

MACARTHUR LAND
PLANNED UNIT DEVELOPMENT (PUD #74)

AREA DESCRIPTION:
LOT 1, BLOCK A, SUTHERLAND LUMBER SOUTH ADDITION,
SEDGWICK COUNTY, KANSAS
AND THAT AREA DESCRIBED AS FOLLOWS,
BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE
SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 28, RANGE 1
EAST AND THE EAST LINE OF SUTHERLAND LUMBER SOUTH
ADDITION EXTENDED SOUTH; THENCE NORTHERLY 927 FEET;
THENCE EAST 100 FEET; THENCE SOUTHERLY 927 FEET TO
THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE WEST
100 FEET TO THE POINT OF BEGINNING.

PROJECT DESCRIPTION:
THIS PLANNED UNIT DEVELOPMENT (PUD) PERMITS A
TAVERN/DRINKING ESTABLISHMENT ONLY, SUBJECT TO THE
RESTRICTIONS AND LIMITATIONS STATED IN THE GENERAL
PROVISIONS. FOR THE PURPOSES OF THIS PUD THIS
DESIGNATION SHALL COVER THE REDEVELOPMENT OF FIVE (5)
COMMERCIAL BUILDINGS INTO AN AREA DESIGNATED AS A
"VICINAGE", WHICH IS A DESTINATION LOCATION THAT ALLOWS A
MIXTURE OF ASSEMBLY AND ENTERTAINMENT USES, BOTH
INDOOR AND OUTDOOR, AS SPECIFIED HEREIN. ALL OTHER USES
PERMITTED BY-RIGHT IN THE LI LIMITED INDUSTRIAL DISTRICT
ARE PERMITTED UNLESS SPECIFICALLY PROHIBITED OR LIMITED
BELOW.

THE FOLLOWING USES ARE PROHIBITED: CEMETERY;
CORRECTIONAL PLACEMENT RESIDENCE, LIMITED OR GENERAL;
GOLF COURSE; NURSING FACILITY; RECYCLING PROCESSING
CENTER; REVERSE VENDING MACHINE; ANIMAL CARE, LIMITED
AND GENERAL; AUTOMATED TELLER MACHINE; CAR WASH;
CONVENIENCE STORES; EVENT CENTER IN THE COUNTY; KENNEL,
BOARDING/BREEDING/TRAINING; MARINE FACILITY,
RECREATIONAL; MONUMENT SALES; NIGHTCLUB IN THE COUNTY;
PARKING AREA, COMMERCIAL; PAWNSHOP SECONDHAND STORE;
SERVICE STATION; SEXUALLY ORIENTED BUSINESSES;
CONSTRUCTION BURN SITE, LIMITED; GAS AND/OR FUEL
STORAGE AND SALES; STORAGE OUTDOOR, AS A PRINCIPAL
USE; VEHICLE STORAGE YARD; AGRICULTURAL PROCESSING;
AND GRAIN STORAGE.

- GENERAL NOTES:**
1. THIS PUD SHALL BE PERMITTED WITH A SINGLE MEANS OF
ACCESS TO THE SUBJECT PROPERTY AS SHOWN ON THE
PUD DRAWING APPROVED BY THE METROPOLITAN AREA
PLANNING COMMISSION.
 2. TAVERN AND DRINKING ESTABLISHMENT SHALL HAVE THE
DISTANCE REQUIREMENT (UZC SEC. III-D.6.w) WAIVED FROM
A CHURCH OR PLACE OF WORSHIP, PUBLIC PARK, SCHOOL
OR RESIDENTIAL ZONING DISTRICT.
 3. OUTDOOR RECREATION AND ENTERTAINMENT IS PERMITTED
IN THE NORTHERN PORTION OF THE PUD AS DESIGNATED
ONT HE APPROVED SITE PLAN. ALL LIVE PERFORMANCES,
DISC JOCKEYS, AND SHOWS SHALL CEASE ALL NOISE
GENERATING ACTIVITIES, SUCH AS MUSIC, AT 12:00 A.M.,
OUTDOORS.
 4. OUTDOOR RECREATIONAL ACTIVITIES SUCH AS HORSE
SHOES, CORN HOLE, AND SIMILAR ACTIVITIES SHALL BE
CONSIDERED ACCESSORY USES TO THE PRIMARY USE AND
SHALL BE ALLOWED IN THE SOUTHERN PORTION OF THE
PUD AS NOTED ON THE SITE PLAN.
 5. PARKING FOR THE VICINAGE SHALL BE PROVIDED AT A
RATE OF 1 SPACE FOR EACH 3 OCCUPANTS BASED ON THE
RATED OCCUPANCY OF THE FACILITY, INCLUDING ALL
OUTDOOR ACTIVITY.
 6. ALL WEATHER PARKING AREAS ARE PERMITTED FOR THOSE
EXISTING UNPAVED AREAS.
 7. ALL AREAS LICENSED TO SERVE ALCOHOL SHALL BE
ALLOWED TO OPERATE FROM 10:00 A.M. TO 2:00 A.M. ALL
PATRONS SHALL BE DIRECTED TO VACATE THE PROPERTY IN
A TIMELY AND ORDERLY MANNER WITHIN 30 MINUTES OF
THE CLOSING.

