



Wichita-Sedgwick County Metropolitan Area Planning Department

December 8, 2014

Rockwell Debt Free Properties, Inc.
2640 West 15090 South
Riverton, UT 84065-5075

Kaw Valley Engineering
Attn: Tim Austin
200 North Emporia, #100
Wichita, KS 67202

RE: CON2014-00030 – City conditional use to permit a “nightclub in the city” on property zoned LI Limited Industrial generally located ¼ mile north of East 13th Street North and ½ mile east of North Webb Road (1550 North Lindberg Circle).

Dear Ladies and Gentlemen:

At its regular meeting on **November 20, 2014**, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to **APPROVE** the request subject to the following conditions:

1. As defined by the “Wichita-Sedgwick County Unified Zoning Code” (UZC) the “conditional use” permits an “event center” and a “night club in the city”; all other uses permitted by-right in the LI zoning district are permitted unless specifically prohibited. The “event center” and “night club in the city” shall be limited to a venue for hire with the purpose of hosting a variety of gatherings where food, beverages (including alcohol), music or dancing may be offered for purposes such as life cycle events (i.e. birthdays, anniversaries, weddings, reunions); corporate or professional functions (i.e. seminars, meetings, lectures, retreats); other special events including charitable events, fundraisers, and art shows; holiday festivities; or photographic shoots; and other similar events. “Sexually oriented businesses,” as defined by the UZC, shall be prohibited. Alcohol sales to the general public are prohibited. No individual liquor by the drink shall be sold and consumed on the property. No business that is classified as a “drinking establishment,” “tavern,” “class A club,” “class B club” or “restaurant” shall be allowed.

2. No outdoor speakers, entertainment, food or drink service is permitted, unless otherwise addressed below. All live performances, disc jockeys, shows, events, and exhibitions shall be held indoors. Live performances include live productions of music or sound by individuals, bands, musicians, dancing, karaoke, and theatric performances. Outdoor entertainment may be provided, and shall be limited to acoustic performances without sound amplification. The “event center” or “night club in the city” shall be required to stop all noise generating activities, such as music, at 9:00 p.m., or move such activities into the building.

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

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3.The “event center” or “night club in the city” shall have a maximum event size of 350 guests. Parking shall be provided at the rate of 1 stall per 3 occupants.

4.The “event center” or “night club in the city” shall be allowed to operate from 8:00 a.m. to 1:00 a.m. on Friday and Saturday, and from 8:00 a.m. to 12:00 p.m. Sunday through Thursday. Facility set-up and clean-up shall be allowed between the hours of 8:00 a.m. to 1:30 a.m. on Friday and Saturday, and from 8:00 a.m. to 12:30 p.m. Sunday through Thursday. All guests of an event shall be directed to vacate the property in a timely and orderly within one hour of the closing as required by Section 3.30.075 of the city ordinance.

5.The “event center” or “night club in the city” may provide a kitchen facility, provided it shall only be used in conjunction with onsite events. Restaurants shall not be an allowed use.

6.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. No outside activities shall be allowed in the parking lot. Only non-electric, non-amplified string musical instruments shall be allowed in the outside patio area. No noise generated with the outdoor patio use shall exceed a sound level of five decibels as measured at the property line in accordance with Section III-D, 6.w.(2) of the Unified Zoning Code

7.Proof of Insurance: The operator shall be responsible for obtaining and maintaining liability insurance covering for events held at the Event Center. Liability insurance shall include covering damage to property on adjacent tracts as a result of public events held at the Event Center.

8.The Event Center shall obtain and maintain a liquor license as required from the appropriate local and/or State authority. Outside vendors shall obtain and maintain a liquor license as required from the appropriate local and/or State authority.

9.Tents may be erected in approved locations subject to compliance with all applicable building and fire code requirements. All tents shall be disassembled and stored within 24 hours of an event.

10.No temporary/portable restrooms facilities are permitted on site.

11.Minimum Screening: A 3-4 foot high landscaped berm shall be constructed along the east property line. Two staggered rows shall be located 5 feet apart and consist of minimum 5 gallon plants 4 to 6 feet tall planted 10 feet on center. Alternative spacing between rows may be authorized to accommodate the needs of specific plant species. Fast growing plants with a short-life span shall be discouraged.

- a. Trees and shrubs should be vigorous, drought tolerant 4 to 6 feet in height at the time of installation.
- b. A mature height of 15 feet or more shall be required for each tree.

12.Internet postings: The Event Center shall provide a website accessible to the general public providing the following information:

- a. A complete listing of all scheduled events including dates and times;
- b. Contact information for the operator, e-mail and phone number, to be used to notify the operator of issues with the operation. A phone line shall be manned by a live person during the event; and
- c. Contact information for the Metropolitan Area Building and Construction Department to be used if members of the public have complaints about the operation.

13.The maximum building height shall be limited to thirty-five (35) feet, subject to Federal Aviation Administration approval, if required.

14. Parking light poles shall be limited to fifteen (15) feet in height, including the base, and shall be shielded to project the light downward and away from residential area in accordance with Section III-D, 6.w.(4) of the Unified Zoning Code. Parking lot lighting shall be extinguished by 12:30 a.m. Sunday thru Thursday and 1:30 a. m. Friday and Saturday.

15. Trash receptacles shall be appropriately screened to reasonably hide them from ground view. Screening shall be constructed of materials and/or landscaping compatible with the building exterior.

16. Lighted building signs are not permitted on building elevations that face east and north.

17. Roof top equipment shall be screened from ground level view from adjacent properties and no roof top fencing shall be allowed.

18. The site shall be developed per the approved site plan. Deviations which in the opinion of the Zoning Administrator, substantially and/or materially differ from the approved site plan shall require the plan to be amended through the public hearing process.

19. The site shall maintain all necessary licenses for the operation of a "nightclub in the city." The site shall conform to all applicable licenses, codes and regulations, including but not limited to zoning, building, fire, liquor and health.

20. If the Zoning Administrator finds that 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 Planning Director, declare the "conditional use" null and void.

There were not any valid protest petitions; therefore, the action of the MAPC is final. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,



Dale Miller

Current Plans Manager, Current Plans Division

Copies to: Pete Meitzner, WCC II, Mail Stop 1-13
Alana Haynes, C.L. II, Mail Stop 1-135
Remington Place Master HOA, Terry Fry, 414 Gateway St., Wichita, KS 67230
Julianne Kallman, City Engineering, Mail Stop 1-71
J. R. Cox, MABCD
William Bowser, P.O. Box 725, Oakley, UT 84055

LEGAL DESCRIPTION:

