



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

Justin and Nicole Fyfe  
10110 W. Prairie Woods St.  
Wichita, KS 67209

February 26, 2021

**RE: CON2020-00036** - County Conditional Use to allow Event Center in the County on property zoned RR Rural Residential; generally located southwest of West MacArthur Road and South 183rd Street West (4103 South 183rd Street West).

Dear Applicant:

At its regular meeting on **December 17, 2020**, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to **APPROVE** the request with the following conditions:

1. A detailed site plan shall be approved by the Director of the Metropolitan Area Planning Department addressing in detail the extent and use of the entire property, including designation of uses for outdoor areas on the property.
2. All permits and approvals shall be obtained, with copies placed on file with the Metropolitan Area Building and Codes Department.
3. Compliance with all provision of the UZC found at Section III.D.6.nn concerning the Event Center.
4. The size of the events shall be limited to no more than 300 people at one time, with all events ending by 11:00 p.m. Any alcohol served shall be by appropriately licensed outside caterers.
5. No outdoor music will be allowed after 11:00 p.m.
6. No new buildings or other areas of the property shall be used for the event center activity except those shown on the approved site plan. Additions or modifications of buildings or uses will require an amendment or adjustment to the approved conditional use, as determined by the Director of Planning.
7. If the Zoning Administrator finds there is a violation of any provision or condition of the Conditional Use, or any other provision of the Unified Zoning Code (UZC), the Zoning Administrator shall enforce all remedies of Section VIII of the UZC, and with the concurrence of the Planning Director, may declare the Conditional Use null and void.

No protests were received; therefore, the MAPC's approval is final.

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

Sincerely,

Matthew Williams, AICP  
Associate Planner

Copies: MABCD

The Ronald Reagan Building • 2<sup>nd</sup> Floor • 271 West Third Street • Wichita, Kansas 67202  
316.268.4421 • www.wichita.gov

**CONDITIONAL USE RESOLUTION NO. CON2020-00036**

**WHEREAS**, Justin and Nicole Fyfe, Owners; pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), request a Conditional Use to allow an Event Center in the County on property zoned RR Rural Residential described as:

A tract in the Northeast Quarter of Section 17, Township 28 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas, beginning 1186 feet South of the Northeast corner of said Northeast Quarter, thence West parallel with the North line of said Northeast Quarter, 381 feet, thence South parallel with the East line of said Northeast Quarter, 495 feet; thence East 381 feet; thence North 495 feet to the place of beginning, except the East 40 feet thereof for Road purposes.

**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 December 17, 2020, 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 allow an Event Center in the County on property zoned RR Rural Residential described as:

A tract in the Northeast Quarter of Section 17, Township 28 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas, beginning 1186 feet South of the Northeast corner of said Northeast Quarter, thence West parallel with the North line of said Northeast Quarter, 381 feet, thence South parallel with the East line of said Northeast Quarter, 495 feet; thence East 381 feet; thence North 495 feet to the place of beginning, except the East 40 feet thereof for Road purposes.

Approved subject to the following conditions:

1. A detailed site plan shall be approved by the Director of the Metropolitan Area Planning Department addressing in detail the extent and use of the entire property, including designation of uses for outdoor areas on the property.
2. All permits and approvals shall be obtained, with copies placed on file with the Metropolitan Area Building and Codes Department.
3. Compliance with all provision of the UZC found at Section III.D.6.nn concerning the Event Center.
4. The size of the events shall be limited to no more than 300 people at one time, with all events ending by 11:00 p.m. Any alcohol served shall be by appropriately licensed outside caterers.
5. No outdoor music will be allowed after 11:00 p.m.
6. No new buildings or other areas of the property shall be used for the event center activity except those shown on the approved site plan. Additions or modifications of buildings or uses will require an amendment or adjustment to the approved conditional use, as determined by the Director of Planning.
7. If the Zoning Administrator finds there is a violation of any provision or condition of the Conditional Use, or any other provision of the Unified Zoning Code (UZC), the Zoning Administrator shall enforce all remedies of Section VIII of the UZC, and with the concurrence of the Planning Director, may declare the Conditional Use null and void.

Adopted this 24<sup>th</sup> Day of February 2020.

METROPOLITAN AREA PLANNING COMMISSION

  
Michael C. Greene, Chair MAPC

ATTEST:

  
Scott Wadle, Secretary

# Affidavit of Legal Publication

STATE OF KANSAS )

ss.

