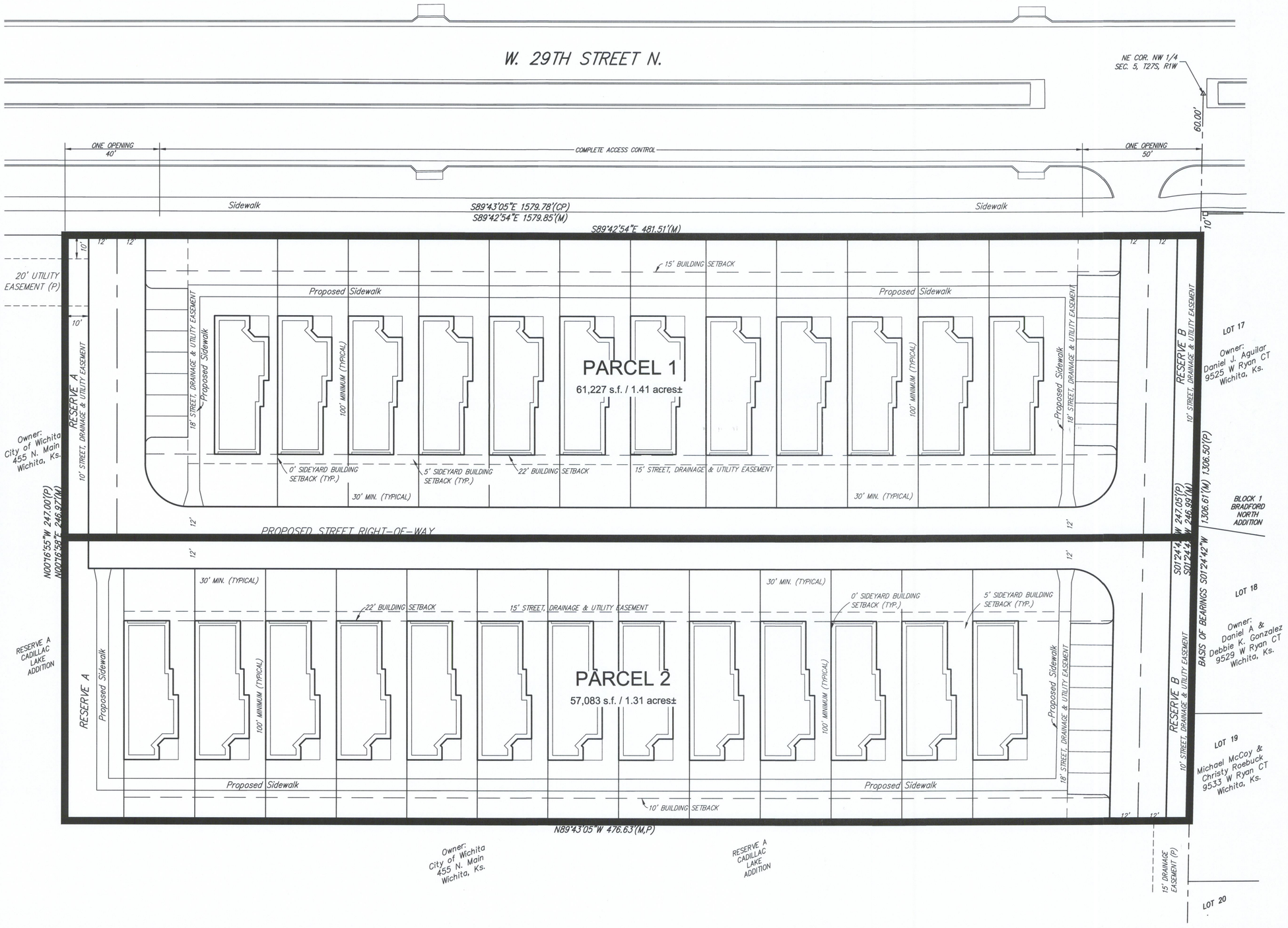
REVISIONS:

Draft Planned Unit Development:	May 14, 2026
Planned Unit Development Submitted:	May 18, 2026
Revised per staff comments:	
Approved by MAPC:	June 25, 2026
Approved by City Council:	August 4, 2026

CADILLAC LAKE RESIDENTIAL
PLANNED UNIT DEVELOPMENT
PUD #165



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 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 2.72 acres ±, or 118,310 sq. ft. ±
2. Parking shall be one space per dwelling unit with additional optional parking areas as shown.
3. Uses in Parcel 1 and Parcel 2 shall be limited to those permitted by-right in the "SF-5" Single-Family Residential zoning district.
4. Signs in Parcel 1 and Parcel 2 shall be in accordance with the "SF-5" Single-Family Residential zoning district.
5. Street Requirements:

   A. Right-of-way and pavement widths for public street are as follows:

   24' right-of-way (22' roadway width) with a street, drainage and utility easement adjacent to the right-of-way. Width of easement as shown on PUD.
6. The parking stalls located in the Street, Drainage & Utility Easement are private parking stalls for the subdivision and shall be the responsibility of the Homeowners Association to maintain. The City of Wichita shall not have any maintenance responsibilities for these private parking stalls.
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 and 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 #165) includes special conditions for development on this property.

PARCEL 1:

A. Net Area: 1.41 acres ± and 61,227 sq.ft. ±
B. Maximum Dwelling Units: 15 units
C. Maximum Building Height to conform to the "SF-5" Single-Family Residential zoning district.
D. The property development standards of the "SF-5" Single-Family Residential zoning district shall apply to Parcel 1, with the following exceptions:
   1. All platted lots shall adhere to the setbacks as shown on then PUD drawing:
      - Minimum Front Setback: 20 feet, or as platted.
      - Minimum Rear Setback: 15 feet along 29th Street N., or as platted.
      - Minimum Interior Platted Side Setback: 10 feet along reserves. Zero or 5 feet along interior lot lines.
      - Minimum Street Side Setback: 15 feet.
   2. Platted lots shall have a zero lot line on one side and a minimum 5' setback on the other side. All structures shall maintain a minimum of 5' of separation.
   3. Minimum Lot Width: 30 feet.
   4. Minimum Lot Area: 3,000 sq. ft.

