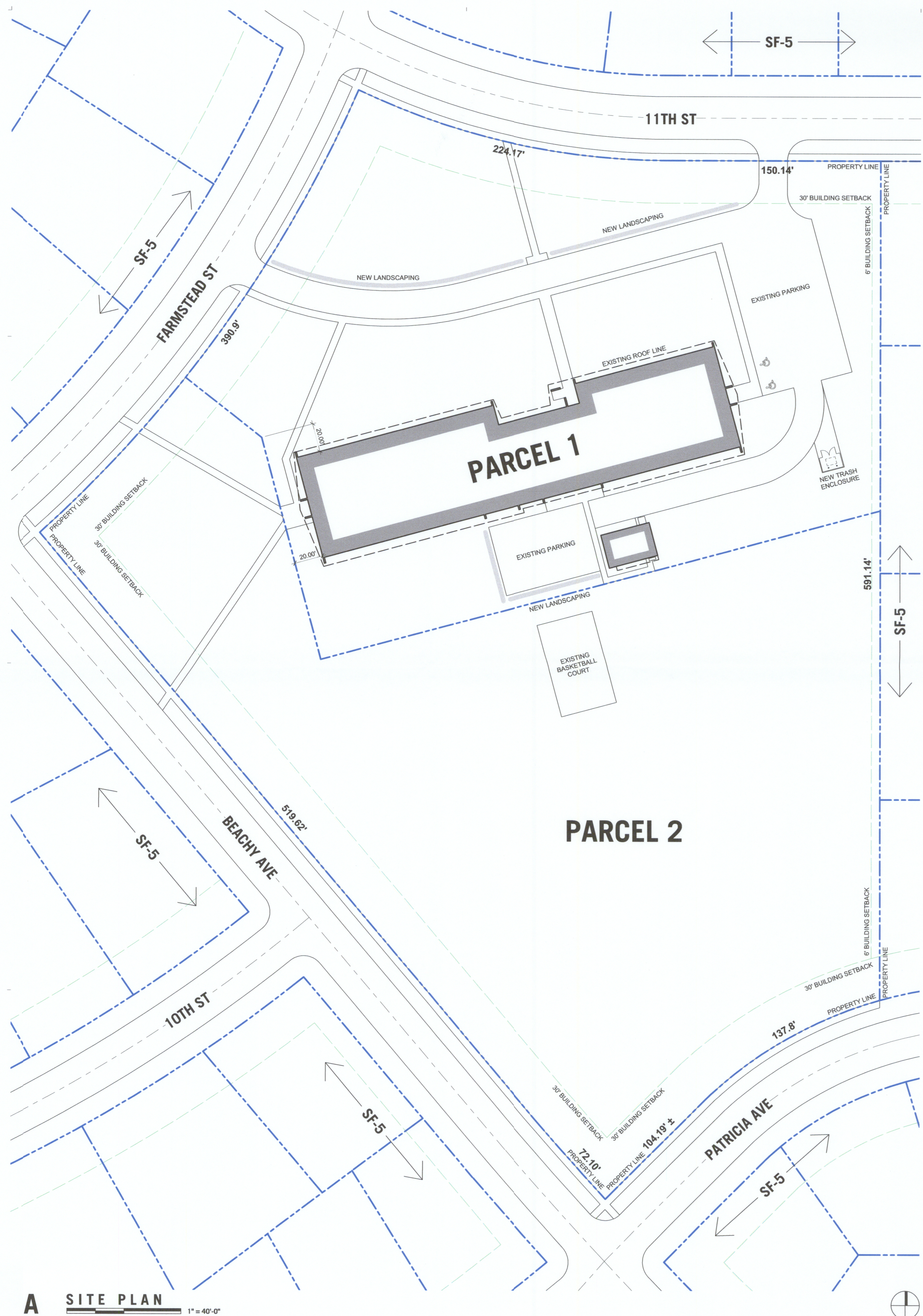


BLACKBEAR BOSIN - PRICE RESIDENTIAL DISTRICT- PUD#128



PLANNED UNIT DEVELOPMENT PUD2024-00009



LEGAL DESCRIPTION

BLOCK D MC EWEN 4TH. ADD. EXEMPT 6076-0

PROJECT DESCRIPTION

The intent of this Planned Unit Development (PUD) is to adapt the existing school grounds at 6123 E 11th St N into a unique residential neighborhood that allows multifamily residential. The PUD would allow a certain level of flexibility with site development that would be similar to standard SF-5 (Single Family Housing) with the exception of multifamily limited to the existing school footprint and shell only. The overall architectural character of the school structure would be preserved. The site's primary structure and out parcel classroom structure would be transformed into no more than 24 multifamily living units. The site development for the initial phase of construction would be preserved and mostly remain untouched. Future site development would be restricted under the limitations of the surrounding SF-5 zoning. Parcels could be added along Patrica Street or East Beachy Ave that serve future private single-family residences. The purpose of the PUD is to allow the school's transformation to multifamily where multifamily would otherwise be not allowed. The applicants wish to begin adaptive reuse construction of the existing school after receiving development application approvals. Future development would require an amendment to the PUD with the division of single-family lots in block D of the Mc Ewen 4th ADD.

