



Wichita-Sedgwick County Metropolitan Area Planning Department

January 19, 2023

Mid-Kansas Real Estate Holdings LC
Attn: Rick Hodge, Attorney at Law
700 N. Market
Wichita, KS 67214

Maria De Los Angeles Cantu
5038 S. Brookhaven
Wichita, KS 67216

RE: CON2022-00053: Conditional Use in the City to permit entertainment as an accessory use to a restaurant (defined as "Nightclub in the City"); generally located on the south side of West 13th Street North, within one-block east of North West Street (3827 West 13th Street North).

Dear Applicant;

At its regular meeting on **January 19, 2023**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request with the following conditions:

1. Nightclub in the City's expanded uses shall apply only to those ancillary uses associated with a restaurant.
2. Nightclub in the City shall adhere to Supplementary Use Regulations in Section III-D.6.w of the Unified Zoning Code.
3. The hours of operation for entertainment on the site are restricted to 10:00 p.m. Sunday through Thursday and 12:00 a.m. Friday and Saturday.
4. There shall be no amplified music outdoors, including speakers on any patio whether enclosed or unenclosed.
5. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

Any violation of the conditions approved, as a part of this request, shall render the Conditional Use null and void.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) **To be effective, the protest must be filed by 5:00 p.m. on February 2, 2023.** In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk by **February 2, 2023 at 5:00 p.m.**

NOTE: District Advisory Board VI (DAB) will consider this case at their meeting to be held at **6:30 p.m., Monday, February 13, 2023**. Additional information regarding the DAB meeting may be obtained by

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

calling the Community Services Representative, Becca (Rebecca) Johnson at 303-8030, or rejohnson@wichita.gov (www.wichita.gov/council).

This application is scheduled for consideration by the Wichita City Council on **Tuesday, February 21, 2022, beginning at 9:00 a.m.** The City Council meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas.

This is a reminder that the notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,



Eryn Ebach
Associate Planner

Copies to: MABCD
Maggie Ballard, Council Member District VI
Becca Johnson, CSR District VI
S. Mellies, City Engineering

La Placita Neighborhood Assoc.
Attn: Gregory Boyajian
3325 W. 9th Street N.
Wichita, KS 67203

CONDITIONAL USE RESOLUTION NO. CON2022-00053

WHEREAS, Mid Kansas Real Estate Holdings LLC, Owner, 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 live music and entertainment as accessory to a restaurant defined as Nightclub in the City on property zoned LC Limited Commercial District located on the south side of West 13th Street North, within one-block east of North West Street, legally described as:

Lot 1, Block A of Gold Crown Addition to Wichita, Sedgwick County, Kansas.

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 January 19, 2023, 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 a Conditional Use to permit live music and entertainment as accessory to a restaurant defined as Nightclub in the City on property zoned LC Limited Commercial District located on the south side of West 13th Street North, within one-block east of North West Street, legally described as:

Lot 1, Block A of Gold Crown Addition to Wichita, Sedgwick County, Kansas.

Approved subject to the following conditions:

1. Nightclub in the City's expanded uses shall apply only to those ancillary uses associated with a restaurant.
2. Nightclub in the City shall adhere to Supplementary Use Regulations in Section III-D.6.w of the Unified Zoning Code.
3. The hours of operation for entertainment on the site are restricted to 10:00 p.m. Sunday through Thursday and 12:00 a.m. Friday and Saturday.
4. There shall be no amplified music outdoors, including speakers on any patio whether enclosed or unenclosed.
5. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

Adopted this 2 Day of February, 2023.

METROPOLITAN AREA PLANNING COMMISSION

ATTEST:



Ann M. Fox, Chair



Scott A. Wadle, Secretary



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	363558	Print Legal Ad-IPL01031600 - IPL0103160		\$234.04	3	93 L

Attention: MANDY HEBERT
CITY OF WICHITA/PLANNING DEPT
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202

LEGAL PUBLICATION

OCA 150004
Published in The Wichita Eagle on December 29, 2022
(One Time Only)
MAPC/BA January 19, 2023
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, January 19, 2023, no earlier than 1:30 p.m., the WichitaSedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation may also occur through virtual methods (specified at the end 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.

BZA2022-00057: Variance request in the City to reduce parking minimum from 10 to 2 spaces; generally located on the southwest corner of South Morningside Drive and South Woodlawn Blvd (441 South Morningside).

CON2022-00048: Conditional Use request in the City to allow a 155-foot monopole telecommunications facility with a 4-foot lightning rod; generally located on the north side of West Pawnee Avenue and south of Southwest Boulevard (3800 West Pawnee Avenue).

CON2022-00052: Conditional Use request in the City to allow Group Residence; Limited on property zoned SF-5 Single-Family Residential District, generally located on the southwest corner of South Morningside Drive and South Woodlawn Blvd (441 South Morningside).