E. Permitted Uses: See General Provision #3

PARCEL 2:

A. Net Area: 1.31 acres ± and 57,083 sq.ft. ±
B. Maximum Dwelling Units: 15 units
C. Maximum Building Height to conform to the "SF-5" Single-Family Residential zoning district.
D. The property development standards of the "SF-5" Single-Family Residential zoning district shall apply to Parcel 1, with the following exceptions:
   1. All platted lots shall adhere to the setbacks as shown on then PUD drawing:
      - Minimum Front Setback: 20 feet, or as platted.
      - Minimum Rear Setback: 15 feet along 29th Street N., or as platted.
      - Minimum Interior Platted Side Setback: 10 feet along reserves. Zero or 5 feet along interior lot lines.
      - Minimum Street Side Setback: 15 feet.
   2. Platted lots shall have a zero lot line on one side and a minimum 5' setback on the other side. All structures shall maintain a minimum of 5' of separation.
   3. Minimum Lot Width: 30 feet.
   4. Minimum Lot Area: 3,000 sq. ft.

E. Permitted Uses: See General Provision #3

APPROVED PUD
MAPC 6-25-2026
Chairperson

LEGAL DESCRIPTION:

Lot 10, Block 1, Cadillac Lake, an Addition to Wichita, Sedgwick County, Kansas.

PUD #165
CADILLAC LAKE RESIDENTIAL
PLANNED UNIT DEVELOPMENT

SCALE: 1" = 20'

BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

AUGUST 4, 2026

Wichita-Sedgwick County Metropolitan Area Planning Department

Cadillac Lake, LLC
245 North Waco Avenue
Suite 400
Wichita, KS 67203

August 18, 2026

RE: PUD2026-00013 – Zone change request in the City from SF-5 Single-Family Residential District to PUD Planned Unit Development to create the Cadillac Lake Residential PUD, generally located on the south side of West 29th Street North, within one-half mile east of North Maize Road (9725 West 29th Street North).

Dear Applicant;

At its regular meeting on **August 4, 2026**, the Wichita City Council heard the above captioned request. The action of the WCC was to **APPROVE** the request, subject to the following conditions:

1. The PUD shall be developed in accordance with the approved PUD language.
   i. The applicant shall create Parcel 2 and revise the text for Parcel 1 any other applicable PUD text accordingly.
2. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #165 Cadillac Lake Residential Planned Unit Development) has special conditions for development on the property.
3. A copy of the recorded certificate along with four copies of the approved PUD shall be submitted to the Metropolitan Area Planning Department prior to the publication of the zoning ordinance. If drawings are not submitted within 60 days of governing body approval, the request shall be considered denied and closed.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Christina Rieth

Christina Rieth, AICP
Current Plans
Senior Planner

CC: MABCD
J.V. Johnston, Councilmember for District V
Teresa Veazey, CSR for District V

WCC-Approved Language

CADILLAC LAKE RESIDENTIAL
PLANNED UNIT DEVELOPMENT
PUD #165

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 traditional development standards of the Unified Zoning Code and Subdivision Regulations. The site is proposed to be developed with single-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:

a. This development contains a gross area of 2.72 acres ±, or 118,310 sq. ft. ±
b. Parking shall be one space per dwelling unit with additional optional parking areas as shown.
c. Uses in Parcel 1 shall be limited to those permitted by-right in the "SF-5" Single-Family Residential zoning district.
d. Signs in Parcel 1 shall be in accordance with the "SF-5" Single-Family Residential zoning district.
e. Street Requirements:
   i. Right-of-way and pavement widths for public street are as follows:
   24' right-of-way (22' roadway width) with a street, draining and utility easement adjacent to the right-of-way. Width of easement as shown on the PUD.

6. The parking stalls located in the Street, Drainage & Utility Easement are private parking stalls for the subdivision and shall be the responsibility of the Homeowners Association to maintain. The City of Wichita shall not have any maintenance responsibilities for these private parking stalls.

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 and 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 #165) includes special conditions for development on this property.

Legal Description:

Lot 10, Block 1, Cadillac Lake, an Addition to Wichita, Sedgwick County, Kansas.

Parcel 1:

A. Net Area: 2.72 acres ± and 118,310 sq. ft. ±
B. Maximum Dwelling Units: 30 units
C. Maximum Building Height to conform to "SF-5 Single-Family Residential zoning district.
D. The property development standards of the "SF-5" Single-Family Residential zoning district shall apply to Parcel 1, with the following exceptions:
a. All platted lots shall adhere to the setbacks as shown on the PUD drawing.
b. Platted lots shall have a zero lot line on one side and a minimum 5' setback on the other side. All structures shall maintain a minimum of 5' of separation.
c. Minimum Lot Width: 30 feet.
d. Minimum Lot Area: 3,000 sq. ft.
E. Permitted Uses: See General Provision #3

Parcel 2 (applicant shall mirror the description of Parcel 1 to describe Parcel 2 and modify Parcel 1 accordingly.

Wichita-Sedgwick County Metropolitan Area Planning Department

Cadillac Lake, LLC
245 North Waco Avenue
Suite 400
Wichita, KS 67203

June 26, 2026

RE: PUD2026-00013 – Zone change request in the City from SF-5 Single-Family Residential District to PUD Planned Unit Development to create the Cadillac Lake Residential PUD, generally located on the south side of West 29th Street North, within one-half mile east of North Maize Road (9725 West 29th Street North).

Dear Applicant;

At its regular meeting on **June 25, 2026**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The recommendation of the MAPC was to **APPROVE** the request, subject to the following conditions:

1. The PUD shall be developed in accordance with the approved PUD language.
   i. The applicant shall create Parcel 2 and revise the text for Parcel 1 any other applicable PUD text accordingly.
2. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #165 Cadillac Lake Residential Planned Unit Development) has special conditions for development on the property.
3. A copy of the recorded certificate along with four copies of the approved PUD shall be submitted to the Metropolitan Area Planning Department prior to the publication of the zoning ordinance. If drawings are not submitted within 60 days of governing body approval, the request shall be considered denied and closed.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on **July 9, 2026**. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk by **July 9, 2026, at 5:00 p.m.**

This application will be heard by the District Advisory Board (DAB) V on **Monday, July 6, 2026**, beginning at 6:00 p.m. Meetings take place at the Westlink Branch Library, 8515 West Bekemeyer Street, Wichita, KS 67212. For more information, please visit www.wichita.gov/dab5 or contact Teresa Veazey, Community Services Representative for District V, at 316-352-4886 or TCVeazey@wichita.gov.

