YOUTH HORIZONS - 101ST STREET CAMPUS

PLANNED UNIT DEVELOPMENT - P.U.D.#75

PROJECT DESCRIPTION:

The intent of this Planned Unit Development is to facilitate a new Youth Horizons residential campus providing services for at-risk girls.

Youth Horizons is a 501(c)(3) non-profit organization with a stated mission to empower children and their families to become healthy, productive members of the community and to create an awareness for the needs of at-risk youth.

Youth Horizons' primary commitment is to serve children and families from Sedgwick and surrounding counties. Children are referred by social service agencies, private agencies like churches and counseling centers, as well as parents or other legal guardians.

Youth Horizons' residential services provide medium- to long-term residential care at its existing facility, Kinloch Price Boys Ranch, for boys between the ages of 10-22. Youth are provided with age-appropriate responsibilities, freedoms and opportunities in an open, family-style and non-restrictive environment. Kinloch Price Boys Ranch operates four family-style group homes that have the capacity to care for up to 28 boys. This proposed residential facility will provide similar care and facilities for at-risk girls.

The PUD allows a certain level of flexibility with site development regulations which would otherwise not be permitted under the existing zoning.

PARCEL 1

A. *Net Area: 1,690,128 sq.ft.± or 38.8 acres ±*
B. *Maximum Building Coverage: 84,500 sq.ft. or 5 percent*
C. *Maximum Gross Floor Area: 84,500 sq.ft.*
D. *Floor Area Ratio: 5 percent*
E. *Maximum Number of residential buildings: Seven (7)*
F. *Maximum group residence capacity: 48 persons*
G. *Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.*
H. *Setbacks: See Drawing*
I. *Access Points: See Drawing*
J. *Permitted Uses : See General Provision #7.*

LEGAL DESCRIPTION:

The Northeast Quarter of the Northwest Quarter of Section 22, Township 25 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, subject to all road rights-of-way of record.

REVISIONS

Drawn:	*July 30, 2020*
Submitted (PUD2020-00005):	*August 3, 2020*
Revised:	*August 27, 2020*
Approved per MAPC:	*September 10, 2020*
Approved per County Commission:	*October 21, 2020*
Revised per Adjustment (PUD2021-04):	*April 29, 2021*

GENERAL PROVISIONS:

1. *This development contains a gross area of 38.8 acres, more or less.*
2. *There shall be a minimum of two parking spaces per residential unit, and may be surfaced with an all-weather material comprised of asphalt millings, sand, gravel, or similar dust-suppressing material.*
3. *Setbacks are as indicated on the P.U.D. drawing.*
4. *A Drainage Plan shall be submitted to Sedgwick County Public Works Department for approval. Required guarantees for drainage shall be provided at the time of platting improvements.*
5. *Signs shall be in accordance with the Sedgwick County Sign Code, with the following additional requirements:*
   A. *Parcel 1 is permitted one free-standing sign with a maximum of 96 sq. ft. of sign area along 101st Street North.*
   B. *The free-standing sign shall be limited to a maximum height of 12 feet.*
6. *Access shall be limited to a maximum of two openings to 101st Street North. The primary access opening is as indicated on the Plan. Access drives may be surfaced with an all-weather material comprised of asphalt millings, sand, gravel, or similar dust-suppressing material, and the existing drive shall be permitted to remain in its current condition.*
7. *Uses in Parcel 1 shall be limited to those permitted by-right in the "RR" Rural Residential district and Group Residence (General). Any other use that requires Conditional Use approval in the "RR" Rural Residential district shall only be permitted by separate P.U.D. Amendment approval.*
8. *Group Residences shall be designed with a residential architectural character, including roofs that are mansard, gable or hip in style. Building elevation drawings shall be required for review and approval by the Planning Director prior to the issuance of any building permits to ensure compliance with these provisions.*
9. *Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.*
10. *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.*
11. *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.*
12. *Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.*
13. *Prior to publishing the resolution establishing the zone change, the applicant(s) shall record a document with the Register of Deeds indicating this tract (referenced as PUD #75) includes special conditions for development on this property.*

per PUD 2021-00004 → 4/29/2021

APPROVED PUD

MAPC 9/10/2020

5/13/2021

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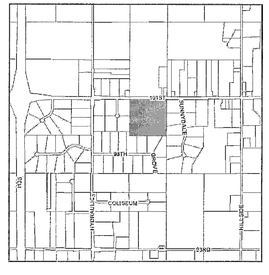
VICINITY MAP



SCALE: 1" = 100'

PUD #75

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