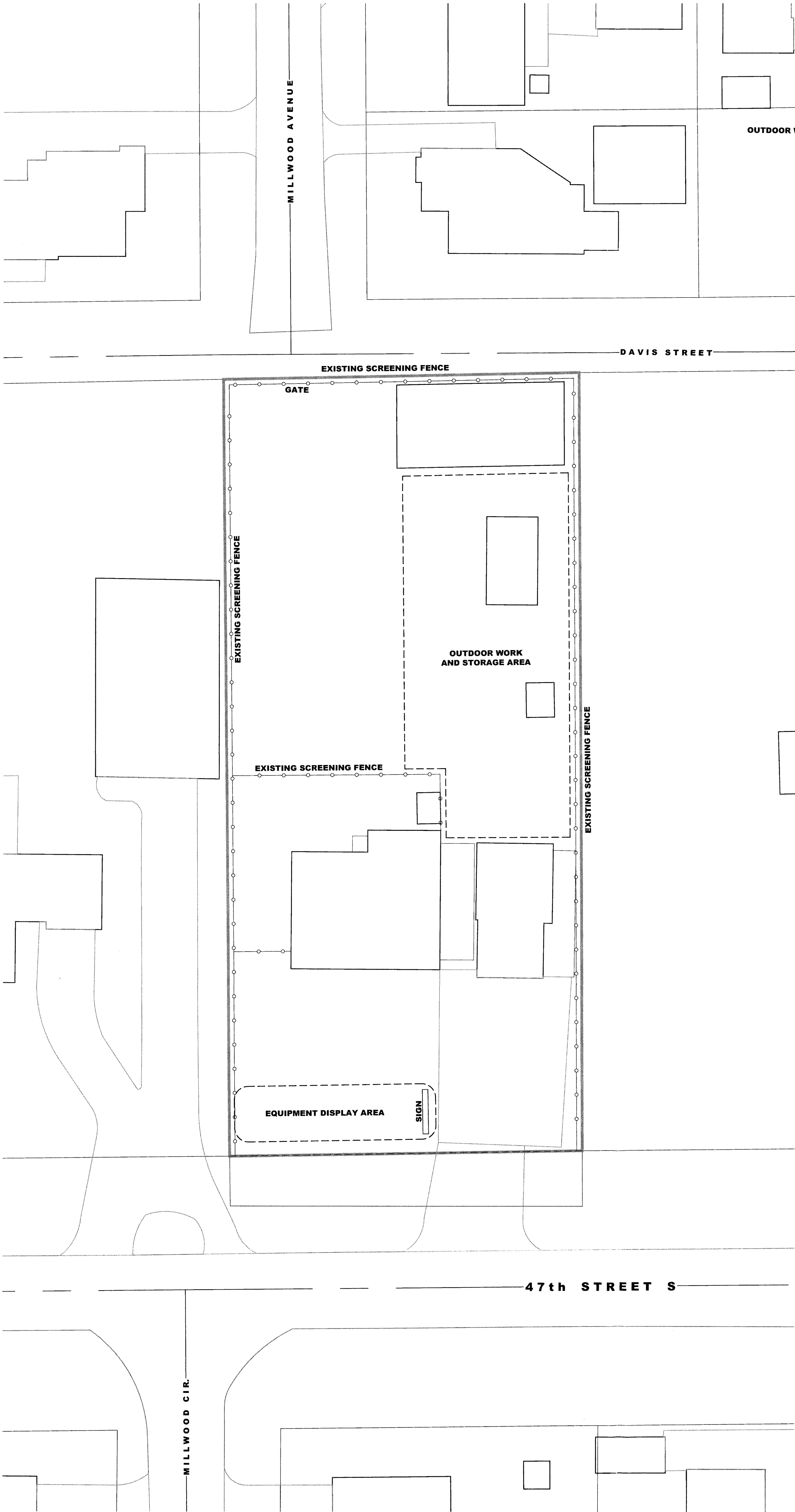


STEVE MASTERS
PLANNED UNIT DEVELOPMENT
PUD #58



PROJECT DESCRIPTION:

The intent of this Planned Unit Development is to permit the continuation of an existing small engine repair business, including limited equipment display and sales.

