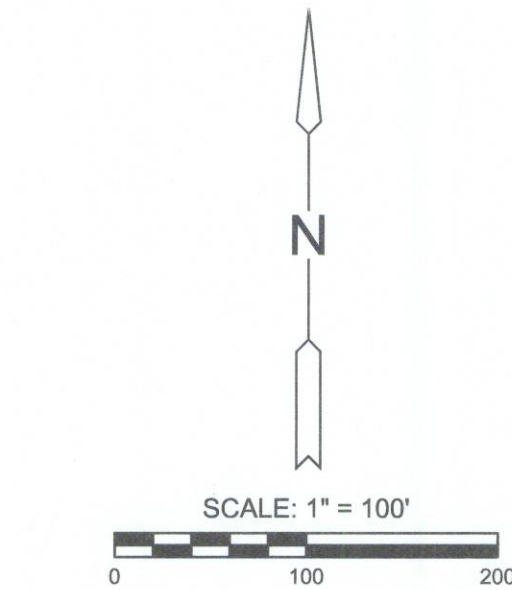
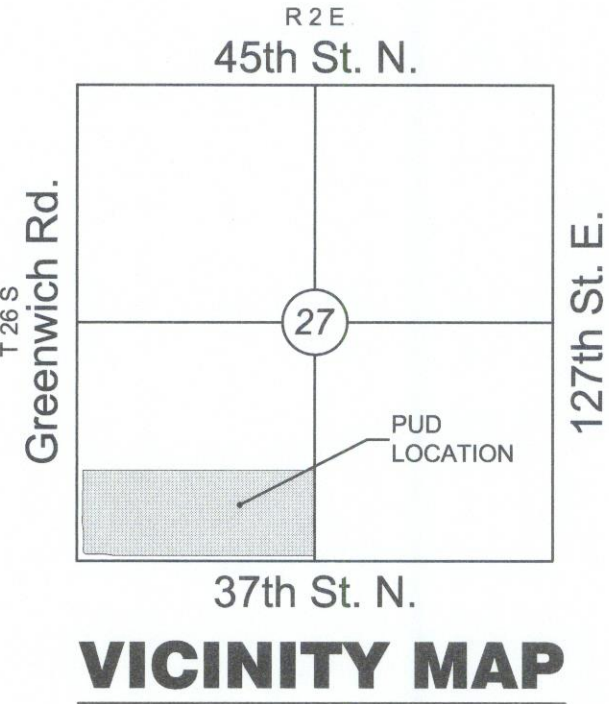
