



**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

HA Property, LLC April 11, 2024
14726 E. 9th St.
Wichita, KS 67230

Naughty Nights, LLC
10001 E. Kellogg Dr.
Suite #2
Wichita, KS 67230

RE: CON2024-00012 –A Conditional Use request to allow Entertainment Establishment in the City, Located one-quarter mile east of South Webb Road and on the south side of East Kellogg (US-54/400) (10001 East Kellogg Drive, Suite #2).

Dear Applicant;

At its regular meeting on **May 14, 2024**, the Wichita City Council considered the above captioned request. The action of the City Council was **APPROVAL** of the request with the following conditions:

- 1) There shall be no outdoor entertainment, speakers, or outdoor service of food or drink.
- 2) A Conditional Use amendment shall be required for any changes to these conditions.
- 3) The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
- 4) If the Zoning Administrator finds that there is a violation of any of the conditions of the conditional use, 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.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Brad Eatherly
Current Plans
Senior Planner

Copies to: Becky Tuttle, Council Member District II
 Teresa Veazey, CSR, District II
 Kieth Martin, 3023 N Wild Rose St Wichita, KS 67205
 Brett Gehrler, 150 N Market, Wichita, KS 67202
 Stephany Almonte, 8314 E. Grail St. Wichita, KS 67207
 MABCD



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RE: CON2024-00012 –A Conditional Use request to allow Entertainment Establishment in the City,
Located one-quarter mile east of South Webb Road and on the south side of East Kellogg (US-54/400)
(10001 East Kellogg Drive, Suite #2).

Dear Applicant,

At its regular meeting on **April 11, 2024**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** the Conditional Use request for the outdoor dining.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on April 25, 2024. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk by **April 25, 2024, at 5:00 p.m.**

This application will be presented to the Wichita City Council on **Tuesday, May 14, 2024**, beginning at 9:00 a.m.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 316-268-4421.

Sincerely,



Brad Eatherly
Current Plans
Senior Planner

CC: Becky Tuttle, Council Member District II
Teresa Veazey, CSR, District II
Kieth Martin, 3023 N Wild Rose St Wichita, KS 67205
Brett Gehrler, 150 N Market, Wichita, KS 67202
Johanna Kellner Ledesma, kscommercialre@gmail.com
Stephany Almonte, 8314 E. Grail St. Wichita, KS 67207
MABCD

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

RESOLUTION NO. 24-189

WHEREAS, HA Property, LLC, Owner, and Naughty Nights, 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 to permit Entertainment Establishment on property zoned GC General Commercial District, legally described as:

Commencing at the Northwest corner of the East half of the Northwest Quarter of Section 28, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence South along the West line of the East half of said Northwest Quarter, 81.9 feet to the South right of way line of U.S. Highway 54 as condemned in Case No. A-54089; thence East along said highway right of way line, 440 feet for a place of beginning; thence South parallel with the West line of said East half of said Northwest Quarter, 620 feet; thence West parallel with said highway right of way line, 440 feet to a point on the West line of said East half of said Northwest Quarter; thence South along the West line of said East half of said Northwest Quarter, 558.10 feet; thence East parallel with the North line of said Northwest Quarter, 495 feet; thence North parallel with the West line of said East half of said Northwest Quarter, 1,078.3 feet to a point on the South line of said highway right of way; thence West 55 feet to the place of beginning, EXCEPT a tract described as follows: Commencing at the Northwest corner of the East half of said Northwest Quarter of said Section 28, Township 27 South, Range 2 East; thence South along the West line of the East half of said Northwest Quarter, 81.90 feet to the South right of way line of U.S. Highway 54 as condemned in Case No. A-54089; thence East along said highway right of way line, 440.00 feet for a point of beginning; thence continuing East along said highway right of way line, 55.00 feet; thence South parallel with the West line of the East half of said Northwest Quarter, 178.30 feet; thence West 55.00 feet to a point 440.00 feet East of the West line of the East half of said Northwest Quarter as measured, parallel with said South highway right of way line, and 178.28 feet South of the point of beginning; thence North parallel with the West line of the East half of said Northwest Quarter, 178.28 feet to the point of beginning; and EXCEPT the North 149 feet of the West 400 feet thereof.

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 April 11, 2024, consider said application; and

WHEREAS, the Wichita City Council 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 Wichita City Council that this application be approved to allow a Conditional Use to permit Entertainment Establishment on property zoned GC General Commercial District, located one-quarter mile east of South Webb Road and on the south side of East Kellogg (US-54/400) (10001 East Kellogg Drive, Suite #2), legally described as:

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Approved subject to the following conditions:

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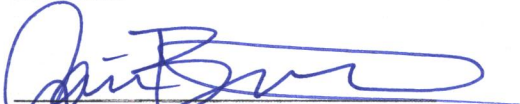
This Resolution shall take effect and be in force from and after its adoption by the Wichita City Council.