LEGAL DESCRIPTION:

A tract of land described as follows: Beginning at a point 1,362 feet west of the Southeast corner of Section 18, Township 25 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, thence North 330 feet; thence West 121 feet; thence South 330 feet; thence East 121 feet to the point of beginning.

GENERAL PROVISIONS:

1. Total Land Area: 37,897 sq. ft. ± (or 0.87 acres ±)
2. Paved parking spaces shall be provided in accordance with the requirements of the Unified Zoning Code.
3. Uses in Parcel 1 shall include all uses as permitted by the SF-5 Single-Family Residential zoning district, together with a lawn mower sales and service business owned and operated by the resident of the existing single-family residence on site. The display of lawn mowers for sale shall be restricted to the Equipment Display Area noted on the face of the PUD, and at no time shall more than 8 lawn mowers be displayed for sale. The Outdoor Work and Storage Area noted on the PUD shall be limited to the storage of lawn mowers awaiting repair. Permanent storage of lawn mowers or other equipment and materials is not permitted in the Outdoor Work and Storage Area. The maximum number of employees shall be limited to four persons other than persons occupying the residence on-site. Hours of operation shall be limited to 9:00 a.m. to 9:00 p.m.; all operation of mowers or equipment associated with the business shall only be during permitted the hours of operation; and the new building on the northeast corner of the property shall be inspected and brought into compliance with all applicable building codes, including obtaining all permits required.
4. The existing conditions shall be deemed to meet the landscaping and screening requirement of the UZC. The landscape street yard, buffer, and parking lot screening requirements of the Landscape Ordinance do not apply. The Existing Screening Fence noted on the PUD shall be maintained at all times.
5. The property development standards of the "SF-5" Two-Family Residential district shall apply.
6. Signage shall be restricted to the standards of the SF-5 Single Family Residential zoning district, except that a non-illuminated ground-mounted sign of up to 12 square feet in size and 4 feet in height shall be permitted for the lawn mower sales and service business.
7. The design layout shown on the plan illustrates one development concept. Modifications to the size and/or location of improvements, building layout, and/or access locations may be permitted, provided they meet all requirements of this plan. If such modifications are determined by the Planning Director, with the concurrence of the Zoning Administrator, to be significant, the owner shall be required to file for an administrative adjustment to the P.U.D. If the change is considered greater than what can be approved administratively, the owner shall be required to file an amendment to the P.U.D., which shall be submitted to the Planning Commission for their consideration.
8. Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.
9. 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.
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.

REVISIONS:

Draft PUD filed (PUD2018-01): January 8, 2018
Approved by MAPC: February 15, 2018
Approved by City Council: March 20, 2018

PARCEL 1

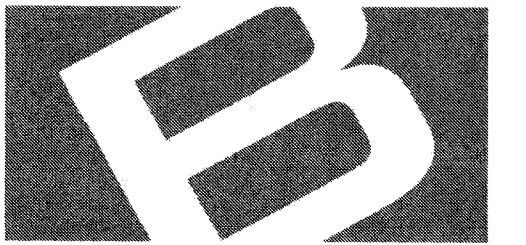
- | | |
|-------------------------------|---|
| A. Net Area: | 37,897 sq. ft. ±
or 0.87 acres ± |
| B. Maximum Building Coverage: | 11,370 sq.ft.
or 30 percent |
| C. Maximum Gross Floor Area: | 13,260 sq.ft. |
| D. Floor Area Ratio: | or 35 percent ± |
| E. Maximum building height: | 35 feet, except for any other structures exempt by the UZC. |
| F. Setbacks: | See General Provision #5 |
| G. Permitted Uses: | See General Provision #3 |

APPROVED PUD

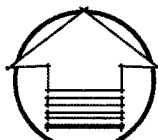
MAPC: 2/15/18
WCC: 3/20/18
MAPD: 11 of 2

PUD #58

STEVE MASTERS
PLANNED UNIT DEVELOPMENT



BAUGHMAN



SCALE: 1" = 20'