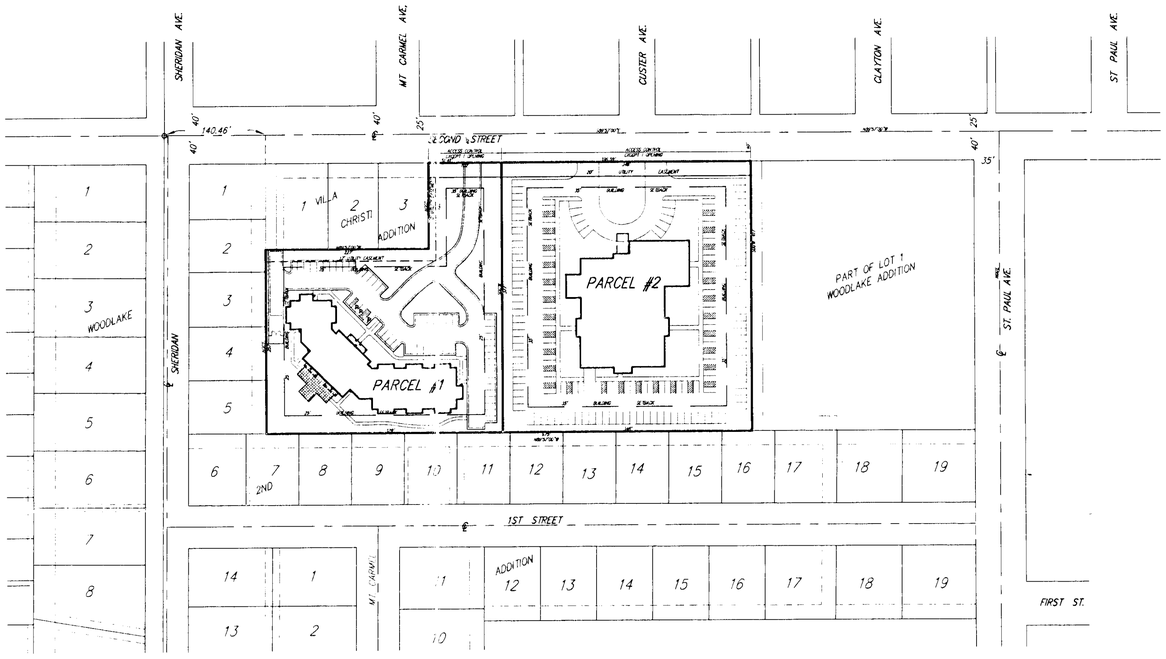


PUD-15 VILLA CHRISTI

APPROVED PUD

MAPC 08/09/01 DM

WCC 08/14/01 DM

MAPD copy 2 of 2

PLANNED UNIT DEVELOPMENT (P.U.D.# 2001-00003)

VILLA CHRISTI P.U.D.

WICHITA, SEDGWICK COUNTY, KANSAS

OWNER:
MENNONITE HOUSING
2145 N. TOPEKA
WICHITA, KANSAS 67214
(316) 942-4848

SRB

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

1. Total gross area is 5.21 Acres.

2. Gross parcel areas indicated within the Parcel Descriptions include areas for open space and circulation drives.

3. Gross parcel areas indicated within Parcel #1 = 2.22 Acres. Gross parcel area within Parcel #2 = 2.99 Acres.

4. All utilities shall be installed underground. Final easements to be determined at the time of platting.

5. Setbacks are as indicated in Parcel Descriptions. No parking spaces shall be located within the first 25 feet of the front setback area.

6. Drainage – A drainage plan shall be provided at the time of platting.

7. Signage – Monument type signs shall not exceed 10 feet in height. Parcel #1 shall be permitted a maximum of 12 sq. ft. Parcel #2 shall be permitted a maximum of 24 sq. ft. See Admin Adjustment approved 2/23/04 for Parcel 2. See Admin Adjustment approved 2/23/04 for Parcel 1.

8. The uses within Parcels #1 and #2 are as described in the Parcel Descriptions.

9. The design concepts illustrated are only one layout that is in compliance with these General Provisions. These concepts are subject to change, but must follow the same guidelines set forth by these General Provisions. The buildings shall be designed in a manner that is sensitive to the surrounding residential area through the use of appropriate materials, use of colors, texture and scale. Site elevations shall be submitted to and approved by the MAPC prior to the issuance of a building permit.

10. Parking for all permitted uses on Parcel #1 shall be a minimum of (54 Spaces). Parking for all permitted uses on Parcel #2 shall be provided in accordance with Section 28.04.104 ET SEQ of the code of the City of Wichita.

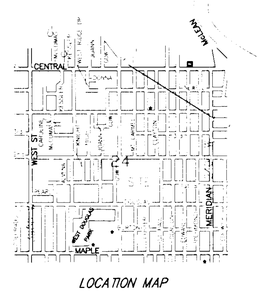
11. Landscaping and screening shall be in conformance with the Landscaping Ordinance of the City of Wichita. A line of sight study shall be required to determine the location of landscaping/screening to block views from apartments to adjoining residential lots. Landscaping should be provided at 1-1/2 times the Landscape Ordinance when parking is located within 15 feet of rear or side parcel boundaries of properties used for residential use. Existing trees may be included in calculating said landscpaing requirements upon approval by the Director of Planning. The landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping.

12. The transfer of title of all or any portion of the land included within 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 and commercial development and be binding upon the present owners, their successors and assigns, unless amended.

13. Rooftop mechanical equipment shall be screened from gound level view as per the Unified Zoning Code.

14. Loading areas and trash receptacles shall be screened from ground level view with masonry screening walls or materials that are consistent with the building wall materials, or as approved by the Director of Planning. Outdoor work and storage areas shall not be permitted.

15. A plan for a pedestrian walk system with connections between buildings and Second Street shall be submitted and approved by the Director of Planning prior to the issuance of a building permit.



LOCATION MAP
NO SCALE

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

PARCEL #1

Proposed Uses: Senior Residences for persons over 62 years of age, Community Assembly spaces for socialization, development of new skills, crafts, dining, and meetings; A Wellnes Center for individual and group excercise and activities, An Office space for the coordinator and Wellness Center, and a laundry space.

Gross Parcel Area: 96,793 Sq. Ft. of 2.22 Acres
Dwelling Units: 62
Maximum Density: 28 D.U. / Acre
Maximum Building Coverage: 24,198 S.F.(25%)
Maximum Gross Floor Area: 72,595 S.F.
Maximum Building Height: (Three Story) 35'
Minimum Building Setbacks:
35' Front Yard
25' Side Yard
25' Rear yard

PARCEL #2

Proposed Uses: General office space for administrative support, Community Assembly spaces for training seminars, socialization, dining, crafts; Classroom spaces for Independant Living Skills Training, Peer Support, and Advocacy; Spaces for donated medical equipment. Conference spaces for community agencies, and a library of disability related materials for use of the community.

Gross Parcel Area: 130,442 Sq. Ft. or 2.99 Acres
Maximum Building Coverage: 26,088 Sq. Ft. (20%)
Maximum Gross Floor Area: 32,610 Sq. Ft. (25%)
Maximum Building Height: 35'
Minimum Building Setbacks:
35' Front Yard
35' Side Yard
35' Rear Yard

DWG FILE: U16654PUD-R.J.
PROJECT NO. 00D01654P

SRB
924 NORTH MAIN
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8-8-01