Adopted on 14th day of May, 2024.



Lily Wu, Mayor, City of Wichita

ATTEST:



Jamie Buster, City Clerk

(SEAL)



Approved as to form: 

Jennifer Magaña, City Attorney and Director of Law



The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
 Idaho Statesman
 Bradenton Herald
 The Charlotte Observer
 The State
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Durham | The Herald-Sun
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 The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	553129	Print Legal Ad-IPL01735590 - IPL0173559	RES#24-189	\$166.58	3	66 L

Attention: LaTosha Alvarez
 CITY OF WICHITA/CLERKS OFFICE
 455 N MAIN ST FL 13
 WICHITA, KS 67202

JMBuster@wichita.gov

OCA 150004 PUBLISHED IN THE WICHITA EAGLE ON May 17, 2024
 BE IT ORDAINED BY THE GOVERNING BODY
 OF THE CITY OF WICHITA, KANSAS.
 RESOLUTION NO. 24-189

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Adopted on 14th day of May 2024.

Lily Wu, Mayor, City of Wichita

ATTEST:

Jamie Buster, City Clerk

(SEAL) Approved as to form:

Jennifer Magana, City Attorney and Director of Law

IPL0173559

May 17 2024

In The STATE OF KANSAS
 In and for the County of Sedgwick

1 insertion(s) published on:

05/17/24

STATE OF KANSAS)

SS

County of Sedgwick)

Mary Castro, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 05/17/2024 to 05/17/2024.

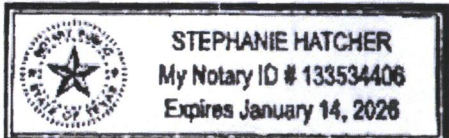
Mary Castro

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED: 05/17/2024

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!



The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
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 Bradenton Herald
 The Charlotte Observer
 The State
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Durham | The Herald-Sun
 Fort Worth Star-Telegram
 The Fresno Bee
 The Island Packet
 The Kansas City Star
 Lexington Herald-Leader
 The Telegraph - Macon
 Merced Sun-Star
 Miami Herald
 El Nuevo Herald

The Modesto Bee
 The Sun News - Myrtle Beach
 Raleigh News & Observer
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 San Luis Obispo Tribune
 Tacoma | The News Tribune
 Tri-City Herald
 The Wichita Eagle
 The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	532634	Print Legal Ad-IPL01649120 - IPL0164912		\$158.10	2	94 L

Attention: MANDY HEBERT
 CITY OF WICHITA/PLANNING DEPT
 271 WEST THIRD ST., 2ND FL. SU 203
 WICHITA, KS 67202
 MHEBERT@wichita.gov

OCA 150004
 Published in The Wichita Eagle on March 21, 2024
 (One Time Only)
 MAPC/BEA April 11, 2024
 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, April 11, 2024, no earlier than 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held in person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation is encouraged (see instructions below). Virtual participation is not available. If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421.

52A2024-00008: Variance request in the City to reduce the front setback from 25 feet to approximately 12 feet to allow construction of a front porch on the property zoned SF-5 Single-Family Residential District, located on West 31st Street South and 129 feet west of South Osage Avenue (812 West 31st Street South).

CON2024-00012: Conditional Use request in the City to allow an Entertainment Establishment (cabaret-type club/nightclub with the provision of alcohol); located one-quarter mile east of South Webb Road and north of I-35 (10001 East Kellogg Drive, Suite #2).

CON2024-00013: Conditional Use request in the City to waive compatibility standards for 105-foot telecommunications tower with 5-foot lightning rod on property zoned Limited Industrial, generally located on the west side of South Mosley Avenue, within one-quarter mile north of East Harry Street (1325 South Mosley).

CON2024-00014: Conditional Use request in the City to allow an Entertainment Establishment (events with music and alcohol associated with retail store) within 300 feet of a public park, generally located on the southwest corner of East Douglas Avenue and South Saint Francis Avenue (629 East Douglas Avenue).

CLP2024-00005: CLUP Amendment in the City to CLUP DP-357 to change parcel boundaries, rename to "OneRise" and to modify uses to permit Correctional Placement Residence and Correctional Facility for State Mental Health Hospital (with ZON2024-00014), located at the northwest corner of S. Meridian Ave and W. MacArthur Rd.

FUD2024-00004: Zone change request in the City from TF-3 Two-Family Residential and MF-18 Multi-Family Residential to the FUD to allow multi-family residential with non-standard building setbacks; generally located on the east side of North Hillside Avenue and within one-half mile south of East 53rd Street North.

