



SITE PLAN
SCALE: 1" = 20'-0"



LOCATOR MAP
NO SCALE

ADDRESS:
3755 EAST DOUGLAS
WICHITA, KANSAS

LEGAL DESCRIPTION:
LOT 3 BLOCK A MERRIMAN PARK ADDITION
44,603 SQUARE FEET
WICHITA TOWNSHIP 27S RANGE 1 EAST
SW 1/4 OF SECTION 23
CONTROL NUMBER 151 021
TAX KEY NUMBER: C6653

GENERAL PROVISIONS:

1. PERMITTED USES: A FACILITY THAT PROVIDES SPACE FOR BANQUETS, WEDDINGS, RECEPTIONS, SOCIAL OR BUSINESS MEETINGS AND SIMILAR FUNCTIONS, INCLUDING COMMUNITY ASSEMBLY USES. ON-SITE FOOD PREPARATION AND SERVICE IS RESTRICTED TO THOSE ACTIVITIES CUSTOMARILY ASSOCIATED WITH OR PROVIDED BY CATERING SERVICES. OPERATION OF THE FACILITY AS A RESTAURANT, DRINKING ESTABLISHMENT OR NIGHT CLUB OPEN TO THE PUBLIC IS PROHIBITED.
2. MAXIMUM NUMBER OF OCCUPANTS: 300, IF PARKING ON THE LOT OWNED BY BLESSED SACRAMENT CATHOLIC CHURCH IS AVAILABLE BY LEASE AGREEMENT FOR THAT EVENT; OTHERWISE THE MAXIMUM OCCUPANCY SHALL BE 225.
3. PARKING SPACES: 77 MAXIMUM ON-SITE SPACES.
4. THE EXISTING FACILITY MAY BE RENOVATED BUT MUST RETAIN THE ORIGINAL 19TH CENTURY ARCHITECTURAL DETAIL WHILE INCORPORATING MODERN IMPROVEMENTS. CHANGES TO THE FACADE SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR REVIEW AND APPROVAL. NEON IS NOT PERMITTED ON THE BUILDING EXTERIOR.

5. OPERATING HOURS: FRIDAY - SATURDAY & HOLIDAYS 7:00 AM TO 1:00 AM
SUNDAY - THURSDAY 7:00 AM TO 12:00 PM
DOORS LOCKED PRIOR TO OPERATING HOURS, FUNCTIONS END ONE HOUR PRIOR TO CLOSING HOURS FOR CLEAN UP.
6. SIGNAGE: ONE MONUMENT SIGN MAXIMUM 32 SQUARE FEET, NO TALLER THAN 5'-0" ABOVE GRADE IS PERMITTED ALONG DOUGLAS STREET FRONT ONLY. LIGHTING FOR THE SIGN IS TO BE INDIRECT OR HALO LIT LETTERING. NEON IS NOT ALLOWED.
7. EXTERIOR LIGHTING: TRADITIONAL TURN OF THE CENTURY TYPE LIGHT POLES WITH A MAXIMUM HEIGHT OF 20'-0" ARE PERMITTED. LOW VOLTAGE LANDSCAPE LIGHTING AND UP LIGHTING AT TREES AND HOUSE CORNERS FOR HIGHLIGHTING ARCHITECTURAL DETAILS ARE ALLOWED.
8. MUSIC: BANDS AND DJ'S MAY NOT PERFORM ON THE MAIN FLOOR OF THE FACILITY. NO AMPLIFIED MUSIC OR LOUDSPEAKERS ARE PERMITTED OUTSIDE THE BUILDING.

9. MANAGEMENT WILL BE PRESENT, ON-SITE OR ON THE ADJACENT PROPERTY TO THE WEST DURING OPERATING HOURS, AND A LICENSED PRIVATE SECURITY PERSON WILL BE ON-SITE DURING ANY EVENT FOR OVER 100 PEOPLE.
10. DEVELOPMENT WILL CONFORM TO THE SITE PLAN SUBMITTED WITH THIS APPLICATION; LANDSCAPING SHALL CONFORM TO THE CONCEPT PLAN SUBMITTED WITH THIS APPLICATION, AND A DETAILED LANDSCAPE PLAN SHALL BE SUBMITTED TO THE PLANNING DIRECTOR FOR APPROVAL AND INSTALLED OR GUARANTEED PRIOR TO OCCUPANCY.

SPANGENBERG ■ PHILLIPS
ARCHITECTURE

VENUE, PLANNED UNIT DEVELOPMENT
DATE: 10 / 29 / 98
OWNER: VENUE, LLC 116 N. PERSHING WICHITA, KS. 67208

APPROVED PUD #6
MAPC *JM* 11-19-98
WCC *JM* 12-15-98
WCC *JM* 2012
HAPC