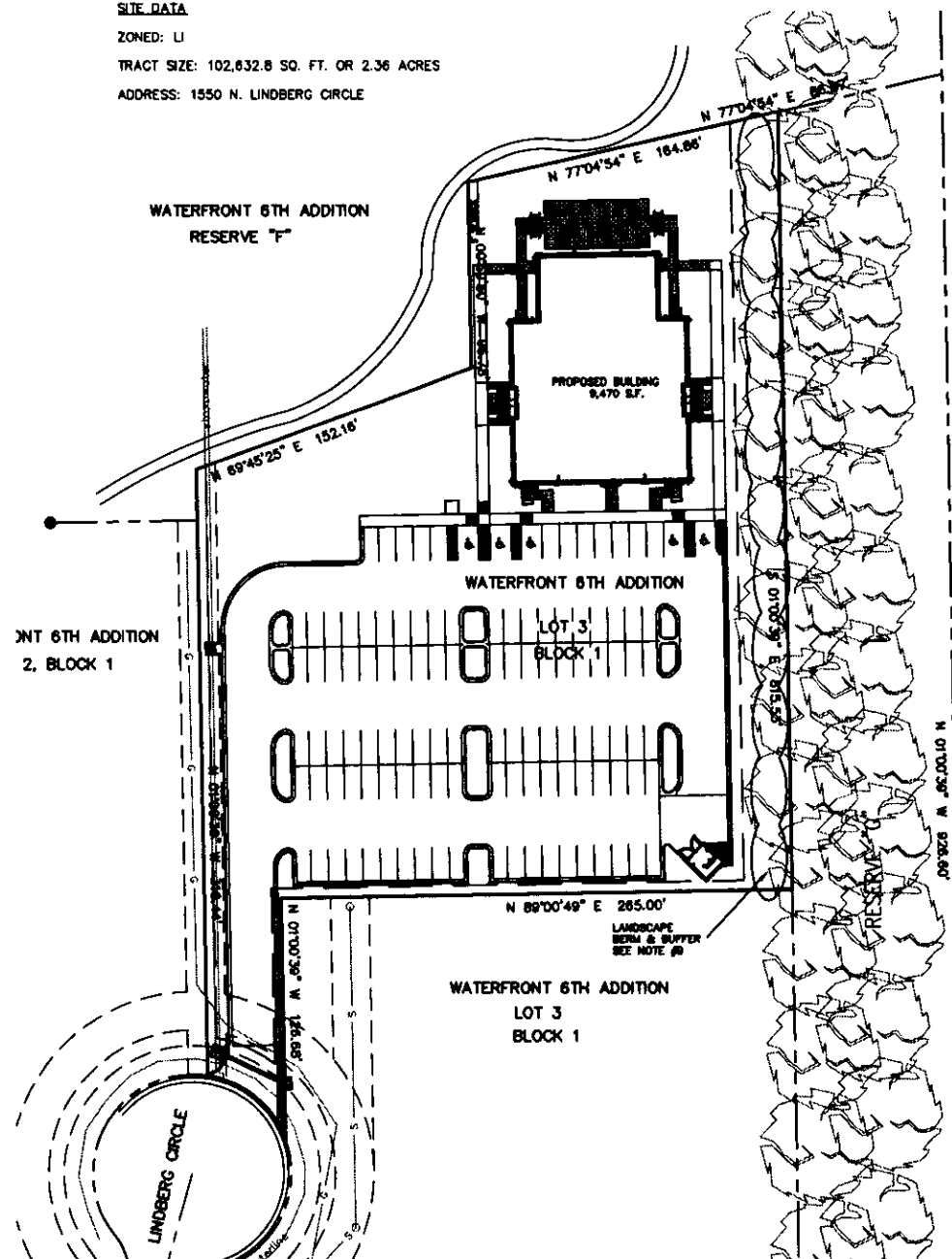
THAT PART OF LOT 3, BLOCK 1, WATERFRONT SIXTH ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER THEREOF; THENCE S01°00'39"E ALONG THE EAST LINE OF SAID LOT 3, 405.50 FEET; THENCE S89°00'49"W PARALLEL WITH THE SOUTH LINE OF SAID LOT 3, 265.00 FEET; THENCE S01°00'39"E PARALLEL WITH SAID EAST LINE, 126.68 FEET TO THE NORTH LINE OF LINDBERG CIRCLE; THENCE NORTHWESTERLY ALONG SAID LINDBERG CIRCLE, 55.62 FEET TO THE WEST LINE OF SAID LOT 3, THENCE N01°00'39"W ALONG 316.45 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE N69°45'25"E ALONG NORTHWESTERLY LINE OF SAID LOT 3, 152.16 FEET; THENCE N00°59'50"W ALONG THE NORTHWEST LINE, 96.76 FEET; THENCE N77°04'54"E ALONG THE NORTHERLY LINE OF SAID LOT 3, 164.86 FEET TO THE POINT OF BEGINNING.

SITE DATA

ZONED: L1

TRACT SIZE: 102,632.8 SQ. FT. OR 2.36 ACRES

ADDRESS: 1550 N. LINDBERG CIRCLE



SITE PLAN

APPROVED 12-8-14 BY DM

CONDITIONAL USE: 2014-00030

NOAH'S EVENT CENTER

1. AS DEFINED BY THE "WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE" (UZC) THE "CONDITIONAL USE" PERMITS AN "EVENT CENTER" AND A "NIGHT CLUB IN THE CITY"; ALL OTHER USES PERMITTED BY-RIGHT IN THE L1 ZONING DISTRICT ARE PERMITTED UNLESS SPECIFICALLY PROHIBITED. THE "EVENT CENTER" AND "NIGHT CLUB IN THE CITY" SHALL BE LIMITED TO A VENUE FOR HIRE WITH THE PURPOSE OF HOSTING A VARIETY OF GATHERINGS WHERE FOOD, BEVERAGES (INCLUDING ALCOHOL), MUSIC OR DANCING MAY BE OFFERED FOR PURPOSES SUCH AS LIFE CYCLE EVENTS (I.E. BIRTHDAYS, ANNIVERSARIES, WEDDINGS, REUNIONS); CORPORATE OR PROFESSIONAL FUNCTIONS (I.E. SEMINARS, MEETINGS, LECTURES, RETREATS); OTHER SPECIAL EVENTS INCLUDING CHARITABLE EVENTS, FUNDRAISERS, AND ART SHOWS; HOLIDAY FESTIVITIES; OR PHOTOGRAPHIC SHOOT; AND OTHER SIMILAR EVENTS. SEXUALLY ORIENTED BUSINESSES, AS DEFINED BY THE UZC, SHALL BE PROHIBITED. ALCOHOL SALES TO THE GENERAL PUBLIC ARE PROHIBITED. NO INDIVIDUAL LIQUOR BY THE DRINK SHALL BE SOLD AND CONSUMED ON THE PROPERTY. NO BUSINESS THAT IS CLASSIFIED AS A "DRINKING ESTABLISHMENT", "TAVERN", "CLASS A CLUB", "CLASS B CLUB" OR "RESTAURANT" SHALL BE ALLOWED.

2. NO OUTDOOR SPEAKERS, ENTERTAINMENT, FOOD OR DRINK SERVICE IS PERMITTED, UNLESS OTHERWISE ADDRESSED BELOW. ALL LIVE PERFORMANCES, DISC JOCKEYS, SHOWS, EVENTS, AND EXHIBITIONS SHALL BE HELD INDOORS. LIVE PERFORMANCES INCLUDE LIVE PRODUCTIONS OF MUSIC OR SOUND BY INDIVIDUALS, BANDS, MUSICIANS, DANCING, KARAOKE, AND THEATRIC PERFORMANCES. OUTDOOR ENTERTAINMENT MAY BE PROVIDED, AND SHALL BE LIMITED TO ACOUSTIC PERFORMANCES WITHOUT SOUND AMPLIFICATION. THE "EVENT CENTER" OR "NIGHT CLUB IN THE CITY" SHALL BE REQUIRED TO STOP ALL NOISE GENERATING ACTIVITIES, SUCH AS MUSIC, AT 9:00 P.M., OR MOVE SUCH ACTIVITIES INTO THE BUILDING.

3. THE "EVENT CENTER" OR "NIGHT CLUB IN THE CITY" SHALL HAVE A MAXIMUM EVENT SIZE OF 350 GUESTS. PARKING SHALL BE PROVIDED AT THE RATE OF 1 STALL PER 3 OCCUPANTS.

4. THE "EVENT CENTER" OR "NIGHT CLUB IN THE CITY" SHALL BE ALLOWED TO OPERATE FROM 8:00 A.M. TO 1:00 A.M. ON FRIDAY AND SATURDAY, AND FROM 8:00 A.M. TO 12:00 P.M. SUNDAY THROUGH THURSDAY. FACILITY SET-UP AND CLEAN-UP SHALL BE ALLOWED BETWEEN THE HOURS OF 8:00 A.M. TO 1:30 A.M. ON FRIDAY AND SATURDAY, AND FROM 8:00 A.M. TO 12:30 P.M. SUNDAY THROUGH THURSDAY. ALL GUESTS OF AN EVENT SHALL BE DIRECTED TO VACATE THE PROPERTY IN A TIMELY AND ORDERLY MANNER WITHIN ONE HOUR OF THE CLOSING AS REQUIRED BY SECTION 3.30.075 OF THE CITY ORDINANCE.

5. THE "EVENT CENTER" OR "NIGHT CLUB IN THE CITY" MAY PROVIDE A KITCHEN FACILITY, PROVIDED IT SHALL ONLY BE USED IN CONJUNCTION WITH ONSITE EVENTS. RESTAURANTS SHALL NOT BE AN ALLOWED USE.

6. 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. NO OUTSIDE ACTIVITIES SHALL BE ALLOWED IN THE PARKING LOT. ONLY NON-ELECTRIC, NON-AMPLIFIED STRING MUSICAL INSTRUMENTS SHALL BE ALLOWED IN THE OUTSIDE PATIO AREA. NO NOISE GENERATED WITH THE OUTDOOR PATIO USE SHALL EXCEED A SOUND LEVEL OF FIVE DECIBELS AS MEASURED AT THE PROPERTY LINE IN ACCORDANCE WITH SECTION II-D, 6.W.(2) OF THE UNIFIED ZONING CODE.

