

DEVELOPMENT GUIDELINES

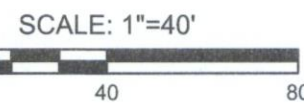
General Provisions

The purpose of this PUD and these general provisions is to create a unique single-family zero-lot-line development that integrates into an existing multi-family community that provides an alternative housing type. The overall goal of these provisions is to provide for an orderly transition from the current land use of medium-low density residential. A primary goal of this project is to increase market-rate affordable housing options. This PUD provides for unique parking requirements, unique single-family land uses, and unique setbacks. A change in zoning from MF-18 Multi-Family Residential District and SF-5 Single-Family Residential District to PUD. Exterior building designs will complement the redevelopment activities in the area.

12. A certificate or Notice of PUD is required to be recorded with the Sedgwick County Register of Deeds Office upon approval of the PUD.



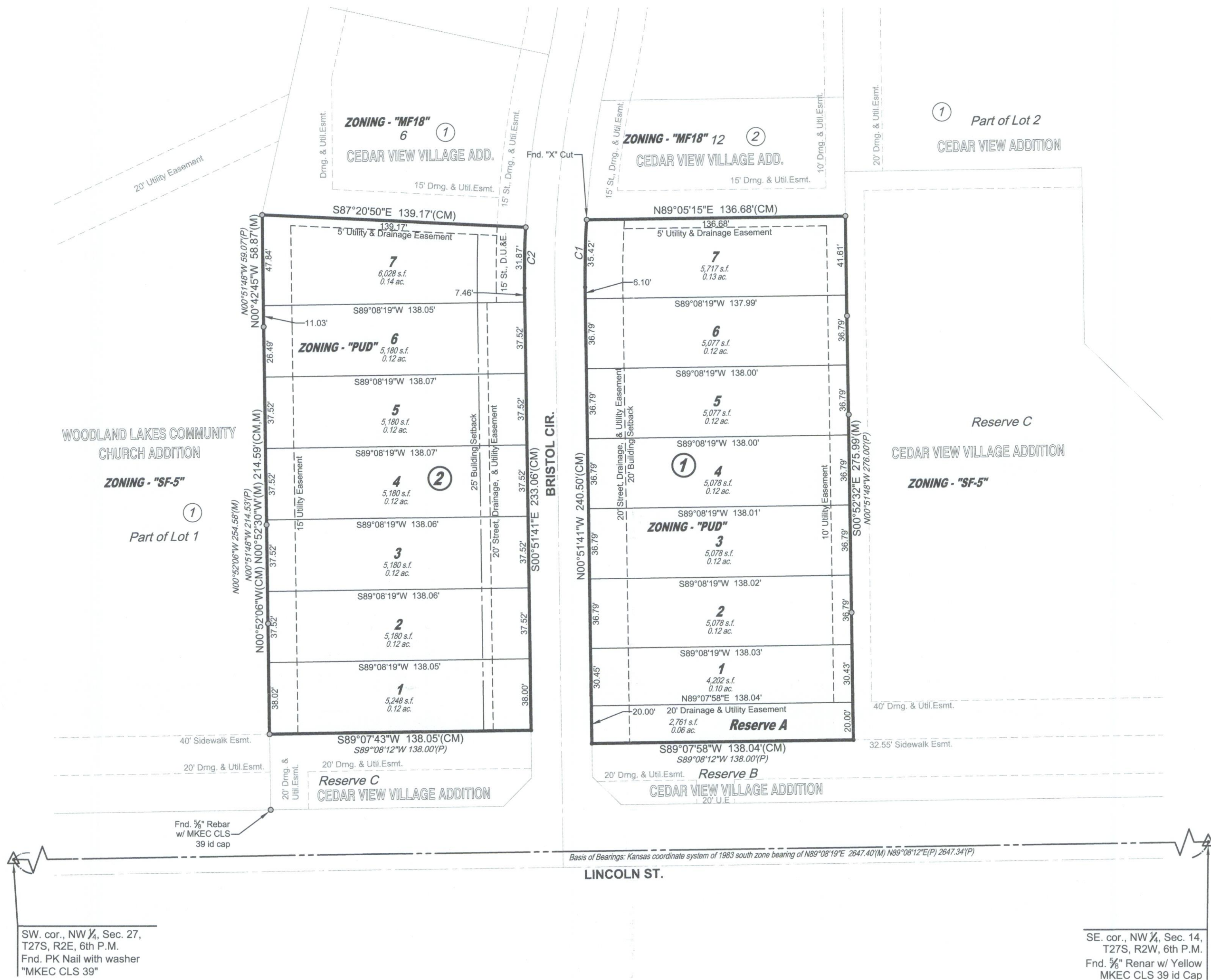
This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728



LEGAL DESCRIPTION

Lot 1, 2, 3, 4, 5, 6, and 7, Block 1, and Lots 1, 2, 3, 4, 5, 6, and 7, Block 2, and Reserve A Cedar View Village Second Addition, an addition to Wichita, Sedgwick County, Kansas.

Date: July 1, 2025



SE. cor., NW $\frac{1}{4}$, Sec. 14,
T27S, R2W, 6th P.M.
Fnd. $\frac{5}{8}$ " Renar w/ Yellow
MKEC CLS 39 id Cap