Lastly, this application will be heard by the Wichita City Council on **Tuesday, August 4, 2026,** beginning at 9:00 a.m., at 455 North Main Street, Wichita, KS 67202, for final action.

Development signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Christina Rieth

Christina Rieth, AICP
Current Plans
Senior Planner

CC: MABCD
J.V. Johnston, Councilmember for District V
Teresa Veazey, CSR for District V
Baughman Company, P.A., attn: Phil Meyer, 315 South Ellis Street, Wichita, KS 67211
Michael McCoy and Christy Roebuck, 9533 West Ryan Court, Wichita, KS 67205
Armes Family Revocable Living Trust, 9502 West Ryan Street, Wichita, KS 67205
Benjamin Pittman, 9541 West Ryan Court, Wichita, KS 67205
Ryan Martin, *via email*

MAPC-Approved Language

CADILLAC LAKE RESIDENTIAL
PLANNED UNIT DEVELOPMENT
PUD #165

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 traditional development standards of the Unified Zoning Code and Subdivision Regulations. The site is proposed to be developed with single-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:

a. This development contains a gross area of 2.72 acres ±, or 118,310 sq. ft. ±
b. Parking shall be one space per dwelling unit with additional optional parking areas as shown.
c. Uses in Parcel 1 shall be limited to those permitted by-right in the "SF-5" Single-Family Residential zoning district.
d. Signs in Parcel 1 shall be in accordance with the "SF-5" Single-Family Residential zoning district.
e. Street Requirements:
   i. Right-of-way and pavement widths for public street are as follows:
   24' right-of-way (22' roadway width) with a street, draining and utility easement adjacent to the right-of-way. Width of easement as shown on the PUD.

6. The parking stalls located in the Street, Drainage & Utility Easement are private parking stalls for the subdivision and shall be the responsibility of the Homeowners Association to maintain. The City of Wichita shall not have any maintenance responsibilities for these private parking stalls.

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 and 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 #165) includes special conditions for development on this property.

Legal Description:

Lot 10, Block 1, Cadillac Lake, an Addition to Wichita, Sedgwick County, Kansas.

Parcel 1:

A. Net Area: 2.72 acres ± and 118,310 sq. ft. ±
B. Maximum Dwelling Units: 30 units
C. Maximum Building Height to conform to "SF-5 Single-Family Residential zoning district.
D. The property development standards of the "SF-5" Single-Family Residential zoning district shall apply to Parcel 1, with the following exceptions:
   a. All platted lots shall adhere to the setbacks as shown on the PUD drawing.
   b. Platted lots shall have a zero lot line on one side and a minimum 5' setback on the other side. All structures shall maintain a minimum of 5' of separation.
   c. Minimum Lot Width: 30 feet.
   d. Minimum Lot Area: 3,000 sq. ft.
E. Permitted Uses: See General Provision #3

Parcel 2 (applicant shall mirror the description of Parcel 1 to describe Parcel 2 and modify Parcel 1 accordingly.

OCA 150004 PUBLISHED AT WICHITA.GOV/LEGALNOTICES ON August 14, 2026

ORDINANCE NO. 53-092

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of the Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. PUD2026-00013

Zone change request from SF-5 Single-Family Residential District to PUD Planned Unit Development, subject to the general provisions of PUD #165, on property legally described as:

Lot 10, Block 1, Cadillac Lake Addition, an Addition to Wichita, Sedgwick County, Kansas.

The Cadillac Lake Residential Planned Unit Development (PUD #165) shall be subject to the following conditions:

1. The PUD shall be developed in accordance with the approved PUD language.
    i. The applicant shall create Parcel 2 and revise the text for Parcel 1 any other applicable PUD text accordingly.

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 traditional development standards of the Unified Zoning Code and Subdivision Regulations. The site is proposed to be developed with single-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 2.72 acres ±, or 118,310 sq. ft. ±
2. Parking shall be one space per dwelling unit with additional optional parking areas as shown.
3. Uses in Parcel 1 shall be limited to those permitted by-right in the "SF-5" Single-Family Residential zoning district.
4. Signs in Parcel 1 shall be in accordance with the "SF-5" Single-Family Residential zoning district.
5. Street Requirements:
    a) Right-of-way and pavement widths for public street are as follows:
    24' right-of-way (22' roadway width) with a street, draining and utility easement adjacent to the right-of-way. Width of easement as shown on the PUD.
6. The parking stalls located in the Street, Drainage & Utility Easement are private parking stalls for the subdivision and shall be the responsibility of the Homeowners Association to maintain. The City of Wichita shall not have any maintenance responsibilities for these private parking stalls.
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.

Adopted this 11th day of August, 2026.

Lily Wu, Mayor, City of Wichita

ATTEST:

Shinita Rice, City Clerk

(SEAL)

Approved as to form:

Jennifer Magaña, City Attorney and Director of Law

Document #: 2026-048355
Date Recorded: 08/19/2026 02:53:53 PM
Pages: 2 Recording Fee: 38.00
Sedgwick County Kansas
Tonya Buckingham,
Register of Deeds

NOTICE OF PLANNED UNIT DEVELOPMENT

THIS NOTICE made this 18 day of August, 2026, by Cadillac Lake, LLC, a Kansas limited liability company, hereinafter called "Declarants",

WITNESSETH

WHEREAS, Declarants are the owners of the following described property:

CADILLAC LAKE ADDITION
Lot 10, Block 1

and

WHEREAS, Declarants are desirous to file notice that a planned unit development plan approved by the Wichita City Council is on file with the Metropolitan Area Planning Department, known as Cadillac Lake Residential Planned Unit Development (PUD-165).

NOW, THEREFORE, the Declarants want to make notice that the approved planned unit development plan has placed restrictions on the use and requirements on the development of the above-described real property.