7. PROOF OF INSURANCE: THE OPERATOR SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING LIABILITY INSURANCE COVERAGE FOR EVENTS HELD AT THE EVENT CENTER. LIABILITY INSURANCE SHALL INCLUDE COVERING DAMAGE TO PROPERTY ON ADJACENT TRACTS AS A RESULT OF PUBLIC EVENTS HELD AT THE EVENT CENTER.

8. THE EVENT CENTER SHALL OBTAIN AND MAINTAIN A LIQUOR LICENSE AS REQUIRED FROM THE APPROPRIATE LOCAL AND/OR STATE AUTHORITY. OUTSIDE VENDERS SHALL OBTAIN AND MAINTAIN A LIQUOR LICENSE AS REQUIRED FROM THE APPROPRIATE LOCAL AND/OR STATE AUTHORITY.

9. TENTS MAY BE ERECTED IN APPROVED LOCATIONS SUBJECT TO COMPLIANCE WITH ALL APPLICABLE BUILDING AND FIRE CODE REQUIREMENTS. ALL TENTS SHALL BE DISASSEMBLED AND STORED WITHIN 24 HOURS OF AN EVENT.

10. NO TEMPORARY/PORTABLE RESTROOMS FACILITIES ARE PERMITTED ON SITE.

11. MINIMUM SCREENING: A 3-4 FOOT HIGH LANDSCAPED BERM SHALL BE CONSTRUCTED ALONG THE EAST PROPERTY LINE. TWO STAGGERED ROWS SHALL BE LOCATED 5 FEET APART AND CONSIST OF MINIMUM 5 GALLON PLANTS 4 TO 6 FEET TALL PLANTED 10 FEET ON CENTER. ALTERNATIVE SPACING BETWEEN ROWS MAY BE AUTHORIZED TO ACCOMMODATE THE NEEDS OF SPECIFIC PLANT SPECIES. FAST GROWING PLANTS WITH A SHORT-LIFE SPAN SHALL BE DISCOURAGED.

- TREES AND SHRUBS SHOULD BE VIGOROUS, DROUGHT TOLERANT 4 TO 6 FEET IN HEIGHT AT THE TIME OF INSTALLATION.
- A MATURE HEIGHT OF 15 FEET OR MORE SHALL BE REQUIRED FOR EACH TREE.

12. INTERNET POSTINGS: THE EVENT CENTER SHALL PROVIDE A WEBSITE ACCESSIBLE TO THE GENERAL PUBLIC PROVIDING THE FOLLOWING INFORMATION:

- A COMPLETE LISTING OF ALL SCHEDULED EVENTS INCLUDING DATES AND TIMES;
- CONTACT INFORMATION FOR THE OPERATOR, E-MAIL AND PHONE NUMBER, TO BE USED TO NOTIFY THE OPERATOR OF ISSUES WITH THE OPERATION. A PHONE LINE SHALL BE MANNED BY A LIVE PERSON DURING THE EVENT; AND
- CONTACT INFORMATION FOR THE METROPOLITAN AREA BUILDING AND CONSTRUCTION DEPARTMENT TO BE USED IF MEMBERS OF THE PUBLIC HAVE COMPLAINTS ABOUT THE OPERATION.

13. THE MAXIMUM BUILDING HEIGHT SHALL BE LIMITED TO THIRTY-FIVE (35) FEET, SUBJECT TO FEDERAL AVIATION ADMINISTRATION APPROVAL, IF REQUIRED.

14. PARKING LIGHT POLES SHALL BE LIMITED TO FIFTEEN (15) FEET IN HEIGHT, INCLUDING THE BASE, AND SHALL BE SHIELDED TO PROJECT THE LIGHT DOWNWARD AND AWAY FROM RESIDENTIAL AREA IN ACCORDANCE WITH SECTION III-D, 6.W.(4) OF THE UNIFIED ZONING CODE. PARKING LOT LIGHTING SHALL BE EXTINGUISHED BY 12:30 A.M. SUNDAY THRU THURSDAY AND 1:30 A.M. FRIDAY AND SATURDAY.

15. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW. SCREENING SHALL BE CONSTRUCTED OF MATERIALS AND/OR LANDSCAPING COMPATIBLE WITH THE BUILDING EXTERIOR.

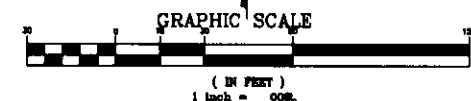
16. LIGHTED BUILDING SIGNS ARE NOT PERMITTED ON BUILDING ELEVATIONS THAT FACE EAST AND NORTH.

17. ROOF TOP EQUIPMENT SHALL BE SCREENED FROM GROUND LEVEL VIEW FROM ADJACENT PROPERTIES AND NO ROOF TOP FENCING SHALL BE ALLOWED.

18. THE SITE SHALL BE DEVELOPED PER THE APPROVED SITE PLAN. DEVIATIONS WHICH IN THE OPINION OF THE ZONING ADMINISTRATOR, SUBSTANTIALLY AND/OR MATERIALLY DIFFER FROM THE APPROVED SITE PLAN SHALL REQUIRE THE PLAN TO BE AMENDED THROUGH THE PUBLIC HEARING PROCESS.

19. THE SITE SHALL MAINTAIN ALL NECESSARY LICENSES FOR THE OPERATION OF A "NIGHTCLUB IN THE CITY". THE SITE SHALL CONFORM TO ALL APPLICABLE LICENSES, CODES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO ZONING, BUILDING, FIRE, LIQUOR AND HEALTH.

20. IF THE ZONING ADMINISTRATOR FINDS THAT 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 PLANNING DIRECTOR, DECLARE THE "CONDITIONAL USE" NULL AND VOID.

REVISED PER PLANNING COMMISSION
COMMENTS 11-20-2014

REV	DATE	DESCRIPTION

TIMOTHY R. AUSTIN
ENGINEER
KS # 11496

200 N. EMPORIA, SUITE 100
WICHITA, KANSAS 67202
PH. (316) 440-4304 / FAX (316) 440-4308
www.kawvalley.com

KAW VALLEY ENGINEERING

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES 12/3/14

NOAH'S EVENT CENTER

PROJ. NO.

DESIGNER

DRAWN BY

CHK

SHEET

1 OF 1

CONDITIONAL USE EXHIBIT

CONDITIONAL USE RESOLUTION NO. CON2014-00030

WHEREAS, Rockwell Debt Free Properties, Inc.; 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 a “nightclub in the city” on approximately 5.17 acres zoned LI Limited Industrial (LI), described as:

Beginning at the Northeast corner of lot 3; thence South 405.5 feet; thence West 265 feet; thence South 126.68 feet; thence Northwesterly 55.62 feet; thence North 316.45 feet; thence Northeasterly 152.16 feet; thence North 96.76 feet; thence Northeasterly 164.86 feet to begin, Block 1; Waterfront 6th Addition to Wichita, Sedgwick County, Kansas. (1550 North Lindberg Circle)

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 November 20, 2014, consider said application; and

WHEREAS, the MAPC 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 Metropolitan Area Planning Commission that this application be approved to permit a “nightclub in the city” on property zoned, LI described as:

Beginning at the Northeast corner of lot 3; thence South 405.5 feet; thence West 265 feet; thence South 126.68 feet; thence Northwesterly 55.62 feet; thence North 316.45 feet; thence Northeasterly 152.16 feet; thence North 96.76 feet; thence Northeasterly 164.86 feet to begin, Block 1; Waterfront 6th Addition to Wichita, Sedgwick County, Kansas. (1550 North Lindberg Circle)

Approved subject to the following conditions:

1. As defined by the “Wichita-Sedgwick County Unified Zoning Code” (UZC) the “conditional use” permits an “event center” and a “night club in the city”; all other uses permitted by-right in the LI zoning district are permitted unless specifically prohibited. The “event center” and “night club in the city” shall be limited to a venue for hire with the purpose of hosting a variety of gatherings where food, beverages (including alcohol), music or dancing may be offered for purposes such as life cycle events (i.e. birthdays, anniversaries, weddings, reunions); corporate or professional functions (i.e. seminars, meetings, lectures, retreats); other special events including charitable events, fundraisers, and art shows; holiday festivities; or photographic shoots; and other similar events. “Sexually oriented businesses,” as defined by the UZC, shall be prohibited. Alcohol sales to the general public are prohibited. No individual liquor by the drink shall be sold and consumed on the property. No business that is classified as a “drinking establishment,” “tavern,” “class A club,” “class B club” or “restaurant” shall be allowed.
2. No outdoor speakers, entertainment, food or drink service is permitted, unless otherwise addressed below. All live performances, disc jockeys, shows, events, and exhibitions shall be held indoors. Live performances include live productions of music or sound by individuals, bands, musicians, dancing, karaoke, and theatric performances. Outdoor entertainment may be provided, and shall be limited to acoustic performances without sound amplification. The “event center” or “night club in the city” shall be required to stop all noise generating activities, such as music, at 9:00 p.m., or move such activities into the building.
3. The “event center” or “night club in the city” shall have a maximum event size of 350 guests. Parking shall be provided at the rate of 1 stall per 3 occupants.
4. The “event center” or “night club in the city” shall be allowed to operate from 8:00 a.m. to 1:00 a.m. on Friday and Saturday, and from 8:00 a.m. to 12:00 p.m. Sunday through Thursday. Facility set-up and clean-up shall be allowed between the hours of 8:00 a.m. to 1:30 a.m. on Friday and Saturday, and from 8:00 a.m. to 12:30 p.m.