CON2022-00053: Conditional Use in the City to permit entertainment as an accessory use to a restaurant (defined as "Nightclub in the City"); generally located on the south side of West 13th Street North, within one-block east of North West Street (3827 West 13th Street North).

PUD2022-00054: Conditional Use request in the City to permit Wrecking/Salvage as use on property (with ZON2022-00074) to rezoned from LC to LI Limited Industrial; located on the east side of South Seneca, within one-quarter mile south of West 55th Street South (5640 South Seneca).

CUP2022-00059: CUP Amendment in the City to DP-229 to allow for outdoor equipment and vehicle sales; generally located on the southeast corner of East Central Avenue and North Greenwood Road (310 North Greenwood Road).

PUD2022-00025: Zone Change request in the City from TF-3 Two-Family Residential to PUD Planned Unit Development to unify commonly owned parcels and create common amenity space on property; generally located between North Waco and North Back Bay Blvd and on the south side of West 9th Street North.

PUD2022-00027: Planned Unit Development request in the City to split lots to provide separate lots for each structure; generally located within one-half mile east of South Meridian Avenue and one-quarter mile south of West Harry Street (1801 South Glenn Street).

ZON2022-00070: Zone Change request in the City from TF-3 Two-Family Residential District to NR Neighborhood Retail District for retail; generally located on the northeast corner of East 21st Street North and North Minneapolis Avenue (2202 North Minneapolis Avenue).

ZON2022-00071: Zone Change request in the City from SF-5 (Single Family) to OW (Office Warehouse); located on the northwest corner of North Arkansas Avenue and West 38th Street North (3825 N. Arkansas Avenue).

ZON2022-00072: Zone Change request in the City from SF-5 Single-Family Residential to TF-3 Two-Family Residential on property; generally located one-quarter mile north of East Pawnee Avenue and 200 feet west of South Broadway Avenue (2152 South Market Street).

ZON2022-00074: Zone Change request in the City from LC Limited Commercial to LI Limited Industrial (with CON2022-00054) to permit Wrecking and Salvage use for a low-yard on property; located on the east side of South Seneca Street, within one-quarter mile south of East 55th Street South (5640 S Seneca).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. 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.

Options to participate (see below):

- 1) Participate virtually
- 2) Attend in-person at the Ronald Reagan Building
- 3) Submit comments ahead of time

Participate Virtually

Topic: Wichita-Sedgwick County Metropolitan Planning Commission

Time: 1:30 PM

Join Zoom Meeting

<https://us06web.zoom.us/j/4089866967?pwd=a0k3tHh0YSIBRnZlOTJlY0xPVDZlUT09>

Meeting ID: 408 986 6967

Passcode: 094136

One tap mobile

+16699006833 4089866967#...094136# US (San Jose)

+17193594580 4089866967#...094136# US

Meeting ID: 408 986 6967

Passcode: 094136

Find your local number: <https://us06web.zoom.us/j/4089866967>

Attend In-Person

You may also participate in the hearing in-person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202. The in-person option is primarily 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 (316-2684464) by 5pm, 3 days prior to the meeting.

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 Planning@wichita.gov

Mailing Address Wichita-Sedgwick County Metropolitan Area Planning Department

Attn: Scott Wadle

271 W. 3rd Street - Suite 201

Wichita, KS 67202

Phone 316.268.4421

Fax 316.858.7764

WITNESS MY HAND on December 29, 2022

Scott Wadle, Secretary

WichitaSedgwick County

Metropolitan Area Planning Commission

IPL0103160

Dec 29 2022

In The STATE OF KANSAS
In and for the County of Sedgwick

1 insertion(s) published on:

12/29/22

STATE OF KANSAS)

SS

County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterrupted published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 12/29/2022 to 12/29/2022.

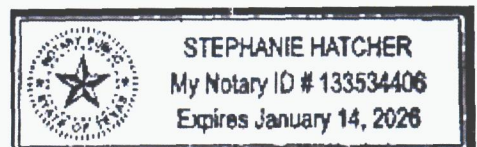
M. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED: 12/29/2022

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!



STAFF REPORT
MAPC: January 19, 2023
DAB VI: February 13, 2023

CASE NUMBER: CON2022-00053 (City)

APPLICANT/AGENT: Mid Kansas Real Estate Holdings LLC (Applicant)