VAC2024-00012: Vacation request in the city of Control Access, generally located on the south side of East Stafford Street and within one-quarter mile of South Southeast Boulevard.

VAC2024-00013: Vacation request in the City to vacate a portion of the platted setback and platted utility easement along Polo Street, generally located at the northwest corner of Polo Street and West 12th Street North (2033 West 12th Street North).

ZON2024-00014: Zone Change request in the City from GC General Commercial to LI Limited Industrial with CUP2024-05, generally located the north side of West MacArthur Road and within one-half mile west of South Meridian Avenue.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the Wichita-Sedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

Options to participate:

1) Attend In-Person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202. Self-paid parking is available nearby. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-268-4454) by 5:00 PM, 3 days prior to the meeting.

2) Submit Comments Ahead of Time regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department) - using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting. Planning Departments staff make efforts to share all comments but may not be able to share those received after the deadlines below. Please be sure to provide ample time for delivery. Written Comments should be submitted by 5:00 PM the day before the meeting. Video and Audio Comments (mp3, etc.) formats be submitted at least 3 days prior to the MAPC meeting. The comments should indicate which item they pertain to and be less than three (3) minutes in duration.

Email: Planning@wichita.gov

Mailing Address

Wichita-Sedgwick County Metropolitan Area Planning Department

Attn: Scott Wadle

271 W. 3rd Street - Suite 201

Wichita, KS 67202

Phone: 316.268.4421

Fax: 316.858.7764

3) If you need accommodations pursuant to the ADA, please contact Planning Staff within one week prior to the scheduled meeting.

Option to View Remotely (Not Participate)

The meeting will be streamed live and recorded. Virtual comment is not available. To view the live stream or recording, follow the link: <https://www.wichita.gov/>

Planning

WITNESS MY HAND on March 21, 2024

Scott Wadle, Secretary

Wichita-Sedgwick County

Metropolitan Area Planning Commission

IPLD164912

Mar 21 2024

In The STATE OF KANSAS
 In and for the County of Sedgwick
 1 insertion(s) published on:
 03/21/24

STATE OF KANSAS)

SS

County of Sedgwick)

Mary Castro, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 03/21/2024 to 03/21/2024.

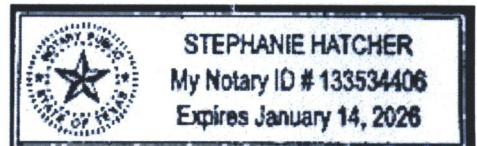
Mary Castro

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED: 03/21/2024

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!



STAFF REPORT
MAPC: April 11, 2024
DAB II: April 8, 2024

CASE NUMBER: CON2024-00012

APPLICANT/AGENT: HA Property, LLC (Applicant)/Naughty Nights, LLC (Applicant)/Brett Geher (Agent)

REQUEST: Entertainment Establishment in the City

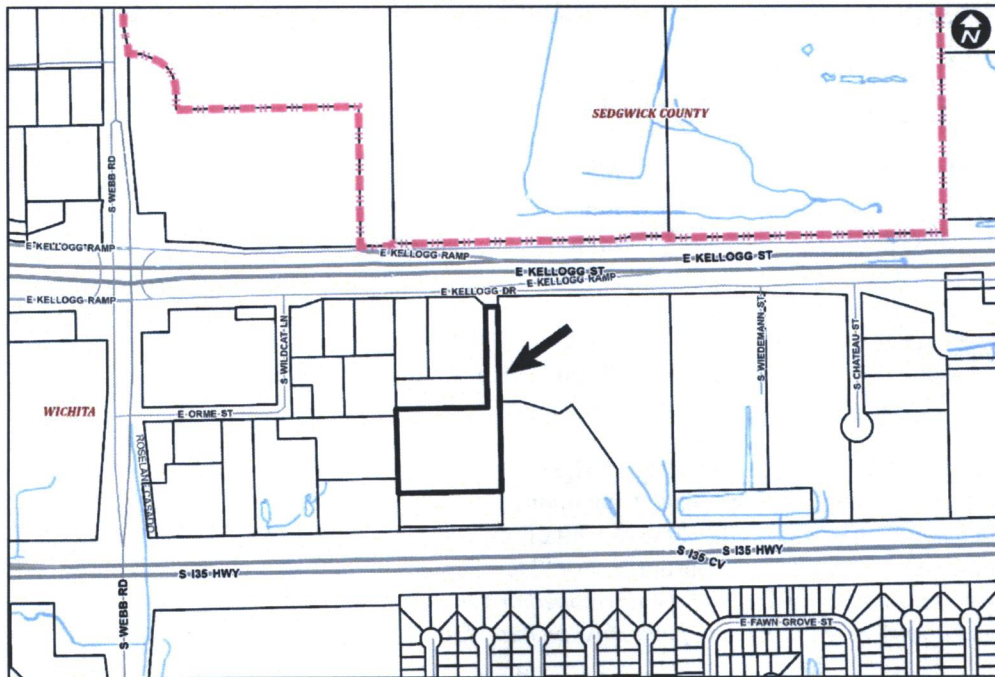
CURRENT ZONING: GC General Commercial District

