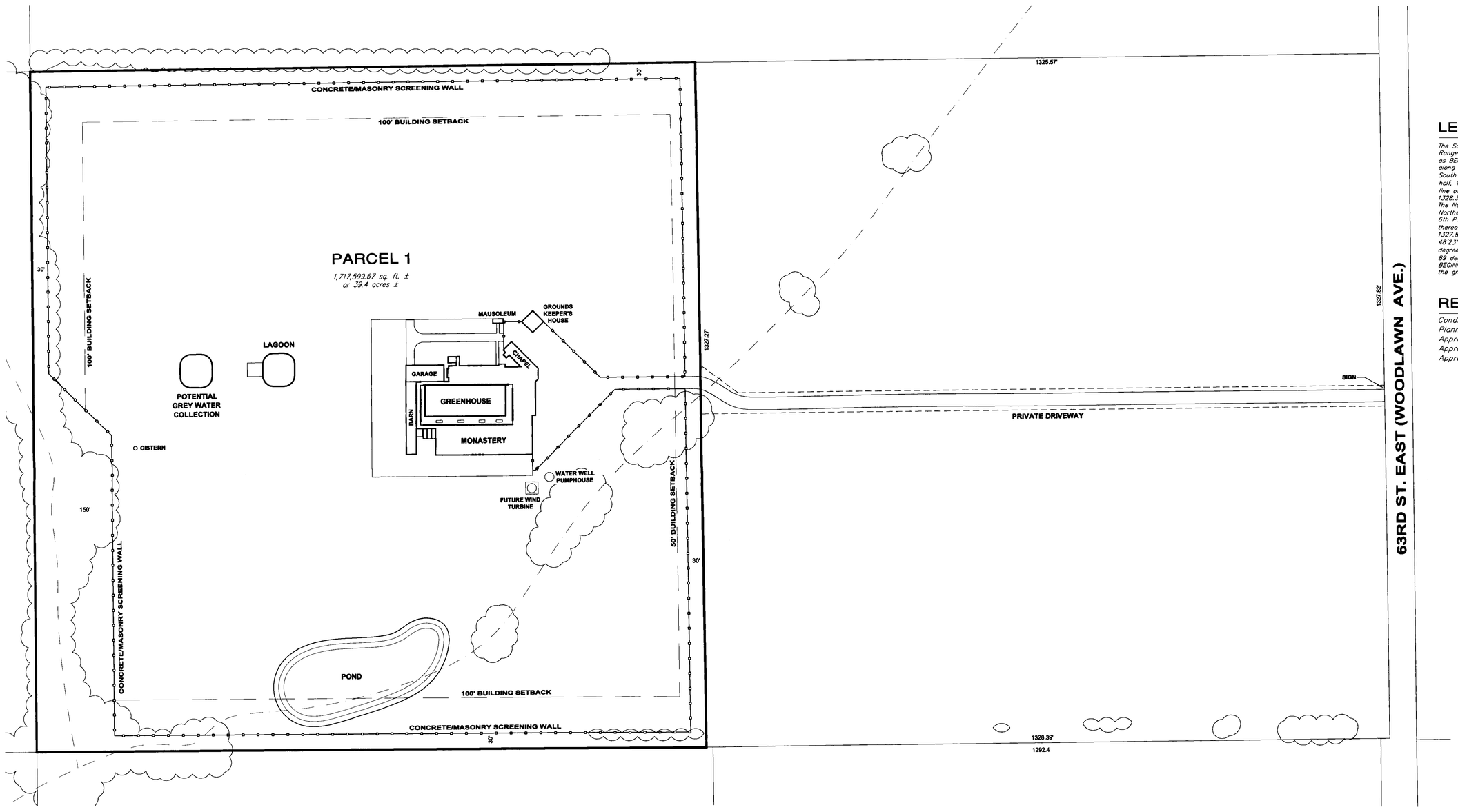
CARMELITE MONASTERY
PLANNED UNIT DEVELOPMENT
PUD-34



LEGAL DESCRIPTION:

The South Half of the Northeast Quarter (S/2 NE/4) of Section 1, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT that part described as BEGINNING at the Southeast corner thereof; THENCE North 0 degrees 00'00" East along the East line of said South Half, 1,327.82 feet to the Northeast corner of said South half; THENCE North 89 degrees 48'23" West along the North line of said South half, 1,325.57 feet; THENCE South 0 degrees 07'17" West, 1327.27 feet to the South line of said South half; THENCE south 89 degrees 47'00" East along said South line, 1,328.39 feet to the POINT OF BEGINNING, along with an access easement described as: The North 40 feet of the South 683.5 feet of that part of the South half of the Northeast Quarter (S/2 NE/4) of Section 1, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas described as BEGINNING at the Southeast corner thereof; THENCE North 0 degrees 00'00" East along the East line of said South half, 1327.82 feet to the Northeast corner of said South half; THENCE North 89 degrees 48'23" West along the North line of said South half, 1325.57 feet; THENCE South 0 degrees 07'17" West 1327.27 feet to the South line of said South half; THENCE South 89 degrees 47'00" East along said South line, 1328.39 feet to the POINT OF BEGINNING. Said easement shall run with the land and be binding on the grantors and the grantees successors, heirs and assigns.

REVISIONS:

Conditional Use CON2009-08 Approved:	*04/23/2009*
Planned Unit Development (PUD2010-03) Filed:	*03/22/2010*
Approved by Kechi Planning Commission:	*05/11/2010*
Approved by MAPC:	*05/20/2010*
Approved by County Commission:	*06/23/2010*

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APPROVED PUD
MAPC 5-20-10 DM
BoCC 6-23-10 DM
MAPD Copy 1 of 2

SCALE: 1" = 100'

GENERAL PROVISIONS:

1. *Total Land Area: 1,717,599.67 sq.ft. ± or 39.4 acres*
   Total Gross Floor Area: 171,750 sq.ft.
   Total Floor Area Ratio: 10 percent
2. *Parking requirements to be per the Wichita-Sedgwick County Zoning Code with the following exceptions: Parking for the group residence (Monastery) and for the accessory apartment shall be one space each.*
3. *Setbacks are as indicated on the P.U.D. drawing.*
4. *A Drainage Plan shall be submitted to Sedgwick County Public Works Department for approval. Required guarantees for drainage shall be provided at the time of platting improvements.*
5. *Signs shall be in accordance with the Sedgwick County Sign Code requirements and shall permit one sign at the 63rd Street entrance with a maximum area of 10 square feet.*
6. *Uses in Parcel 1 shall be limited to those permitted by-right in the "RR" Rural Residential district and the following uses: Group Residence (General), Church/Place of Worship, Agriculture, Private Mausoleum or Columbarium, Accessory Apartment (subject to Sec. III-D.6.a), and retail sales of agricultural products principally produced on-site and sales of religious merchandise accessory to said Church/ Place of Worship. Any other use that requires Conditional Use approval in the "RR" Rural Residential district shall only be permitted by separate P.U.D. Amendment approval. Said Group Residence shall have a maximum occupancy of 21 persons, and shall be limited to a monastery owned or operated by a bona fide religious group for religious activities. Said Accessory Apartment shall have a maximum occupancy of 1 person. Said Church/ Place of Worship shall permit a maximum seating capacity of 100 persons.*
7. *Access shall be limited to one opening to 63rd Street East as indicated on the Plan.*
8. *There shall be an 8- to 10-foot concrete/masonry screening wall constructed around the perimeter of the property in phases as donations allow where indicated on the Plan. Said screening wall shall be designed by an engineer and constructed to code standards.*
9. *The design layout shown on the plan illustrates only one development concept. Slight modifications to the location of improvements may be permitted, provided they meet all requirements of this plan.*
10. *Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.*
11. *All on-site water wells, sanitary sewer systems and/or grey-water collection systems must meet all applicable Local, State and Federal permitting requirements.*
12. *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.*

13. 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.

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

PARCEL 1

A.	*Net Area:*	*1,717,599.67 sq. ft. ± or 39.4 acres ±*
B.	*Maximum Building Coverage:*	*171,750 sq.ft. or 10 percent*
C.	*Maximum Gross Floor Area:*	*171,750 sq.ft.*
D.	*Floor Area Ratio:*	*10 percent*
F.	*Maximum building height:*	*35 feet, except for silos and grain elevators. Private wind generators shall not exceed 80 feet in height as measured from ground level to the center hub, and shall be setback from all lot lines a distance equal to or more than the height of the turbine.*
G.	*Setbacks:*	*See Drawing*
H.	*Access Points:*	*One access drive to 63rd Street N., as indicated on drawing.*
I.	*Permitted Uses:*	*See General Provision #6.*

PUD-34
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PLANNED UNIT DEVELOPMENT

Baughman
ENGINEERING | SURVEYING | PLANNING
LANDSCAPE ARCHITECTURE