Sunday through Thursday. All guests of an event shall be directed to vacate the property in a timely and orderly within one hour of the closing as required by Section 3.30.075 of the city ordinance.

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7. **Proof of Insurance:** The operator shall be responsible for obtaining and maintaining liability insurance covering for events held at the Event Center. Liability insurance shall include covering damage to property on adjacent tracts as a result of public events held at the Event Center.

8. The Event Center shall obtain and maintain a liquor license as required from the appropriate local and/or State authority. Outside vendors shall obtain and maintain a liquor license as required from the appropriate local and/or State authority.

9. Tents may be erected in approved locations subject to compliance with all applicable building and fire code requirements. All tents shall be disassembled and stored within 24 hours of an event.

10. No temporary/portable restrooms facilities are permitted on site.

11. **Minimum Screening:** A 3-4 foot high landscaped berm shall be constructed along the east property line. Two staggered rows shall be located 5 feet apart and consist of minimum 5 gallon plants 4 to 6 feet tall planted 10 feet on center. Alternative spacing between rows may be authorized to accommodate the needs of specific plant species. Fast growing plants with a short-life span shall be discouraged.

- a. Trees and shrubs should be vigorous, drought tolerant 4 to 6 feet in height at the time of installation.

- b. A mature height of 15 feet or more shall be required for each tree.

12. **Internet postings:** The Event Center shall provide a website accessible to the general public providing the following information:

- a. A complete listing of all scheduled events including dates and times;

- b. Contact information for the operator, e-mail and phone number, to be used to notify the operator of issues with the operation. A phone line shall be manned by a live person during the event; and

- c. Contact information for the Metropolitan Area Building and Construction Department to be used if members of the public have complaints about the operation.

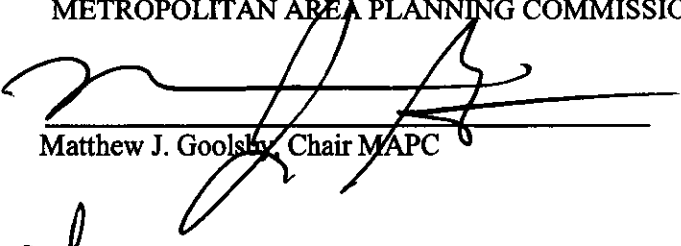
13. The maximum building height shall be limited to thirty-five (35) feet, subject to Federal Aviation Administration approval, if required.

14. Parking light poles shall be limited to fifteen (15) feet in height, including the base, and shall be shielded to project the light downward and away from residential area in accordance with Section III-D, 6.w.(4) of the Unified Zoning Code. Parking lot lighting shall be extinguished by 12:30 a.m. Sunday thru Thursday and 1:30 a.m. Friday and Saturday.

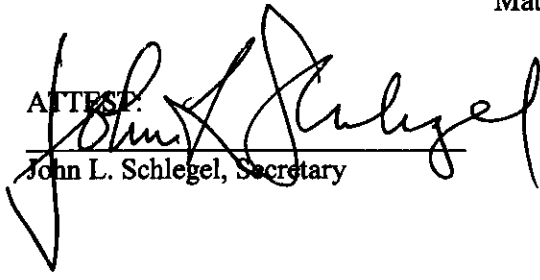
15. Trash receptacles shall be appropriately screened to reasonably hide them from ground view. Screening shall be constructed of materials and/or landscaping compatible with the building exterior.
16. Lighted building signs are not permitted on building elevations that face east and north.
17. Roof top equipment shall be screened from ground level view from adjacent properties and no roof top fencing shall be allowed.
18. The site shall be developed per the approved site plan. Deviations which in the opinion of the Zoning Administrator, substantially and/or materially differ from the approved site plan shall require the plan to be amended through the public hearing process.
19. The site shall maintain all necessary licenses for the operation of a "nightclub in the city." The site shall conform to all applicable licenses, codes and regulations, including but not limited to zoning, building, fire, liquor and health.
20. If the Zoning Administrator finds that 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 Planning Director, declare the "conditional use" null and void.

Adopted this 20th day of NOVEMBER 2014.

METROPOLITAN AREA PLANNING COMMISSION


Matthew J. Goolsby, Chair MAPC

ATTEST:


John L. Schlegel, Secretary



STAFF REPORT
MAPC 11-20-2014
DAB II 12-2-2014

AGENDA ITEM NO. 8

CASE NUMBER: CON2014-00030

APPLICANT/AGENT: Noah's Event Center, Rockwell Debt Free Properties, Inc. (Cathy L. Ramondelli) / Kaw Valley Engineering, Inc. (Tim Austin)

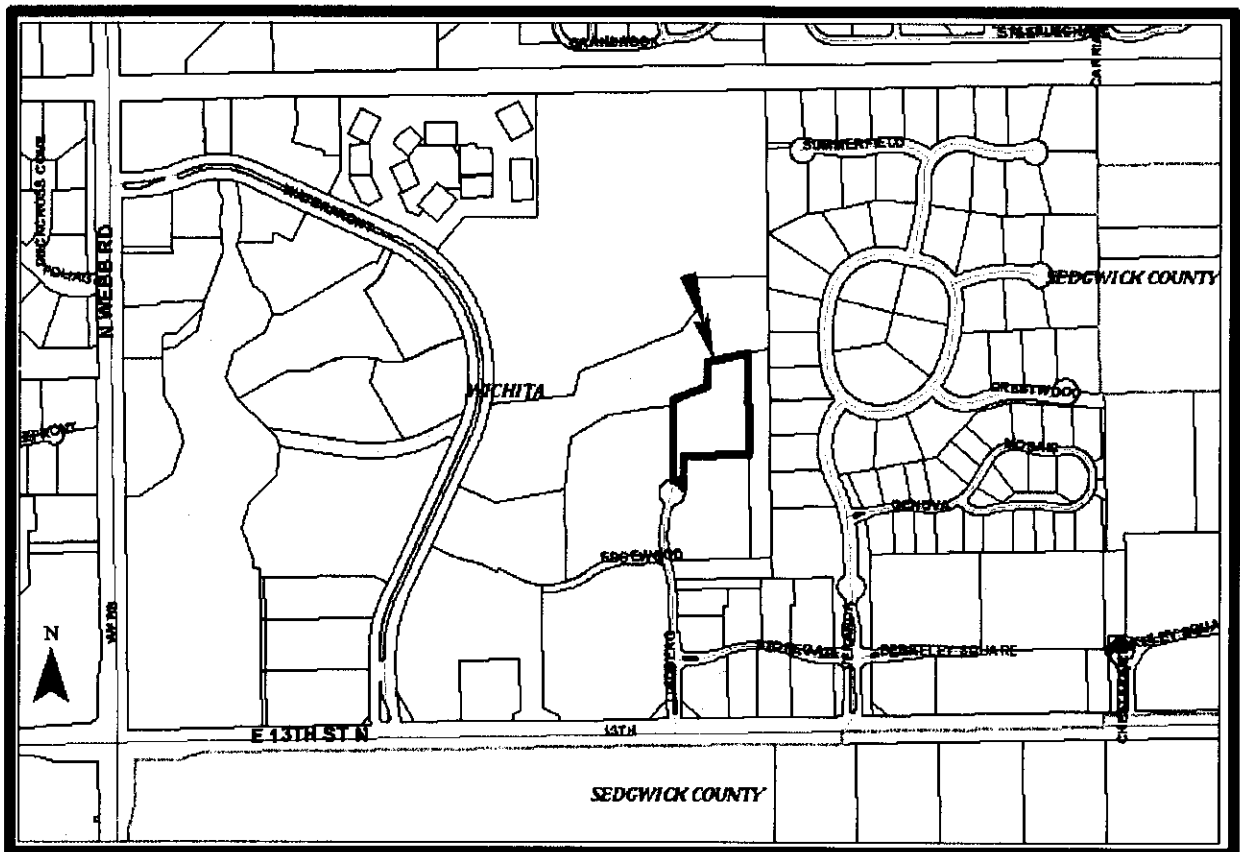
REQUEST: Conditional Use to permit a "nightclub in the city"

