

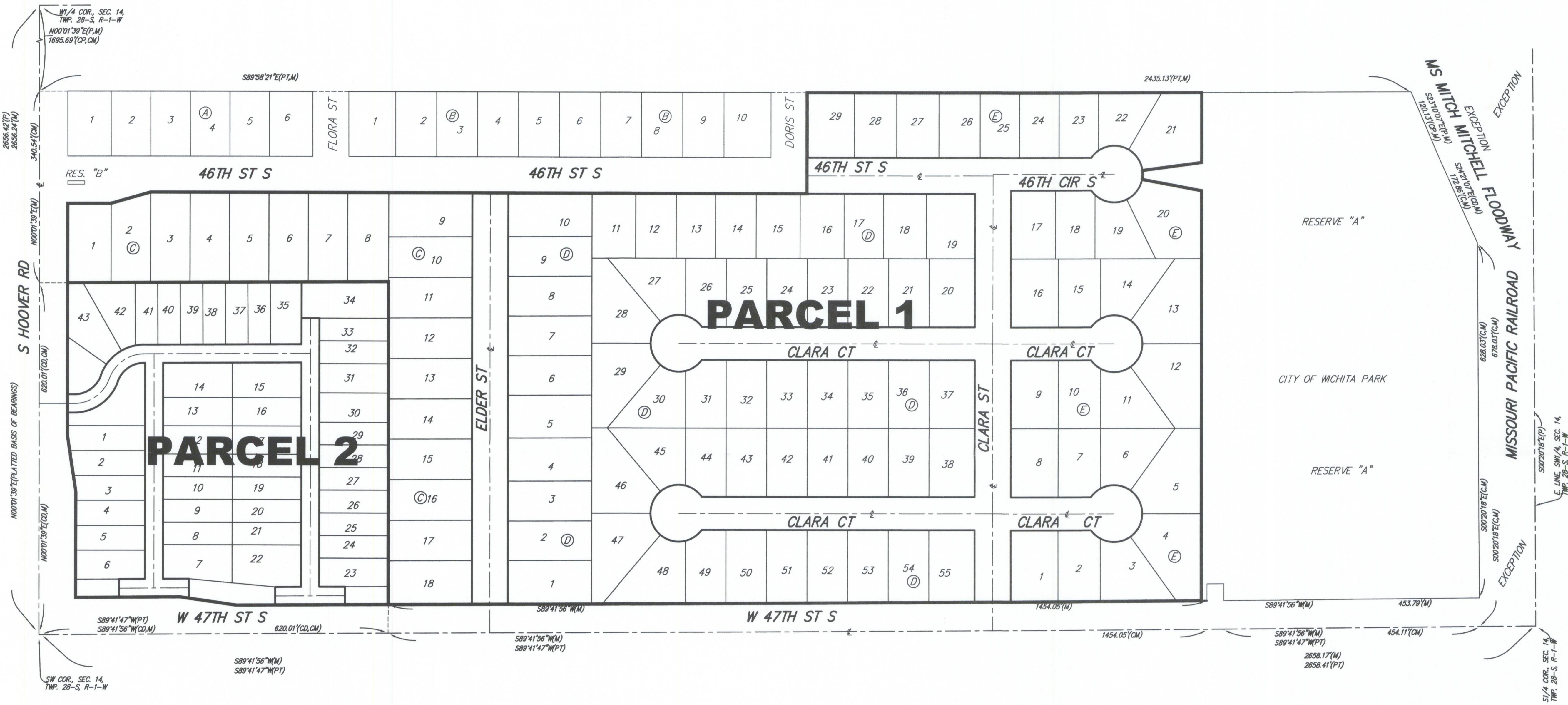
TRINITY PARK PLANNED UNIT DEVELOPMENT PUD-151

PROJECT DESCRIPTION:

The intent of this Planned Unit Development is to permit a flexible approach to providing increased density in a manner otherwise constrained by the traditional development standards of the Unified Zoning Code and Subdivision Regulations. The site is proposed to be developed with single family and two-family homes and under this proposed plan the area will offer similar densities with a varied design standard. The PUD allows a certain level of flexibility with site development regulations which would otherwise not be permitted under the existing zoning.

GENERAL PROVISIONS:

- This development contains a gross area of 36.12 acres or 1,573,456 sq. ft. ±.
- Parking shall be per the standards of the Unified Zoning Code.
- Uses in Parcels 1 and 2 shall be limited to those permitted by-right in the "TF-3" Two-Family Residential zoning district. All Lots in Parcel 1 that front West 46th Street South from South Hoover Road to South Doris Street shall be single-family dwellings.
- A lot split, or other approved process through the City of Wichita, shall be required for any future division of lots within the boundaries of PUD #151
- The property development standards of the "TF-3" Two-Family Residential zoning district shall apply to Parcels 1 and 2 with the following exceptions:
 - All platted lots shall have the following setbacks:
 - Minimum Front Setback: 22 feet, unless platted different
 - Minimum Rear Setback: 15 feet
 - Minimum Interior Platted Side Setback: 5 feet
 - With split dwelling units on a platted lot, there shall be no required interior side yard setback, provided units either share a common wall or maintain a minimum interior separation between buildings of five (5) feet.
 - Divided lots, as permitted by General Provision #4, shall not be required to maintain a minimum lot area.
 - Divided lots, as permitted by General Provision #4, shall not be required to maintain a minimum lot width.
- No building permits shall be issued for residences in this PUD unless West 47th Street South is paved from South Hoover Road to South Clara Street.
- Signs in Parcels 1 and 2 shall be in accordance with the "TF-3" Two-Family Residential zoning district.
- The layout shown on this plan is conceptual and may change, provided the site is developed in accordance with the provisions of this P.U.D.
- 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.
- 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.
- 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.
- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
- Prior to publishing the ordinance establishing the zone change, the applicant(s) shall record a document with the Register of Deeds indicating this tract (referenced as PUD #151) includes special conditions for development on this property.



PARCEL 1:

- A. Net Area: 28.83 acres and 1,255,626 sq. ft. ±
- B. Maximum Dwelling Units: 204 units
- C. Maximum building height to conform to the "TF-3" Two-Family Residential zoning district.
- D. Setbacks: See drawing and General Provision #5
- E. Permitted Uses: See General Provision #3

PARCEL 2:

- A. Net Area: 7.29 acres and 317,630 sq. ft. ±
- B. Maximum Dwelling Units: 86 units
- C. Maximum building height to conform to the "TF-3" Two-Family Residential zoning district.
- D. Setbacks: See drawing and General Provision #5
- E. Permitted Uses: See General Provision #3

LEGAL DESCRIPTION:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18, Block C, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, and 55, Block D, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, and 29, Block E, all as platted in Trinity Point 2nd, Wichita, Sedgewick County, Kansas, TOGETHER with the south 620.00 feet of the west 620.00 feet of the Southwest Quarter of Section 14, Township 28 South, Range 1 West of the 6th P.M., Sedgewick County, Kansas.

REVISIONS:

Revision	Date
Planned Unit Development (PUD2025-00022) Filed:	Sept. 15, 2025
Approved by MAPC:	Oct. 23, 2025
Approved by Wichita City Council:	Dec. 16, 2025

APPROVED PUD

MAPC 10/23/25 PUD2025-00022

1 of 1

PUD-151 TRINITY PARK PLANNED UNIT DEVELOPMENT

Jan. 5, 2026

BAUGHMAN COMPANY

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BaughmanCo.com

SCALE: 1" = 100'