SITE SIZE: 5.37 acres

LOCATION: Located one-quarter mile east of South Webb Road and on the south side of East Kellogg (US-54/400) (10001 East Kellogg Drive, Suite #2).

PROPOSED USE: Entertainment Establishment in the City.

RECOMMENDATION: Approve with Conditions.



BACKGROUND: The applicant is requesting a Conditional Use for an Entertainment Establishment on property zoned GC General Commercial District (GC) and generally located within one-quarter mile east of South Webb Road and on the south side of East Kellogg (US-54/400) (10001 East Kellogg Drive). The subject site is 5.37 acres in size and was historically used as a Night Club.

The applicant is requesting the Conditional Use in order to use the subject site as a cabaret style venue where entertainment is provided including dancing, acrobatics and the like. The applicant has stated that this will not be a Sexually Oriented Business as defined by the Unified Zoning Code and the Wichita Municipal Code. Supplementary Use Regulations in Section III-D.6.w of the (UZC) require a Conditional Use for "Entertainment Establishment" when it is within 300 feet of a church. The requirement for the Conditional Use at this location is due to the requested land use in proximity to a Church or Place of Worship, which is located directly to the east of the subject site.

The UZC requires screening for all uses other than single-family residential and duplex when within, abutting, or across a street or alley from a residentially zoned property, unless separated by a major barrier. The subject site is surrounded by the GC zoning district; therefore, it is not required to adhere to UZC screening standards or provide a landscape buffer. No landscaped street yard will be required because the only street frontage associated with the site is the ingress/egress driveway.

An existing parking lot reserved for the building is located on the subject site, which will not require any modifications.

The character of the area is mostly commercial. Properties to the north, east, south, and west are all zoned GC. The property to the north is developed with a vehicle repair shop. The property to the east is developed with a church. The property to the south is developed with a warehouse. The property to the west is developed with a warehouse.

CASE HISTORY: The subject site is currently unplatted. There are no zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	GC	Vehicle Repair
SOUTH:	GC	Warehouse
EAST:	GC	Church
WEST:	GC	Warehouse

PUBLIC SERVICES: The site has access to the East Kellogg Frontage Road, which is classified as a paved, two-lane, one-way local street. Wichita Transit does not provide service to the subject site. Municipal water and sewer already serve the subject site.

CONFORMANCE TO PLANS/POLICIES: The proposed application is in conformance to the *Community Investments Plan*. The *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan) includes the 2035 Wichita Future Growth Concept Map. The Map identifies the area in which the site is located to be appropriate for "New Employment". This category is described as follows: "*Encompasses areas that likely will be developed or redeveloped by 2035 with uses that constitute centers or concentrations of employment primarily in manufacturing, warehousing, distribution, construction, research, technology, business services, or corporate offices. Major shopping centers and office parks likely will be developed within this area as well, based upon market-driven factors. In certain areas, especially*

those in proximity to existing residential uses, higher density housing and conventional retail centers likely will be developed. In areas where the uses are already established, pockets of industrial uses associated with extraction, processing, or refinement of natural resources or recycling of waste materials likely will be developed." The proposed Entertainment Establishment is an appropriate use for the subject site.

Locational Guidelines: The request is in conformance with the Land Use Compatibility Locational Guidelines of the Comprehensive Plan. Under the heading "Development Pattern," Guideline 1.c recommends that "*major commercial and employment centers should be located at intersections of arterial streets and along highways and commercial corridors.*" The location of the proposed Entertainment Establishment is appropriate due to its location along East Kellogg within a contiguous commercial frontage.

