

# FALCON FALLS ADDITION PLANNED UNIT DEVELOPMENT PUD #82

**PROJECT DESCRIPTION:**

The intent of this Planned Unit Development is to permit accessory apartments within an otherwise traditional residential development. The P.U.D. allows a certain level of flexibility with site development regulations which would otherwise not be permitted under the existing zoning.

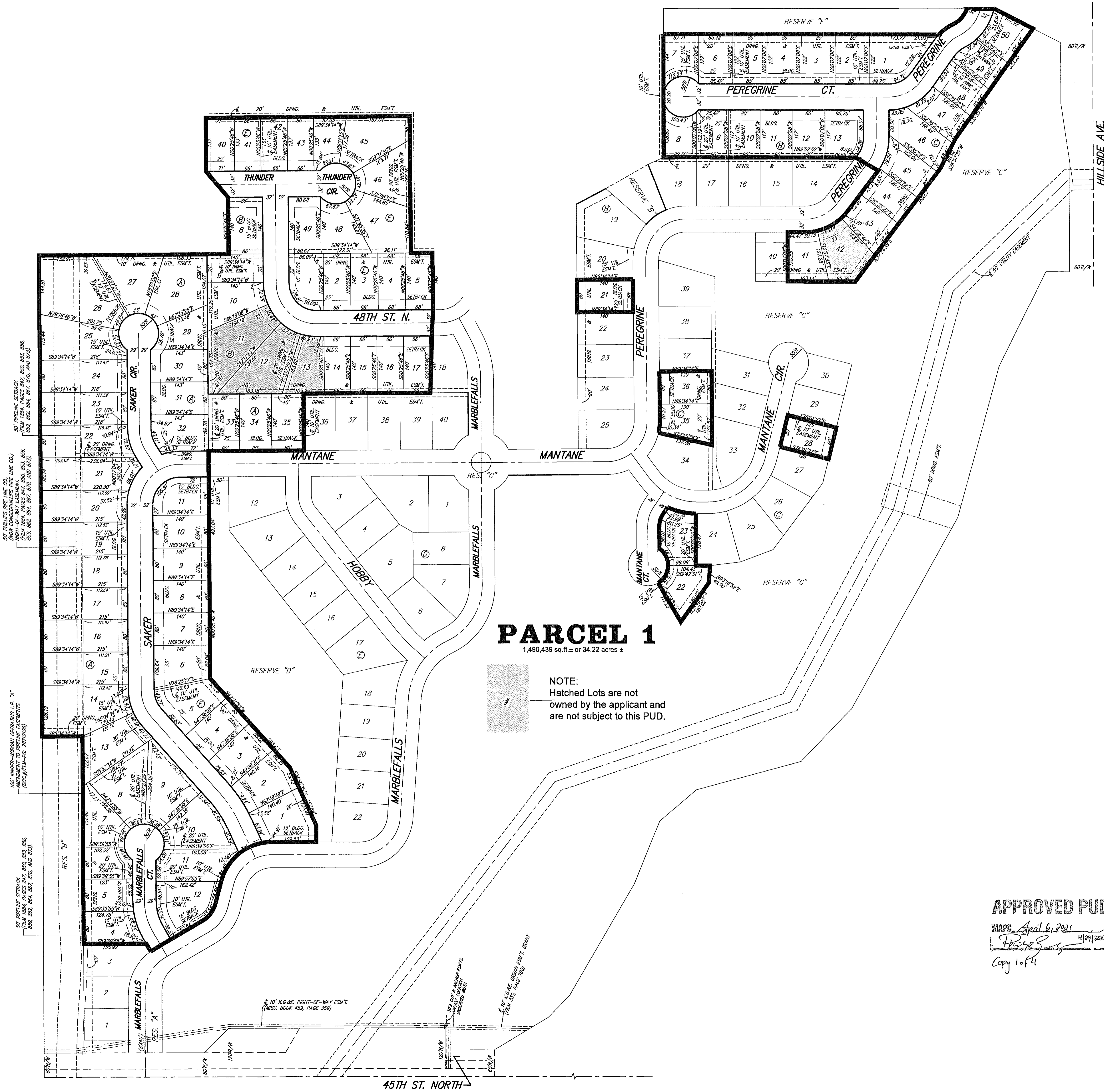
**GENERAL PROVISIONS:**

1. This development contains a gross area of 34.22 acres, more or less.
2. All lots shall be subject to the property development standards of the "SF-5" Single-Family Residential zoning district, unless otherwise indicated on the P.U.D. The special "SF-5" District regulations (Article III-B.5.e) may be permitted. The accessory use development and performance standards of Article III-D.7.e shall apply.
3. Signs shall be in accordance with the "SF-5" Single-Family Residential zoning district.
4. Uses in Parcel 1 shall be limited to those permitted by-right in the "SF-5" Single-Family Residential zoning district, with the addition of one accessory apartment per residential lot. Accessory Apartments shall be subject to the following standards:
  - a) A maximum of one Accessory Apartment may be allowed on the same lot as a Single-Family Dwelling Unit and may be within the main building, within an accessory building, or constructed as an accessory building.
  - b) The appearance of an Accessory Apartment shall be compatible with the main dwelling unit and with the character of the neighborhood.
  - c) Accessory Apartment shall remain accessory to and under the same ownership as the principal single-family dwelling unit, and the ownership shall not be divided or sold as a condominium.
  - d) The water and sewer service provided to the accessory structure shall not be provided as separate service from the main dwelling. Electric, gas, telephone and cable television utility service may be provided as separate utility services.
  - e) The applicant shall record a restrictive covenant prohibiting the rental or leasing of any Accessory Apartment permitted under this PUD.
5. The home occupation standards of Article IV-E for the "SF-5" Single-Family Residential zoning district shall apply, with the following exceptions:
  - a) A maximum of one non-resident employees may be permitted per zoning lot.
  - b) A home occupation may be conducted within an accessory structure, garage or accessory apartment.
6. 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.
7. 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.
8. 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.
9. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
10. 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 P.U.D. #82) includes special conditions for development on this property.
11. All hatched Lots (See Drawing) are not owned by the applicant and are not subject to this PUD.