County of Sedgwick )

Mary Joyce, being first duly sworn, deposes and says: That he/she is Legal Manager of

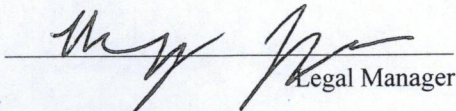
## The Derby Informer

a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County, Kansas, with a general paid circulation on a weekly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

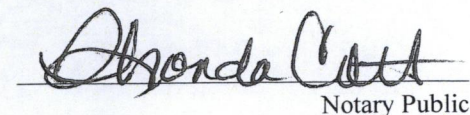
Said newspaper is a weekly published on Wednesdays, and has been so published continuously and uninterrupted in said county and state for a period of more than one year prior to the first publication of said notice, and has been admitted at the post office of Derby, Kansas, in said county as second class matter.

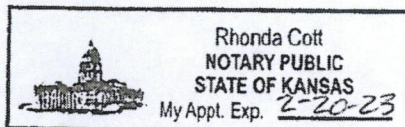
That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 week the first publication thereof being made as aforesaid on the 25th day of November 2020, with subsequent publications being made on the following dates:

N/A

  
Legal Manager

Subscribed and sworn to before me this 25th day of November, 2020.

  
Notary Public



Official Hearing Notice – MAPC – December 17, 2020

Printer's Fee: \$48.44

Additional copies: \$ \_\_\_\_\_

## Legal Publication

OCA 150004

Published in The Derby Informer on November 25, 2020

### MAPC December 17, 2020 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, December 17, 2020 no earlier than 1:30 p.m., the WichitaSedgwick County Metropolitan Area Planning Commission (Planning Commission) will consider the following applications. The meeting will be held virtually, public participation is available in multiple ways, those without technology options can participate by going to Century II – Room 101B – 225 West Douglas Avenue, Wichita, Kansas 67202 (specified at the bottom of this notice). If you have any questions regarding the meeting or items on this notice, please call the WichitaSedgwick County Metropolitan Area Planning Department at (316) 2684421.

**CON2020-00036** County Conditional Use to allow Event Center in the County on property zoned RR Rural Residential; generally located southwest of West Macarthur Road and South 183rd Street West (4103 South 183rd Street West).

**ZON2020-00044** County Zone Change from Rural Residential (RR) to Single-Family Residential (SF-20) associated with Subdivision case (SUB2020-00046), Generally located on the West side of South 311th Street West, and within one quarter mile South of West 15th Street South.

**VAC2020-00048** County Vacation of front building setback and a drainage and utility easement to create a buildable parcel, Generally located within one quarter mile South of West US-54 and within one half mile East of South 263rd St West.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor. As provided in Section V of the WichitaSedgwick 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.

**PLEASE NOTE THIS MEETING IS CONSIDERED AN EMERGENCY MEETING OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION due to COVID-19, WHICH WILL IMPOSE SPECIAL PROCEDURES TO PARTICIPATE IN THE PUBLIC HEARING. THESE ARE AS FOLLOWS:**

The meeting will be conducted "virtually" using Go-To-Meeting. You have multiple options to participate: 1) submit comments ahead of time, 2) participate remotely, or 3) attend a virtual connection site in-person (see below).

### Submit Comments Ahead of Time

You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email; letter; video; and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff 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.

Email	BPagan@wichita.gov
Mailing Address	Wichita-Sedgwick County Metropolitan Area Planning Department Attn: <b>Scott Wadle</b> 271 W. 3 <sup>rd</sup> Street – Suite 201 Wichita, KS 67202
Phone	316.268.4421
Fax	316.858.7764

### Participate Remotely

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/651544141>

You can also dial in using your phone.

