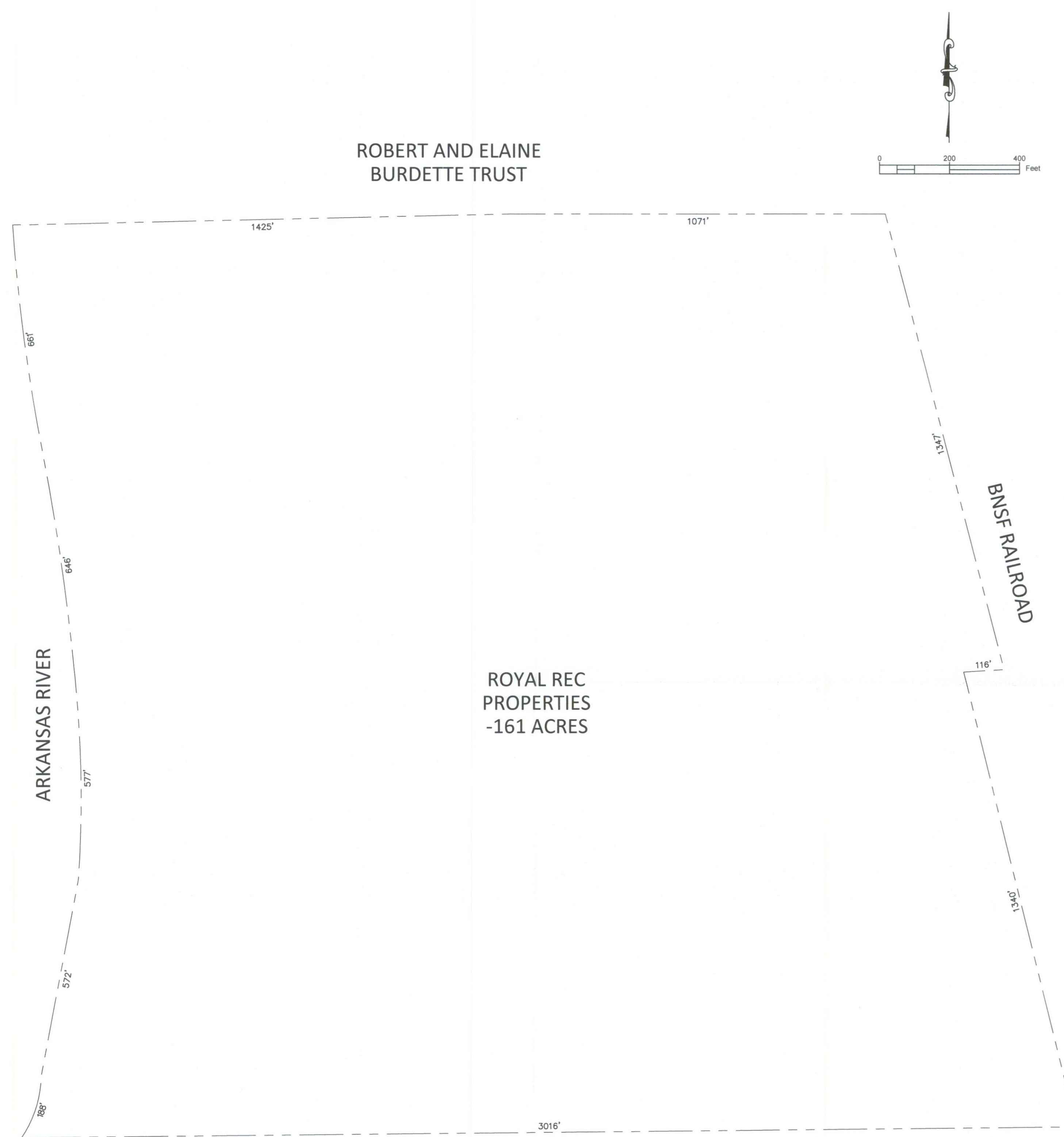


# SANDY BOTTOM

#132

PLANNED UNIT DEVELOPMENT (PUD #2024-00014)

