44TH PARK ADDITION

PLANNED UNIT DEVELOPMENT - P.U.D#155

GENERAL PROVISIONS:

1. This development contains a gross area of 179,508.48 sq ft. or 4.12 acres more or less.

2. Uses in Parcel 1 shall be limited to those permitted by-right in the "TF-3" Two-Family Residential zoning district.

3. Parcel 1 shall permit the future division of platted lots with the approval of individual lot splits in order to divide dwelling units into separate ownerships. Lot Splits shall be recorded with the Sedgwick County Register of Deeds office to establish a new zoning lot upon approval from the Planning Department.

4. The property development standards of the "TF-3" Two-Family Residential zoning district shall apply to Parcel 1 with the following exceptions:

   4.1. All front building setbacks shall be twenty (20) feet.

   4.2. There shall be no required interior side-yard setbacks, provided units either share a common wall or maintain a minimum separation between buildings of five (5) feet.

   4.3. Divided lots, as permitted by General Provision #4, shall not be required to maintain a minimum lot area.

   4.4. Divided lots, as permitted by General Provision #4, shall not be required to maintain a minimum lot width.

   4.5. All lots shall have a minimum fifteen (15) foot rear building setback.

5. Parking shall be per the standards of the Unified Zoning Code.

6. Signs shall be in accordance with the "TF-3" Two-Family zoning district.

7. The layout of dwelling units shown on this plan is conceptual and may change, provided the site is developed in accordance with the provisions of this P.U.D.

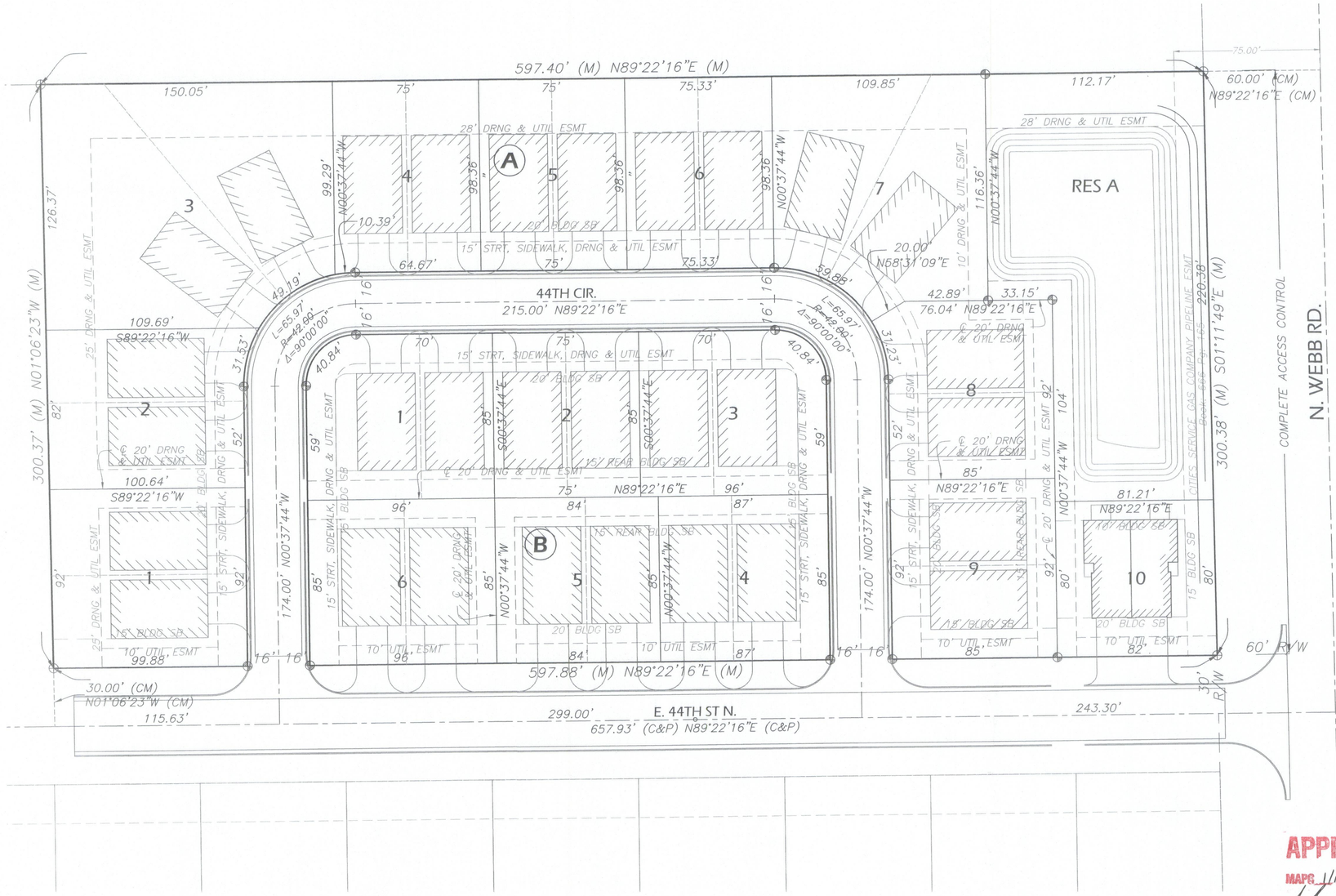
8. Amendments, adjustments, or interpretations to the P.U.D. shall be done in accordance with the Unified Zoning Code.

9. The Transfer of title or 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, heirs, 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 or the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

11. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

12. Prior to publishing the ordinance establishing the zone change, the applicant shall record a document with the Sedgwick County Register of Deeds indicating this tract (referenced as PUD #155) includes special conditions for the development of this property.



1 of 4

APPROVED PUD
MAPC 1/15/26
PUD2025-00028

Legal Description:
Lots 1-4, Block 1, Lots 1-8, Block 2, Lots 1-5, Block 3 and Reserves 'A', 'B' and 'C', 45th Avenue Addition, Wichita, Sedgwick County, Kansas.

(To be re-platted as 44th Park Addition).

PARCEL 1:
A. Net Area: 179,508.48 sqft. ± or 4.12 acres ±

B. Maximum Dwelling Units: 30

C. Maximum building height to conform to "TF-3" Two-Family Residential zoning district.

D. Setbacks: See Drawing & General Provision #4.

SCALE: 1 INCH = 30 FEET

KEMILLER ENGINEERING PA
117 E. Lewis, Wichita, KS 67202 (316)264-0242

PLANNED UNIT DEVELOPMENT

44TH PARK ADDITION

WICHITA, KANSAS

DATE	KEM PROJ.	DRAWN	DESIGNED	SHEET
04.16.2026	23173	JMW	KEM	1.0

April 16, 2026