United States: +1 (571) 317-3112

Access Code: 651-544-141

### Join from a video-conferencing room or system.

Dial in or type: 67.217.95.2 or inroomlink.goto.com

Meeting ID: 651 544 141

Or dial directly: 651544141@67.217.95.2 or 67.217.95.2##651544141

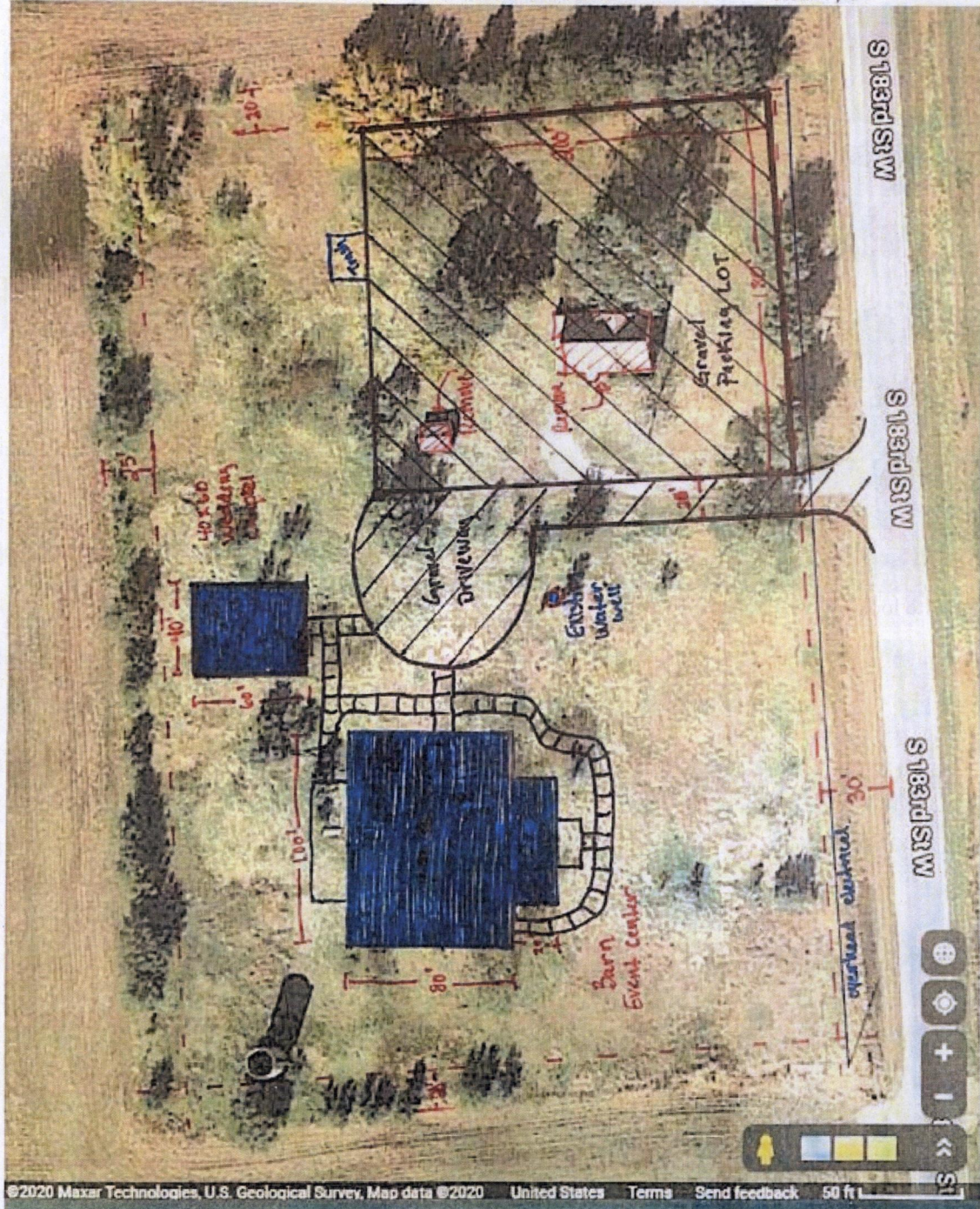
New to GoToMeeting? Get the app now and be ready when your first meeting starts: <https://global.gotomeeting.com/install/651544141>

### Attend a Virtual Connection Site In-Person

You may also participate in the hearing by going to meeting room 101B at Century II (225 West Douglas) to participate in the Planning Commission meeting by "virtual" connection. Planning Department staff members will be available to assist in your participation at this location. This option is intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (2684464) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on November 23, 2020

**Scott Wadle, Secretary**  
WichitaSedgwick County  
Metropolitan Area Planning Commission



Legal Description:

Beg 1186 FT S NE 1/4 W 381 FT S 495 FT E  
 381 FT N 495 FT to BEG EXC 40 FT FR RD  
 SEC 17-28-2W

50 FT  $\overline{\hspace{1cm}}$  0 FT  
 2 CM = 50 FT

# SITE PLAN

APPROVED 2/23/21 BY MW