The Metropolitan Area Planning Department is located on the 2nd Floor, The Ronald Reagan Building, 271 West Third St, Wichita, Kansas, (316) 268-4421.

The planned unit development shall be binding on the owners, their heirs, or successors or assigns and is a document running with the land and is binding on all successors in title to the above-described property.

COPY

CITY OF WICHITA

AFFIDAVIT OF PUBLICATION

State of Kansas, Sedgwick County, ss:

Jo Hensley, Deputy City Clerk

Being first duly sworn, deposes and says:

That I, Jo Hensley, Deputy City Clerk of the City of Wichita, Kansas has published the attached notice on the City of Wichita website, www.wichita.gov/LegalNotices, which website is designated as the official City News Outlet Publication Site for the City of Wichita, Kansas by Charter Ordinance No. 240 effective September 4, 2024.

The attached Ordinance No. 53-092 is a true copy thereof and was published on such website beginning on August 14, 2026.

Jo Hensley

Signature

SUBSCRIBED AND SWORN before me this on August 14, 2026.

SHINITA RICE
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Expires: 9-27-2029

(seal)

Notary Public

City Clerk's Office

City Hall • 13th Floor • 455 N. Main • Wichita, Kansas 67202

316.268.4529

www.wichita.gov

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
41100	IPL0345340	Legal Ad - IPL0345340	6-25-2026 MAPC Summary Hearing	2.0	114.0L

ATTENTION: CITY OF WICHITA/PLANNING DEPT IP
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202
MHEBERT@wichita.gov;kgonzalez@wichita.gov

LEGAL PUBLICATION

MAPC/BZA June 25, 2026
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, June 25, 2026, no earlier than 1:30 p.m.**, the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held in person at the Ronald Reagan Building, 271 West Third Street, 3rd Floor Conference Room, Wichita, KS 67202. Public participation is encouraged (see instructions below). Virtual participation is not available. **If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421.**

BZA2026-00050: Variance request in the City to reduce parking requirement for Group Residence, Limited from 12 to 2, generally located within a half mile east of the corner of North Hillside Avenue and East 26th Street North (2650 North Gentry Avenue).

BZA2026-00052: Variance request in the City to increase the height of a billboard from 35 feet to 50 feet, generally located on the west side of West 29th Circle South and abutting Interstate-235 (4428 West 29th Circle South).

CUP2026-00019: Request in the City to create CUP DP-366 Ignite 96 CUP, generally located on the east side of North Greenwich Road and within one-quarter mile north of East 21st Street North (2360 & 2370 North Greenwich Road).

CUP2026-00020: Amendment to CUP DP-342 to remove a portion of the properties within the CUP, generally located on the east side of North Greenwich Road and within one-quarter mile north of East 21st Street North (2360 & 2370 North Greenwich Road).

CUP2026-00021: Amendment to CUP DP-328 to remove a portion of the CUP, generally located south of Highway K-96 and within one-quarter mile east of North Greenwich Road.

DER2026-00010: Request to enlarge the Urban Area of Influence boundary for the City of Goddard.

PUD2026-00013: Zone change request in the City from SF-5 Single-Family Residential District to PUD Planned Unit Development to create the Cadillac Lake Residential PUD, generally located on the south side of West 29th Street North, within one-half mile east of North Maize Road (9725 West 29th Street North).

VAC2026-00020: Vacation request in the City to vacate an unused utility easement to reduce the building setback on property zoned LC Limited Commercial District, generally located on the north side of East 21st Street North, within one-quarter mile east of North Webb Road.

ZON2026-00025: Zone Change request in the City from LC Limited Commercial District and SF-5 Single-Family Residential District to LI Limited Industrial District, generally located on the east side of North Greenwich Road and within one-quarter mile north of East 21st Street North (2360 & 2370 North Greenwich Road).
IPL0345340
Jun 3 2026

In The STATE OF KANSAS
In and for the County of Sedgwick
STATE OF KANSAS)
SS
County of Sedgwick)

the undersigned, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle.

1.0 insertion(s) published on:
06/03/26 Print

Print Tearsheet Link

Marketplace Link

Mary Castro

DIGITALLY SIGNED

Mary Castro

Sherry J Chasteen

DIGITALLY SIGNED

Sworn to and subscribed before me on Jun 3, 2026, 10:29 AM EDT

NOTARY PUBLIC STATE OF TEXAS
SHERRY J CHASTEEN
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 125328493
MY COMMISSION EXPIRES 4/16/2029

Online Notary Public. Notarization facilitated by SIGNiX®

AGENDA ITEM NO. 5.3

WICHITA–SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT
MAPC: June 25, 2026
DAB V: July 9, 2026

CASE NUMBER:	PUD2026-00013 (City)
APPLICANT/AGENT:	Cadillac Lake, LLC (Applicant)/Baughman Company, P.A. (Agent)
REQUEST:	Rezone to create the Cadillac Lake Residential Planned Unit Development PUD #165
CURRENT ZONING:	SF-5 Single-Family Residential District
SITE SIZE:	2.72 acres
LOCATION:	Generally located on the south side of West 29th Street North, within one-half mile east of North Maize Road (9725 West 29th Street North)
PROPOSED USE:	Uses permitted by-right in the SF-5 Single-Family Residential District zoning with modified setbacks and minimum lot size
RECOMMENDATION:	Approve with conditions



BACKGROUND: The applicant is requesting a zone change from SF-5 Single-Family Residential District (SF-5) to PUD Planned Unit Development (PUD) to create the Cadillac Lake Residential Planned Unit Development (PUD #165). The subject site is 2.72 acres in size and is generally located on the south side of West 29th Street North, within one-half mile east of North Maize Road (9725 West 29th Street North). The subject site is currently undeveloped.

