

**APPLICATION
FOR
CONDITIONAL USE PERMIT**

Parcel ID# 094-18-0-00-01-008.01-0 S 18 T 16 R 24

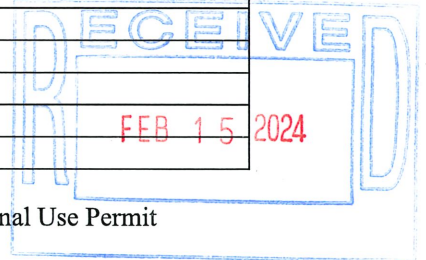
Name of Development: Fireflies Farm

Vicinity of Development (address): 26095 Ridgerview Road, Paola, KS 66071

Proposed Use: Agriculture ? Tourism ? Event Venue

PROPERTY OWNER	APPLICANT (if different than owner)
NAME: <u>Lisa Hawke / Chuck Hawke</u>	NAME:
ADDRESS: <u>4525 W. 140th St Leawood, KS 66224</u>	ADDRESS:
PHONE: <u>803-467-8387</u>	PHONE:
EMAIL: <u>southerngirl2kc@gmail.com</u>	EMAIL:

SURVEYOR / ENGINEER	CONTACT PERSON
NAME: <u>Paul Staats / NSPJ</u>	NAME:
ADDRESS: <u>3515 W 75th St Prairie Village, KS 66208</u>	ADDRESS:
PHONE: <u>913-226-7348</u>	PHONE:
EMAIL:	EMAIL:

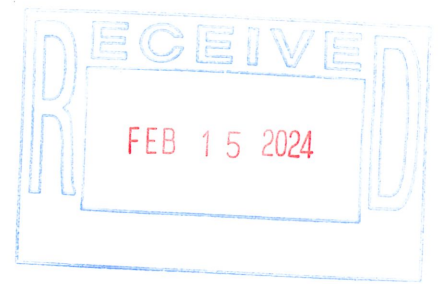


I/we, the (owner(s)/duly authorized agent), do hereby make application for a Conditional Use Permit described with this application.

Owner's Signature (all owners must sign): [Signature] Date: 12-20-2023

Owner's Signature: [Signature] Date: 12-20-2023

OFFICE USE ONLY	
Date application filed: <u>2-15-24</u>	PC Hearing Date: <u>April 2 2024</u>
Fees: Application amount: \$ <u>946.40</u>	Application # <u>24001 - CUP</u>
Stormwater Review: ** \$ _____	Parcel ID # <u>094-18-0-00-01-008.01-0</u>
Receipt # <u>510452</u>	S <u>18</u> T <u>16</u> R <u>24</u> Twp. <u>Ten Mile Twp</u>
** The applicant is responsible for all costs associated with a 3 rd party review of a Stormwater Plan/Report. The amount collected at the time of the application is an estimated cost for the Stormwater review. Additional amounts above this amount are still the responsibility of the applicant. All excess fees above the actual cost of the review will be refunded. **	



Description

Fireflies Farm, LLC, was founded in 2018 and began business in April, 2023. It is located at 26095 Ridgeview Road, Paola, Kansas. It is a wedding and corporate venue with added community focused farm and specialty events. The event venue is situated on a beautiful 79 acre farm. A 5500 sq ft newly built building offers amenities such as, but not limited to, hard surface walkways, ADA accessibility, event space, catering kitchen, a bridal suite and groom's area. A wedding meadow and outdoor spaces flanked by pastoral views. A barn, which is approximately 100 years old, has been restored and serves as a centerpiece and stoic reminder of not only farm life, but also as an example of century old architecture.

Vision

The initial vision for Fireflies Farm was to offer a well respected and preferred destination built on the foundation of integrity, attention to detail, Christian values and love. Five years after receiving our CUP and one year of officially being open, we feel even more strongly about the product we offer and the ability to relate to clients. We assist in making their visions reality (just as ours came into fruition) and provide a family oriented gathering spot in the community.

Mission

Fireflies Farm strives to provide a top notch facility run by a professional staff. The venue offers weddings and related events, Corporate gatherings and retreats, community experiences and celebrations. Specialty and seasonal farm related offerings is also a focus for the farm.

Fireflies Farm offers a beautifully appointed venue. Rental availability is contingent on acceptance of curfew restrictions, minimum age rental, maximum capacity rules and strict management regulations.

