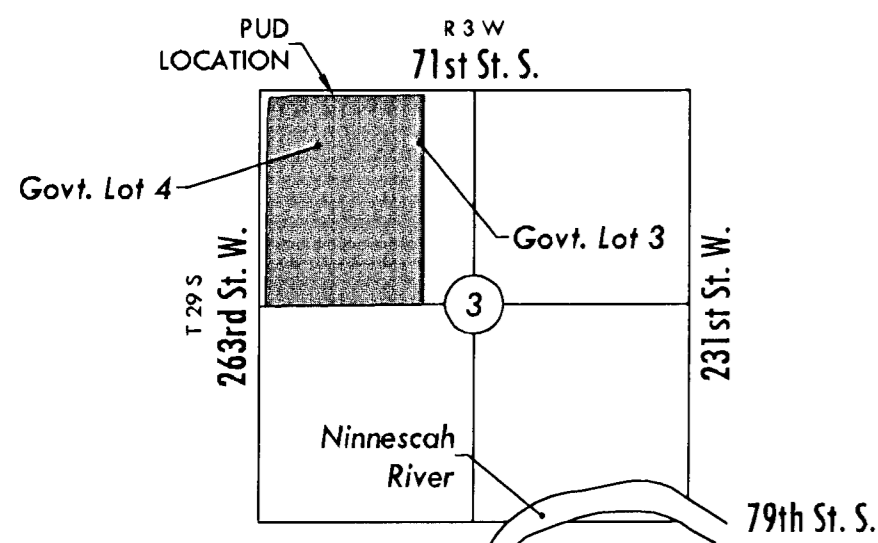


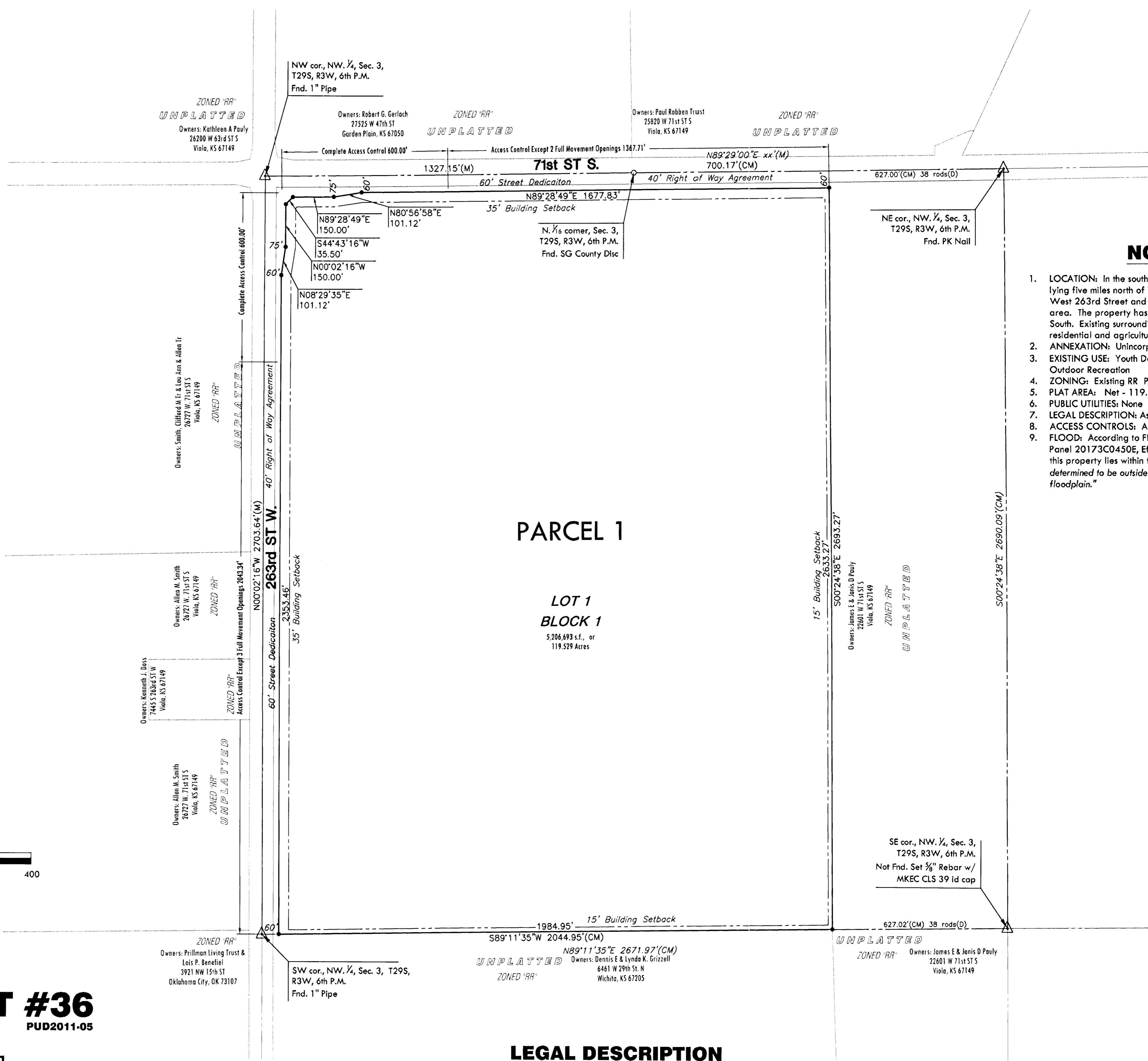
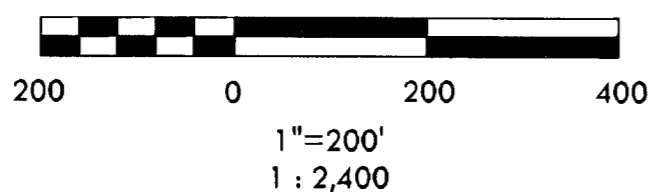
DEVELOPMENT GUIDELINES