A PUD allows a certain level of flexibility with site development regulations which would otherwise not be permitted under the existing zoning. According to the PUD language submitted by the applicant, the site would consist of one (1) parcel, Parcel 1. Because the Parcel is bisected by a proposed public street, staff is recommending Parcel 2 be created for the area south of the proposed public street. Access to the site would be from West 29th Street North, and a new entrance and street within the development would be created. The proposed language states that PUD #165 would permit a maximum number of 30 dwelling units. If the site were to be developed with single-family dwellings as currently zoned, the maximum number of dwellings would be 23. The proposed PUD would increase the allowable number of dwelling units by seven. Development standards deviating from the SF-5 zoning district are proposed in the following table:

Development Standards	Single-Family Residential District	Proposed PUD #165
Minimum Lot Area:	5,000 square feet	3,000 square feet
Minimum Lot Width:	50 feet	30 feet
Front Setback:	25 feet	Parcel 1: 15 feet along West 29th Street North and 22 feet along internal street Parcel 2: 22 feet along internal street
Internal Side Setback:	6 feet	10 feet along reserves, zero or 5 feet along interior lot lines
Street Side Setback	15 feet	15 feet
Rear Setback:	20 feet	10 feet along south property line
Maximum Building Height	35 feet	35 feet

The north half of Parcel 1 shows a 15-foot front setback along West 29th Street North and a 22-foot setback along the proposed internal street. Because these lots are in-between two rights-of-way, they are considered a "through-lot" with two front setbacks. The current building setback along West 29th Street North is a platted 25-foot setback. The applicant will need to vacate a portion of this building setback to achieve the proposed 15-foot setback. The south half of Parcel 1 shows a 10-foot rear setback along the south property line and a 22-foot front setback along the proposed internal street. Though the dwellings will face south along the reserve, the front of a lot is the narrow side of the lot that abuts a right-of-way.

The proposed PUD language states the parking requirement to be one parking stall per dwelling unit, with additional shared parking near the development's entrances. Signage would be permitted in accordance with the Wichita Sign Code for the SF-5 zoning district. The development does not specify screening or landscaping. The Unified Zoning Code and the Wichita Landscape Code, respectively, do not require screening or landscaping for single-family residential developments.

The character of the neighborhood is a mixture of residential and park/open space. Property to the north, across West 29th Street North, is zoned SF-5 and developed with a reserve for a residential development. Property to the south and west is zoned SF-5 and is in use as a public park. Properties to the east are zoned SF-5 and developed with single-family homes.

CASE HISTORY: In 2015, the subject site was platted as part of the Cadillac Lake Addition (SUB2015-00017). There are no other zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Reserve
SOUTH:	SF-5	Park
EAST:	SF-5	Single-family residences
WEST:	SF-5	Park

PUBLIC SERVICES: The subject site has access to West 29th Street North, which is a four-lane arterial street with a center median/turn lane and sidewalks on each side. Water and sewer lines are nearby and will need to be extended as development occurs. Wichita Transit provides regular bus service, eastbound only, on West 29th Street North with the nearest bus stop being approximately one-half mile west at the intersection with North Maize Road.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is in partial conformance with the *Community Investments Plan*. The *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan), which includes the 2035 Future Growth Concept Map, recommends the subject site as appropriate for "Parks and Open Space", which "Includes major parks, golf courses, public open space, private development reserves and recreational facilities/corridors (including floodplain, natural drainage channels, easements, abandoned railway corridors, etc.)." The applicant is proposing a Residential use, which does not align with the goals of the Future Growth Concept Map.

The proposed PUD is in conformance with the Land Use Compatibility Guidelines of the *Community Investments Plan.* Under the heading *Development Pattern*, Guideline 1.b states, *"Development should occur where necessary supporting infrastructure and services exist or are planned for extension concurrently with the development."* The subject site is immediately west of an established single-family development, which has all municipal services. Furthermore, *Land Use Compatibility* Guideline 3.a states, *"Except in mixed-use developments, residential and non-residential development areas generally should be separate and distinct with appropriate screening and buffering to ensure compatibility among land uses while maintaining connectivity among uses."* The proposed PUD would permit single-family residential development, abutting existing single-family residential developments. These uses are buffered from commercial properties to the west by a public park and wetland area.

The Unified Zoning Code Purpose statement says that the Planned Unit Development ("PUD") zoning district is a special purpose zoning district that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by: reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots; allowing greater freedom in selecting the means to provide access, light, open space and design amenities; promoting quality urban design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations and land uses; and allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this Code. The applicant is requesting modified setbacks and reduced minimum lot sizes to allow an increase in density on the subject site not supported by the existing zoning district. The request to reduce the setbacks and minimum lot size would normally require a Variance for each lot through the Planning Department.

RECOMMENDATION: Based on the information available at the time of the public hearing, staff recommends **APPROVAL** of the application subject to provisions of the Cadillac Lake Planned Unit Development PUD #165 as attached hereto, and subject to the following conditions:

1. The PUD shall be developed in accordance with the approved PUD language.
   A. The applicant shall create Parcel 2 and revise the text for Parcel 1 any other applicable PUD text accordingly.
2. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #165 Cadillac Lake Residential Planned Unit Development) has special conditions for development

on the property.

3. A copy of the recorded certificate along with four copies of the approved PUD shall be submitted to the Metropolitan Area Planning Department prior to the publication of the zoning ordinance. If drawings are not submitted within 60 days of governing body approval, the request shall be considered denied and closed.

This recommendation is based on the following findings:

1. The zoning, uses, and character of the neighborhood: The character of the neighborhood is a mixture of residential and park/open space. Property to the north, across West 29th Street North, is zoned SF-5 and developed with a reserve for residential development. Property to the south and west is zoned SF-5 and is in use as a public park. Properties to the east are zoned SF-5 and developed with single-family homes.

2. The suitability of the subject property for the uses to which it has been restricted: The subject site is zoned SF-5 Single-Family Residential District, which allows for single-family dwellings with a minimum lot area of 5,000 square feet, 25-foot front setbacks, 20-foot rear setbacks, and six-foot interior side setbacks. The maximum number dwellings permitted by the existing zoning would be 23 dwelling units.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: Should the PUD be approved, the site would not significantly alter the uses already permitted on site. Some development zoning standards would change, as depicted in the table above. The modified development standards are not likely to have significant negative impacts on nearby properties.

4. Length of time the property has been vacant as currently zoned: The subject site has never been developed.

5. Relative gain to the public health, safety, and welfare, compared to the loss in value or the hardship imposed upon the applicant: Approval of the request would allow similar single-family development with greater densities than currently permitted, which will not have a negative impact on public health, safety, or welfare. Denial of the request may result in economic loss to the applicant.

6. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The requested rezoning is in partial conformance with the *Community Investments Plan* and the Unified Zoning Code, as discussed in the staff report.

7. Impact of the proposed development on community facilities: Staff does not anticipate the proposed development to have a significant impact on community facilities. Municipal water and sewer are nearby to accommodate the new development.

8. Opposition or support of neighborhood residents: At the time of the publication of the staff report, staff has not received any comments from the public.

Attachments:

1. PUD #165 Text
2. PUD #165 Drawing
3. Aerial Map
4. Zoning Map
5. Land Use Map
6. Site Photos

PUD #165 Text
Staff-recommended changes are in red.

CADILLAC LAKE RESIDENTIAL
PLANNED UNIT DEVELOPMENT
PUD #165

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 traditional development standards of the Unified Zoning Code and Subdivision Regulations. The site is proposed to be developed with single-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 2.72 acres ±, or 118,310 sq. ft. ±
2. Parking shall be one space per dwelling unit with additional optional parking areas as shown.
3. Uses in Parcel 1 shall be limited to those permitted by-right in the "SF-5" Single-Family Residential zoning district.
4. Signs in Parcel 1 shall be in accordance with the "SF-5" Single-Family Residential zoning district.
5. Street Requirements:
   A. Right-of-way and pavement widths for public street are as follows:
   24' right-of-way (22' roadway width) with a street, draining and utility easement adjacent to the right-of-way. Width of easement as shown on the PUD.

6. The parking stalls located in the Street, Drainage & Utility Easement are private parking stalls for the subdivision and shall be the responsibility of the Homeowners Association to maintain. The City of Wichita shall not have any maintenance responsibilities for these private parking stalls.

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 and 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 #165) includes special conditions for development on this property.

Legal Description:
Lot 10, Block 1, Cadillac Lake, an Addition to Wichita, Sedgwick County, Kansas.

Parcel 1:

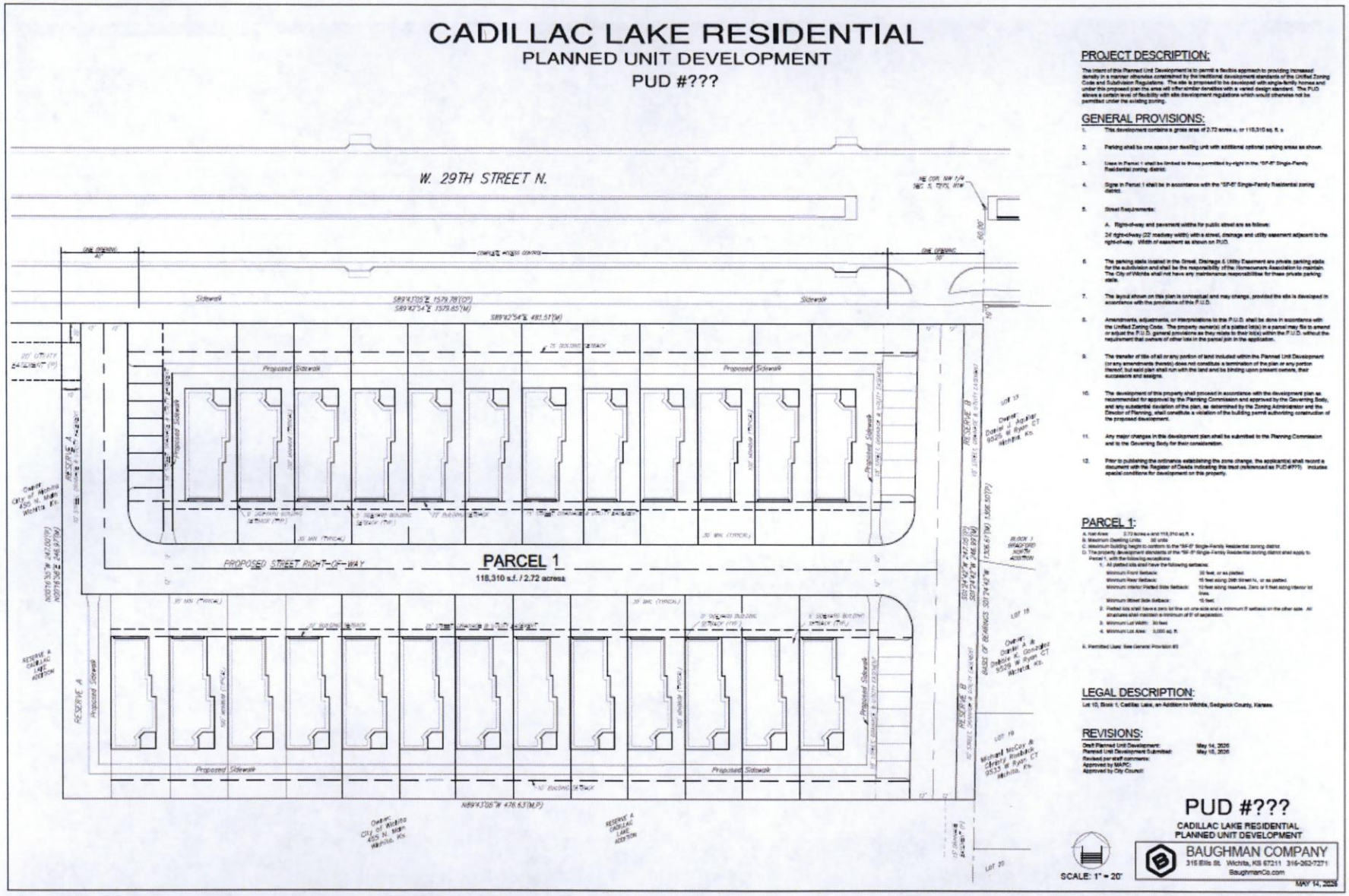
A. Net Area: 2.72 acres ± and 118,310 sq. ft. ±
B. Maximum Dwelling Units: 30 units
C. Maximum Building Height to conform to "SF-5 Single-Family Residential zoning district.
D. The property development standards of the "SF-5" Single-Family Residential zoning district shall apply to Parcel 1, with the following exceptions:

1. All platted lots shall adhere to the setbacks as shown on the PUD drawing.
2. Platted lots shall have a zero lot line on one side and a minimum 5' setback on the other side. All structures shall maintain a minimum of 5' of separation.
3. Minimum Lot Width: 30 feet.
4. Minimum Lot Area: 3,000 sq. ft.

