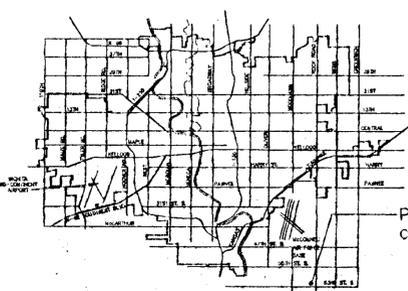


SCALE 1"=100'



VICINITY MAP

PUD #9  
 PER ADMINISTRATIVE ADJUSTMENTS  
 DATED 07/12/02 & 07/19/02  
**APPROVED PUD**  
 MAPC 06/24/99 DM  
 BCC 07/21/99 BM  
 MAPD Copy 2 of 2.

**PLANNED UNIT DEVELOPMENT  
 FOR PROPOSED  
 CALVARY BAPTIST CHURCH  
 SECOND ADDITION  
 TO  
 SEDGWICK COUNTY, KANSAS**

REVISED JAN. 13, 2000  
 REVISED JULY 17, 2002

**PARCEL DESCRIPTION**

- Proposed uses:
- Church,
  - School - elementary, middle, and high
  - Day care
  - Dwelling units with a max. of 11 units, a mixture of single family units or 2 to 4 units per building. All building units shall be for church related uses. All dwelling units shall remain under church ownership.
  - Accessory garage/ storage for church/ school vehicles. (see General Provisions #13)
- Total gross land area: 20 acres  
 Maximum building coverage:
- Church, School, Day care \_\_\_\_\_ 96,500 square feet (Church, School, Daycare functions will occupy multi function spaces in the same building)
  - Dwelling units \_\_\_\_\_ 14,000 square feet
  - Accessory garage \_\_\_\_\_ 3,500 square feet
- Maximum gross floor area:
- Church, School, Day care, accessory garage \_\_\_\_\_ 150,000 square feet
  - Dwelling units \_\_\_\_\_ 20,000 square feet
- Floor area ratio: .199  
 Maximum church building height: 50' without steeple.  
 75' with steeple on building  
 Minimum dwelling unit height: 35 feet  
 Minimum setbacks (including accessory garage)
- Church, School, Day care  
 50' from all property lines
  - Dwelling units / accessory garage  
 35' from 63RD Street South  
 20' from north, east, and west property lines

**GENERAL PROVISIONS**

1. Final easements to be determined at time of platting.
2. Access control - final specifications to be determined at time of platting. access shall be limited to a minimum of two openings on 63rd street.
3. Drainage - specific grading and drainage plans shall be provided at the time of platting.
4. Sanitary sewer - a single sewage lagoon shall be shared by all buildings on the property and construction shall be regulated by the Kansas Department of Health and Environment.
5. Parking shall be provided in accordance with the off-street parking regulations Sec. IV-A of the Wichita-Sedgwick County Unified Zoning Code dated 2/13/97.
6. Parking lot screening, street yard landscaping, parking lot trees and buffer landscaping shall be as per the Wichita City landscaping ordinance. (see General Provisions #9)
7. Lighting shall comply with the lighting standards Art. IV, Sec. IV-B of the Wichita-Sedgwick County Unified Zoning Code dated 2/13/97.
8. Signage - all signage shall be monument type signs and limited in size as defined and permitted by Derby Sign Code, with the exception that two monument signs otherwise conforming to the Derby Sign Code requirements for institutional use in a residential zone shall be permitted along 63rd. Street South.
9. When any parking lot is located within 40 feet of property line, a combination of masonry walls, earthen berms, wrought iron panels, masonry pillars with shadowed wooden slats, and landscaping materials (consisting of a combination of shade trees, evergreen trees and shrubbery, at least 1/3 of which is evergreen) shall be provided. When parking is no closer than 40 feet from the property line, buffering and screening may be provided exclusively by landscaping materials provided at a rate equivalent to a screen/buffer for institutional uses as required by Section IV-B.3.a of the Unified Zoning Code.
10. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
11. 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 commercial development and be binding upon the present owners, their successors, and assigns unless amended.
12. 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 and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
13. The accessory garage/ storage building shall match the style of the gabled roof section of the church and the church's building materials for siding, roofing, and color. Metal shall not be permitted as an exterior material on any side. No overhead doors shall be allowed to face any residential district if the doors are within 200 feet of the residential property line. Buffer and screening of accessory building shall be: one tree and five shrubs every 30 feet or one tree every 20 feet, at least 1/3 of which is evergreen. The above screening shall be provided along any residentially zoned property line when accessory building is less than 100 feet from property line. Screening shall be parallel to building and extend 20' each direction of building.

**LEGAL DESCRIPTION**

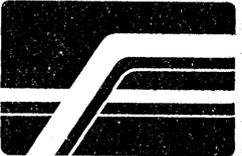
The East half of the West half of the Southeast Quarter of the Southeast Quarter of section 30, Township 28 South Range 2 East of the 6th P.M., Sedgwick County, Kansas

**REVIEW CRITERIA**

- A. This property is currently located in the county and is adjacent to residential on the west and agricultural uses on the north, south, and east. It is located approximately 660' from the intersection of Rock Road and 63rd Street South. This is a major intersection that is a part of the City of Derby's long range plan to be zoned in some type of commercial or multifamily zoning.
- B. The use of this property is to be mixed between church and dwelling units. The church will be the major use and the dwelling units will be for housing missionary families, evangelists, or pastors. Since this property is currently in the county and would require a minimum of 5 acres for each residential property or be zoned multifamily. It is not the intention to have this property be used for multifamily housing if the main use of a church is not ever built. Therefore a Planned Unit Development zoning to specifically determine the uses for this property is being requested.
- C. The use of this property as listed above will be a good buffer between the residential developments to the west and the future commercial zoning to the east.
- D. The property has never had any uses other than agricultural.

PRINTS ISSUED	

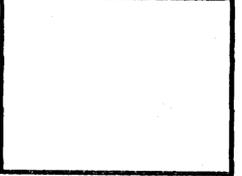
REVISIONS	



**DON FOLGER JR.  
 & ASSOCIATES**

ARCHITECTURE PLANNING  
 CONSTRUCTION MANAGEMENT

234 S. TOPEKA WICHITA, KS.  
 67202 (316) 269-2414



PUD #9  
 PER ADMINISTRATIVE ADJUSTMENTS  
 DATED 07/12/02 & 07/19/02  
**APPROVED PUD**  
 MAPC 06/24/99  
 BCC 07/21/99  
 MAPD Copy 2 of 2

**RECEIVED**  
 AUG 15 2002  
 METROPOLITAN PLANNING  
 ROUTE 9

DRAWN	CHECKED
SHEET TITLE	
SHEET NUMBER	
JOB NUMBER	

