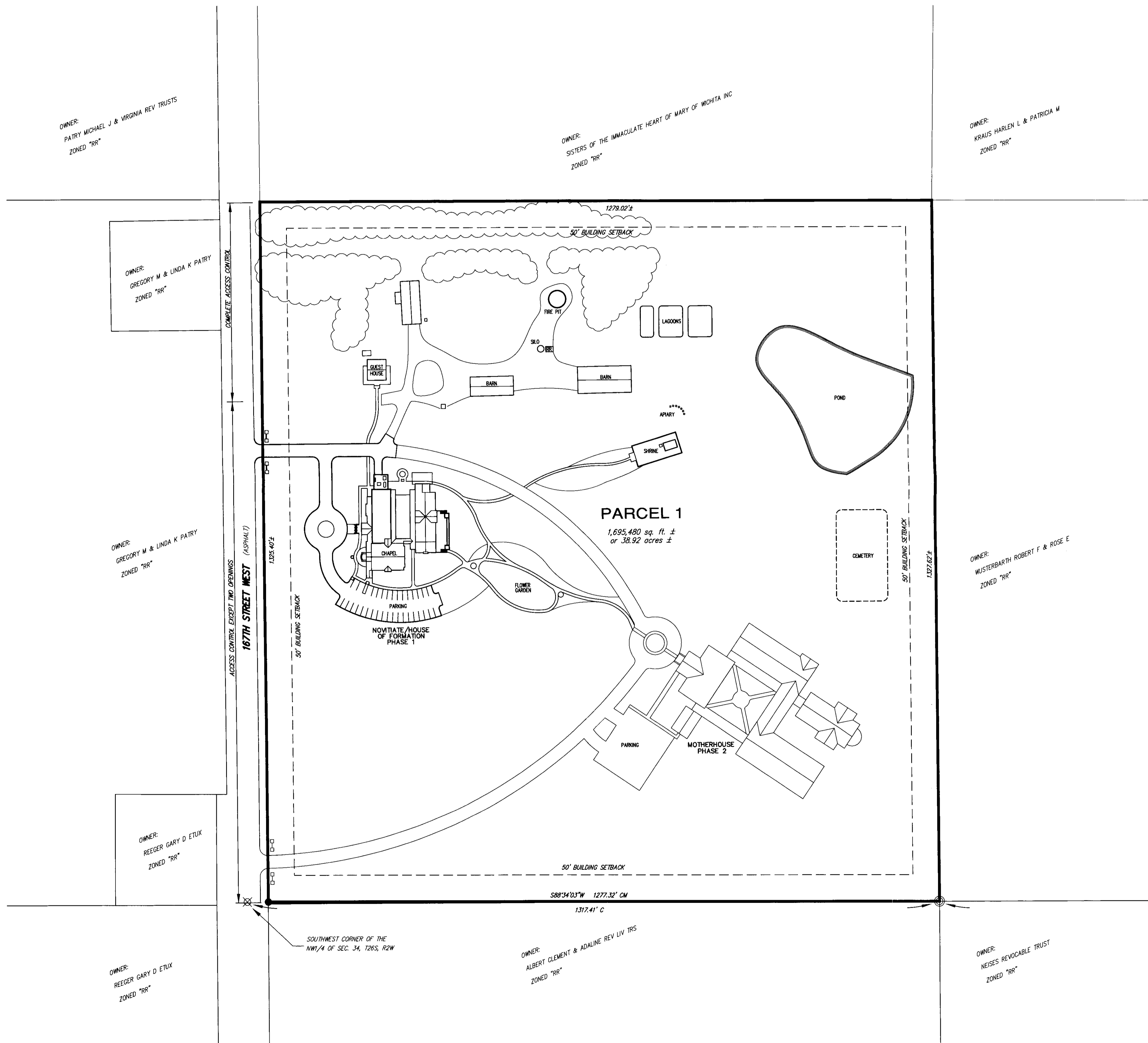


# SISTERS OF THE IMMACULATE HEART OF MARY

## PLANNED UNIT DEVELOPMENT

### PUD-41



#### GENERAL PROVISIONS:

- Total Land Area: 1,695,480 sq. ft. ± or 38.92 acres  
Total Gross Floor Area: 169,548 sq. ft.  
Total Floor Area Ratio: 10 percent
- Parking requirements shall be per the Wichita-Sedgwick County Unified Zoning Code. Bus Parking areas may be surfaced with crushed rock or similar material.
- Setbacks are as indicated on the P.U.D. drawing.
- 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.
- Signs shall be in accordance with the Sedgwick County Sign Code requirements and shall permit two signs at the 167th Street entrance with a maximum combined area of 150 square feet. No LED or internally-illuminated signs shall be permitted.
- 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), Nursing Facility, Church/Place of Worship, Agriculture, Private Cemetery, Mausoleum or Columbarium, Accessory Apartment (subject to Sec. III-D.6.a), retail sales of agricultural products principally produced on-site, sales of religious merchandise accessory to said Church/Place of Worship, and uses accessory to religious institutions. 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 50 persons, and shall be limited to a facility owned or operated by a bona fide religious group for religious activities. Said Accessory Apartment shall have a maximum occupancy of 6 persons. Said Church/Place of Worship shall permit a maximum seating capacity of 125 persons.
- Access shall be limited to two openings to 167th Street West as indicated on the Plan, and as approved by the County Engineer.
- Screening requirements shall be per the Wichita-Sedgwick County Unified Zoning Code for institutional uses. Screening around the perimeter of the PUD shall not be required.