RECOMMENDATION: Based upon the information available at the time the report was prepared, staff recommends the Conditional Use be **APPROVED**, subject to the following conditions:

The following conditions shall apply:

- 1) There shall be no outdoor entertainment, speakers, or outdoor service of food or drink.
- 2) A Conditional Use amendment shall be required for any changes to these conditions.
- 3) The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
- 4) If the Zoning Administrator finds that there is a violation of any of the conditions of the conditional use, 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.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The character of the area is mostly commercial. Properties to the north, east, south, and west are all zoned GC. The property to the north is developed with a vehicle repair shop. The property to the east is developed with a church. The property to the south is developed with a warehouse. The property to the west is developed with a warehouse.
2. The suitability of the subject property for the uses to which it has been restricted: The property is suitable for the uses to which it has been restricted. The property is zoned GC General Commercial District and is suitable for a vast array of residential, public, civic, commercial, and industrial uses.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: The removal of restrictions could possibly detrimentally affect nearby properties. The property directly to the east is a church. However, the subject site has been used as a nightclub for many years prior to this request. There is no nearby residential, school, or parks near this facility.
4. Length of time subject property has remained vacant as zoned: It is unknown how long the property has been unoccupied. Prior to the property being unoccupied, it was used as a Nightclub.
5. Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship

imposed upon the applicant: Approval of this application is not anticipated to have a significant detrimental impact to public health, safety, or welfare. Denial of the request could represent a loss in the use and enjoyment of the applicant's property.

6. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The proposed application is in conformance to the *Community Investments Plan*, as discussed in the report.
7. Impact of the proposed development on community facilities: The proposed use should have not negative impacts on community facilities.
8. Opposition or support of neighborhood residents: At the time of the writing of this report, there has been no opposition from neighborhood residents.

Attachments:

1. Supplementary Use Regulations of the Unified Zoning Code Section III-D.6.w
2. Site Plan
3. Aerial Map
4. Zoning Map
5. Land Use Map
6. Site Photos

Supplementary Use Regulations of the Unified Zoning Code Section III-D.6.w

Although listed as permitted Uses in some Districts, Taverns, Drinking Establishments, clubs, Nightclubs in the City, Teen Club in the City, Event Center and Entertainment Establishments in the City shall be considered Conditional Uses and subject to Sec. V-D (Conditional Use review procedures) when located within 300 feet of a Church or Place of Worship, public Park, public or parochial School or residential zoning District. These distances shall be measured from the nearest-Lot Line of the Church or Place of Worship, public Park, School or residential zoning District to the nearest Lot Line of the premises on-which the Tavern, Drinking Establishment, club, Nightclub in the City, Entertainment Establishment, Event Center or Teen Club is located or of any Parking Area designated to be used by the patrons of such businesses, whichever is closest. For purposes of this measurement, the required Parking Spaces for such a business located within a multi-tenant Structure or shopping center are those located nearest the public entrance to the business. "Establishment" of any Tavern, Drinking Establishment, club, Nightclub in the City, Entertainment Establishment, Event Center or Teen Club shall be deemed to include the opening of such a business as a new business, the relocation of such businesses or the conversion of an existing business location to any such business use, or any expansion of such a business beyond the existing square footage of the premises. Nightclubs in the City or Entertainment Establishments in the City that qualify as Sexually Oriented Businesses in the City shall be permitted Uses in those districts that allow Sexually Oriented Businesses in the City, if the location of the operation is no less than 500 feet from a Church or Place of Worship, School, public Park, licensed Day Care center, the boundary of any residential District, the boundary of the OT-O District, or any other Sexually Oriented Business.

Outdoor service of food and drink as an accessory part of the operation of a Tavern or Drinking Establishment, club, Nightclub in the City, Event Center or Entertainment Establishments in the City, shall always be subject to the following requirements and, if located within 200 feet of a Church or Place of Worship, public Park, School or residential zoning District, shall be considered a Conditional Use and subject to Sec. V-D of these regulations.

(1) No additional Parking Spaces or restroom facilities need be provided for the initial sixteen occupants to be served in the outdoor area, but Parking and restroom facilities shall be provided to full Code requirements for the portions of the permitted occupant load exceeding sixteen persons.

