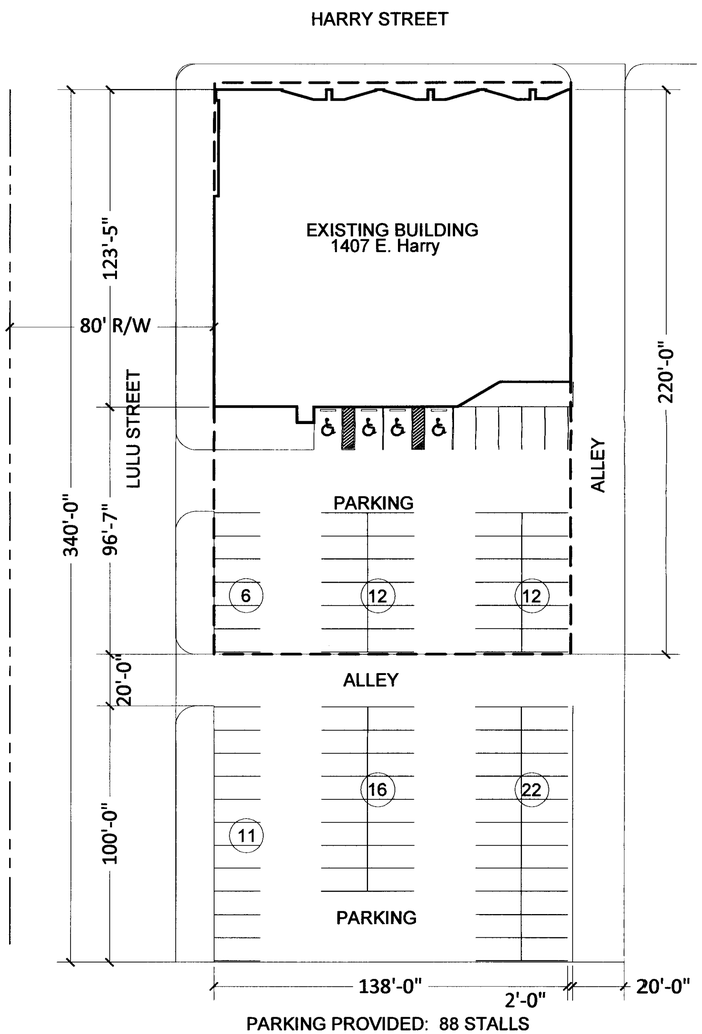
SUNSET PLANNED UNIT DEVELOPMENT, PUD-40

WICHITA, SEDGWICK COUNTY, KANSAS



PARKING PROVIDED: 88 STALLS

PUD AREA

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

LEGEND:

P = Platted
M = Measured
C = Calculated
D = Described

- 1/2" IP ..... 1/2" IRON PIPE (FOUND)
- 1/2" R ..... 1/2" REBAR (FOUND)
- ARM ..... 1/2" REBAR W/ARMSTRONG CAP (FOUND)
- PEC ..... 1/2" REBAR W/PEC CAP (FOUND)
- TTLS ..... 1/2" REBAR W/TERRA-TECH CAP (FOUND)
- R&B ..... 1/2" REBAR W/R&B CAP (FOUND)
- SAV(F) ..... 1/2" REBAR W/SAVOY CAP (FOUND)
- MN ..... MAG NAIL (FOUND)
- VN ..... CHISELED V-NOTCH (FOUND)
- TH ..... CITY OF WICHITA CONTROL (FOUND)

LEGAL DESCRIPTION:

Lots 1 and 2, EXCEPT the east 15 feet ~~of~~ north 25 feet thereof, Replat of part of Kitchenmeister's Subdivision, Wichita, Sedgwick County, Kansas

PROPOSED USES – ALL PERMITTED USES BY RIGHT IN THE "LC" ZONING DISTRICT AND EVENT CENTER IN CITY SUBJECT TO THE CONDITIONS IN NOTE 7 BELOW; EXCEPT THAT ADULT ENTERTAINMENT AND/OR SEXUALLY ORIENTED BUSINESSES, VEHICLE SALES, AND INDUSTRIAL USES SHALL BE PROHIBITED

TOTAL AREA = ± 30,425 s.f.

FLOOR AREA RATIO – 0.59

MAXIMUM GROSS FLOOR AREA – 18,000 ± SQUARE FEET

MAXIMUM BUILDING HEIGHT – 55 FEET

GENERAL PROVISIONS:

1. BUILDING SETBACKS WILL CONFORM TO THE CENTRAL BUSINESS DISTRICT SETBACK STANDARDS.
2. PARKING RATIO SHALL BE IN ACCORDANCE WITH THE APPROPRIATE CODE OF THE CITY OF WICHITA FOR THE CENTRAL BUSINESS DISTRICT.
3. EXCEPT AS OTHERWISE LISTED, SIGNAGE SHALL BE ALLOWED PER THE SIGN CODE FOR THE CITY OF WICHITA FOR SIGNAGE ALLOWED IN THE LIMITED COMMERCIAL DISTRICT.
4. COMMERCIAL BALLOON SIGNS SHALL BE ALLOWED PER SECTION 24.04.235 OF THE SIGN CODE OF THE CITY OF WICHITA WITH THE EXCEPTION THAT BALLOONS THAT MEET ALL OTHER PARTS OF 24.04.235 SHALL NOT BE LIMITED IN DURATION THAT THEY ARE ALLOWED.
5. ADVERTISING DECORATION SIGNS AND BANNER SIGNS SHALL NOT EXCEED A TOTAL OF 64 SQ. FT. EACH. BANNER SIGNS SHALL BE LIMITED TO FOUR BANNERS. ADVERTISING DECORATION AND BANNER SIGNS SHALL ONLY BE TEMPORARY AND SHALL NOT EXCEED A TOTAL TIME LIMITATION OF 60 DAYS AND MAY BE USED FOR ANY EVENT OR ADVERTISING.
6. THIS SITE SHALL BE DEVELOPED IN ACCORDANCE WITH THE SITE PLAN AS SHOWN.
7. USE OF THE BUILDING AS AN EVENT CENTER WILL BE ALLOWED SUBJECT TO THE FOLLOWING RESTRICTIONS:

   A. NO LIQUOR BY THE DRINK SHALL BE ALLOWED; HOWEVER OUTSIDE FOOD AND/OR LIQUOR AND/OR CEREAL MALT BEVERAGES SHALL BE PERMITTED.

   B. DANCING AND ENTERTAINMENT ARE PERMITTED.

   C. THE FACILITY SHALL BE LIMITED TO NO MORE THAN 299 OCCUPANTS UNLESS A FIRE SUPPRESSION SYSTEM IS INSTALLED.

   D. THE MAXIMUM OCCUPANCY SHALL BE UP TO AND LIMITED TO 550 OCCUPANTS ONLY UPON THE INSTALLATION OF A FIRE SUPPRESSION SYSTEM, AND WHEN ADEQUATE ADDITIONAL PARKING IS OBTAINED. EVIDENCE OF SUCH IS TO BE PROVIDED TO THE DIRECTOR OF PLANNING AND THE ZONING ADMINISTRATOR.

   E. ADEQUATE RESTROOM FACILITIES SHALL BE PROVIDED.

   F. THERE SHALL BE NO OUTSIDE ACTIVITIES ASSOCIATED WITH THE EVENT CENTER USE.

   G. THE EVENT CENTER SHALL NOT BE OPERATED PAST MIDNIGHT, SUNDAY THROUGH THURSDAY, AND 2 A.M. FRIDAY AND SATURDAY.

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