

# 944 S. Topeka

## PLANNED UNIT DEVELOPMENT No. 149

LEGAL DESCRIPTION:

Parcel 1

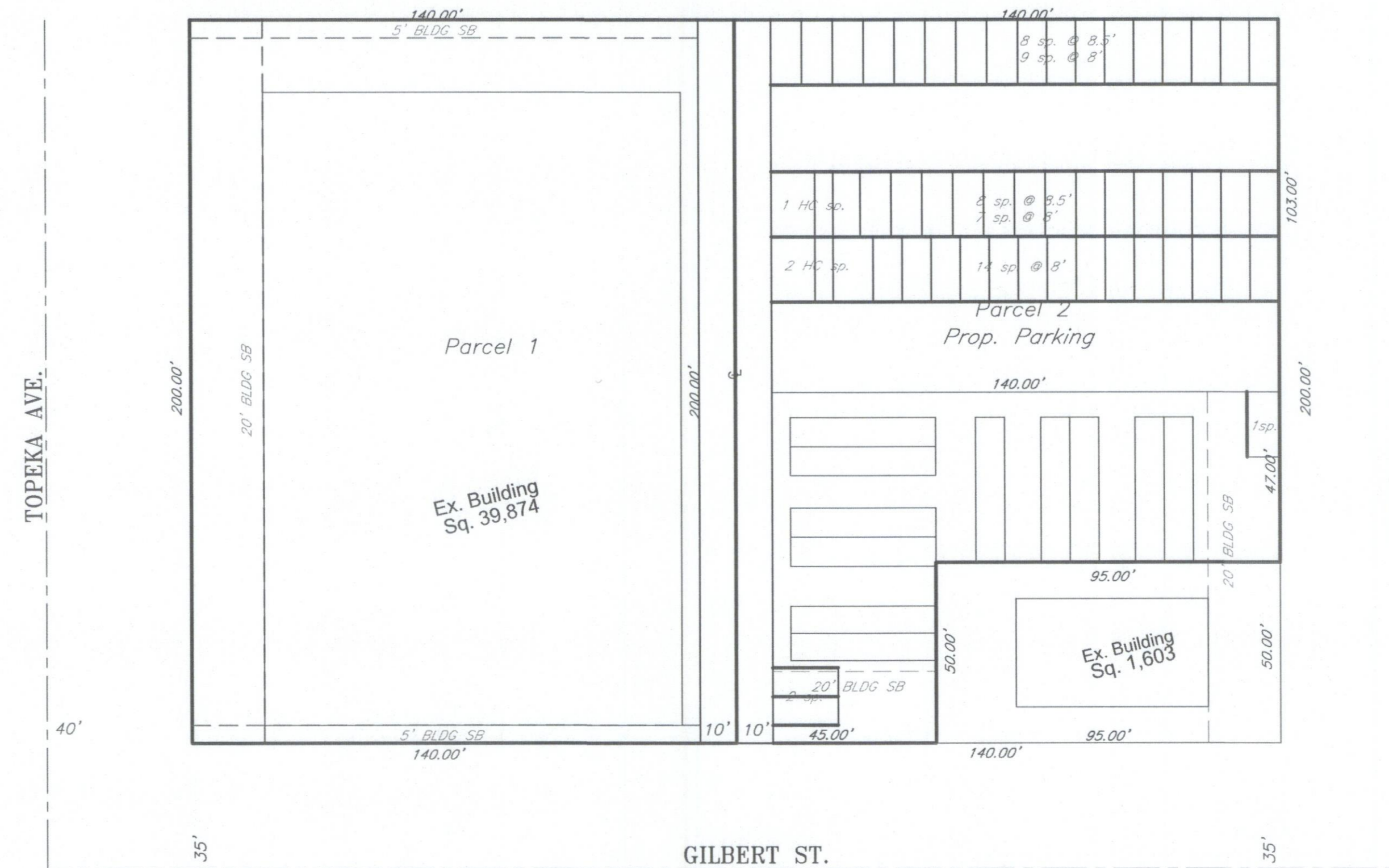
Lots 94-108, now Topeka, Orme and Phillips Addition and half of vacated alley.

Parcel 2

Lots 93-107, except the east 95 feet of Lots 105 & 107, now Emporia, Orme and Phillips Addition and half of vacated alley.

Project Description

The purpose of this Planned Unit Development is to allow additional uses of the existing buildings and proposed shipping container apartments on this property. The PUD will permit shared parking across all lots.



