

RESOLUTION NO. 098-2018

Published on: _____

A RESOLUTION GRANTING A CONDITIONAL USE FOR CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-D AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY KANSAS, DECEMBER 12, 1984, AND SUBSEQUENTLY AMENDED.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS

SECTION I. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by Section V-D of the Wichita Sedgwick County Unified Zoning Code, a Conditional Use for the lands legally described hereby is approved as follows:

Case No. CON 2018-00018

A Conditional Use request to allow an Event Center in the County on property zoned RR Rural Residential District and legally described as follows:

Beginning 331.96 feet north of the southwest corner of the SW ¼ of Section 11, Township 29 South, Range 1 West of the 6th Prime Meridian; thence north 331.96 feet; thence east 660 feet; thence south 331.76 feet; thence west 660 feet to the point of beginning; excluding road right-of-way, all in Section 11, Township 29 South, Range 1 West of the 6th Prime Meridian; Sedgwick County, Kansas.

SECTION II. That application CON2018-00018 is hereby approved and the Conditional Use is subject to the following Conditions:

1. A detailed site plan shall be approved by the Director of the Metropolitan Area Planning Department addressing in detail the extent and use of the entire property, including designation of uses for outdoor areas on the property.
2. All permits and approvals shall be obtained, with copies placed on file with the Metropolitan Area Building and Codes Department.
3. Compliance with all provision of the UZC found at Section III(d)(6)(nn) concerning the Event Center; provided, however, the building and activity setback requirement of 100 feet from all property lines shall be waived to the extent the existing buildings shall be permitted to be used so long as outdoor activities are not conducted any closer to the property lines than those buildings.
4. The size of the events shall be limited to no more than 200 people at one event with the limit of those in the designated building for indoor events limited to occupancy based on Fire Code standards, and with all events ending by 11:00 p.m. Any alcohol served shall be by outside caterers appropriately licensed.

5. No new buildings or other areas of the property shall be used for the event center activity except those shown on the approved site plan. Additions or modifications of buildings or uses will require an amendment or adjustment to the approved conditional use, as determined by the Director of Planning.
6. If the Zoning Administrator finds there is a violation of any provision or condition of the Conditional Use, or any other provision of the Unified Zoning Code (UZC), the Zoning Administrator shall enforce all remedies of Section VIII of the UZC, and with the concurrence of the Planning Director, may declare the Conditional Use null and void.

SECTION III. That upon the taking effect of this Resolution, the notation of such Conditional Use 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 IV. That this Resolution shall take effect and be in force from and after its adoption by the Governing Body and publication in the official county newspaper.

Commissioners present and voting were:

DAVID M. UNRUH	<u>ayf</u>
MICHAEL B. O'DONNELL, II	<u>ayf</u>
DAVID T. DENNIS	<u>ayf</u>
RICHARD RANZAU	<u>ayf</u>
JAMES M. HOWELL	<u>ayf</u>

Dated this 27th day of June, 2018.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

ATTEST:

Kelly B. Arnold
KELLY B. ARNOLD, Clerk



David T. Dennis

DAVID T. DENNIS, Chairman
Commissioner, Third District

David M. Unruh

DAVID M. UNRUH, Chair Pro Tem
Commissioner, First District

APPROVED AS TO FORM:

Justin M. Waggoner
JUSTIN M. WAGGONER,
Assistant County Counselor

Michael B. O'Donnell, II

MICHAEL B. O'DONNELL, II
Commissioner, Second District

Richard Ranzau

RICHARD RANZAU
Commissioner, Fourth District

James M. Howell

JAMES M. HOWELL
Commissioner, Fifth District