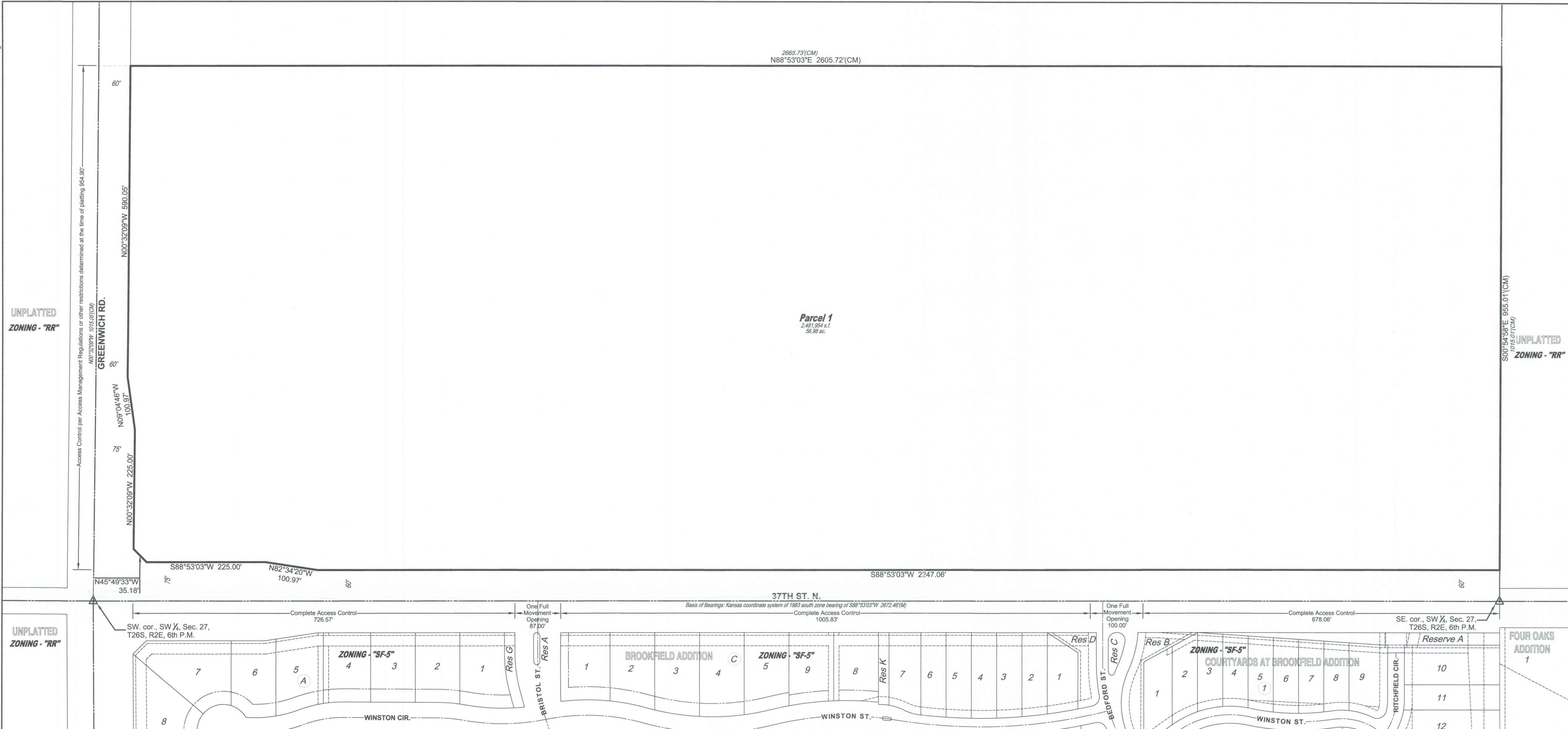




Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N88°53'05\"E on the south line of Southwest Quarter, Section 27, Township 26 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas. This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.0001200144

LEGAL DESCRIPTION

A tract of land as described by Ernest Patrick Fink, Professional Surveyor, License Number 1459, on January 21, 2025, based on record documents, and being described as follows: The south 1015.00 feet of the Southwest Quarter of Section 27, Township 26 South, Range 2 East of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas.

CASE HISTORY

Orig. Case No. PUD2025-00025 Approved Date: 01/06/2026

MAPD STAMP

APPROVED PUD

12/4/25
1/1/2026
PUD 2025-00025
1 of 4



1. **Area:** The total development contains a gross area of 56.98 acres.

Maximum Dwelling Units per Gross Acre: 5.0 (D.U.A.)

2. **Parcel Description:**

Parcel 1

Gross Area = 56.98 Ac. or 2,481,954 s.f.

Minimum Lot Area = 2,185 square feet

Minimum Lot Width = 31 feet

Maximum Height = as per TF-3

Maximum Dwelling Units per Acre: 5.0 (D.U.A.)

Maximum Lot Coverage = 80%

3. **Land Uses:**

The following uses are permitted within the P.U.D.:

- Parcel 1 shall allow all permitted uses within the TF-3 Two-Family Residential Zoning District and the conditional uses standards of the TF-3 District as specified (Article III, Zoning District Standards, Section, III-B, Base District Regulations 6.c.) Accessory Apartment, Assisted Living, Group Residence Limited, Multi-Family at a maximum density of 5.0 Dwelling Units per acre, parking area ancillary, and the uses of Neighborhood Swimming Pool and Community Clubhouse are permitted.
- Multi-Family uses shall be limited to townhouses and shall not include apartments, as defined herein.
- Townhouses are defined as a multi-family dwelling, in which a group of 2 or more attached single-family dwelling units is constructed so that each unit extends from foundation to roof and has open space on at least 2 sides. Each unit of the townhouse may be placed on a separate lot in which the internal setbacks between each attached unit shall be 0 feet, as specified herein.
- The land uses permitted by the P.U.D. are only those uses permitted by right and not by conditional use unless specifically identified.

4. **Setbacks:**

- If contiguous Parcels are developed under the same ownership, setbacks between such Parcels will not be required.
- Overhangs, eaves, and gutters are permitted within all setbacks. Furthermore, front/side porches (covered or uncovered) are allowed to extend within the front setback and the street side setback; concrete flatwork, patios (covered or uncovered), screening walls, and wing walls are permitted within rear setbacks; concrete flatwork, patios (uncovered), screening walls, and wing walls are permitted within side and rear setbacks.

Setbacks are as follows:

Non-Alley Lot Setbacks

Minimum Front Setbacks: 17 Feet

Minimum Rear Yard Setbacks: 12 Feet

Minimum Zero-Lot Line Side Yard Setback: Opposite of the zero-lot-line, the minimum side yard setback shall be 6 feet, except for adjoining a Street where the minimum is 10 feet, and except for adjoining a reserve where the minimum is 0 feet, provided there is 10 feet of separation between structures.

Minimum Non-Zero-Lot Line Side Yard Setback: 5 Feet, except for adjoining a Street where the minimum is 10 feet, and except for adjoining a reserve where the minimum is 0 feet, provided there is 10 feet of separation between structures.

Alley Lot Setbacks (Single-Family Detached Units)

Minimum Front Setbacks (Non-Alley Side): 7.5 Feet

Minimum Rear Yard Setbacks (Alley Side): 4 feet

Minimum Zero-Lot Line Side Yard Setback: Opposite of the zero-lot-line, the minimum side yard setback shall be 6 feet, except for adjoining a Street where the minimum is 7.5 feet, and except for adjoining an Alley where the minimum is 4 feet, and except for adjoining a reserve where the minimum is 0 feet, provided there is 10 feet of separation between structures.

Minimum Non-Zero-Lot Line Side Yard Setback: 5 Feet, except for adjoining a Street where the minimum is 7.5 feet, and except for adjoining an Alley where the minimum is 4 feet, and except for adjoining a reserve where the minimum is 0 feet, provided there is 10 feet of separation between structures.

Alley Lot Setbacks (Duplex or Multi-Family Units)

Minimum Front Setbacks (Alley Side): 4 Feet

Minimum Rear Yard Setbacks (Non-Alley Side): 11.5 feet, except for adjoining a reserve where the minimum is 0 feet, provided there is 10 feet of separation between structures.

Minimum Side Yard Setback: The minimum side yard setback shall be 0 feet, provided there is 10 feet of separation between structures. When two or more structures are attached, the minimum setback between structures shall be 0 feet. When abutting a street, the minimum side yard setback shall be 7.5 feet. When abutting an alley, the minimum side yard setback shall be 4 feet.

5. **Parking:**

- Shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV-A, unless otherwise specified.
- Each dwelling unit shall provide a minimum of one off-street parking stall.
- On-street parking shall be allowed on a short-term or temporary basis.
- Alley areas shall provide for unimpeded access to and from the lots, as such, parking is prohibited in the alley areas.

DEVELOPMENT GUIDELINES

General Provisions

PLANNED UNIT DEVELOPMENT No. 153

GREENWICH HEIGHTS

OWNER: Perfection Signature Properties, LLC

443 N. Maize Rd, Wichita, KS 67212

316.729.1900