APPROVED PUD  
BOCC November 20, 2024  
PUD 2024-14 1 of 4



ROBERT AND ELAINE  
BURDETTE TRUST

ROYAL REC  
PROPERTIES  
-161 ACRES

FORREST BUTT REVOCABLE TRUST

**AREA DESCRIPTION:**

TRACT 1: THE EAST 21 ACRES, MORE OR LESS, LYING WEST OF THE RAILROAD RIGHT-OF-WAY IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 29 SOUTH, RANGE 2 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS,  
TRACT 2: THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, INCLUDING GOVERNMENT LOT 3, COMPRISING OF 62 ACRES, MORE OR LESS, IN SECTION 31, TOWNSHIP 29 SOUTH, RANGE 2 EST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS,  
TRACT 3: THAT PART OF THE SOUTHWEST QUARTER OF NORTHEAST QUARTER LYING WEST OF THE RAILROAD RIGHT-OF-WAY, THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND GOVERNMENT LOT 2, COMPRISING 78.5 ACRES, MORE OR LESS, ALL IN SECTION 31, TOWNSHIP 29 SOUTH, RANGE 2 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS.  
TOTAL ACRES, MORE OR LESS, 160.92 ACRES.

**PROJECT DESCRIPTION:**

THIS PLANNED UNIT DEVELOPMENT (PUD) IS INTENDED TO ALLOW FOR MIXED USE DEVELOPMENT THAT ALLOWS A MIXTURE OF ASSEMBLY AND ENTERTAINMENT USES, BOTH INDOOR AND OUTDOOR, FOR BOTH PRIVATE AND PUBLIC EVENTS. THE PUD PROVIDES FLEXIBLE DEVELOPMENT REGULATIONS TO ACCOMPLISH THE ABOVE GOALS WHICH OTHERWISE WOULD NOT BE POSSIBLE PER THE LIMITED INDUSTRIAL (LI) ZONING DISTRICT AS DEFINED IN THE UNIFIED ZONING CODE (U.Z.C.), ALONG WITH ONE SINGLE-FAMILY DWELLING FOR THE PROPERTY OWNER IN ACCORDANCE WITH THE ADOPTED SUBDIVISION REGULATIONS.

PERMITTED USES: ALL USES PERMITTED BY RIGHT IN THE (LI) LIMITED INDUSTRIAL ZONING DISTRICT SUBJECT TO APPLICABLE SUPPLEMENTARY USE REGULATIONS AND THOSE ADDITIONAL USES PERMITTED AS DESCRIBED IN THE GENERAL PROVISIONS, ALONG WITH ONE SINGLE-FAMILY RESIDENCE TO BE USED BY THE PROPERTY OWNER IN ACCORDANCE WITH THE ADOPTED SUBDIVISION REGULATIONS.

