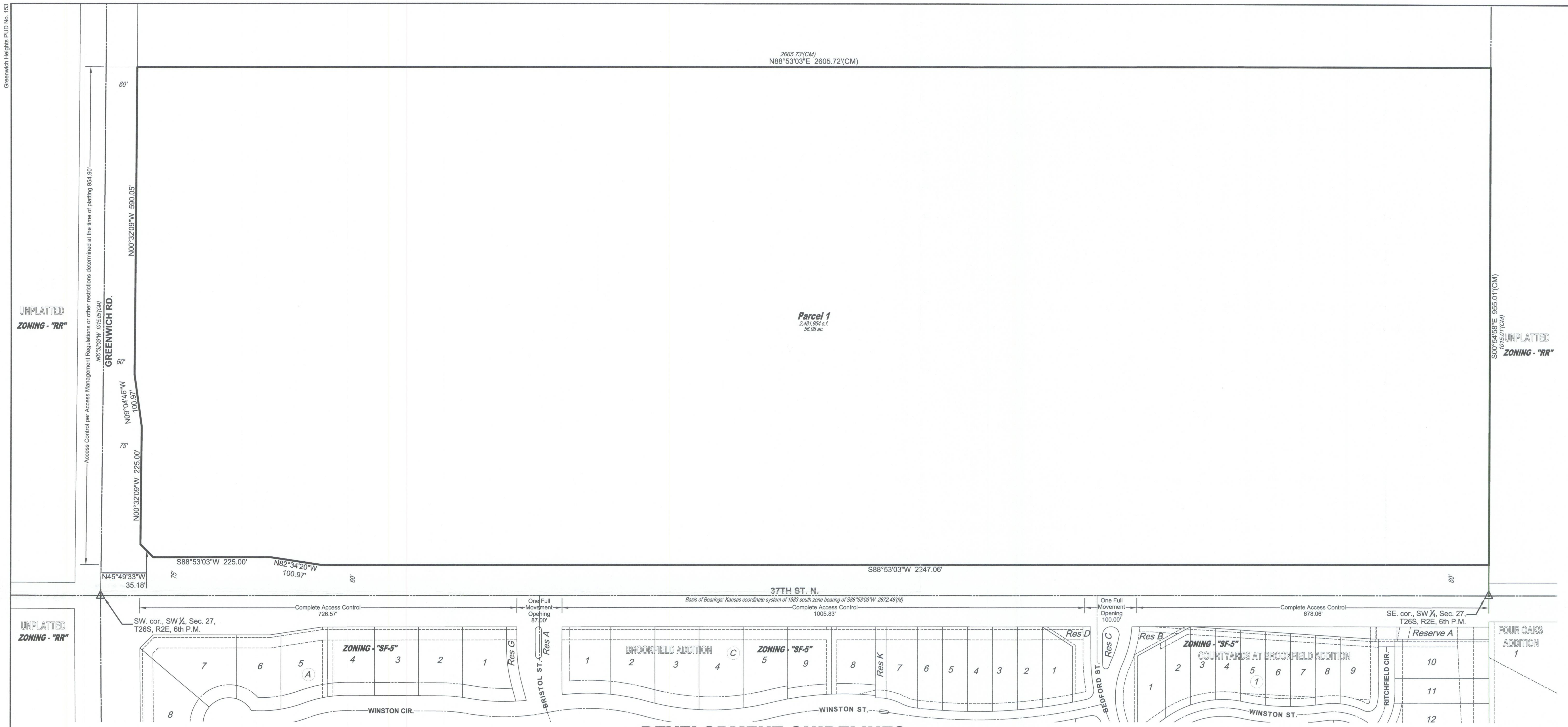
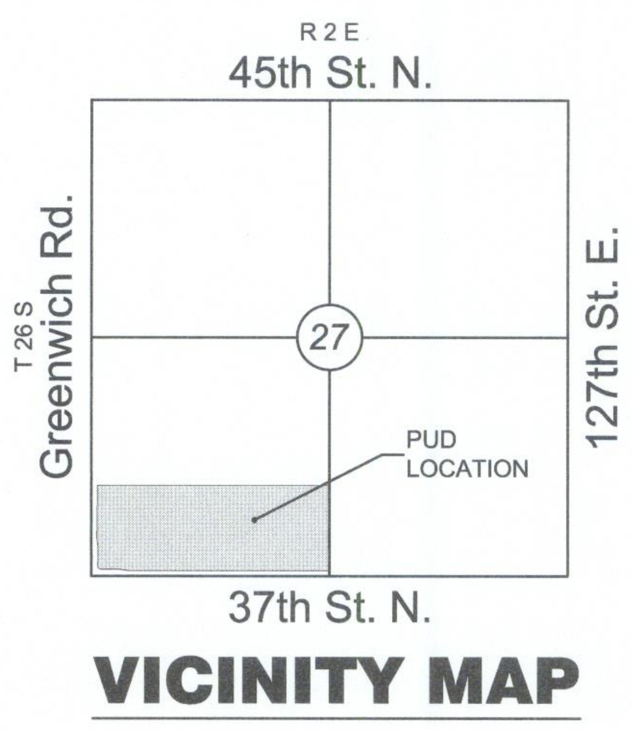
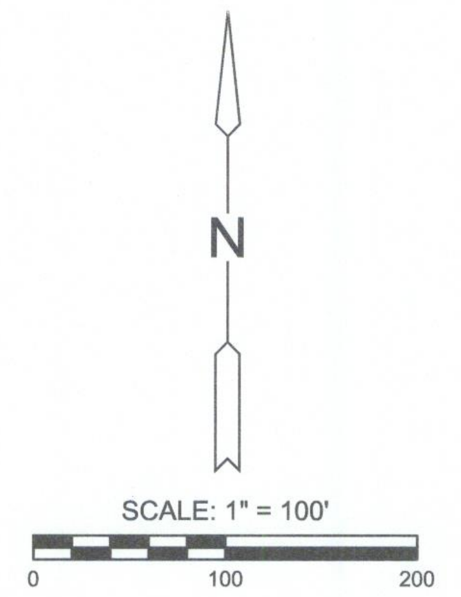