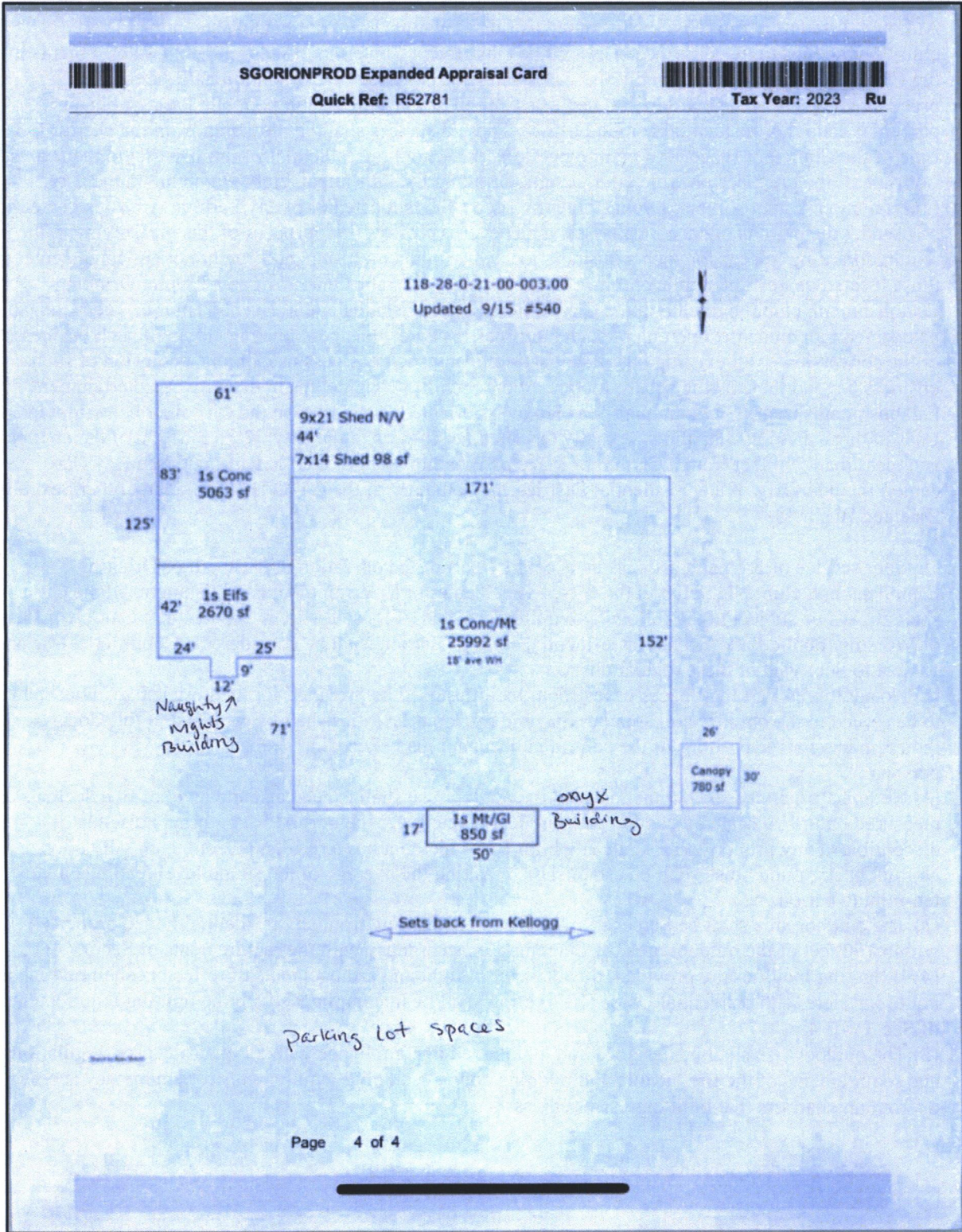
(2) No noise generated in conjunction with the outdoor use shall exceed a sound level of five decibels as measured on the 'A' scale of a sound pressure level meter over the normal background noise that is discernible at any property line of a Lot within 1,000 feet that has a residential zoning classification. Normal background noise shall be established by taking the average of ten sound level readings in any ten-minute period.

(3) The outdoor area shall be Screened from ground level view from any residential-zoned property within 150 feet of the outdoor area, by Screening in accordance with the requirements of Sec. IV-B.