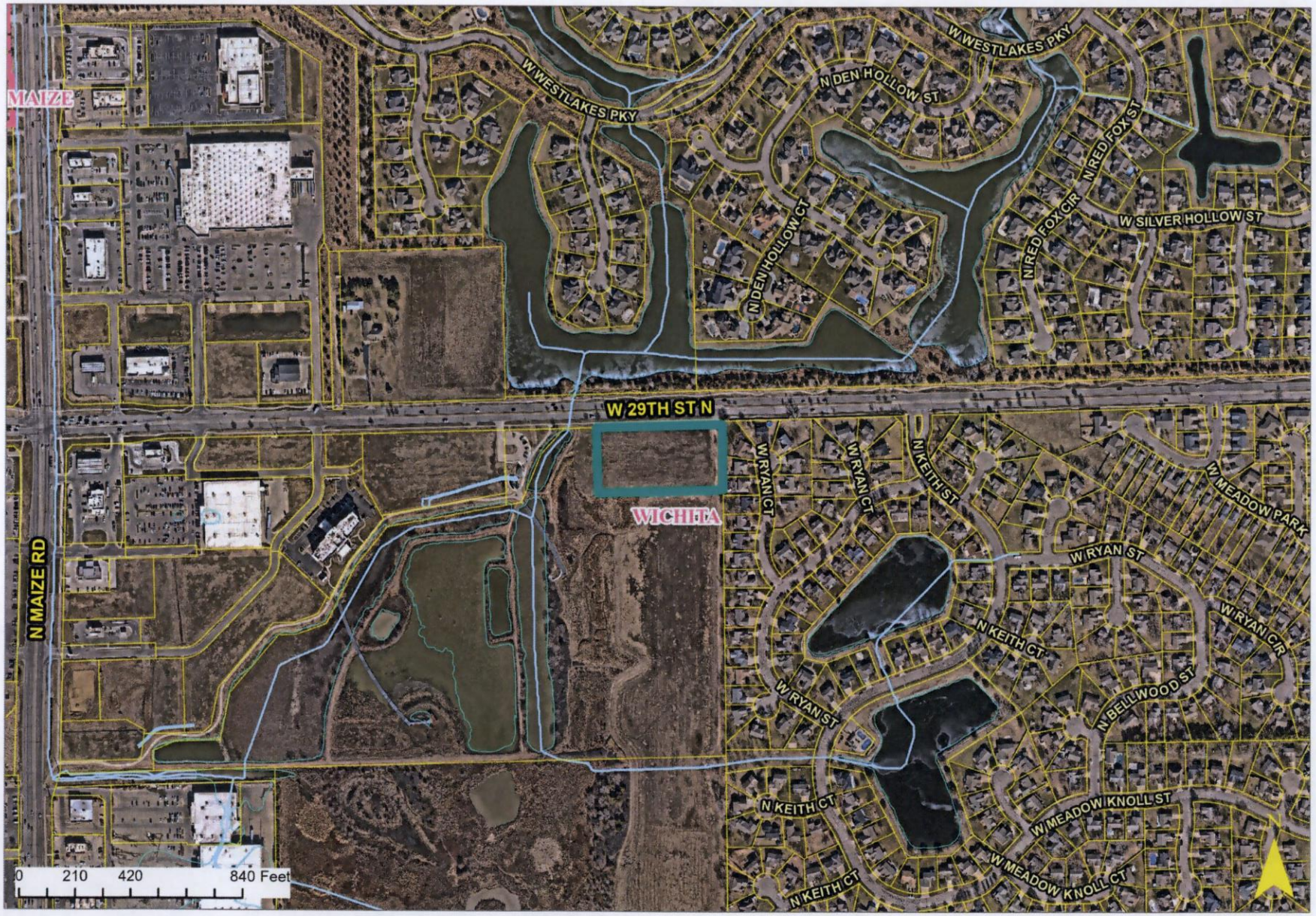
E. Permitted Uses: See General Provision #3

Parcel 2 (applicant shall mirror the description of Parcel 1 to describe Parcel 2 and modify Parcel 1 accordingly)