VICINITY MAP



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N88°53'05"E on the south line of Southwest Quarter, Section 27, Township 26 South, Range 2 East of the Sixth Principal Meridian, 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 1.0001200144

DEVELOPMENT GUIDELINES

General Provisions

1. **Area:** The total development contains a gross area of 56.98 acres.

   Maximum Dwelling Units per Gross Acre: 5.0 (D.U.A.)

2. **Parcel Description:**

   Parcel 1
   Gross Area = 56.98 Ac. or 2,481,954 s.f.
   Minimum Lot Area = 2,185 square feet
   Minimum Lot Width = 31 feet
   Maximum Height = as per TF-3
   Maximum Dwelling Units per Acre: 5.0 (D.U.A.)
   Maximum Lot Coverage = 80%

3. **Land Uses:**

   The following uses are permitted within the P.U.D.:

   A. Parcel 1 shall allow all permitted uses within the TF-3 Two-Family Residential Zoning District and the conditional uses standards of the TF-3 District as specified (Article III, Zoning District Standards, Section, III-B, Base District Regulations 6.c.) Accessory Apartment, Assisted Living, Group Residence Limited, Multi-Family at a maximum density of 5.0 Dwelling Units per acre, parking area ancillary, and the uses of Neighborhood Swimming Pool and Community Clubhouse are permitted.

   B. Multi-Family uses shall be limited to townhouses and shall not include apartments, as defined herein.

   C. Townhouses are defined as a multi-family dwelling, in which a group of 2 or more attached single-family dwelling units is constructed so that each unit extends from foundation to roof and has open space on at least 2 sides. Each unit of the townhouse may be placed on a separate lot in which the internal setbacks between each attached unit shall be 0 feet, as specified herein.

   D. The land uses permitted by the P.U.D. are only those uses permitted by right and not by conditional use unless specifically identified.

4. **Setbacks:**

   A. If contiguous Parcels are developed under the same ownership, setbacks between such Parcels will not be required.

   B. Overhangs, eaves, and gutters are permitted within all setbacks. Furthermore, front/side porches (covered or uncovered) are allowed to extend within the front setback and the street side setback; concrete flatwork, patios (covered or uncovered), screening walls, and wing walls are permitted within rear setbacks; concrete flatwork, patios (uncovered), screening walls, and wing walls are permitted within side and rear setbacks.

   Setbacks are as follows:

   Non-Alley Lot Setbacks
   Minimum Front Setbacks: 17 Feet

   Minimum Rear Yard Setbacks: 12 Feet

   Minimum Zero-Lot Line Side Yard Setback: Opposite of the zero-lot-line, the minimum side yard setback shall be 6 feet, except for adjoining a Street where the minimum is 10 feet, and except for adjoining a reserve where the minimum is 0 feet, provided there is 10 feet of separation between structures.

   Minimum Non-Zero-Lot Line Side Yard Setback: 5 Feet, except for adjoining a Street where the minimum is 10 feet, and except for adjoining a reserve where the minimum is 0 feet, provided there is 10 feet of separation between structures.

   Alley Lot Setbacks (Single-Family Detached Units)
   Minimum Front Setbacks (Non-Alley Side): 7.5 Feet

   Minimum Rear Yard Setbacks (Alley Side): 4 feet

   Minimum Zero-Lot Line Side Yard Setback: Opposite of the zero-lot-line, the minimum side yard setback shall be 6 feet, except for adjoining a Street where the minimum is 7.5 feet, and except for adjoining an Alley where the minimum is 4 feet, and except for adjoining a reserve where the minimum is 0 feet, provided there is 10 feet of separation between structures.