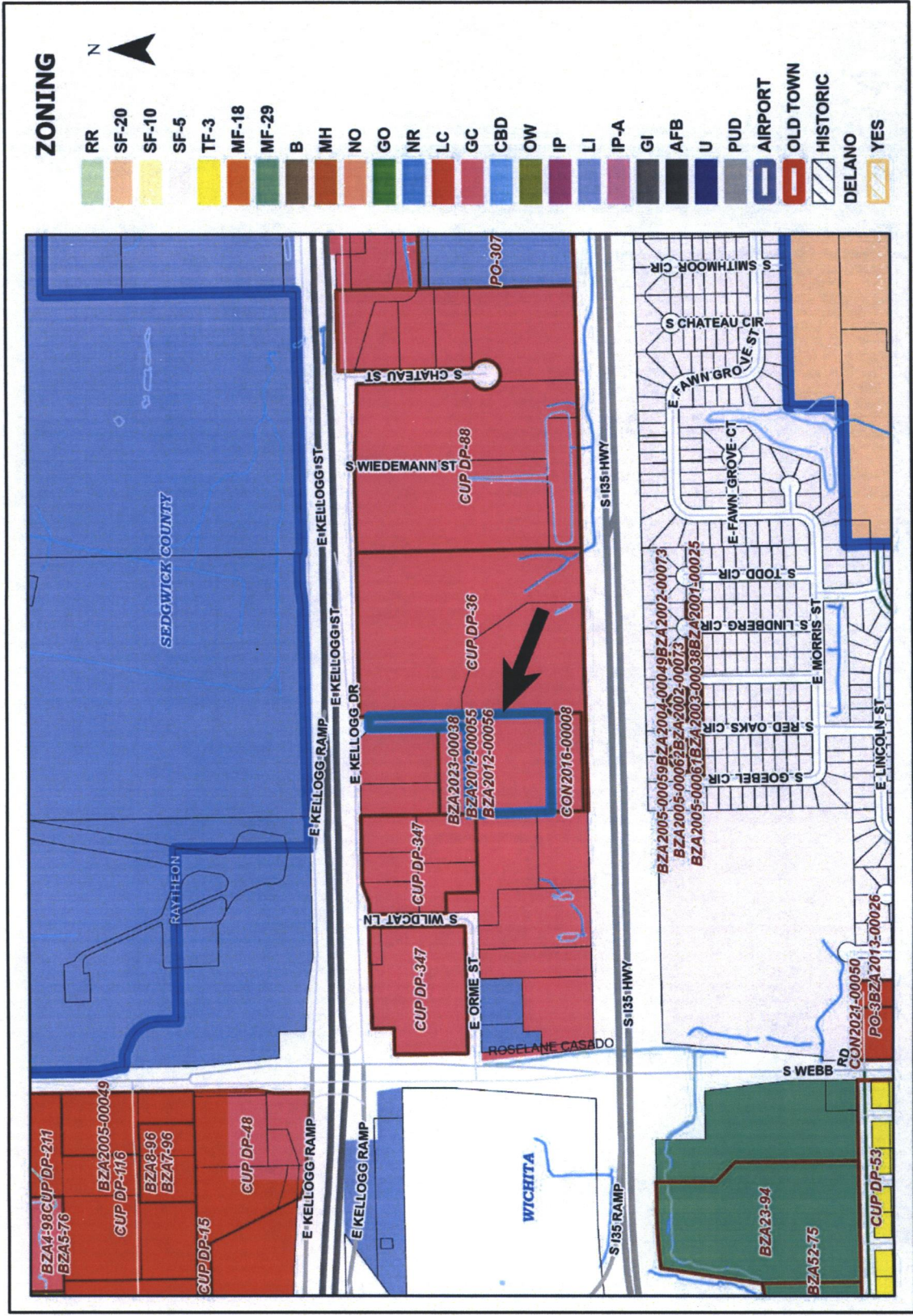
(4) If lighting facilities are provided, the intensity of light and arrangements of reflectors shall be such as not to interfere with residential Uses. The lighting shall be in compliance with the lighting requirements of Sec. IV-B 4.

(5) The outdoor Use shall be designed and maintained in compliance with all other licenses, regulations and requirements of the fire, health, and building codes, including requirements for emergency access to or from any barriers that limit ingress or egress.