Since opening in April 2023, the venue successfully hosted numerous events including weddings, receptions, rehearsal dinners, showers and corporate events. No issues or incidences were experienced. However, the realization of adjustments to the new CUP became apparent for practical reasons, as well as financial integrity. After encountering many construction setbacks, supply chain issues due to COVID and timing issues, the venue took much longer than anticipated to build. Upon completion, the market was saturated with new or under construction event venues. The following are requested updates:

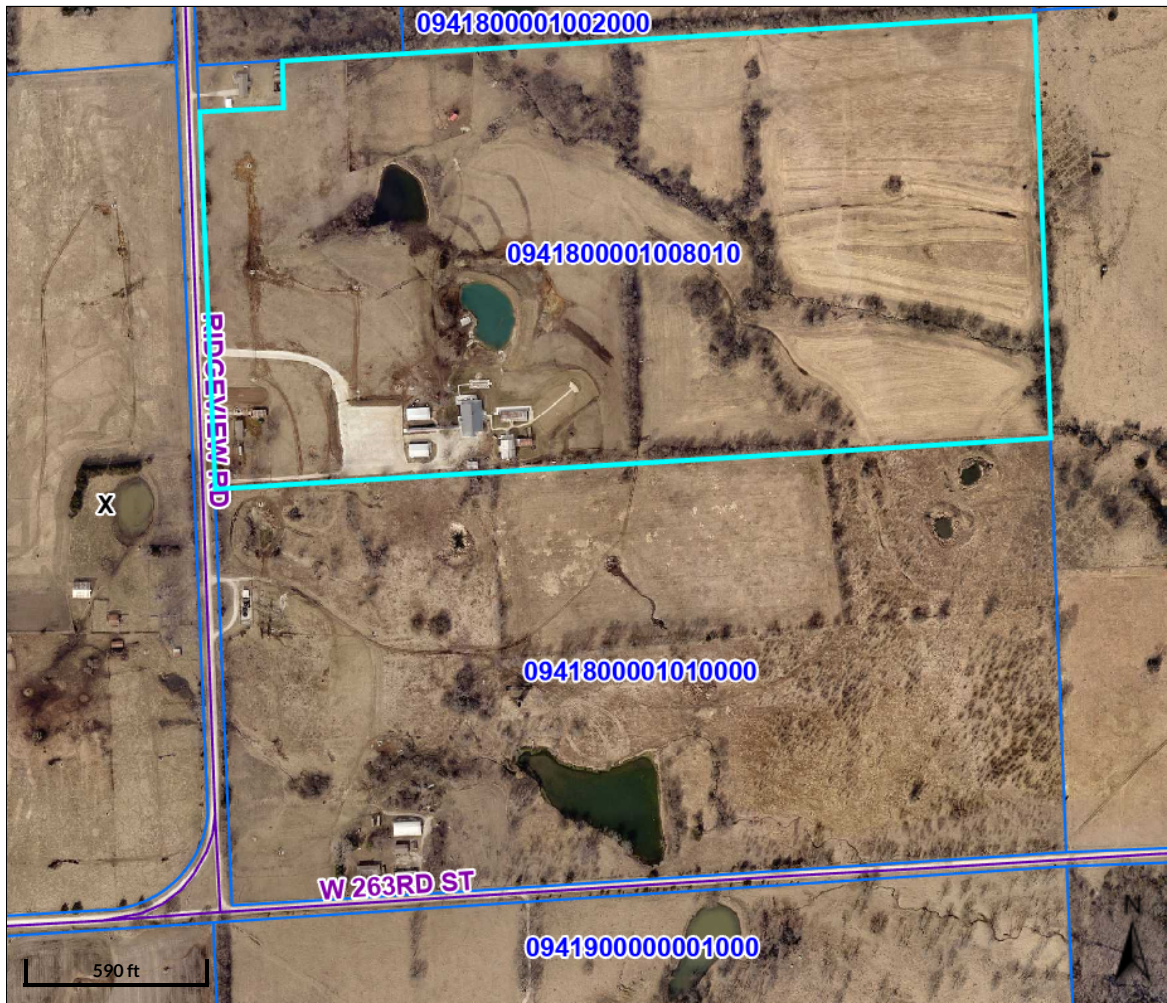
Building Capacity listed on approved drawings is 184.
This is a request to increase capacity to 175.

The original request to keep the number of events capped at 15 was strictly per owners. This decision was repeatedly questioned during Council meetings. Fireflies Farm would like to ask to remove the cap of 15 events and increase the number of annual events to 25.

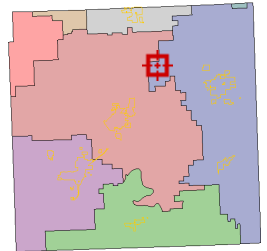
Miami County scrapes and re-works the gravel on Ridgeview Road and adjacent roads numerous times a year. Conversations of dust control during the original CUP process lead to it being a part of the initial CUP. However, the road is scraped to the point of it taking any said dust control off of the surfaces. Please consider the request to remove this costly item from the conditions for Fireflies Farm.

Also, a 5 year CUP was issued in 2019. Please consider this request for a 10 year CUP.








Thank you for your time and consideration,
Chuck and Lisa Hawke, owners of Fireflies Farm, LLC



Overview



Legend

-  City Limits
-  Centerlines
-  Parcels
-  Lakes
- Flood Zones**
-  0.2 PCT ANNUAL CHANCE FLOOD HAZARD
-  A
-  AE

Parcel ID= 0941800001008010
Acres= 78.48576194000003

This property ownership map is for tax purposes only. It is not intended for conveyances, nor is it a legal survey.

Date created: 2/15/2024
Last Data Uploaded: 2/15/2024 12:27:51 PM

Developed by  Schneider
GEOSPATIAL