   Minimum Non-Zero-Lot Line Side Yard Setback: 5 Feet, except for adjoining a Street where the minimum is 7.5 feet, and except for adjoining an Alley where the minimum is 4 feet, and except for adjoining a reserve where the minimum is 0 feet, provided there is 10 feet of separation between structures.

   Alley Lot Setbacks (Duplex or Multi-Family Units)
   Minimum Front Setbacks (Alley Side): 4 Feet

   Minimum Rear Yard Setbacks (Non-Alley Side): 11.5 feet, except for adjoining a reserve where the minimum is 0 feet, provided there is 10 feet of separation between structures.

   Minimum Side Yard Setback: The minimum side yard setback shall be 0 feet, provided there is 10 feet of separation between structures. When two or more structures are attached, the minimum setback between structures shall be 0 feet. When abutting a street, the minimum side yard setback shall be 7.5 feet. When abutting an alley, the minimum side yard setback shall be 4 feet.

5. **Parking:**

   A. Shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV-A, unless otherwise specified.

   B. Each dwelling unit shall provide a minimum of one off-street parking stall.

   C. On-street parking shall be allowed on a short-term or temporary basis.

   D. Alley areas shall provide for unimpeded access to and from the lots, as such, parking is prohibited in the alley areas.

6. **Landscaping:** The requirements of the Wichita Landscape Ordinance shall not apply to single-family, two-family, or neighborhood swimming pool developments within the PUD.

7. **Screening:**

   A. Trash receptacles shall be appropriately screened to reasonably hide them from street/alley view with fencing and/or landscaping.

   B. Solid screening and landscape buffers shall be required along the north and east boundary lines when multi-family land uses directly abut residentially-zoned properties not within the PUD.

8. **Utilities:**

   A. All new/proposed utilities shall be installed underground.

   B. Alleys shall primarily be utilized for utility access except of water and gas utilities which are planned from the front.

9. **Signs and Entry Monuments:**

   A. Signs are permitted under the current Sign Code of the City of Wichita as per TF-3 Two-Family Residential Zoning District.

   B. Entry monuments and signs shall be located within reserves.

10. **Reserves:** Uses shall be defined at the time of final platting and shall share the same uses as allowed in TF-3 Single-Family Residential Zoning District. The reserves shall be owned and maintained by the developer, and/or a lot owner's association, and/or their successors and/or assigns.

11. **Flood Elevations**: Final determination of minimum pad elevations (at least 2 feet higher than the 100-year flood elevation), street right(s)-of-way, easements, and pavement widths on public-private streets shall be resolved at the time of platting. Drainage requirements and improvements shall be determined at the time of platting. If necessary, the P.U.D. development plan shall be adjusted or amended to reflect final drainage requirements.

12. **Transportation (Access, Streets, Alleys, and Sidewalks)**:

    A. Access controls shall be determined at the time of final platting and revised upon the P.U.D. accordingly. If access controls are altered after the recording of the plat by vacation case, an adjustment to the P.U.D. shall be required.

    B. For Alley Lots, no vehicular access shall be permitted to the Lot except via the alley.

    C. There are no existing sidewalk systems along the arterial streets (Greenwich Road and East 37th Street North). A sidewalk system is planned along looping streets connecting the residences to arterial streets.

13. **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 for commercial development and be binding upon the present owners, their successors and assigns and amended. However, the Director of Planning, with the concurrence of the Zoning Administrator, may approve minor adjustments to the conditions in this overlay, consistent with the approved development plan, without filing a formal ordinance amendment.

14. 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. A notice of PUD shall be recorded with the Sedgwick County Register of Deeds office upon approval of the Governing Body.

15. 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 to the P.U.D. shall be done in accordance with the Unified Zoning Code.

16. A certificate or Notice of PUD is required to be recorded with the Sedgwick County Register of Deeds Office upon approval of the PUD.

LEGAL DESCRIPTION

A tract of land as described by Ernest Patrick Fink, Professional Surveyor, License Number 1459, on January 21, 2025, based on record documents, and being described as follows: The south 1015.00 feet of the Southwest Quarter of Section 27, Township 26 South, Range 2 East of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas.

CASE HISTORY

Orig. Case No. PUD2025-00025 Approved Date: 01/06/2026

MAPD STAMP

APPROVED PUD
MAPC 12/4/25
PUD2025-00025
1 of 4

PLANNED UNIT DEVELOPMENT No. 153

GREENWICH HEIGHTS

OWNER: Perfection Signature Properties, LLC 443 N. Maize Rd, Wichita, KS 67212 316.729.1900

MKEC
Wichita, KS • 316.684.9600