CURRENT ZONING: LI Limited Industrial

SITE SIZE: 5.17 acres

LOCATION: At the end of North Lindberg Court, ¼ mile north of East 13th Street North, ½ mile east of North Webb Road

PROPOSED USE: Event center that may serve alcohol and have live entertainment or dancing (nightclub in the city)



BACKGROUND: The application area is 2.36 undeveloped acres that are zoned Limited Industrial (LI) which are located at the end of North Lindberg Court (approximately ¼ mile north of East 13th Street North, ½ mile east of North Webb Road). The subject site is platted as a portion of Lot 3, Block 1, Waterfront 6th Addition, and is one of three lots situated on the Lindberg Court cul-de-sac that is the terminus of North Lindberg Court. The applicant, Noah's Event Center, is seeking "conditional use" approval for a "night club in the city" that will part of an event center offered for rent for private events such as weddings, reunions, anniversaries, birthdays, corporate or charitable events, art shows or similar activities. Per the "Wichita-Sedgwick County Unified Zoning Code" (UZC), an establishment that serves alcohol and also provides live entertainment or dancing is defined as a "nightclub in the city."

The applicant proposes to operate his venue differently than a typical nightclub, and has provided a detailed explanation of his intended operation, which is attached. The applicant has also offered the following operational details as proposed conditions of approval:

- A. The facility will be operated similar to an event center where the building or facility is rented out for private activities, where the patrons are present by invitation only to attend a scheduled event, where events or activities are not repeated on a weekly basis and where the facility is not open on a daily basis at times other than when an event is scheduled. To the extent that the presence of entertainment and/or alcohol, which may technically classify the facility as an "entertainment establishment" or "nightclub in the city", approval of this "conditional use" shall not be deemed to create or allow a facility which is open to the general public whereby alcoholic drinks and/or cereal malt beverages are sold by individual drink and consumed on the property. No business that is classified as a "drinking establishment," "tavern," "class A club," or "class B club" as defined in Chapter 4.04, et seq., of the city Code of Ordinances shall be allowed. "Sexually oriented businesses," alcohol sales to the general public or the individual sale of liquor by the drink is prohibited.
- B. Hours of operations are limited to 6:00 a.m. to midnight, Sunday through Thursday and 1:00 a.m. on Friday and Saturday.
- C. No outside activities shall be allowed in the parking lot. Only non-electric, non-amplified string musical instruments shall be allowed in the outside patio area. No noise generated with the outdoor patio use shall exceed a sound level of five decibels over ambient background noise level, and in accordance with Article III, Section III-D.6.w(2) of the Unified Zoning Code.
- D. Maximum building height shall be limited to 35 feet.
- E. Parking lot light poles shall be limited to a maximum of 15 feet in height, including the base, and shall be shielded to project the light downward and away from residential areas in accordance with Article III, Section III-D.6.w(4) of the Unified Zoning Code. Parking lot lighting shall be extinguished by 12:30 a.m. Sunday through Thursday and 1:30 a.m. Friday and Saturday.
- F. Trash receptacles shall be appropriately screened to reasonably hide them from ground view. Screening shall be constructed of materials and/or landscaping compatible with the building's exterior.
- G. Lighted building signs are not permitted on the building elevations that face east or north.
- H. Rooftop equipment shall be screened from ground level view from adjacent properties and no rooftop fencing shall be allowed.
- I. Landscaping shall be per the landscape ordinance, except that a landscape buffer consisting of a three to four-foot berm to shield auto headlights and evergreens at 1.5 times the rate required by the ordinance shall be provided along the east property line between the facility and the residential area to the east.
- J. All utilities shall be installed underground.
- K. At closing time, all patrons are directed to vacate the premises in a timely and orderly manner as required by Section 3.30.075 of the city Code of Ordinances.

- L. The site shall be developed in substantial compliance with the approved site plan. Deviations which in the opinion of the Zoning Administrator, substantially and/or materially differ from the approved site plan shall require the plan to be amended thorough the public hearing process.

The site plan submitted by the applicant depicts a 1,300 plus square foot structure located in the northeastern quadrant of the subject site that has its front facing south upon a 117 stall parking lot. A 25-foot building setback is shown along the east property line. The proposed event center is to be located approximately 50 feet farther west of the east property line. A three to four-foot berm with additional plantings is proposed between the event center/night club in the city. On the north side of the event center a large patio is shown, located some 65 feet west of the east property line. The trash enclosure is to be located in the southeast corner of the site, some 35 feet west of the east property line and five feet from the south property line. Access to the site is via the platted but undeveloped North Lindberg Street, which connects to North 13th Street East.

Located immediately north of the application area is the 140-foot wide Reserve F of the Waterfront 6th Addition that contain ponds and stormwater detention facilities. Located immediately east of the application area is the 87-foot wide Reserve G of the Waterfront 6th Addition that contain a significant hedgerow of mature trees. Both Reserves F and G were established to permit: easements, drainage, sidewalks, berms, monuments, landscaping, irrigation and open space. Reserve G was also established to preserve the existing hedgerow that separates the application area from the residential subdivision located to the east. South and west of the application area are two other vacant parcels. All of the previously mentioned properties are zoned LI. East of Reserve G is a SF-5 zoned residential subdivision.

The LI district permits a very wide range of office, retail, commercial, industrial and agricultural uses by-right, such as: "auditorium," "community assembly," "hospital," "construction sales and service," "hotel," "restaurant," "general retail," "vehicle and equipment sales," "freight terminal," "manufacturing," "warehouse or grain storage."

A "nightclub in the city" is an establishment that provides entertainment, which may include the provision of dancing by employees or patrons, and where cereal malt beverage or alcoholic liquor are offered, consumed or served to the public or its members, and which may or may not serve food (UZC Article II, Section II-B.9.b). "Nightclub in the city" is permitted by right in the LI zoning district unless the establishment is located within 300 feet of a church, public park, school or residential zoning district, as measured property line to property line. The application area is located within 100 feet of a Single-Family Residential (SF-5) zoned subdivision, the Waterfront Residential Addition that is located east of the application area. When a "nightclub in the city" is proposed to be located within 300 feet of the land uses previously noted "conditional use" approval is required (UZC Article III, Section III-D.6.w).

Compatibility noise standards (UZC, Article IV, Section IV-C.6) prohibit sound amplification systems for projecting music or human voices on any property zoned Neighborhood Office (NO) or more intensive if the music and/or voices can be heard within any residential zoning district that is located within a 500-foot radius of the subject site as compared with the applicant's proposed development standard "C."

The property is located in Area A of the Wichita Airport Hazard Zoning Overlay district that requires buildings over 25 feet in height to receive Federal Aviation Administration approval; see proposed development standard "D." The property is located approximately ¾ of a mile northwest of the north end of the Beechcraft runway.

CASE HISTORY: The Waterfront 6th Addition was recorded in November of 2007.

ADJACENT ZONING AND LAND USE:

North: LI, platted reserve for drainage, landscaping, open space, etc.

South: LI, undeveloped parcel

East: LI and SF-5, platted reserve for drainage, landscaping, open space, etc. and a single-family residential subdivision

West: LI, undeveloped parcel

PUBLIC SERVICES: The property is platted; therefore, municipal services either serve the application area or can be extended to serve the site. North Lindberg Street is a platted but currently uninstalled 950-foot long cul-de-sac street with a right-of-way that is initially 56 feet wide but narrows to approximately 32 feet. However, there are two platted future streets that are to connect to the North Lindberg that will significantly shorten the length of the cul-de-sac.

CONFORMANCE TO PLANS/POLICIES: The 2030 Wichita Functional Land Use Guide map depicts the site as appropriate for “local commercial” uses. The “local commercial” category encompasses areas that contain concentrations of predominately commercial, office and personal service uses that do not have a significant regional market draw. The range of uses includes medical or insurance offices, auto repair and service stations, grocery stores, florist shops, restaurants and personal service facilities. The commercial locational guidelines of the Comprehensive Plan recommend that commercial sites should be located adjacent to arterials and should have site design features which limit noise, lighting and other activity from adversely impacting residential areas.