Site Plan



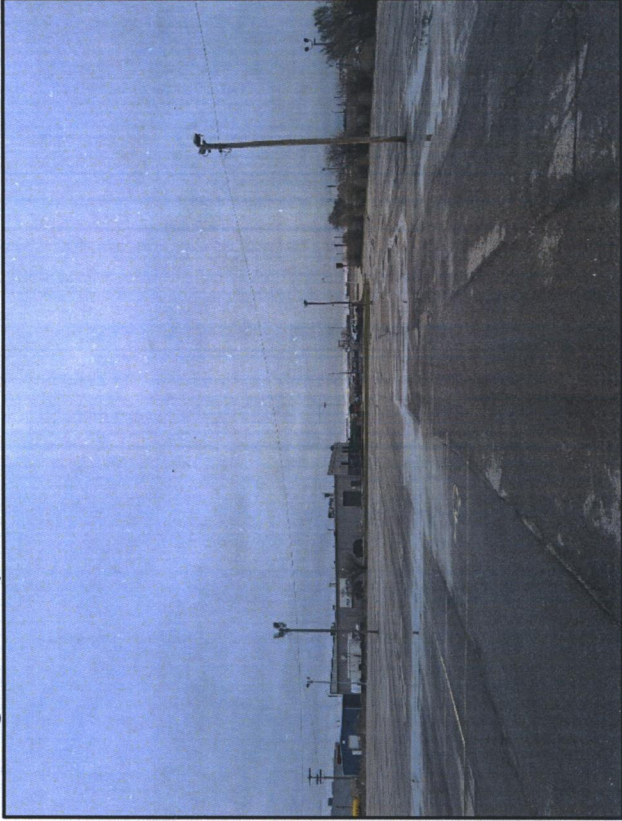




Looking south towards site



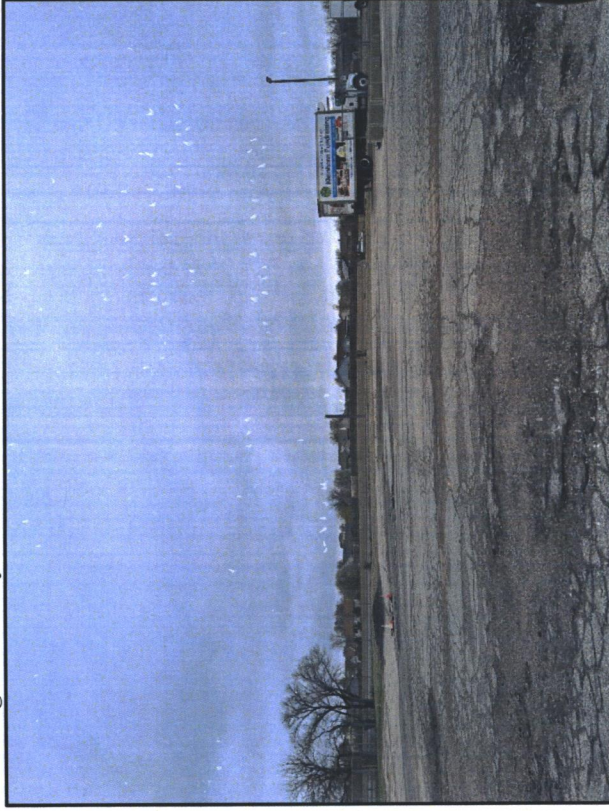
Looking north away from site



Looking east away from site



Looking south away from site



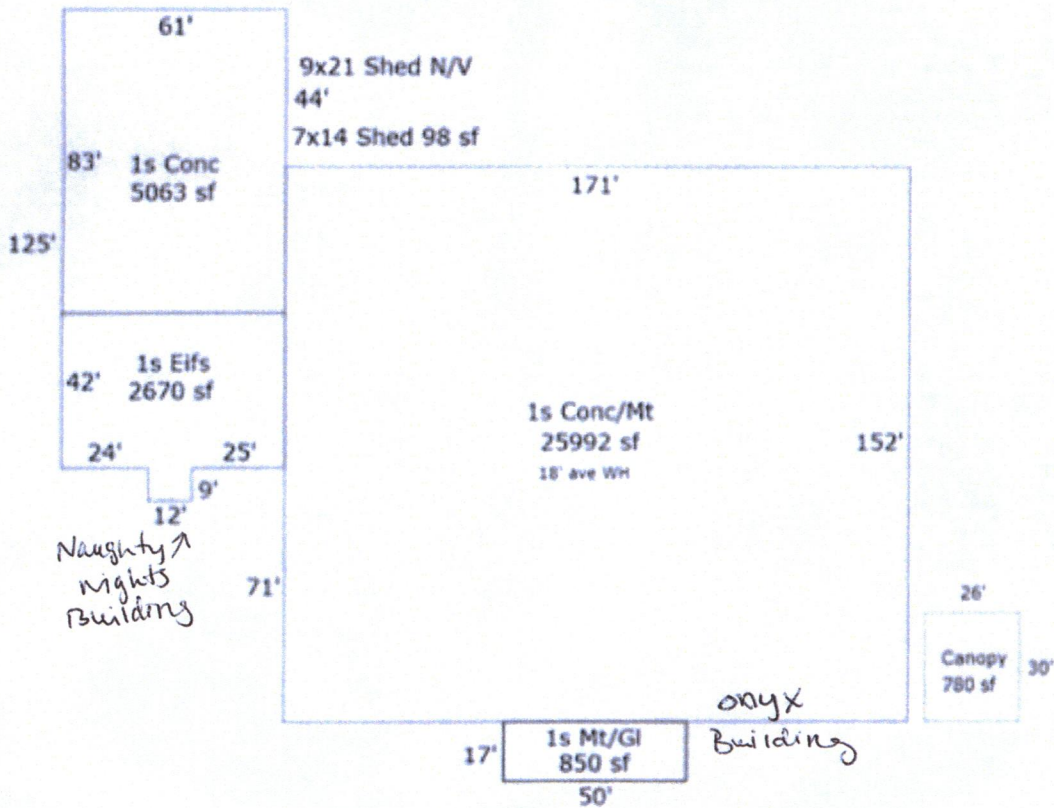
Looking west away from site





118-28-0-21-00-003.00

Updated 9/15 #540



← Sets back from Kellogg →

Parking lot spaces

SITE PLAN

APPROVED 7/24/24 BY JBE