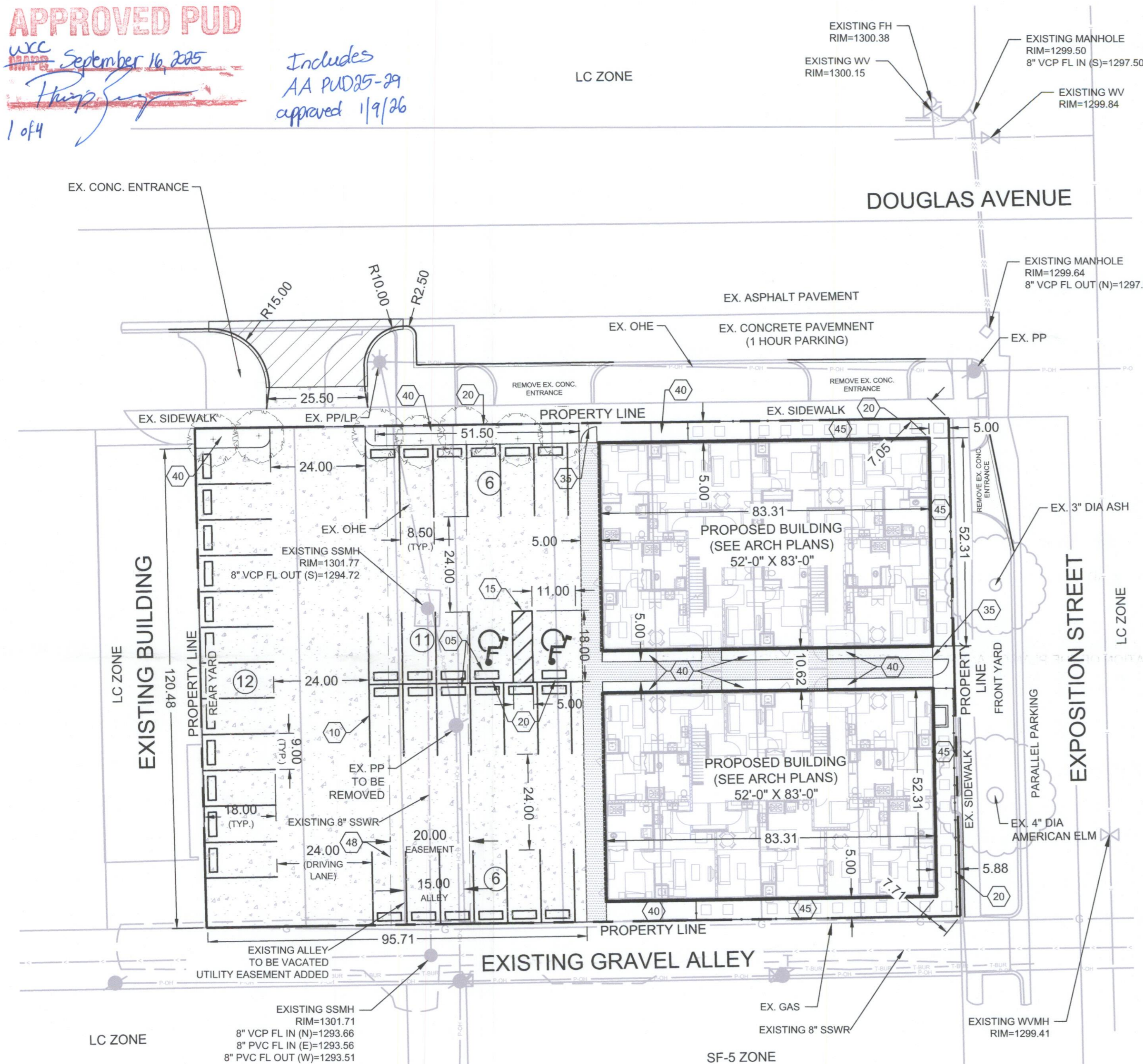


DOUGLAS FLATS

PLANNED UNIT DEVELOPMENT #146
PUD 2025-00029

APPROVED PUD

WCC
DATE: September 16, 2025
Includes AA PUD25-29 approved 1/9/26
1 of 4



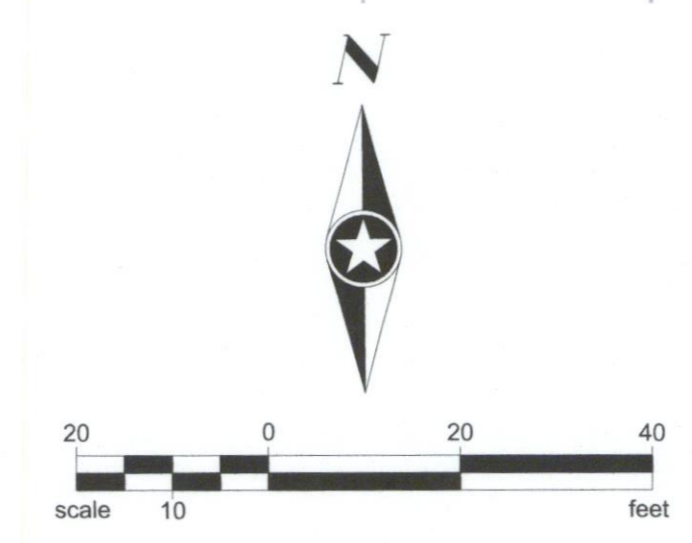
LEGEND:

- PROPOSED 5" CONCRETE SIDEWALK
- PROPOSED 6" CONCRETE PAVEMENT
- PROPOSED CONCRETE VG ENTRANCE

NOTES:

- 05 CONCRETE WHEEL STOP
- 10 WHITE PARKING STRIPING
- 15 90° ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
- 20 ACCESSIBLE PARKING SIGNAGE
- 30 4' HT. WOOD FENCE
- 35 4' WIDE WROUGHT IRON FENCE GATE
- 40 SEEDED LANDSCAPE AREA
- 45 HVAC / CONDENSORS (SEE ARCH. PLANS)
- 48 20' WIDE UTILITY EASEMENT

1 PARKING LOT COUNT



GENERAL PROVISIONS:

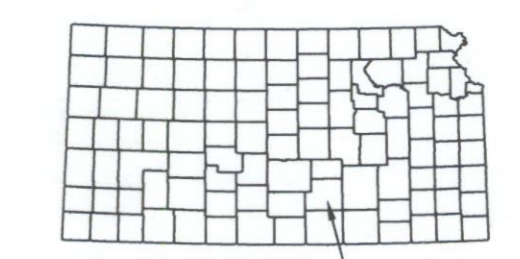
1. TOTAL LAND AREA: 23,835 S.F. (0.55 ACRES)
2. PARKING SHALL BE PROVIDED AS SHOWN (35 STALLS, INCLUDING 2 ADA UNIVERSAL STALLS)
3. SETBACKS SHALL BE AS DEPICTED ON THE PUD DRAWING.
4. SIGNS SHALL BE IN ACCORDANCE WITH THE DELANO OVERLAY (D-O) DISTRICT IN THE SIGN CODE OF THE CITY OF WICHITA.
5. THE HEIGHT OF ALL LIGHT POLES, INCLUDING POLE BASE, IS LIMITED TO 15 FEET. THIS HEIGHT RESTRICTION DOES NOT APPLY TO BUILDING OR BUILDING MOUNTED LIGHTS.
6. ALL EXTERIOR LIGHTING SHALL BE SHIELDED TO DIRECT LIGHT DISBURSEMENT IN A DOWNWARD DIRECTION. THE INTENT IS TO PREVENT LIGHT TRESPASS ONTO ADJACENT PROPERTIES.
7. UTILITIES SHALL BE INSTALLED UNDERGROUND, EXCEPT FOR POLE MOUNTED TRANSFORMERS.
8. FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING. THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE SHALL REVIEW AND APPROVE THE LOCATION AND DESIGN OF ALL FIRE LANES. FIRE HYDRANT INSTALLATION AND PAVED ACCESS TO ALL BUILDING SITES SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
9. THE HEIGHT OF THE BUILDING SHALL BE LIMITED TO 38 FEET.
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
12. AMENDMENTS, ADJUSTMENTS OR INTERPRETATIONS TO THIS P.U.D. SHALL BE DONE IN ACCORDANCE WITH THE UNIFIED ZONING CODE.
13. 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.
14. 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.
15. ANY MAJOR CHANGES IN THIS DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND TO THE GOVERNING BODY FOR THEIR CONSIDERATION.
16. LANDSCAPE BUFFERS AND SCREENING SHALL BE IN ACCORDANCE WITH THE CITY OF WICHITA LANDSCAPE ORDINANCE. THE LANDSCAPE AREA FOR THE LANDSCAPED STREET YARD MAY BE REDUCED BY UP TO 50 PERCENT, PROVIDED THAT THE TREE COUNTY SHALL BE BASED ON THE FULL STREET YARD CALCULATION, NOT THE REDUCED AREA.
17. A LANDSCAPE PLAN SHALL BE PREPARED BY A KANSAS LANDSCAPE ARCHITECT FOR THE ABOVE REFERENCED LANDSCAPING, INDICATING THE TYPE, LOCATION, AND SPECIFICATIONS OF ALL PLANT MATERIAL. THE LANDSCAPE PLAN SHALL ALSO STATE HOW WATER IS TO BE PROVIDED TO THE PLANT MATERIALS. THIS PLAN SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT.
18. ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM GROUND-LEVEL VIEW FORM ADJACENT RESIDENTIAL AREAS AND ADJACENT STREET RIGHT OF WAY.
19. THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN ACCORDANCE WITH THE DELANO NEIGHBORHOOD DESIGN STANDARDS OUTLINED WITHIN THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, APPENDICES AND SUPPLEMENTS.

VICINITY MAP



PROPERTY ADDRESS: 1301 W DOUGLAS AVE, WICHITA, KS 67211

PROJECT LOCATION



PROJECT DESCRIPTION

GENERALLY LOCATED ON THE SOUTHWEST CORNER OF WEST DOUGLAS AVENUE AND SOUTH EXPOSITION AVENUE.

LEGAL DESCRIPTION:

LOTS 41, 43, 45, 47, 49, 51, 53, AND VACATED ALLEY MARTINSON'S 4 ADDITION

SITE NOTES

- A. NET AREA: 23,835 SQ FEET
- B. MAX. BUILDING COVERAGE: 8,750 SQ FEET
- C. MAX. GROSS FLOOR AREA: 26,500 SQ FEET
- D. MAX. NUMBER OF BUILDINGS: 2.0
- E. SETBACKS: 0' FRONT, 0' SIDE, 0' STREET SIDE, 20' REAR
- F. ACCESS POINTS: AS SHOWN (DOUGLAS AVE. + ALLEY)
- G. PARKING: 35 (2 OF WHICH ARE HC PARKING)
- H. MAX. BUILDING HEIGHT: 38 FEET
- I. PERMITTED USES: MULTIFAMILY RESIDENTIAL
- J. BASE ZONING: LIMITED COMMERCIAL (LC) ZONING



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| | PROJECT NO. INNCS 185445 | DOUGLAS FLATS PLANNED UNIT DEVELOPMENT WICHITA, KS | FIGURE NO. 1 |
| | DATE: 07-03-2025 | | |

Save: 7/3/2025 3:09 PM jvasa Plot: 1/29/2026 2:47 PM X:\F\INNCS\1854455-final-dsgn\51-drawings\10-Civil\add\exhib\185445_EX_SITE_PUD.dwg