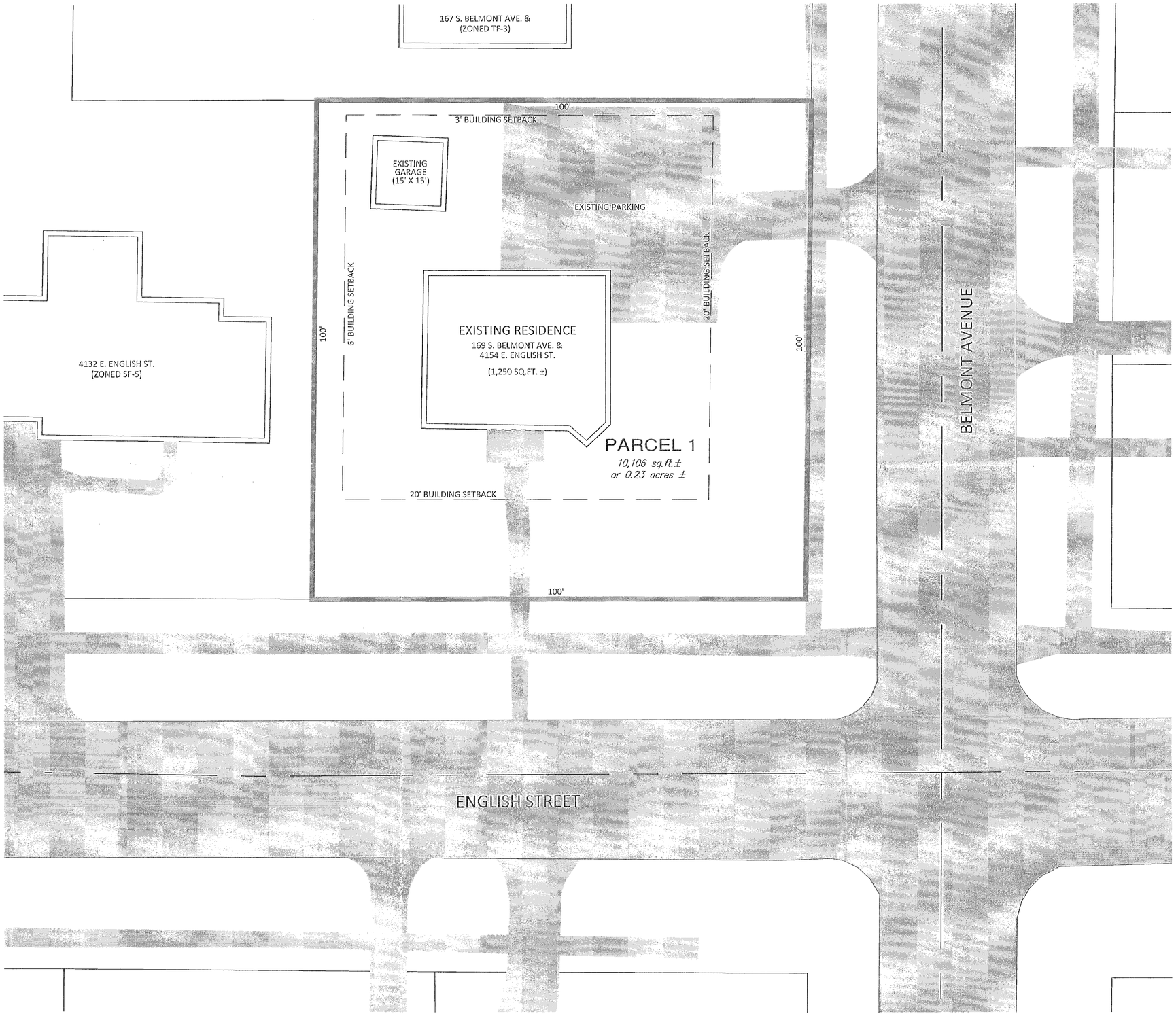
MERRIMAN PARK PLACE
PLANNED UNIT DEVELOPMENT - P.U.D.#79



PROJECT DESCRIPTION:

The intent of this Planned Unit Development is to bring the property into compliance with the Unified Zoning Code. The site is currently considered a legal non-conforming use and limits the property's ability to be improved beyond the UZC allowances. Following discussions with City officials, it was determined a Planned Unit Development (PUD) would be the best method to resolve this issue. 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: 10,106 sq.ft.± or 0.23 acres ±*
B. *Maximum Building Coverage: 3,032 sq.ft. or 30 percent*
C. *Maximum Gross Floor Area: 3,750 sq.ft.*
D. *Floor Area Ratio: 37 percent*
E. *Maximum Number of residential buildings: One (1)*
F. *Maximum Dwelling Units: Four (4)*
G. *Maximum building height to conform to the "TF-3" Two-Family Residential zoning district.*
H. *Setbacks: See Drawing*
I. *Access Points: See Drawing*
J. *Permitted Uses : See General Provision #5.*

LEGAL DESCRIPTION:

The south 100.00 feet of Lots 74, 75, 76, and 77, in Block 2, Merriman Park Place, Sedgwick County, Kansas.