RECOMMENDATION: Based upon information available at the time the staff report was prepared, it is recommended the request be approved subject to the following conditions:

1. **As defined by the “Wichita-Sedgwick County Unified Zoning Code” (UZY) the “conditional use” permits an “event center” and a “night club in the city”; all other uses permitted by-right in the LI zoning district are permitted unless specifically prohibited.** The “event center” and “night club in the city” shall be limited to a venue for hire with the purpose of hosting a variety of gatherings where food, beverages (including alcohol), music or dancing may be offered for purposes such as life cycle events (i.e. birthdays, anniversaries, weddings, reunions); corporate or professional functions (i.e. seminars, meetings, lectures, retreats); other special events including charitable events, fundraisers, and art shows; holiday festivities; or photographic shoots; and other similar events. “Sexually oriented businesses,” as defined by the UZY, shall be prohibited. Alcohol sales to the general public are prohibited. No individual liquor by the drink shall be sold and consumed on the property. No business that is classified as a “drinking establishment,” “tavern,” “class A club,” “class B club” or “restaurant” shall be allowed.
2. No outdoor speakers, entertainment, food or drink service is permitted, unless otherwise addressed below. All live performances, disc jockeys, shows, events, and exhibitions shall be held indoors. Live performances include live productions of music or sound by individuals, bands, musicians, dancing, karaoke, and theatric performances. Outdoor entertainment may be provided, and shall be limited to acoustic performances without sound amplification. The “event center” or “night club in the city” shall be required to stop all noise generating activities, such as music, at 9:00 p.m., or move such activities into the building.
3. The “event center” or “night club in the city” shall have a maximum event size of 350 guests. Parking shall be provided at the rate of 1 stall per 3 occupants.
4. The “event center” or “night club in the city” shall be allowed to operate from 8:00 a.m. to 1:00 a.m. on Friday and Saturday, and from 8:00 a.m. to 12:00 p.m. Sunday through Thursday. Facility set-up

and clean-up shall be allowed between the hours of 8:00 a.m. to 1:30 a.m. on Friday and Saturday, and from 8:00 a.m. to 12:30 p.m. Sunday through Thursday. All guests of an event shall be directed to vacate the property in a timely and orderly within one hour of the closing as required by Section 3.30.075 of the city ordinance.

5. The “event center” or “**night club in the city**” may provide a kitchen facility, provided it shall only be used in conjunction with onsite events. Restaurants shall not be an allowed use.

6. 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. No outside activities shall be allowed in the parking lot. Only non-electric, non-amplified string musical instruments shall be allowed in the outside patio area. No noise generated with the outdoor patio use shall exceed a sound level of five decibels as measured at the property line in accordance with Section III-D, 6.w.(2) of the Unified Zoning Code

7. Proof of Insurance: The operator shall be responsible for obtaining and maintaining liability insurance covering for events held at the Event Center. Liability insurance shall include covering damage to property on adjacent tracts as a result of public events held at the Event Center.

8. The Event Center shall obtain and maintain a liquor license as required from the appropriate local and/or State authority. Outside vendors shall obtain and maintain a liquor license as required from the appropriate local and/or State authority.

9. Tents may be erected in approved locations subject to compliance with all applicable building and fire code requirements. All tents shall be disassembled and stored within 24 hours of an event.

10. No temporary/portable restrooms facilities are permitted on site.

11. Minimum Screening: A 3-4 foot high landscaped berm shall be constructed along the east property line. Two staggered rows shall be located 5 feet apart and consist of minimum 5 gallon plants 4 to 6 feet tall planted 10 feet on center. Alternative spacing between rows may be authorized to accommodate the needs of specific plant species. Fast growing plants with a short-life span shall be discouraged.

a. Trees and shrubs should be vigorous, drought tolerant 4 to 6 feet in height at the time of installation.

b. A mature height of 15 feet or more shall be required for each tree.

12. Internet postings: The Event Center shall provide a website accessible to the general public providing the following information:

a. A complete listing of all scheduled events including dates and times;

b. Contact information for the operator, e-mail and phone number, to be used to notify the operator of issues with the operation. A phone line shall be manned by a live person during the event; and

c. Contact information for the Metropolitan Area Building and Construction Department to be used if members of the public have complaints about the operation.

13. The maximum building height shall be limited to thirty-five (35) feet, **subject to Federal Aviation Administration approval, if required.**

14. Parking light poles shall be limited to fifteen (15) feet in height, **including the base**, and shall be

shielded to project the light downward and away from residential area in accordance with Section III-D, 6.w.(4) of the Unified Zoning Code. Parking lot lighting shall be extinguished by 12:30 a.m. Sunday thru Thursday and 1:30 a. m. Friday and Saturday.

15. Trash receptacles shall be appropriately screened to reasonably hide them from ground view. Screening shall be constructed of materials and/or landscaping compatible with the building exterior.

16. Lighted building signs are not permitted on building elevations that face east and north.

17. Roof top equipment shall be screened from ground level view from adjacent properties and no roof top fencing shall be allowed.

18. The site shall be developer per the approved site plan. Deviations which in the opinion of the Zoning Administrator, substantially and/or materially differ from the approved site plan shall require the plan to be amended through the public hearing process.

19. **The site shall maintain all necessary licenses for the operation of a “nightclub in the city.” The site shall conform to all applicable licenses, codes and regulations, including but not limited to zoning, building, fire, liquor and health.**

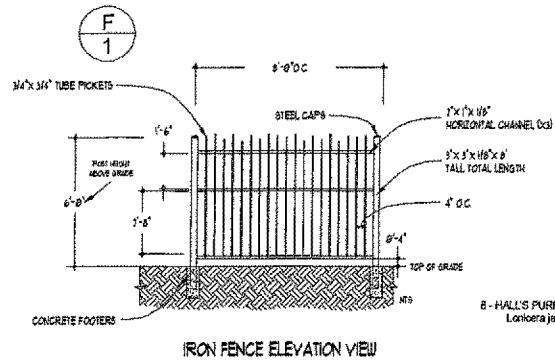
20. **If the Zoning Administrator finds that there is a violation of any of the conditions of approval, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare the “conditional use” null and void.**

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The lots and reserves abutting the application area are zoned LI, are undeveloped or are dedicated for open space or drainage/utilities, and are part of a much larger office and commercial complex known as The Waterfront developing east and north from the intersection of Webb Road and 13th Street. Land located some 87 feet east of the application area is developing as a SF-5 single-family residential addition. The application area is one of several undeveloped lots or parcels that form the transition line between the developing commercial and office center located further west of the application area and the single-family subdivision located east.
2. The suitability of the subject property for the uses to which it has been restricted: The application area is zoned LI which permits a very wide range of office, retail, commercial, industrial and agricultural uses by-right, such as: “auditorium,” “community assembly,” “hospital,” “construction sales and service,” “hotel,” “restaurant,” “general retail,” “vehicle and equipment sales,” “freight terminal,” “manufacturing,” “warehouse or grain storage.” Therefore, it is reasonable to expect that the site could be put to economic use as currently zoned.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: The application area is zoned LI which permits a very wide range of office, retail, commercial, industrial and agricultural uses by-right. However many of the more intense uses permitted in the LI district are probably more intense or have operational characteristics that are not consistent with the uses that have developed farther west, such as restaurants, banks, offices, and retail

commercial, and the residential subdivision located east of the application area. A “nightclub in the city” subject to the operational and development standards and conditions recommended above would be a more compatible use when compared to the more intense uses permitted by-right in the LI zoning district.

4. 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 the request would provide the public with an additional choice of venue of the type proposed. Denial would presumably represent a loss of economic opportunity to the applicant or property owner.
5. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The 2030 Wichita Functional Land Use Guide map depicts the site as appropriate for “local commercial” uses. The “local commercial” category encompasses areas that contain concentrations of predominately commercial, office and personal service uses that do not have a significant regional market draw. The range of uses includes medical or insurance offices, auto repair and service stations, grocery stores, florist shops, restaurants and personal service facilities. The commercial locational guidelines of the Comprehensive Plan recommend that commercial sites should be located adjacent to arterials and should have site design features which limit noise, lighting and other activity from adversely impacting residential areas. The proposed use conforms to plan’s recommended uses for the property, and the applicant has offered development standards designed to limit identified impacts on nearby properties.
6. Impact of the proposed development on community facilities: Existing or proposed facilities are capable of serving the proposed use.



