

WHEREAS, Prairie Hill Vineyard LLC, (Applicant) pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests a Conditional Use for an Event Center in the County and a waiver of Supplementary Use Regulation III-D.6.nn #7 on property zoned Rural Residential at 3660 North 215th Street West, and legally described as:

A portion of Lot 1, Block 1, Prairie Hill Vineyard, a subdivision of a portion of the Northwest Quarter of Section 31, Township 26 South, Range 2 West of the 6th Principal Meridian, in Sedgwick County, Kansas, more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of Section 31, Township 26 South, Range 2 West of the 6th Principal Meridian; thence with a bearing North 88°21'22" East (basis of bearings is NAD 83 Kansas South Zone) along the North line of said Northwest Quarter 960.28 feet; thence South 01°15'04" East 60.00 feet for the point of beginning; thence continuing South 01°15'04" East 939.10 feet; thence North 89°54'00" West 499.00 feet; thence North 00°57'50" East 85.33 feet; thence South 89°22'11" West 414.38 feet to a point that is 60.00 feet East of the West line of said Northwest Quarter; thence North 00°37'47" West parallel with the West line of said Northwest Quarter 541.41 feet; thence North 07°52'39" East 101.40 feet; thence North 88°21'22" East parallel with the North line of said Northwest Quarter 477.94 feet; thence North 00°37'47" West parallel with the West line of said Northwest Quarter 190.03 feet to the North line of said Lot 1; thence North 88°21'22" East along the North line of said Lot 1 parallel with the North line of said Northwest Quarter 407.98 feet to the point of beginning.

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

WHEREAS, the MAPC did, at the meeting of December 14, 2023, consider said application; and

WHEREAS, the Board of County Commissioners has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners that:

SECTION I. After having received a recommendation of the Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under the authority granted by Section V-D of the Unified Zoning Code, the Board of County Commissioners approves this application to allow a Conditional Use for an Event Center in the County and a waiver of Supplementary Use Regulation III-D.6.nn #7 for existing structures on property zoned Rural Residential at 3660 North 215th Street West, and legally described as:

A portion of Lot 1, Block 1, Prairie Hill Vineyard, a subdivision of a portion of the Northwest Quarter of Section 31, Township 26 South, Range 2 West of the 6th Principal Meridian, in Sedgwick County, Kansas, more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of Section 31, Township 26 South, Range 2 West of the 6th Principal Meridian; thence with a bearing North 88°21'22" East (basis of bearings is NAD 83 Kansas South Zone) along the North line of said Northwest Quarter 960.28 feet; thence South 01°15'04" East 60.00 feet for the point of beginning; thence continuing South 01°15'04" East 939.10 feet; thence North 89°54'00" West 499.00 feet; thence North 00°57'50" East 85.33 feet; thence South

89°22'11" West 414.38 feet to a point that is 60.00 feet East of the West line of said Northwest Quarter; thence North 00°37'47" West parallel with the West line of said Northwest Quarter 541.41 feet; thence North 07°52'39" East 101.40 feet; thence North 88°21'22" East parallel with the North line of said Northwest Quarter 477.94 feet; thence North 00°37'47" West parallel with the West line of said Northwest Quarter 190.03 feet to the North line of said Lot 1; thence North 88°21'22" East along the North line of said Lot 1 parallel with the North line of said Northwest Quarter 407.98 feet to the point of beginning.

Approval of the applications are subject to the following conditions:

1. All applicable Supplementary Use regulations, except those waived by the Governing Body, shall remain in effect.
2. Supplementary Use Regulation III.D.6.nn #7 is waived for existing structures as detailed on the site plan.
3. All permits and approvals shall be obtained with copies placed on file with the Metropolitan Area Building and Construction Department.
4. The size of the indoor events shall be limited to the occupancy of the indoor assembly spaces or parking capacity calculated at a ratio of 1 parking space per 4 occupants, whichever is less.
5. The size of the outdoor events shall be limited to the on-site parking capacity calculated at a ratio of 1 parking space per 4 occupants.
6. All events shall not start before 10:00 a.m. and shall end by 9:30 p.m. Sunday through Thursday and 11:00 p.m. Friday and Saturday.
7. Outdoor amplified music shall be restricted to not begin before 10:00 a.m. and shall end by 9:30 p.m. Sunday through Thursday and 11:00 p.m. Friday and Saturday.
8. Guests shall not be permitted to loiter on the property following events. All guests must vacate the property within 30 minutes after the event ends and hosts must vacate the property within an hour after the event ends.
9. The service of any alcoholic beverage or cereal malt beverage is permitted only with applicable licenses.
10. All outdoor lighting shall employ cut-off luminaries to minimize light trespass and glare and will be aimed or shielded such that the light source is not visible from the neighboring lot. Lighting sources, as to not interfere with security lights, shall be limited to 30 feet in height and limited to 15 feet in height when within 200 feet of residential zoning Districts. No pole lighting within building setbacks.
11. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use or any other standards set forth in the Unified Zoning Code, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

SECTION II. That upon the taking effect of this Resolution, the notation of such zoning change shall be shown on the "Official Zoning District Map" on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That this Resolution shall be effective upon publication in the official county newspaper.

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Commissioners present and voting were:

PETER F. MEITZNER
SARAH LOPEZ
DAVID T. DENNIS
RYAN K. BATY
JAMES M. HOWELL

aye
aye
aye
aye

Dated this 7 day of February, 2024.



BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

ATTEST:

KELLY B. ARNOLD, County Clerk

Ryan Baty, Chairman
Commissioner, Fourth District

Sarah Lopez, Chair Pro Tem
Commissioner, Second District

APPROVED AS TO FORM:

Peter F. Meitzner
Commissioner, First District

KIRK W. SPONSEL
Deputy County Counselor

David T. Dennis
Commissioner, Third District

James M. Howell
Commissioner, Fifth District