- 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.
- Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.
- All on-site water wells, sanitary sewer systems and/or grey-water collection systems must meet all applicable Local, State and Federal permitting requirements. Development may be phased based on the ability to provide adequate water and sanitary sewer infrastructure.
- 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.
- 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.
- 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:                  | 1,695,480 sq. ft. ± or 38.92 acres ±   |
| B. Maximum Building Coverage: | 169,548 sq. ft. or 10 percent  |
| C. Maximum Gross Floor Area:  | 169,548 sq. ft.  |
| D. Floor Area Ratio:          | 10 percent   |
| E. Maximum building height:   | 35 feet, except for silos, grain windmills, or any other structures exempt by the UZC. |
| F. Setbacks:                  | See Drawing  |
| G. Access Points:             | Two (2) access drives to 167th Street as indicated on drawing.                         |
| H. Permitted Uses:            | See General Provision #6.  |

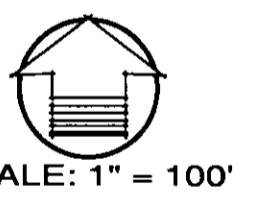
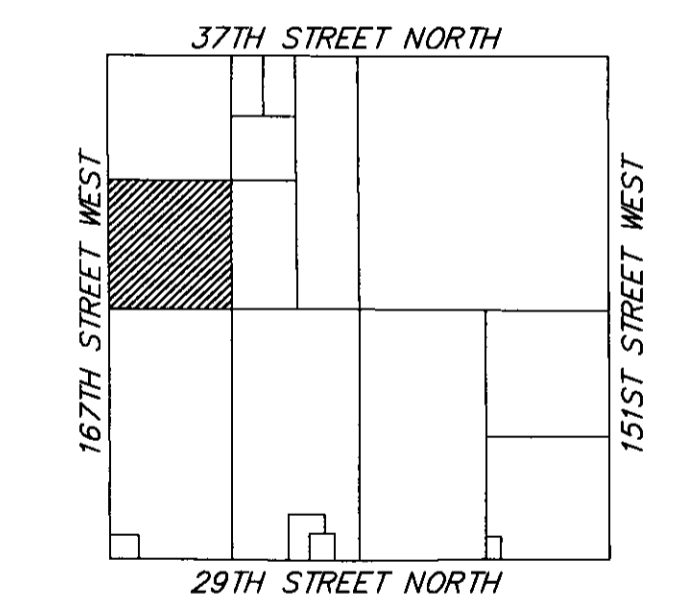
#### LEGAL DESCRIPTION:

The South 1/2 of the West 1/2 of the Northwest 1/4 of SEC 34-TWP26-R2W.

#### REVISIONS:

Planned Unit Development (PUD2013-02) Filed: April 15, 2013  
Approved by MARC: May 23, 2013  
Approved by County Commission: July 3, 2013

#### VICINITY MAP



SCALE: 1" = 100'

#### APPROVED PUD

MAP: 5-23-13 *llm*  
ROLL: 7-3-13 *llm*  
MAPD 102

#### PUD-41

SISTERS OF THE  
IMMACULATE HEART OF MARY  
PLANNED UNIT DEVELOPMENT