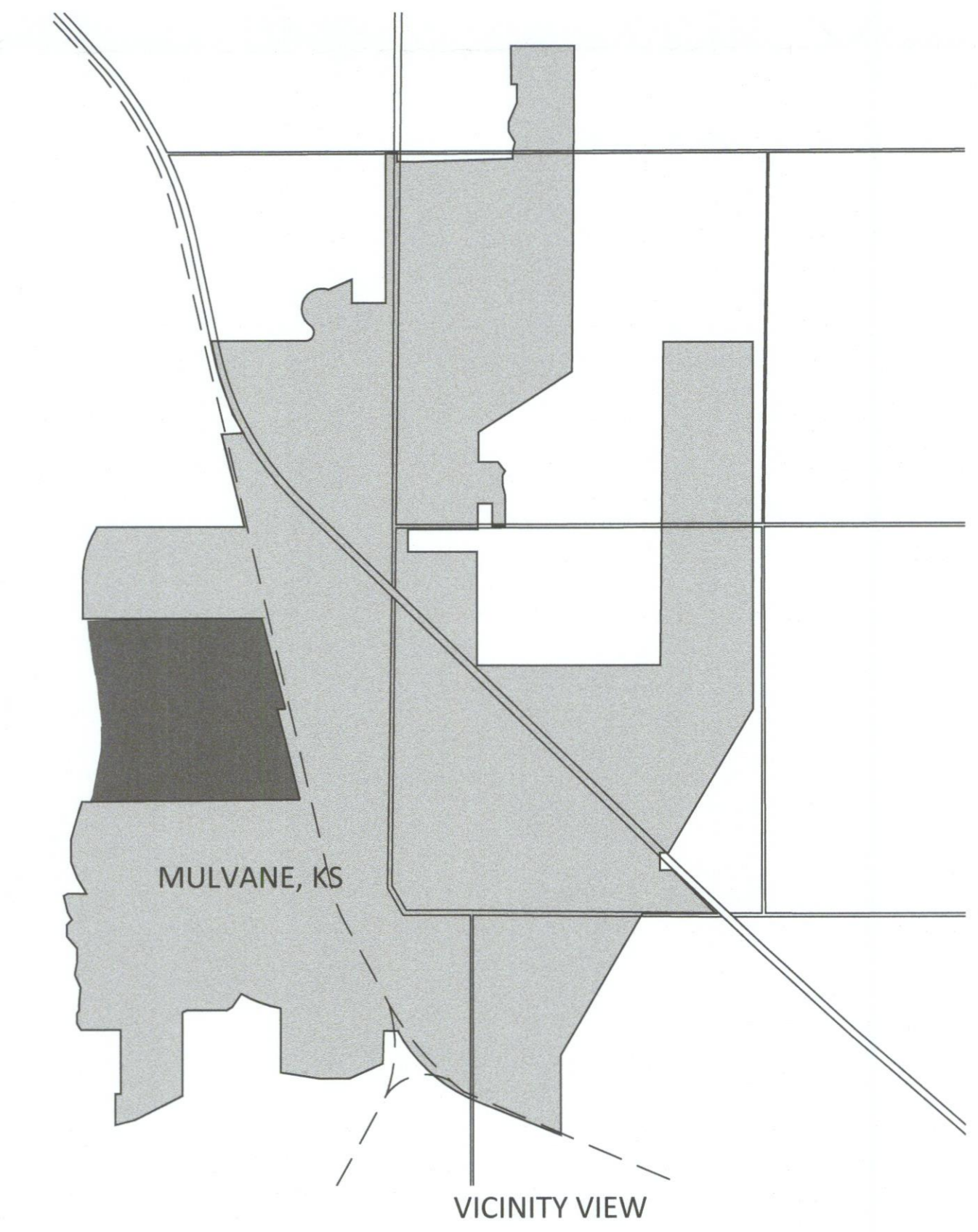
AND,

THE FOLLOWING USES ARE PROHIBITED: CEMETERY; CORRECTIONAL FACILITY; CORRECTIONAL PLACEMENT RESIDENCE, LIMITED AND GENERAL; REVERSE VENDING MACHINE; MARINE FACILITY, RECREATIONAL; MONUMENT SALES; PAWNSHOP; SECONDHAND STORE; SEXUALLY ORIENTED BUSINESSES; RECYCLING PROCESSING CENTER; VEHICLE STORAGE YARD.