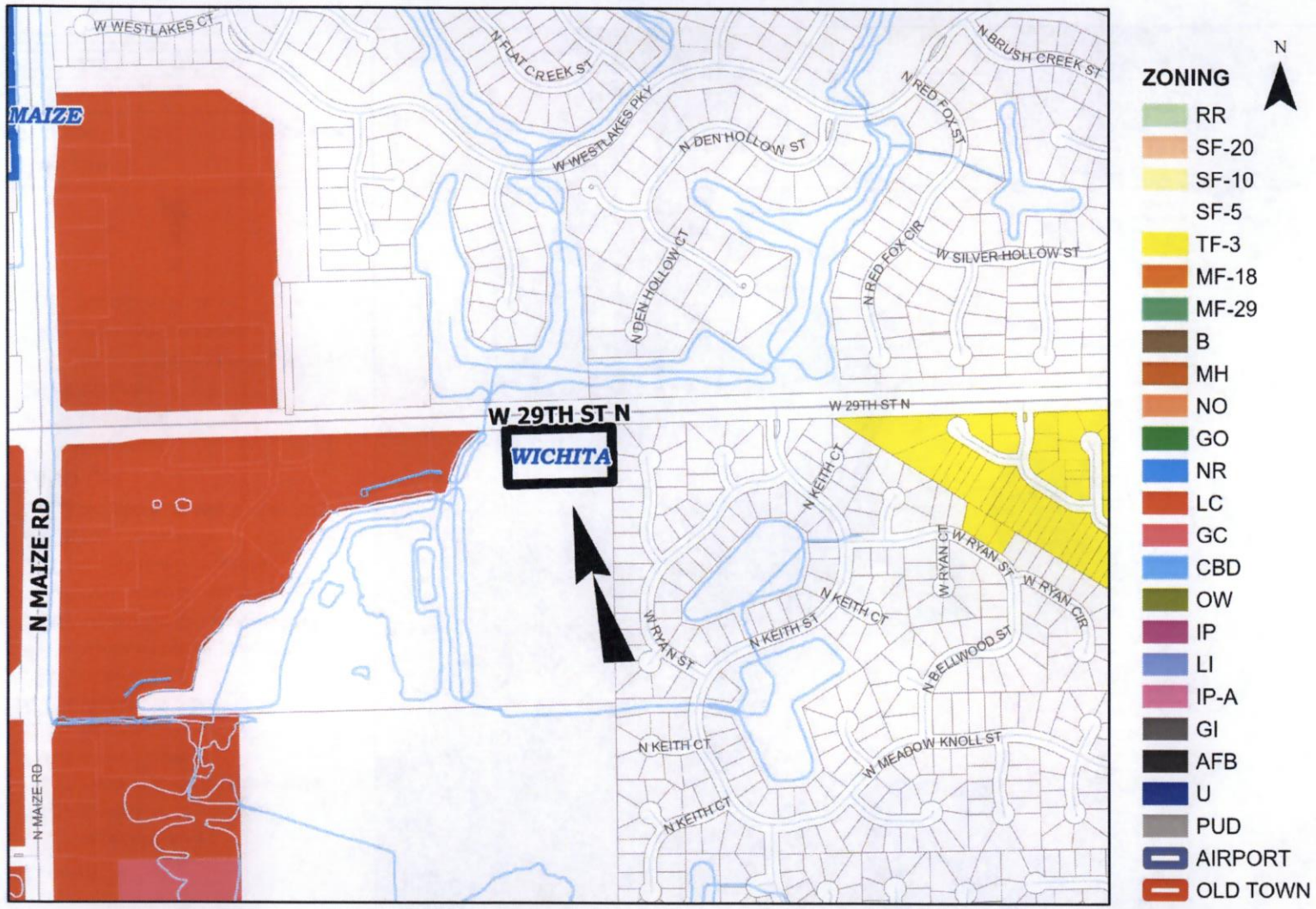
PUD #165 Drawing



Aerial Map

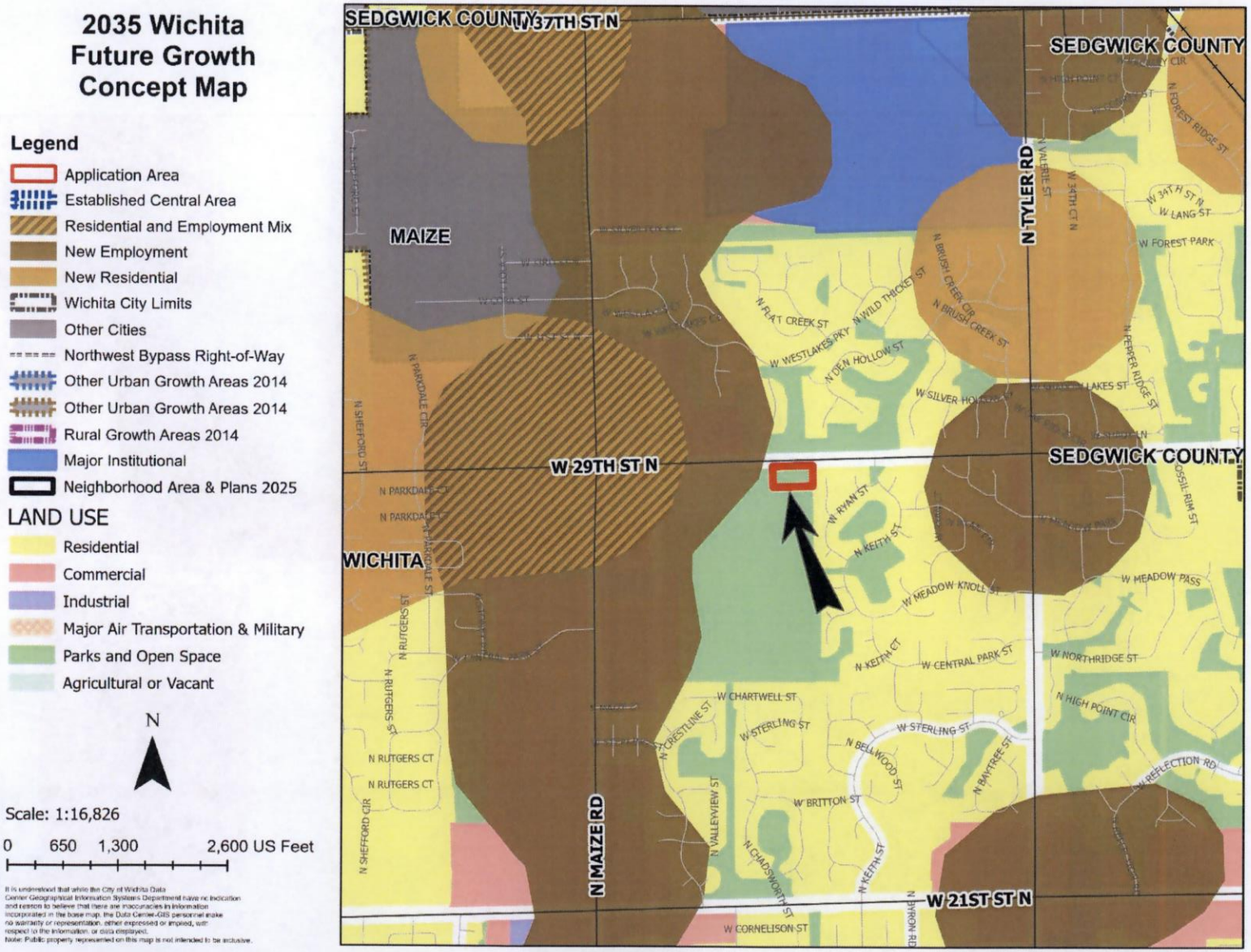

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W MEADOW PARK
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N BELLWOOD ST
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Zoning Map


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AFB
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PUD
AIRPORT
OLD TOWN

Land Use Map

2035 Wichita Future Growth Concept Map



Looking south at site



Looking west way from site



Looking north away from site



Looking east away from site