General Provisions

- Area:**
The total development contains 119.529 acres of land.
- Parcel Descriptions:**
Summary:
Total allowable floor ratio = .35
(may be adjusted from parcel to parcel)
Minimum Building Setbacks: (applies to all parcels as shown)
Arterial Street setback = 35' Interior side setback = 15' Rear setback = 15'
- Parcel 1**
Gross Area= 119.529 Ac. or 5,206,683 s.f.
Maximum Height=50 feet (habitable structures)
Max. Building Coverage=35%
Max. Gross Floor Area=35% or 1,822,339 s.f.
Floor Area Ratio=0.35
- The following uses are permitted for all Parcels within the C.U.P.:
A. Parcel 1 allows for all uses permitted within the Rural Residential Zoning District (RR), as well as the uses listed below:
Overnight Cabins, Group Residences, Multi-Family Housing, Bed & Breakfast, Hotel, RV Park, Church or Place of Worship, Memorial Facility, Community Assembly, Auditorium, Amphitheater, Arts and Craft Center, Camp Lodge / Conference Center (allowing corporate rentals, family reunions, weddings, etc.), Day Care General and Limited, School, Out-buildings for Storage, Retail Convenience Store (for on-site guests/visitors only), Bank ATM, Retail Gift Shop, Restaurant and Dining Hall, General Retail, Museum / Library, Outdoor and Indoor Recreation including but not limited to soccer/baseball/football/tennis/swimming pool/zip line/play grounds/skate park/water sports/hiking trails/archery range/golf course/equestrian activities, Neighborhood Swimming Pool, Animal Care General and Limited, Outdoor Storage of Camp Hyde property (vehicles and equipment).
The uses permitted by this P.U.D. are permitted by right.
- Setbacks:**
Setbacks are as follows and or as specified in Wichita-Sedgwick County Unified Zoning Code.
Minimum Building Setbacks: (applies to parcel 1 as shown)
Arterial Street setback = 35' Interior side setback = 15' Rear setback = 15'
- Parking:**
Gravel parking lots and drives are allowed in Parcel 1.
- Lighting:**
A. Lighting shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV.
B. All lighting shall be shielded to direct light disbursement in a downward direction and directed away from residential areas.
C. Light poles including above ground base shall be limited to 30 feet tall, except 15 feet tall when within 200 feet of residential zoning with residential use.
- Screening for this site shall be required as follows:**
A. Unless otherwise noted Screening shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV and Section III.C.2.b.
B. Rooftop mechanical equipment shall be screened from ground level view per Wichita-Sedgwick County Unified Zoning Code.
C. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened to reasonably hide them from ground view.
- Signs:** As permitted under the current Sign Code of the City of Wichita.
Additionally, the following conditions apply:
A. Two pole, monument, or pylon type signs are permitted along the north property line and two pole, monument or pylon type signs are permitted along 263rd Street.
B. The maximum sign area for each sign is 150 square feet.
C. The maximum sign height is 20 feet.
D. The minimum distance between signs shall be 300 feet.
E. No flashing, moving, billboard signs shall be permitted. Portable and pennant signs are allowed for events only.
- Architectural Controls:**
None
- Any major changes within this Planned Unit Plan shall be submitted to the Planning Commission and the Governing Body for their consideration. Amendments, adjustments, or interpretations to the P.U.D. shall be done in accordance with the Unified Zoning Code.
- Title:**
The transfer of the title on all or any portion of the land included in 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 and amended. However, the Director of the MAPD, with the concurrence of the Zoning Administrator, may approve minor adjustments to the conditions in this overlay, consistent with the approved development plan, without filing a formal ordinance amendment.
- 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.



VICINITY MAP



PARCEL 1

**LOT 1
BLOCK 1**
5,206,683 s.f. or
119.529 Acres

LEGAL DESCRIPTION

The Northwest Quarter of Section 3, Township 29 South, Range 3 West, Sedgwick County, Kansas, EXCEPT the east 38 rods thereof.
CONTAINING: 126.130 acres of land, more or less.

NOTES

- LOCATION: In the southwest part of Sedgwick County, lying five miles north of Viola, KS at the intersection of West 263rd Street and 71st Street South in an rural area. The property has access to K-42 via 71st Street South. Existing surrounding land uses include rural residential and agricultural production.
- ANNEXATION: Unincorporated
- EXISTING USE: Youth Day Camp / Event Facility / Outdoor Recreation
- ZONING: Existing RR Proposed - PUD
- PLAT AREA: Net - 119.529 Ac.
- PUBLIC UTILITIES: None
- LEGAL DESCRIPTION: As described hereon
- ACCESS CONTROLS: As shown hereon
- FLOOD: According to FEMA FIRM Community Unit Panel 20173C0450E, Effective Date Feb. 2nd, 2007; this property lies within flood zone "X", "Areas determined to be outside the 0.2 % annual chance floodplain."

PLANNED UNIT DEVELOPMENT #36

A portion of the NW. 1/4, Sec. 3, T29S, R3W, 6th P.M. PUD2011-05

CAMP HYDE

OWNER / DEVELOPER: Camp Hyde, Inc., Attn: Dennis Schoenebeck 340 S. Broadway Wichita, KS 67202 316.219-9622

MKEC
ENGINEERING
CONSULTANTS, INC.

Date submitted: Nov. 28th, 2011
Subdivision Hearing: Dec. 15th, 2011
411 N. WEBB ROAD
WICHITA, KS. 67206
316-684-9600

J:\Civil\1646 - MKEC Camp Hyde\Proj\1046.dwg 11/23/2011 6:18:01 PM ST