**GENERAL PROVISIONS:**

1. TAVERN AND DRINKING ESTABLISHMENT SHALL HAVE THE DISTANCE REQUIREMENT (UZC SEC. III-D.6.w) WAIVED FROM A CHURCH OR PLACE OF WORSHIP, PUBLIC PARK, SCHOOL OR RESIDENTIAL ZONING DISTRICT. THE SALE AND/OR PROVISION OF ALCOHOL SHALL BE ACCESSORY TO AND PROVIDED ONLY DURING LIVE EVENTS AS DESCRIBED HEREIN.
2. ALL LIVE PERFORMANCES, DISC JOCKEYS, AND SHOWS SHALL NOT BEGIN PRIOR TO 8:00 A.M. EACH DAY OF THE WEEK AND BE REQUIRED TO STOP ALL NOISE GENERATING ACTIVITIES, SUCH AS MUSIC, AT 8:00 P.M., SUNDAY THROUGH THURSDAY AND 12:00 A.M. MIDNIGHT ON FRIDAY AND SATURDAY, OR MOVE SUCH ACTIVITIES INTO BUILDING.
3. LIVE PERFORMANCES THAT ARE OPEN TO THE PUBLIC WILL BE LIMITED TO A MAXIMUM OF 24 PER YEAR, WITH THE MAXIMUM NUMBER OF EVENTS PER ANY GIVEN CALENDAR MONTH LIMITED TO TWO (2). THE SITE SHALL BE PERMITTED TO BE USED AS A RECREATIONAL VEHICLE CAMPGROUND ACCESSORY TO LIVE EVENTS, BUT ONLY WITHIN TWO DAYS PRIOR TO AND AFTER A SCHEDULED EVENT. THE EVENT OPERATOR OR THE PROPERTY OWNER MUST MAINTAIN A LOGBOOK OR CALENDAR THAT ACCURATELY INDICATES THE DATE(S) PER MONTH THE SITE WILL BE IN USE.
4. PRIVATE MEMBERSHIP USE OF MOTORIZED VEHICLES (DEFINED AS OUTDOOR RECREATION AND ENTERTAINMENT) SHALL BE LIMITED TO SUNRISE TO SUNSET, DAILY.
5. OUTDOOR RECREATIONAL ACTIVITIES SUCH AS HORSESHOES, CORN HOLE, ETC., SHALL BE CONSIDERED ACCESSORY USES AND ALLOWED FOR BOTH PRIVATE AND PUBLIC ACTIVITIES/EVENTS.
6. PARKING SHALL BE PROVIDED AT A RATE OF 1 SPACE PER 4 OCCUPANTS UNLESS A PARKING PLAN IS APPROVED BY THE ZONING ADMINISTRATOR THAT PERMITS FEWER PARKING SPACES BASED ON OFF-SITE PARKING AND TRANSPORTATION TO AND FROM. PARKING FOR OTHER USES SHALL BE PROVIDED PER THE REQUIREMENTS OF THE UNIFIED ZONING CODE.
7. GRAVEL PARKING (AS DEFINED BY ARTICLE II, SECTION II-B.1.p. ALL WEATHER SURFACE) IS PERMITTED. ALL DRIVEWAYS AND CIRCULATION AISLES SHALL BE AN ALL-WEATHER SURFACE AS DEFINED HEREIN, AND SHALL MEET ALL STANDARDS OF THE APPLICABLE FIRE CODE.
8. ALL AREAS LICENSED TO SERVE FOR SALE ALCOHOL SHALL BE ALLOWED TO OPERATE FROM 8:00 A.M. TO 8:00 P.M., SUNDAY THROUGH THURSDAY, AND 12:00 A.M. MIDNIGHT ON FRIDAY AND SATURDAY. ALL PATRONS SHALL BE DIRECTED TO VACATE THE PROPERTY IN A TIMELY AND ORDERLY MANNER WITHIN THIRTY MINUTES OF THE CLOSING.
9. 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.
10. OUTDOOR CONCERT SPEAKER SYSTEMS SHALL BE DIRECTED AWAY FROM RESIDENTIAL HOUSING AND SHALL NOT BE ALLOWED WITHIN THE EAST 300 FEET OF THE PROPERTY.
11. PROOF OF INSURANCE: THE OPERATOR SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING LIABILITY INSURANCE COVERAGE FOR EVENTS HELD AT THE EVENT CENTER.