PARCEL 1:

- A. NET AREA 134,556 SF (3.089 ACRES)
- B. MAXIMUM NUMBER OF MULTI-FAMILY UNITS 24
- C. MAXIMUM BUILDING HEIGHT 35 FT
- D. SETBACKS SEE SITE PLAN DRAWING
- E. ACCESS POINTS 11TH ST PRIMARY AND FARMSTEAD ST SECONDARY
- F. PARKING SEE GENERAL PROVISIONS
- G. PERMITTED USES MULTI-FAMILY

PARCEL 2:

- A. NET AREA 157,139 SF (3.607 ACRES)
- B. MAXIMUM BUILDING HEIGHT 35 FT
- C. SETBACKS SEE SITE PLAN DRAWING AND GENERAL PROVISIONS
- D. PARKING SEE GENERAL PROVISIONS
- E. DENSITY MAXIMUM 15 UNITS
- F. PERMITTED USES SINGLE FAMILY, TO BE GOVERNED BY LISTED DENSITY

GENERAL PROVISIONS

1. Total Land Area: 291,695 SF (6.696 ACRES)
2. Parking shall be provided at a rate of
 - A. Parcel 1:
 - a. 1.25 parking stalls per 1 bedroom unit,
 - b. 1.75 parking stalls per 2 bedroom for multi-family residential.
 - B. Parcel 2:
 - a. 1 per dwelling unit.
 - b. Overflow parking from parcel 1 can be used by residents and guests of parcel 2
3. Setbacks are as indicated on the PUD Site Plan drawing. Parcel 2 future setbacks shall comply with SF-5 Single-Family Residential District standards.
4. Parking Lot Lighting Elements (i.e., fixtures, poles, lamps, etc.)
 - A. Maximum height 15 ft, and
 - B. Shielded to direct light disbursement in a downward direction and away from adjacent residential properties.
 - C. Existing 40FT tall light feature in Parcel 1 is exempt from the 15 FT height restriction
5. Signs in Parcel 1 and Parcel 2 shall be in accordance with the TF-3 Two-Family Residential District.
6. Utilities shall be installed underground.
7. Screening and Landscaping
 - A. Parcel 1: shall be per Article IV-B of the Unified Zoning Code. A landscape buffer along the east property line shall be in accordance with the Wichita Landscape Code where abutting SF-5 Residential District zoning. Landscape screening shall be required along the north portion of the existing parking lot serving the multi-family adaptive reused school structure, and along the north edge of the existing service road north of the structure parallel to E 11th St N.
 - B. Parcel 2: No screening requirements for SF-5 zoning under the Wichita-Sedgwick County Unified Zoning Code. Landscaping requirements shall be in accordance with the Wichita Landscape Ordinance.
8. Mechanical Equipment Screening
 - A. Parcel 1: shall be screened by landscaping or fencing such that it is reasonably hidden from ground level view from adjacent residential properties and adjacent street right of way.
 - B. Parcel 2: Shall be per the Unified Zoning Code.
9. Parcel 1 Trash Receptacles Screening
 - A. Parcel 1: shall be screened by landscaping or fencing such that it is reasonably hidden from ground level view from adjacent residential properties and adjacent street right of way.
 - B. Parcel 2: No requirements other than what is standard for SF-5 zoning under the Wichita-Sedgwick County Unified Zoning Code.
10. Development of the site will not be permitted without connection to public water and sewer.
11. All internal circulation drives shall be paved with concrete or asphalt to mitigate dust.
12. A site circulation plan shall be required for review and approval by the Planning Director prior to the issuance of any building permits. The site circulation plan shall ensure pedestrian linkages between buildings and the sidewalk system and shall ensure internal vehicular circulation among developments within the P.U.D., including joint use of ingress/egress openings and ensuring that drive openings are not impacted/blocked by the layout of parking stalls or landscaping.
13. Amendments, adjustments or interpretations to this PUD shall be done in accordance with the Unified Zoning Code.
14. 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.
15. 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, 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.
16. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

**BLACKBEAR BOSIN - PRICE
APARTMENTS
TOM GEORGE INVESTMENTS**
6123 E. 11TH ST. N. WICHITA, KS 67208

PROJECT NO.	24-017
ISSUE:	DATE:
PROGRESS	28 MAR 24
PUD SUBMISSION	01 APR 24
PUD CLARIFICATION	09 SEP 24

A SITE PLAN 1" = 40'-0"

APPROVED PUD
6/13/24 PUD#128
1 of 4
PUD

Planned Unit
Development