Parking Provided  
 19 Standard Spaces  
 30 Compact Spaces  
 3 HC Spaces  
 52 Total Spaces

GENERAL PROVISIONS:

1. Total Land Area 51250 sq ft. or 1.18 acre
2. Parking will be shared between all parcels. (52 spaces, minimum)
3. Unless specified or shown on the drawing, the PUD will adhere to the development standards for the B Multi-Family Residential District, including but not limited to, uses, height compatibility, and setbacks. Permitted uses are listed in the parcel descriptions. Height limits and setback compatibility for any existing structures are waived. Portable Shipping Containers may be used on Parcel 2 as the building shell material for residential purposes, provided that: The exterior of the shipping containers shall be painted a uniform color that is established as earth tone. Each structure may have an exterior color unique from other residential structures on the site; The location is limited to the area as illustrated on the PUD drawing; and a six-foot solid screen fence is required along the shared property lines of 939 South Emporia Avenue. A maximum of 22 shipping container apartments will be allowed on Parcel 2 and a maximum of 35 apartments will be allowed in the existing building on Parcel 1. All Portable Shipping Containers used as dwellings shall incorporate shiplap siding on the exterior, utilizing materials of wood or composite.
4. New utilities shall be installed underground on all parcels.
5. Development of the site will not be permitted without connection to public water and sewer.
6. Relocation of any existing utilities and sidewalks will be the responsibility of the developer.
7. Amendments, adjustments, or interpretations to this PUD shall be done in accordance with the Unified Zoning Code.
8. 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.
9. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approval by the Governing Body, and any substantial deviation of the plan, after a joint determination by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
  10. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
  11. If property is used for single family or duplex purposes, that portion of the property will not have a landscape or screening requirement, except as modified by General Provision #2. Otherwise, landscaping and screening shall be in accordance with Wichita Landscape Code and Section IV-B of the Unified Zoning Code. A six-foot screening fence shall be installed along the shared property line of 939 S. Emporia to mitigate the visual aesthetic of the containers from the nearby property. An evergreen landscape buffer shall be planted along the same property lines in addition to the south property line of Parcel 2 along East Gilbert Street.
  12. Signs shall be in accordance with the B Multi-Family Residential District in the Sign Code of the City of Wichita, with the following additional requirements:
    - a. Portable signs are not permitted.
    - b. Ground signs shall be monument type.
    - c. No off-site/billboard signs.
    - d. No illuminated building signs on the south elevations of any building or north elevation of Parcels 1 & 2.
  13. Property shall install similar or consistent parking lot lighting elements (i.e. fixtures, poles, and lamps, and etc.).
    - a. The height of all light poles, including pole base, is limited to 15 feet.
    - b. All exterior lighting shall be shielded to direct light disbursement in a downward direction and away from residential areas.
  14. Trash receptacles and ground level mechanical equipment shall be screened to sufficiently hide them from ground level view, adjacent property, and street right of way. Screening will adhere to the code except for conditions stated in the provisions.

PARCEL 1:

A. Net Area: 28000 sq. ft. ±  
0.64 acres ±  
B. Setbacks: See Drawing  
See General Provision 3

Uses: Church; apartments; laundry facilities, gym facilities, storage facilities for residents of the PUD. All uses permitted by-right in the B Multi-Family Residential District are approved.

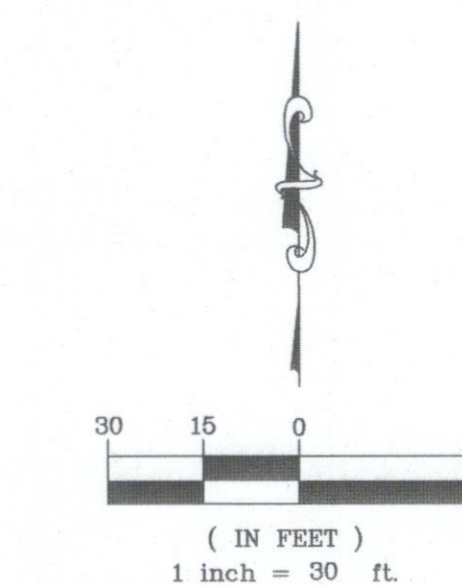
PARCEL 2:

A. Net Area: 23250 sq. ft. ±  
0.53 acres ±  
B. Setbacks: See Drawing  
See General Provision 3

Uses: Apartments and parking. All uses permitted by-right in the B Multi-Family Residential District are approved.

**APPROVED PUD**

MAP 9/25/25  
 Approved PUD 2025-00017  
 1 of 4



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