

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:

- This development contains a gross area of 2.72 acres ±, or 118,310 sq. ft. ±
- Parking shall be one space per dwelling unit with additional optional parking areas as shown.
- Uses in Parcel 1 and Parcel 2 shall be limited to those permitted by-right in the "SF-5" Single-Family Residential zoning district.
- Signs in Parcel 1 and Parcel 2 shall be in accordance with the "SF-5" Single-Family Residential zoning district.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
- 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:
- 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.
 - 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.
 - Minimum Lot Width: 30 feet.
 - 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 2, with the following exceptions:
- 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.
 - 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.
 - Minimum Lot Width: 30 feet.
 - Minimum Lot Area: 3,000 sq. ft.

E. Permitted Uses: See General Provision #3

LEGAL DESCRIPTION:

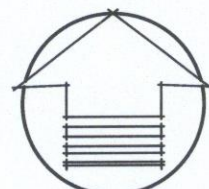
Lot 10, Block 1, Cadillac Lake, an Addition to Wichita, Sedgwick County, Kansas.

PUD #165

CADILLAC LAKE RESIDENTIAL
PLANNED UNIT DEVELOPMENT



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



SCALE: 1" = 20'

AUGUST 4, 2026

