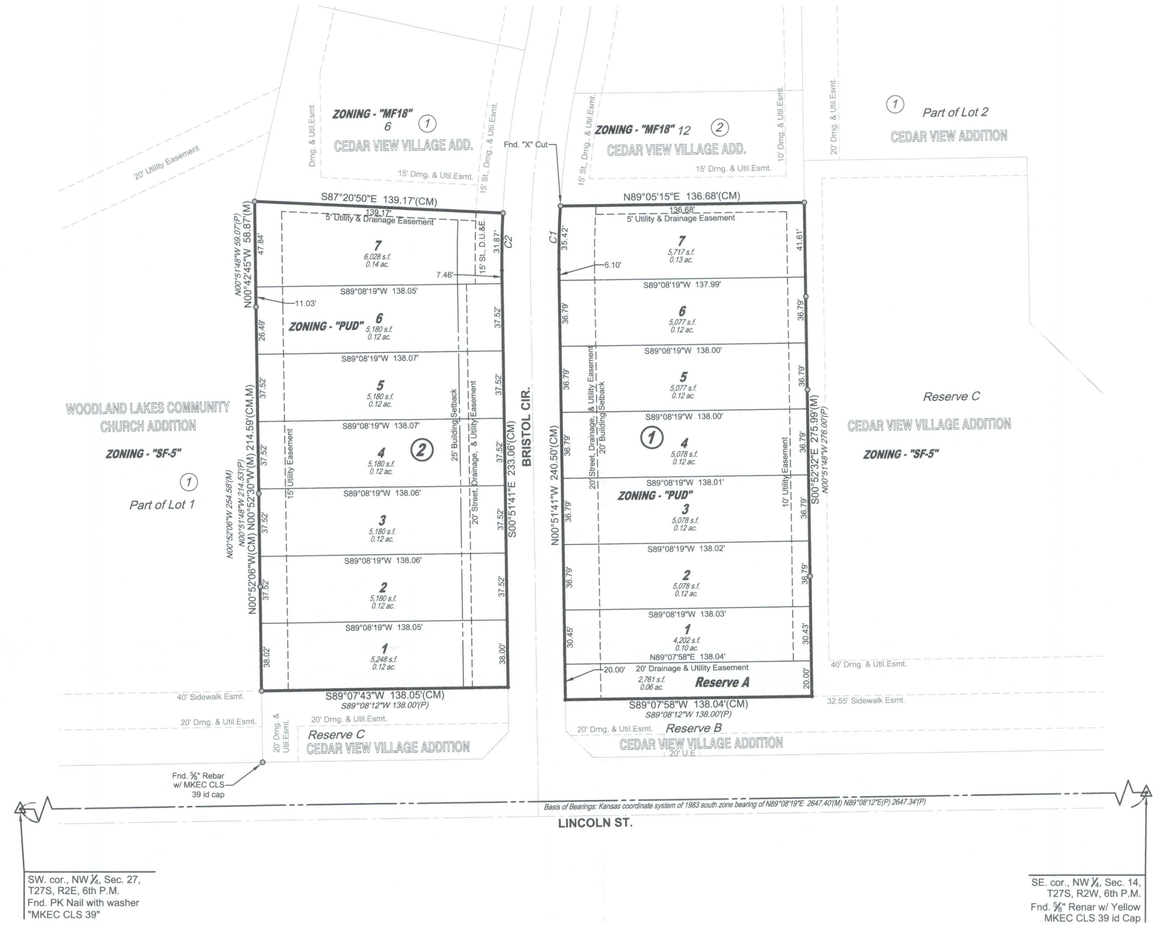
DEVELOPMENT GUIDELINES

General Provisions

PUD Purpose Statement:

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.

1. Area: This PUD contains a gross land area of 1.72 acres or 75,076 square feet.
2. Parcel Description:
   Parcel 1
   Gross Area = 1.72 Ac. or 75,076 sq. ft.
   Maximum Height = As per "SF-5" Single-Family Residential Zoning District.
   Maximum Building Coverage = 55% or 41,292 sq. ft.
   Max. Gross Floor Area = 75% or 56,307 sq. ft.
   Maximum Dwelling Units per Acre = 8.1 (D.U.A.) or 14
   Minimum Lot Width: 35 feet
   Minimum Building Setbacks:
   Block 2 or West of Bristol Cir.:
   Front: 20 Feet
   Sides: Zero/10 Feet opposite of zero
   Rear: 15 Feet
   Block 1 or East of Bristol Cir.:
   Front: 20 Feet
   Sides: Zero/10 Feet opposite of zero
   Rear: 10 Feet
   - Maintenance Easements are provided as per the recitals of the recorded final plat.
3. Land Uses and Development Standards:
   The following uses are permitted for Parcel 1:
   A. All allowed uses permitted by right within the SF-5 Single-Family Residential Zoning District.
   B. The land uses permitted by the PUD are only those uses permitted by right and not by conditional use unless specifically identified herein.
5. Screening:
   A. Screening fences are not required on the boundary of the PUD.
6. Parking and Transportation:
   A. Minimum Off-Street Parking Requirements: Shall be as per the Unified Zoning Code for SF-5 Single-Family Residential Zoning District.
   B. Sidewalks shall not be required due to the existing development configuration. Sidewalks shall remain along the north side of Lincoln Street.
7. Signs: Signage for the PUD shall conform to the Wichita Sign Code for SF-5 Single-Family Residential Zoning Districts.
8. Utilities:
   A. All new utilities shall be installed underground.
9. Title: The transfer of the title on all or any portion of the land included in the Planned Unit Development does not constitute a termination of the plan or any portion thereof; but said plan shall run with the land and be binding upon the present owners, their successors, and assigns.
10. 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 and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
11. Any major changes within this Planned Unit Development shall be submitted to the Planning Commission and the Governing Body for their consideration. Amendments, adjustments, or interpretations of the PUD shall be made in accordance with the Unified Zoning Code.
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.



VICINITY MAP

APPROVED PUD
MAPC 5/22/25
PUD2025-00008
1 of 4

N

SCALE: 1"=40'
0 40 80

Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N89°08'19"E on the south line of the Northwest Quarter, Section 27, Township 27 South, Range 2 East of the Sixth Principal Meridian, Wichita, Sedgwick County, Kansas.
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.

CASE HISTORY

Orig. Case No. PUD2025-00008 Date: July 1, 2025

PLANNED UNIT DEVELOPMENT NO. 141

CEDAR VIEW VILLAGE 2ND

OWNER/DEVELOPER: Bennett Group, LLC 2109 W. Harborlight Ct. Wichita, KS 67204-2571 (316) 648-2003

MKEC
Wichita, KS • 316.684.9600

Cedar View Village Second (PUD2025-00008)