REVISIONS

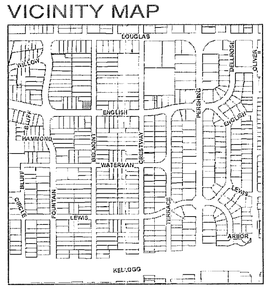
Drawn:	*October 28, 2020*
Submitted (PUD2020-09):	*November 9, 2020*
Revised:	*November 18, 2020*
Approved by MAPC:	*December 17, 2020*
Revised per City Council:	*January 19, 2021*

GENERAL PROVISIONS:

1. *This development contains a gross area of 0.23 acres, more or less.*
2. *There shall be a minimum of three (3) off-street parking spaces provided, and shall be surfaced per the standards of the Unified Zoning Code.*
3. *Setbacks are as indicated on the P.U.D. drawing.*
4. *Signs shall be in accordance with the "TF-3" Two-Family Residential zoning district.*
5. *Uses in Parcel 1 shall be limited to those permitted by-right in the "TF-3" Two-Family Residential zoning district, with the addition of multi-family residential limited to four dwelling units.*
6. *Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.*
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 PUD #79) includes special conditions for development on this property.*

APPROVED PUD
MAPC 12-17-2020 klmorga
WCC 1-19-2021 klmorga
MAPD Copy 1 of 4

VICINITY MAP



SCALE: 1" = 10'

PUD #79

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Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

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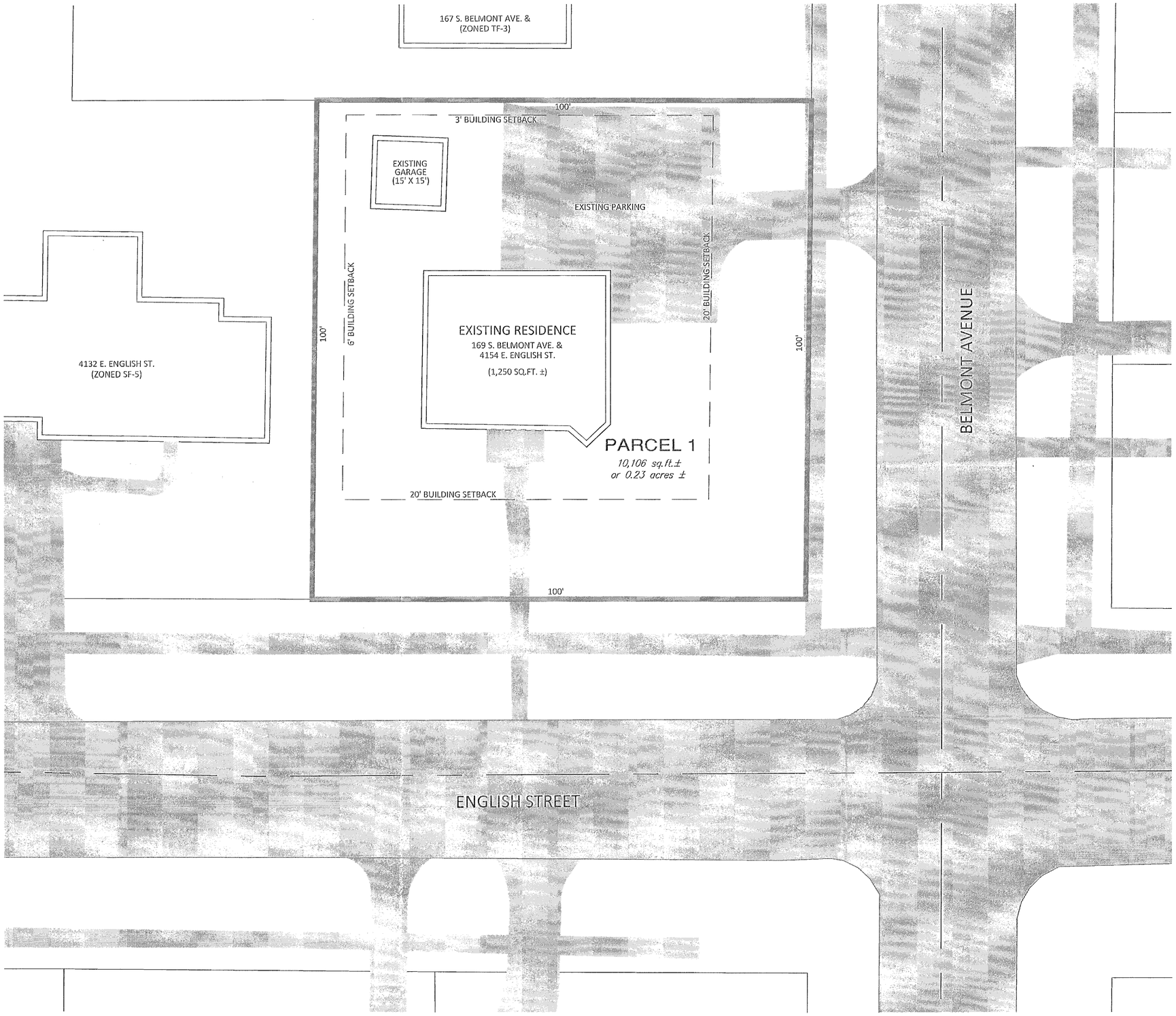

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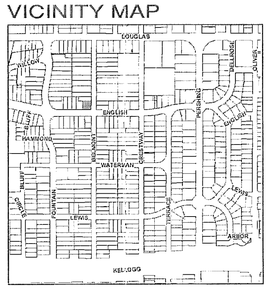

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