

RESOLUTION 2022-10

A resolution of the Leavenworth County Kansas Board of County Commission, issuing a Special Use Permit for an event center – Rancho Andazola on the following described property:

Lot 3, High Ridge Estates Subdivision located in Leavenworth County, Kansas, commonly known as 24822 Chieftain Rd, Lawrence, KS 66044.

WHEREAS, it is hereby found and determined that a request for a Special Use Permit as described above was filed with the Secretary of the Leavenworth County Planning Commission, on the 15th day of November, 2021, and

WHEREAS, it is hereby found that the Leavenworth County Planning Commission, after notice as required by law, did conduct a public hearing upon the granting of such request for a Special Use Permit on the 13th day of April, 2022; and

WHEREAS, it is hereby found that the Leavenworth County Planning Commission, based upon specific findings of fact incorporated by reference herein, did recommend that the Special Use Permit be approved, subject to special conditions as set forth; and

WHEREAS, the Board of County Commission considered, in session on the 4th day of May, 2022, the recommendation of the Leavenworth County Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commission of Leavenworth County, Kansas, that:

1. Based upon the recommendation and findings of fact of the Leavenworth County Planning Commission; and,
2. Based upon the findings of fact adopted by the Board of County Commission in regular session on the 4th day of May, 2022, and incorporated herein by reference;

That Case No. DEV-22-040, Special Use Permit for an Event Center – Rancho Andazola approved subject to the following conditions:

1. The business shall operate from 10:00 AM to 2:00 AM Saturday through Sunday.
2. The SUP shall be limited to ten (10) employees other than the business owner and family members.
3. The applicant shall adhere to the following memorandums:
 - a. Kyle Anderson, Code Enforcement – April 6, 2022
 - b. Chuck Magaha, Emergency Management – January 7, 2022
 - c. Joe Osborn, RWD #13 – December 13, 2021
4. The maximum occupancy for any event shall be 250 guests.
5. The applicant shall provide the Planning & Zoning Department with copies of any licenses required from the Kansas Department of Agriculture for a kitchen facility or serving of alcohol.
6. The applicant shall provide a certificate of general liability insurance in the amount of \$1,000,000 and shall indicate Leavenworth County as the certificate holder prior to commencement of activities on the site.
7. No signage shall be allowed in the right-of-way. Sign permits shall be required for any on-site or off-site signage. The applicant shall provide an owner authorization form for any off-site signs. All signage shall comply with Article 25, Sign Regulations of the Leavenworth County Zoning and Subdivision Regulations.
8. No on-street parking shall be allowed.

9. A gravel parking lot, as shown on the proposed parking plan, shall be installed within one (1) year of the approval of this application.
10. Any noise generated from the proposed business shall be limited to 65 decibels, as measured from the property line.
11. Any light generated from the proposed business shall be limited to 0 foot-candles, as measured from the property line.
12. All waste generated from the proposed business shall be disposed of in a manner that meets all local, state and federal requirements.
13. This SUP shall comply with all local, state, and federal rules and regulations that may be applicable.
14. The Special Use Permit shall be subject to the written narratives provided on November 15, 2022; December 10, 2021; February 24, 2022; and March 9, 2022.
15. After approval of this SUP by the Board of County Commissioners all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Office within 30 days unless otherwise stated.


located in Section 02, Township 12 South, Range 20, also known as 24822 Chieftain Road, parcel no. 221-02-0-00-002.08 in Leavenworth County, Kansas.

Adopted this 4th day of May, 2022
 Board of County Commission
 Leavenworth, County, Kansas

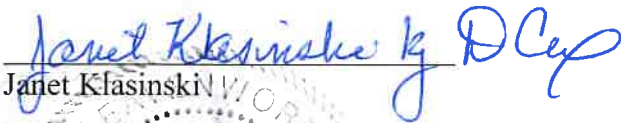


 Mike Smith, Chairman

ATTEST



 Jeff Culbertson, Member



 Janet Klasinski



 Vicky Kaaz, Member



 Doug Smith, Member



 Mike Stieben, Member