8. THE DROP-OFF AND PICK-UP AREA AS DENOTED ON THE
FACE OF THIS PUD PROVIDES SHELTER AND SEATING
ACCOMMODATIONS (INDOOR AND OUTDOOR) FOR THOSE
USING RIDE SHARE SERVICES. THE USE OF SAID AREAS
SHALL BE ALLOWED TO OPERATE FROM 10:00 A.M. TO 2:30
A.M. IN NO EVENT SHALL ALCOHOL BE SOLD OR ALLOWED
IN THE PICK-UP/DROP-OFF AREA.
9. THE PROPERTY OWNER/OPERATOR SHALL BE RESPONSIBLE
FOR THE COST OF MITIGATING ALL NOISE IMPACTS PRIOR TO
OPERATION, AND SHALL BE RESPONSIBLE FOR THE ONGOING
COST OF MONITORING NOISE ASSOCIATED WITH THE
APPROVED USE.
10. PROOF OF INSURANCE: THE OPERATOR SHALL BE
RESPONSIBLE FOR OBTAINING AND MAINTAINING LIABILITY
COVERAGE FOR EVENTS HELD AT THE EVENT CENTER.
11. THE OWNER/OPERATOR SHALL OBTAIN AND MAINTAIN A
LIQUOR LICENSE AS REQUIRED FROM THE APPROPRIATE
LOCAL AND/OR STATE AUTHORITY.
12. THE PROPERTY SHALL BE SUBJECT TO THE ZONING
DISTRICT STANDARDS AND SITE DEVELOPMENT REGULATIONS
OF THE UNIFIED ZONING CODE FOR THE (LI) LIMITED
INDUSTRIAL ZONING DISTRICT, EXCEPT AS MODIFIED BY THE
GENERAL PROVISIONS.
13. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED
TO REASONABLY HIDE THEM FROM STREET VIEW.
SCREENING SHALL BE CONSTRUCTED OF MATERIALS AND/OR
LANDSCAPING COMPATIBLE WITH THE BUILDING EXTERIOR.
14. THE SITE PLAN SHOWN HEREON IS FOR CONCEPTUAL
PURPOSES ONLY; HOWEVER, A FINAL SITE PLAN SHALL
REQUIRE APPROVAL BY THE DIRECTOR OF PLANNING PRIOR
TO THE ISSUANCE OF A BUILDING PERMIT. THE SITE PLAN
MAY BE ADJUSTED ADMINISTRATIVELY WITHIN THE LIMITS OF
ADMINISTRATIVE ADJUSTMENTS AS PERMITTED BY THE
UNIFIED ZONING CODE. IN THE CASE OF SPECIAL EVENTS OR
TEMPORARY USES, SUCH USES MAY BE ADMINISTRATIVELY
APPROVED, PROVIDED AN OPERATIONAL PLAN IS PROVIDED
AND APPROVED BY THE DIRECTOR OF PLANNING AND THE
ZONING ADMINISTRATOR.
15. COMPLIANCE WITH ALL APPLICABLE BUILDING OR FIRE
CODES SHALL BE REQUIRED. OCCUPANCY IS LIMITED AS
NOTED IN GENERAL PROVISION #5 HEREIN.
16. SIGNAGE SHALL BE PER THE APPLICABLE SIGN CODE.
17. THE SERVICE OF FOOD AND DRINK MAY BE PERMITTED
BOTH INDOOR AND OUTDOOR AS PART OF THE OPERATIONS
OF THE FACILITY, PROVIDED THAT THE SERVICE COMPLIES
WITH ALL APPLICABLE LOCAL AND STATE REGULATIONS. THE
SERVICE OF ANY ALCOHOLIC LIQUOR OR CEREAL MALT
BEVERAGE IS PERMITTED ONLY WITH APPLICABLE LICENSES.
18. IF THE ZONING ADMINISTRATOR FINDS THERE IS A
VIOLATION OF ANY OF THE CONDITIONS OF APPROVAL, THE
ZONING ADMINISTRATOR, IN ADDITION TO ENFORCING THE
OTHER REMEDIES SET FORTH IN THE UNIFIED ZONING CODE,
MAY, WITH THE CONCURRENCE OF THE DIRECTOR OF
PLANNING, DECLARE THE "PLANNED UNIT DEVELOPMENT"
NULL AND VOID.