RESERVE "F"

STORM WATER

CL 20' DRANG. & UTIL. EASMT

MATCH LINE, TO SHEET L 2

PLACE DECORATIVE GRAVEL IN ALL LANDSCAPE ISLANDS

TRACT 1

MATCH LINE, TO SHEET L 2

LANDSCAPE PLAN

APPROVED 9/14/15 BY NES
Supersedes 1/8/15 Plan

LANDSCAPE PLAN

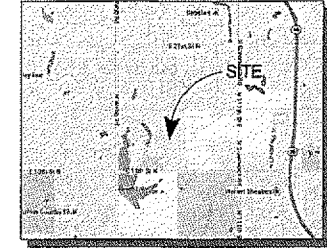


GRAPHIC SCALE: 1" = 20'-0"

ALL EXISTING TREES TO REMAIN AND BE PROTECTED

LEGAL DESCRIPTION:

LOT 3, BLOCK 1, WATERFRONT SIXTH ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



VICINITY MAP

NTS

LEGEND					
QTY	COMMON NAME	BOTANICAL NAME	CONDITION	SIZE	REMARKS
36	FLOWER GRASS	PENANETUM	CONT.	2 GAL	
40	GRASS, OVERDAY FEATHER REED	CALAMAGROSTIS X AQUILIFLORA OVERDAY	CONT.	2 GAL	
FLOWER PERENNIAL					
22	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'VICTA'S LITTLE SUZY'	CONT.	1 GAL	
34	DAYLILY, RUBY THROAT	HEMEROCALLIS RUBY THROAT	CONT.	1 GAL	
11	DAYLILY, STELLA D'ORO	HEMEROCALLIS STELLA D'ORO	CONT.	1 GAL	
6	HOSTA, ELEGANS	HOSTA SEBOLDIANA ELEGANS	CONT.	1 GAL	
17	LIROPE WHITE	LIROPE SPICATA	CONT.	1 GAL	
30	SAGE, RUSSIAN	PEROVSKIA ATRIFLORATA	CONT.	5 GAL	
57	SALVIA MERLEAU BLUE	SALVIA X SUPERBA MERLEAU	CONT.	1 GAL	
31	YARROW, CORONATION GOLD	ACHILLEA CORONATION GOLD	CONT.	1 GAL	
SHRUB DECIDUOUS					
10	BARBERRY, WILLIAM PENN	BERBERIS X GLADIUMENSIS WILLIAM PENN	CONT.	5 GAL	
8	DAYBERRY	MYRTICA PENNSYLVANICA	CONT.	5 GAL	
17	BURNING BUSH, DWARF	EKONYMUS ALATUS COMPACTUS	CONT.	5 GAL	
3	BUTTERFLY BUSH, PURPLE	BUDDLEIA DAVIDI	CONT.	1 GAL	
8	CREPENTHILE DWARF WHITE	LAGERSTROBIA ACOMIA	CONT.	5 GAL	
18	ROSE, PINK CARPET	ROSA, PINK CARPET	CONT.	5 GAL	
40	SPIRAEA, ANTHONY WATERER	SPIRAEA BUNALDA ANTHONY WATERER	CONT.	5 GAL	
6	SUMAC, CUTLEAF	RALUS TYPHINA LACINATA	CONT.	5 GAL	
20	SWEETSPICE HEDGE, HENRY'S GARNET	ITEA VIRGINICA HENRY'S GARNET	CONT.	5 GAL	
1	VIBURNUM, MONCAN	VIBURNUM, MONCAN	CONT.	1 GAL	
SHRUB EVERGREEN BROADLEAF					
34	NANDINA FLIRT	NANDINA DOMESTICA FLIRT	CONT.	2 GAL	
SHRUB EVERGREEN CONIFER					
25	JUNIPER, SEA GREEN	JUNIPERUS CHINENSIS	CONT.	SEE NOTES	
38	TEU, DENSIFORMIS	TAXUS, DENSIFORMIS	CONT.	1 GAL	
TREE DECIDUOUS					
4	BIRCH, RIVER	BETULA NIGRA, CULLY HERITAGE	B & B	2.0' CAL	MULTI STEM
4	CHINESE PISTACHE	ANACARDIACEAE	B & B	2.0' CAL	SINGLE STEM
4	CRABAPPLE, DONALD WYMAN	MALUS X DONALD WYMAN	B & B	2.0' CAL	SINGLE STEM
7	CRABAPPLE, PRAIRIE FIRE	MALUS PRAIRIE FIRE	B & B	2.0' CAL	SINGLE STEM
2	LIAC, JAPANESE TREE	SYRINGA RETICULATA	B & B	1.5' CAL	MULTI STEM
6	MAPLE, HEDGE	ACER CAMPESTRE	B & B	2.5' CAL	SINGLE STEM
3	OAK, PIN	QUERCUS PALUSTRIS	B & B	2.5' CAL	SINGLE STEM
2	PEAR, GALLERY, CHANTICLEER	PIRUS GALLERY ANA CHANTICLEER	B & B	2.5' CAL	SINGLE STEM
4	REDBUD, OKLAHOMA	CERES RENIFORMIS, OKLAHOMA	B & B	1.0' CAL	SINGLE STEM
TREE EVERGREEN					
36	CANAERTI JUNIPER	JUNIPERUS VIRGINIANA CANAERTI	B & B	6' HT WHEN PLANTED	
10	KETLEERI CHINESE JUNIPER	JUNIPERUS CHINENSIS	B & B	6' HT WHEN PLANTED	
9	PINE, VANDERWOLF	PNUS FLEXIS VANDERWOLF	B & B	6' HT WHEN PLANTED	

DESCRIPTION	NOTES FOR U-A & U-B
TOP EDGING	1/4" x 1/2" STEEL EDGING 18' @ 1/2"
NEW AREA	500' x 1000' PARKING FENCE 18' @ 1/2"
PAVER	PARKING AREA: 120' @ 1/2" OF 1/2" @ 1/2" @ 1/2" @ 1/2"
RIVER ROCK	100' @ 1/2" @ 1/2" @ 1/2" @ 1/2"
IRON PICKET FENCE	ALSO EARLY PROPERTY LINE, SEE ELEVATION 100' @ 1/2"
EXISTING TREES (6)	TREES TO REMAIN AND BE PROTECTED
BOLLERS (2)	ARCHWAY OVER BOLLERS 2' x 5' @ 1/2"
PROTECTIVE FIELDS	ALL LANDSCAPE AREAS TO RECEIVE A 1" @ 1/2" @ 1/2" @ 1/2" @ 1/2"
PROTECTIVE FIELDS	ALL LANDSCAPE AREAS TO RECEIVE A 1" @ 1/2" @ 1/2" @ 1/2" @ 1/2"
PROTECTIVE FIELDS	ALL LANDSCAPE AREAS TO RECEIVE A 1" @ 1/2" @ 1/2" @ 1/2" @ 1/2"

NOTES:
1. SYMBOLS TAKE PRECEDENCE OVER PLANT LEGEND COUNT.
2. ALL PLANTER BEDS MUST BE SEPARATED FROM DRIVE AREAS BY STEEL EDGING OR EQUIVALENT, 6" @ 1/2" @ 1/2" @ 1/2" @ 1/2".
3. ALL PLANTINGS LISTED IN THE PLANT LEGEND MUST MATCH ANY SUBSTITUTIONS MUST BE APPROVED THROUGH THE OWNER'S REPRESENTATIVE. ALL PLANTS MUST BE INSPECTED AT THE TIME OF DELIVERY PRIOR TO BEING PLANTED.
4. ALL NEW PLANT MATERIAL SHALL CONFORM TO THE 2001-2015 "AMERICAN STANDARD FOR NURSERY STOCK" AS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
5. PRIOR TO EXCAVATION FOR SCREENING OR LANDSCAPE PURPOSES, OR PUBLIC RIGHT-OF-WAY OR EASEMENTS, THE LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE DETERMINED BY BLUE PRINT SYSTEM.
6. IRRIGATION - WATER FOR ESTABLISHMENT, GROWTH AND MAINTENANCE OF PLANT MATERIALS ON THIS PROJECT SHALL BE PROVIDED BY AN AUTOMATED IRRIGATION SYSTEM WITH A RAIN SHUT OFF / FREEZE SENSOR DEVICE. SEE IRRIGATION DETAIL SHEET FOR FURTHER INFORMATION.