## PARCEL 1

1,490,439 sq.ft. ± or 34.22 acres ±

NOTE:  
Hatched Lots are not owned by the applicant and are not subject to this PUD.



**PARCEL 1**

- A. Net Area: 1,490,439 sq.ft. ± or 34.22 acres ±
- B. Density: 2.39 DU/Acre
- C. Minimum Lot Area: Per Zoning Regulations
- D. Minimum Lot Width: Per Zoning Regulations
- E. Setbacks: Per Zoning Regulations, If Different, Per Recorded Plat
- F. Maximum building height: 35 feet
- G. Access Points: Per Recorded Plat
- H. Permitted Uses : See General Provisions #5 & #6.

**LEGAL DESCRIPTION:**

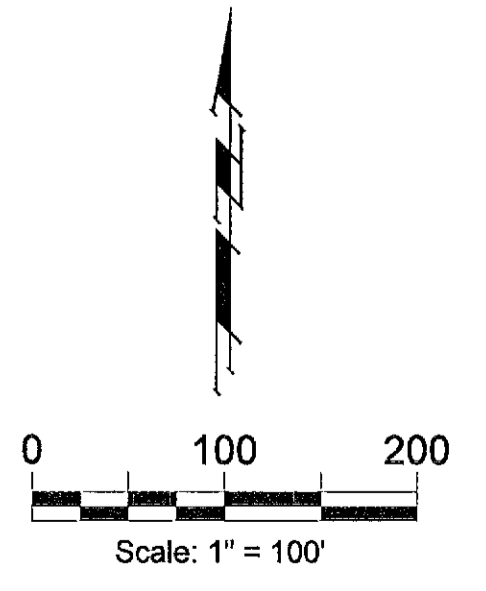
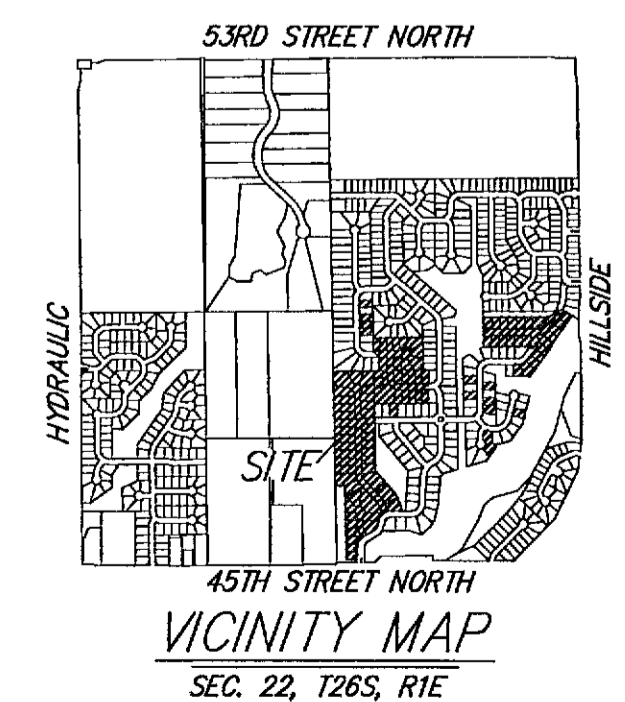
All of Lots 8 through 17, inclusive, Block B, TOGETHER with all of Lots 1 through 5, inclusive, and all of Lots 40 through 49, inclusive, Block E, all as platted in Falcon Falls 2nd Addition, Wichita, Sedgewick County, Kansas, TOGETHER with all of Lots 4 through 35, inclusive, Block A, TOGETHER with all of Lots 1 through 13, inclusive, and all of Lot 21, inclusive, Block B, TOGETHER with all of Lots 22, 23, 28, 35, 36, 41 through 50, inclusive, Block C, TOGETHER with all of Lots 1 through 8, inclusive, Block D, TOGETHER with all of Lots 1 through 11, inclusive, Block E, all as platted in Falcon Falls 3rd Addition, Wichita, Sedgewick County, Kansas.

**REVISIONS:**

Draft Planned Unit Development (PUD2020-14) December 14, 2020  
Revised per staff comments:  
Approved by MAPC: February 18, 2021  
Approved by City Council: April 6th, 2021

**APPROVED PUD**

MAPC April 6, 2021  
H. J. [Signature]  
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FALCON FALLS ADDITION  
PLANNED UNIT DEVELOPMENT**

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