

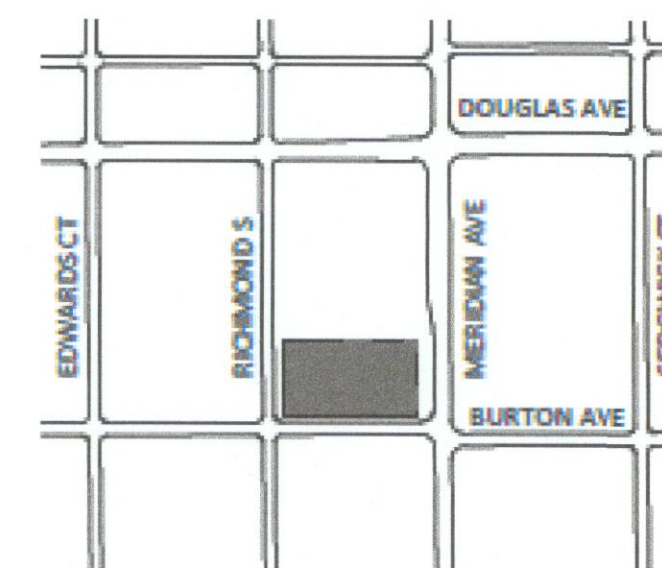
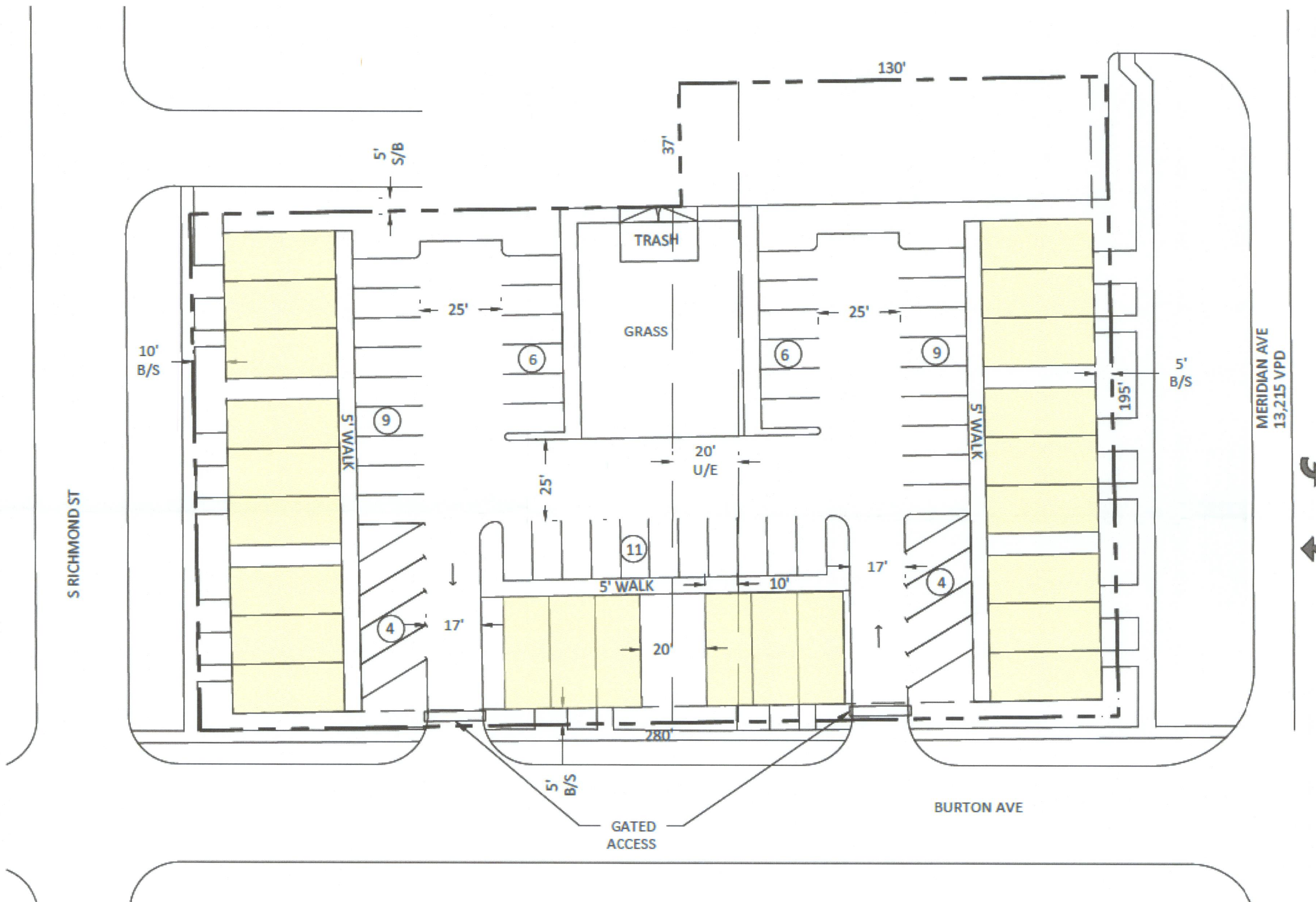
FALCON CREST PLANNED UNIT DEVELOPMENT

PUD #138

PUD #138 Text

1. **Property:** Falcon Crest Addition
2. **Area Size:** 1.00 acre
3. **Legal Description:** Lot 1, Dillon 6th Addition, except the North 37.49 feet of the East 130.24 feet.
4. **Project Description:** This PUD is intended to create high-density single-family residential development through flexible development regulations which would not be possible otherwise per the SF-5 Single-Family Residential District or the LC Limited Commercial zoning district as defined in the Unified Zoning Code ("UZC").
5. **Permitted uses for Parcels 1-24:** Single-family, multi-family uses, Commercial uses permitted in the LC Limited Commercial District, and/or combination thereof, excluding Recycling Collection Station (Public and Private); Marine Facility, Recreational; and Sexually Oriented Business. Uses permitted are those limited to those permitted by right and not by Conditional Use.
6. **General Provisions:**
 - a. **Site Plan:** A final site plan shall be required prior to the issuance of the first building permit. Site plans can be administratively adjusted and re-approved administratively as needed.
 - b. **Parking:** Parking shall be provided at a rate of 1 space per dwelling. Off-street parking shall be paved with either asphalt or concrete.
 - c. **Bulk Regulations: Parcels 1-24:**

Minimum lot area: 400 sq.ft.
 Minimum lot width: 15 feet
 Front setback: 5 feet
 Rear setback: 0 feet
 Interior side setback: 0 feet
 Street side setback: 5 feet
 Maximum building height: 35 feet
 - d. **Screening:** Screening per the Wichita/Sedgwick County Unified Zoning Code shall be provided only for non-residential uses. Additionally, for all uses trash receptacles shall be appropriately screened to reasonably hide them from street view. Screening shall be constructed of materials and/or landscaping compatible with the building exterior.
 - e. **Signage:** Signage shall be per the LC Limited Commercial provisions of the City of Wichita Sign Code for non-residential uses. For residential uses, the signage allowance will be for the SF-5 zoning district.
 - f. **Landscaping:** Landscaping per the City of Wichita Landscape Ordinance shall only be required if developed with non-residential uses.
 - g. **Access:** All lots shall have access to public right-of-way. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between all parcels.
 - h. 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 PUD or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
 - i. The planning of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approval by the Governing Body, and any substantial deviation of the plan, after a joint determination by the Zoning Administrator and Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
 - j. Any major changes in this development plan shall be submitted to the Planning and the Governing Body for their consideration.



Location Map