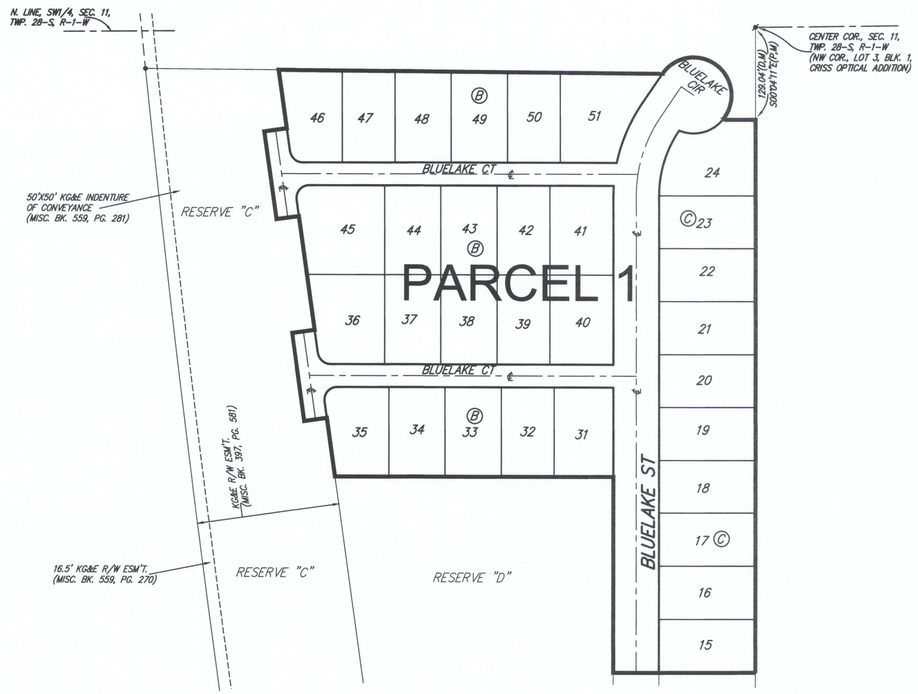
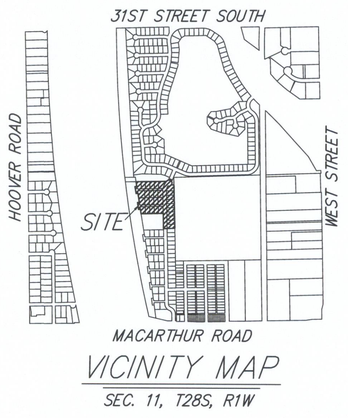
BLUE LAKE 3RD
PLANNED UNIT DEVELOPMENT
PUD-163





VICINITY MAP

SEC. 11, T28S, R1W

PROJECT DESCRIPTION:

The intent of this Planned Unit Development is to permit a flexible approach to providing increased density in a manner otherwise constrained by the traditional development standards of the Unified Zoning Code and Subdivision Regulations. The site is proposed to be developed with single family and two-family homes and under this proposed plan the area will offer similar densities with a varied design standard. The PUD allows a certain level of flexibility with site development regulations which would otherwise not be permitted under the existing zoning.

GENERAL PROVISIONS:

1. This development contains a gross area of 9.57 acres or 416,848 sq. ft.
2. Parking shall be per the standards of the Unified Zoning Code.
3. Uses in Parcel 1 shall be limited to those permitted by-right in the "TF-3" Two-Family Residential zoning district.
4. A lot split, or other approved process through the City of Wichita, shall be required for any future division of lots within the boundaries of PUD #163
5. The property development standards of the "TF-3" Two-Family Residential zoning district shall apply to Parcel 1 with the following exceptions:
   a. All platted lots shall have the following setbacks:
      Minimum Front Setback: 20 feet, unless platted different
      Minimum Rear Setback: 15 feet
      Minimum Interior Platted Side Setback: 5 feet
   b. With split dwelling units on a platted lot, there shall be no required interior side yard setback, provided units either share a common wall or maintain a minimum interior separation between buildings of five (5) feet.
   c. Divided lots, as permitted by General Provision #4, shall not be required to maintain a minimum lot area.
   d. Divided lots, as permitted by General Provision #4, shall not be required to maintain a minimum lot width.
6. Signs in Parcel 1 shall be in accordance with the "TF-3" Two-Family Residential zoning district.
7. The layout shown on this plan is conceptual and may change, provided the site is developed in accordance with the provisions of this P.U.D.
8. Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code. The property owner(s) of a platted lot(s) in a parcel may file to amend or adjust the P.U.D. general provisions as they relate to their lot(s) within the P.U.D. without the requirement that owners of other lots in the parcel join in the application.
9. 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.
10. 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 or the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
11. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
12. Prior to publishing the ordinance establishing the zone change, the applicant(s) shall record a document with the Register of Deeds indicating this tract (referenced as PUD #163) includes special conditions for development on this property.

PARCEL 1:

A. Net Area:	9.57 acres and 416,848 sq.ft.
B. Maximum Dwelling Units:	62 units
C. Maximum building height to conform to the "TF-3" Two-Family Residential zoning district.	
D.Setbacks:	See drawing and General Provision #5
E. Permitted Uses:	See General Provision #3

LEGAL DESCRIPTION:

Lots 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, and 51, Block B, and Lots 15, 16, 17, 18, 19, 20, 21, 22, 23, and 24, Block C, all as platted in Blue Lake 3rd Addition, Wichita, Sedgwick County, Kansas.

REVISIONS:

Planned Unit Development (PUD2026-00012) Filed:	*May. 4, 2026*
Approved by MAPC:	*June 11, 2026*
Approved by Wichita City Council:	*July 14, 2026*

APPROVED PUD
MAPC 6-25-2026
1 OF 4

SCALE: 1" = 100'

PUD-163
BLUE LAKE 3RD
PLANNED UNIT DEVELOPMENT
Jul. 15, 26

BAUGHMAN COMPANY
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BaughmanCo.com

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