



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

March 18, 2025

13800, LLC
Attn: Nick Esterline
322 S. Mosley St.
Wichita, KS 67202

Baughman Company, P.A.
Attn: Jay Cook
315 S. Ellis Ave.
Wichita, KS 67211

RE: PUD2025-00001 – Administrative Adjustment in the County to the Harry Street Planned Unit Development PUD #121 to, reflect a boundary shift between Parcel 1 and Reserve A; located on the north side of East Harry Street and within one-half mile west of South 143rd Street East.

Legal Description: Lot 1 and Reserve A, Block A, TGC Addition, Sedgwick County, Kansas.

Dear Applicant,

We received and reviewed your request for an Administrative Adjustment to PUD #121, reflect a boundary shift between Parcel 1 and Reserve A. Parcel 1 has slightly increased in size, while Reserve A has slightly decreased. These new boundaries were established when the property was recently platted (SUB2024-00040).

The following reflects the proposed modifications identified in red letters:

GENERAL PROVISIONS

Parcel 1

Net Area:	302,166 sq. ft. or 6.93 Ac. 302,876 sq. ft. or 6.95 acres +/-
Max. Building Coverage:	105,758 sq. ft. 106,006 sq. ft., or 35 percent
Max. Gross Floor Area:	105,758 sq. ft. 106,006 sq. ft.
Floor Area Ratio:	35 percent
Maximum Building Height:	45 feet, except for any other structures exempt by the UZC.
Setbacks:	100' Front Setback 0' side and rear setbacks
Access Points:	See Drawing
Permitted Uses: See	General Provision #5

Reserve A

Net Area: **~~982,623 sq. ft. or 22.56 Ac.~~ 965,358 sq. ft. or 22.16 acres +/-**
Permitted Uses: See plat of subject property
Setbacks: See General Provision #5

On the basis of our review, we find that adjusting the PUD in the manner stated above 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 one (1) electronic copy and four (4) full-sized paper 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



John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Jim Howell, BoCC District 5