12. THE OWNER/OPERATOR SHALL OBTAIN AND MAINTAIN A LIQUOR LICENSE AS REQUIRED FROM THE APPROPRIATE LOCAL AND/OR STATE AUTHORITY.
13. THE PROPERTY SHALL BE SUBJECT TO THE ZONING DISTRICT STANDARDS AND SITE DEVELOPMENT REGULATIONS OF THE UNIFIED ZONING CODE FOR THE (LI) LIMITED INDUSTRIAL ZONING DISTRICT EXCEPT AS MODIFIED BY THE GENERAL PROVISIONS.
14. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM STREET VIEW. SCREENING SHALL BE CONSTRUCTED OF MATERIALS AND/OR LANDSCAPING COMPATIBLE WITH THE BUILDING EXTERIOR.
15. IF THE ZONING ADMINISTRATOR, OR DESIGNEE, FINDS THAT THERE IS A VIOLATION OF ANY OF THE CONDITIONS OF APPROVAL, THE ZONING ADMINISTRATOR, OR DESIGNEE, IN ADDITION TO ENFORCING THE OTHER REMEDIES SET FORTH IN THE UNIFIED ZONING CODE, MAY, WITH THE CONCURRENCE OF THE PLANNING DIRECTOR, DECLARE THE "PLANNED UNIT DEVELOPMENT" NULL AND VOID.
16. A SITE PLAN SHALL BE REQUIRED PRIOR TO THE FIRST EVENT AND WILL COVER ALL SUBSEQUENT EVENTS UNLESS THERE IS AN EVENT OTHER THAN WHAT HAS BEEN DESCRIBED IN THE PUD. SITE PLANS CAN BE ADMINISTRATIVELY ADJUSTED AND RE-APPROVED ADMINISTRATIVELY AS NEEDED. IN THE CASE OF SPECIAL EVENTS, AN OPERATIONAL SITE PLAN CAN BE PROVIDED TO AND APPROVED ADMINISTRATIVELY BY THE ZONING ADMINISTRATOR.
17. MAXIMUM BUILDING OR SITE OCCUPANCY IS LIMITED TO THAT ESTABLISHED BY BUILDING/OR FIRE OFFICIALS UTILIZING APPLICABLE BUILDING OR FIRE CODE STANDARDS. SUCH OCCUPANCY MAY BE ADMINISTRATIVELY ADJUSTED TO ACCOMMODATE SPECIAL SHORT- TERM EVENTS AND SUBJECT TO PROVISION #6 HEREIN.
18. BUILDINGS, EVENTS AND ACTIVITIES SHALL COMPLY WITH APPLICABLE BUILDING, FIRE, LIFE-SAFETY AND OTHER APPLICABLE CODES.
19. SIGNAGE SHALL BE PER THE APPLICABLE SIGN CODE.
20. THE SERVICE OF FOOD AND DRINK FOR SALE MAY BE PERMITTED BOTH INDOOR AND OUTDOOR AS PART OF THE OPERATIONS OF THE FACILITY PROVIDED THAT THE SERVICE COMPLIES WITH ALL APPLICABLE REGULATIONS. THE SERVICE OF ANY ALCOHOLIC LIQUOR OR CEREAL MALT BEVERAGE IS PERMITTED ONLY WITH APPLICABLE LICENSES.
21. ALL EXISTING AND NEW BUILDINGS SHALL OBTAIN COMMERCIAL BUILDING PERMITS AND ALL PLATTING REQUIREMENTS SHALL BE MET PRIOR TO ANY LIVE EVENT TAKING PLACE.