LANDSCAPE ORDINANCE CALCULATIONS

LANDSCAPE REQUIRED:	308	TOTAL FEET OF FRONTAGE	115
SHADE TREES REQUIRED:	4,526	TOTAL SQ. FT. REQUIRED	19,080 sq. ft.
SHADE TREES SHOWN:	10	TEN (10) SHADE TREES	
PARKING STALLS REQUIRED:	117	SIX (6) SHADE TREES	
PARKING STALLS SHOWN:	117	FOURTEEN (14) SHADE	

LANDSCAPE DESIGN CONSULTANT
NATURE'S ART
1550 NORTH LINDBERG
WICHITA, KS 67206
DATE: SUBMITTAL INFO
08/07/14 - PRELIMINARY
LANDSCAPE PLAN
10/14/14 - EAST SIDE PROPERTY
LANDSCAPE CHANGED
01/15/15 - SIDEWALK AND EAST
SIDE LANDSCAPE CHANGED

PROJECT ADDRESS:
1550 NORTH LINDBERG
WICHITA, KS 67206

LANDSCAPE PLAN FOR
NOAH'S LIFE'S EVENT CENTER
WICHITA, KANSAS

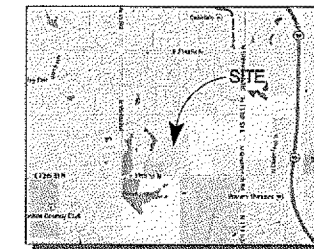
CONTACT:
RON NEIL
NOAH'S CORPORATION
PH: (801) 580-4541

Date: 08.08.14
Rev: 08.15.15
Design No.: 4603
Project No.: 0000-00
Drawn By: KP
Scale: 1" = 20'

LANDSCAPE PLAN

L1

1 OF 10



LANDSCAPE DESIGN CONSULTANT



NATURE'S ART
S. GORDON NATURE, P.C., INC.

CONTACT:
KEITH FRANKLIN
170 EAST MAIN ST. #18
LEHI, UT 84043
KFRANKLIN@NATUREPC.COM

DATE: SUBMITTAL INFO
08/08/14 - PRELIMINARY
LANDSCAPE PLAN
10/14/14 - EAST SIDE PROPERTY
LANDSCAPE CHANGED
01/31/15 - SIDEWALK AND EAST
SIDE LANDSCAPE CHANGED

PROJECT ADDRESS:
1550 NORTH LINDBERG
WICHITA, KS 67206

LANDSCAPE PLAN FOR
NOAH'S LIFE'S EVENT CENTER
WICHITA, KANSAS

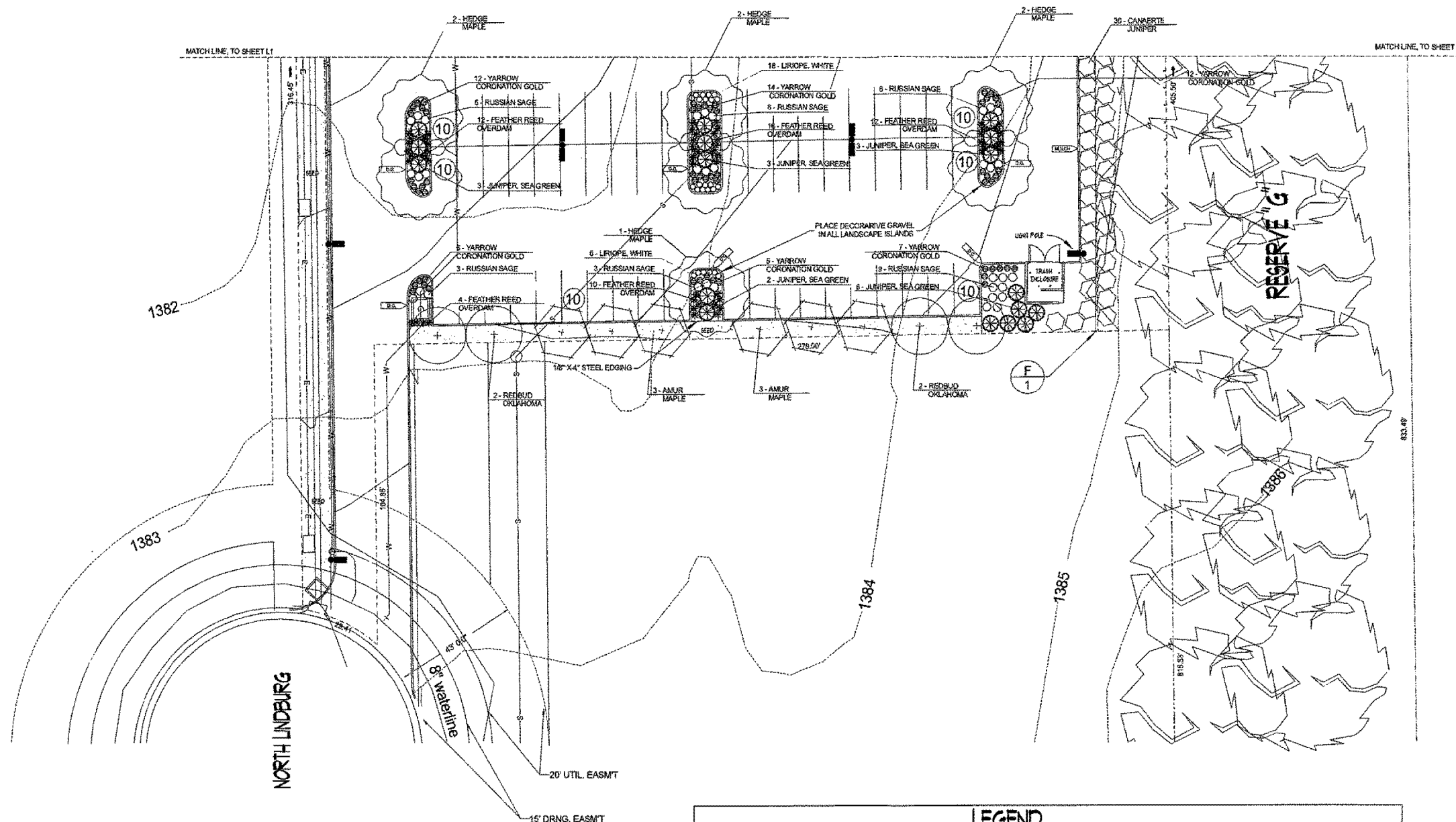
CONTACT:
RON NEIL
INQAH'S CORPORATION
PH: (801) 580-4541

Date: 08.08.14
Rev: 08.15.15
Design No.: 4803
Project No.: 0000-00
Drawn By: KP
Scale: 1" = 20'

LANDSCAPE
PLAN

L2

3



LEGEND					
QTY	COMMON NAME	BOTANICAL NAME	CONDITION	SIZE	REMARKS
FLOWER, GRASS					
54	* GRASS, OVERDAM FEATHER REED	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM'	CONT.	2 GAL	
FLOWER, PERENNIAL					
29	○ LIROPE, WHITE	LIROPE SPICATA	CONT.	1 GAL	
33	○ SAGE, RUSSIAN	PEROVSKIA ATRIFLUCFOLIA	CONT.	5 GAL	
53	⊗ YARROW, CORONATION GOLD	ACHILLEA 'CORONATION GOLD'	CONT.	1 GAL	
SHRUB, EVERGREEN, CONIFER					
17	⊗ JUNIPER, SEA GREEN	JUNIPERUS CHINENSIS	CONT.	1 GAL	5 GAL IN PARKING ISLANDS ONLY
TREE, DECIDUOUS					
6	○ MAPLE, AMUR	ACER GINNALA	B & B	2.0' CAL	SINGLE STEM
7	○ MAPLE, HEDGE	ACER CAMPESTRE	B & B	2.5' CAL	SINGLE STEM
4	○ REDBUD, OKLAHOMA	CERCIS REMIFORMIS 'OKLAHOMA	B & B	2.0' CAL	SINGLE STEM
TREE, EVERGREEN					
30	○ CANAERTI JUNPER	JUNIPERUS VIRGINIANA 'CANAERTII'	B & B	6' HT WHEN PLANTED	
6	○ PINE, AUSTRAN	PINUS NGRA	B & B	6' HT WHEN PLANTED	
6	* PINE, VANDERWOLF	PINUS FLEXIS 'VANDERWOLF'	B & B	6' HT WHEN PLANTED	

LANDSCAPE PLAN



GRAPHIC SCALE: 1" = 20'-0"

811
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