VICINITY VIEW

5K2.dwg 2025-03-14

# SANDY BOTTOM SITE PLAN

**SITE PLAN**

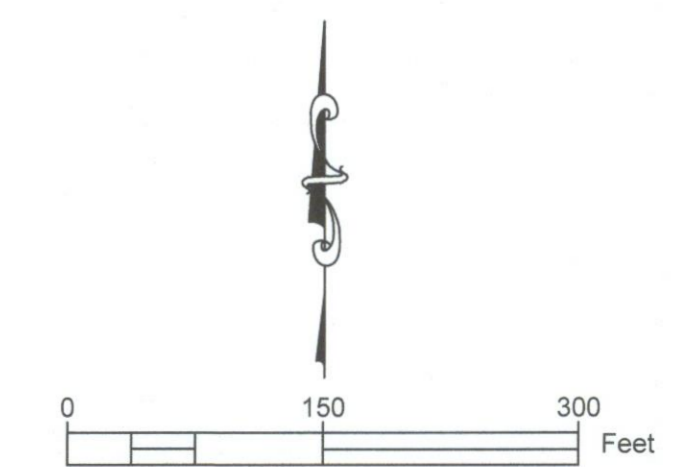
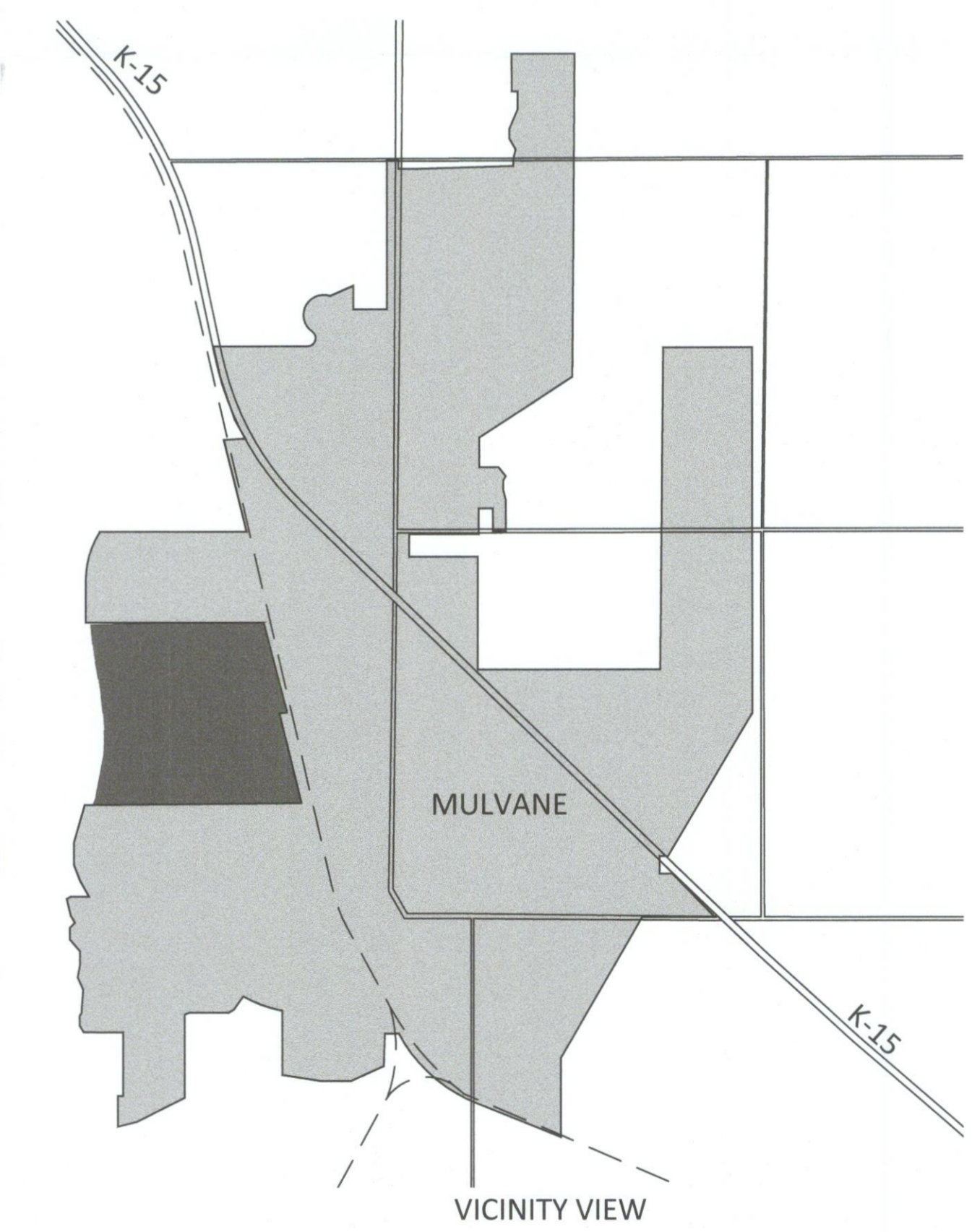
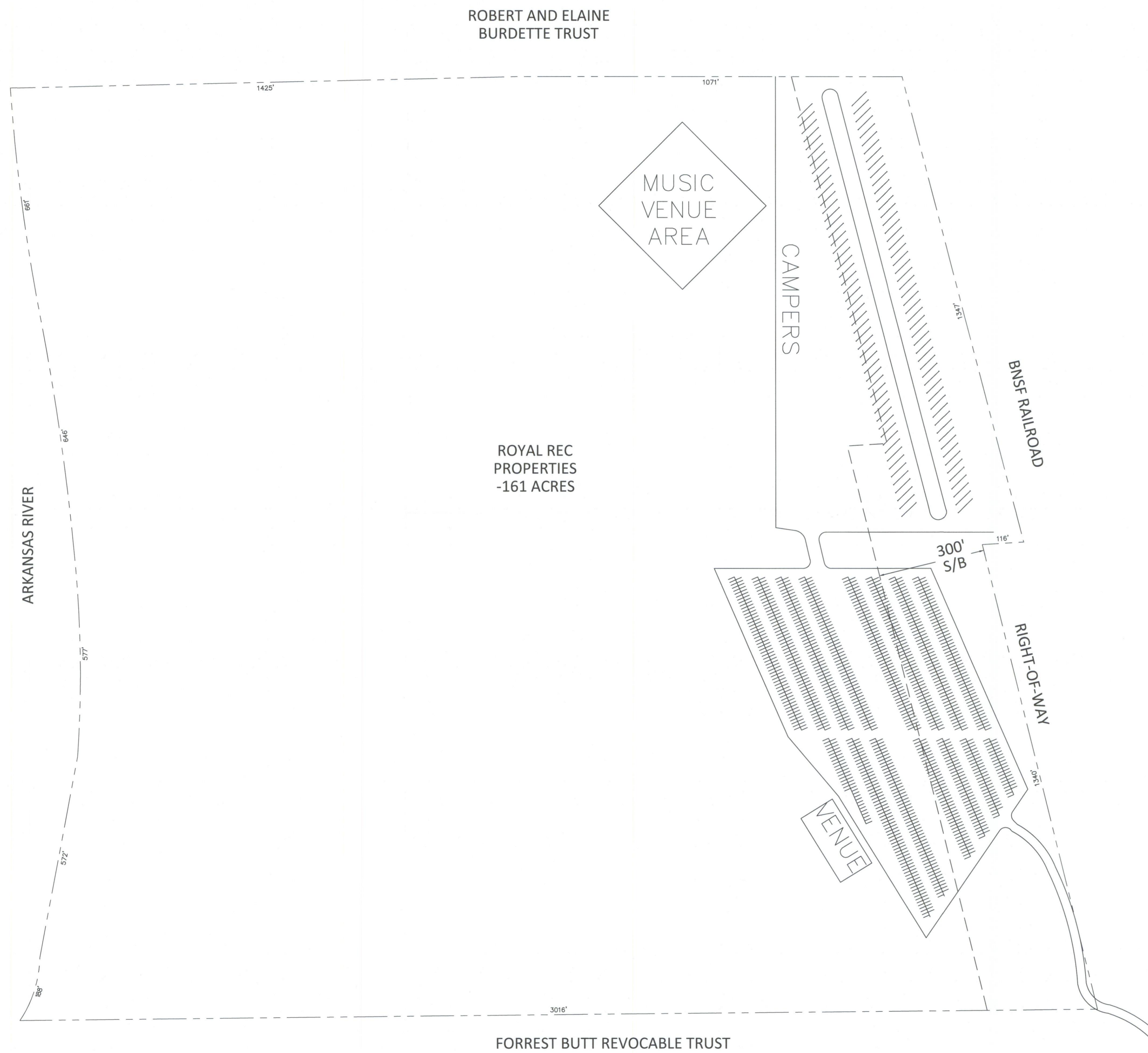
APPROVED 12/15/25 BY *[Signature]*  
PUD 24-14 1.04  
PUD # 132

**NOTES:**

1. THIS PROPERTY SUBJECT TO THE PROVISIONS OF SANDY BOTTOM PLANNED UNIT DEVELOPMENT (PUD-2024-0014).
2. EVENTS SHALL COMPLY WITH THIS SITE PLAN, GENERALLY, AND THE PUD.

**LEGEND:**

--- SOUND SETBACK LINE (300')



SBC Aug 2025-02-21