REQUEST: Nightclub in the City

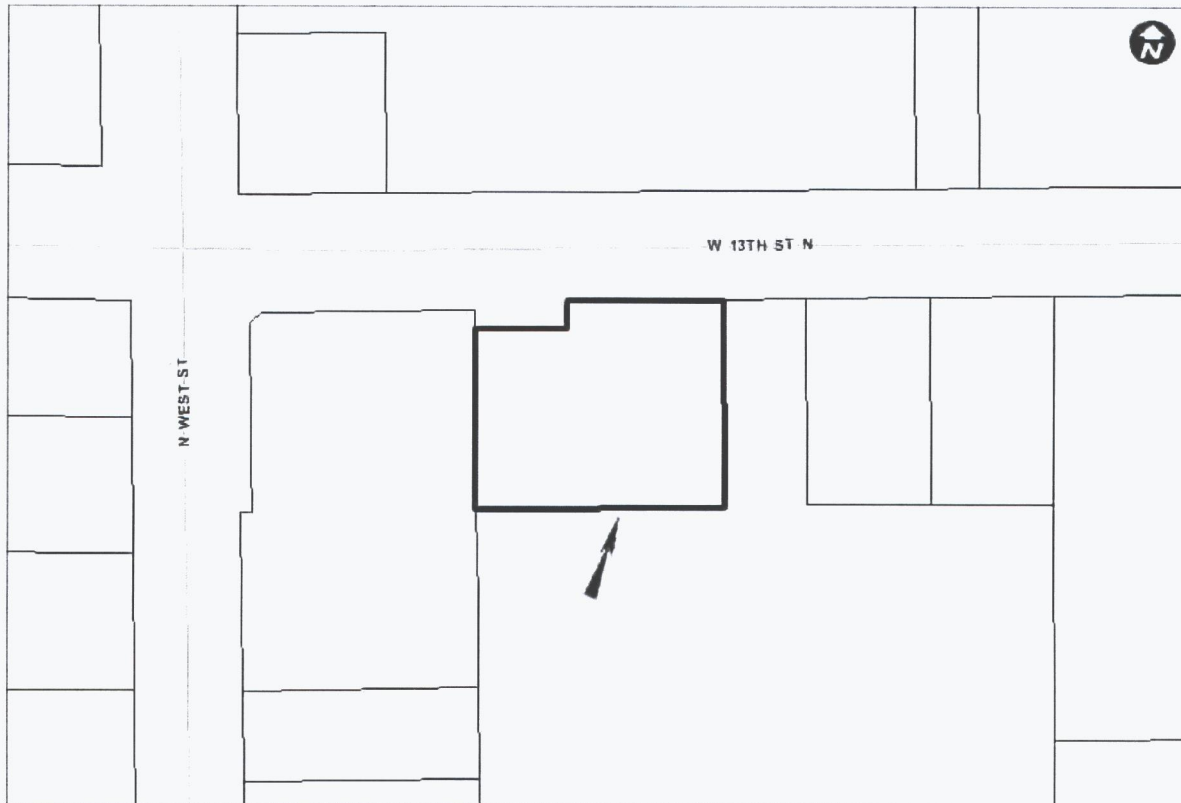
CURRENT ZONING: LC Limited Commercial District

SITE SIZE: 0.97 acres

LOCATION: Generally on the south side of West 13th Street North, within one-block east of North West Street (3827 West 13th Street North)

PROPOSED USE: To permit Nightclub in the City

RECOMMENDATION: Approve with Conditions



BACKGROUND: The applicant is requesting a Conditional Use to permit live music and entertainment as accessory to a restaurant defined as “Nightclub in the City” on property zoned LC Limited Commercial District. The property is generally located on the south side of West 13th Street North, within one block east of North West Street (3827 West 13th Street North). The property is developed with a strip retail center containing restaurant and retail uses.

Should this request be approved, the restaurant will provide live music and entertainment where alcohol may be provided to patrons, consistent with the Unified Zoning Code definition of “Nightclub in the City,” as an accessory to the restaurant use. The need for the Conditional Use at this location is due the proximity of B Multi-Family Residential District south of the subject property. Supplementary Use Regulations in Section III-D.6.w of the Unified Zoning Code require a Conditional Use for “Nightclub in the City” when it is within 300 feet of residential zoning district. The proposed live music and entertainment shall conform to the Supplementary Use Regulations:

Property to the north of the subject site is zoned LC Limited Commercial District and is developed with a Dillon’s Grocery Store and service station. South of the subject site is property zoned B Multi-Family Residential District, and developed with an apartment complex. The suites east and west of the subject restaurant are occupied by restaurant and retail businesses. Property east and west of the retail strip are zoned LC Limited Commercial District, and are developed with a health and fitness center and a gas station, respectively.

The restaurant does not have a back patio and is approximately 110 feet from the nearest residential structure to its south. A screening fence is located along the south property line, separating the commercial property and the abutting residences. Due to the site’s proximity to the multi-family development to its south, staff is recommending conditions that would limit outdoor entertainment, limit hours of operation, and only permit amplified music indoors.

CASE HISTORY: In 1969, the subject property was platted at Lot 1, Block A of Gold Crown Addition to Wichita, Sedgwick County, Kansas.

ADJACENT ZONING AND LAND USE:

North:	LC	Retail
South:	B	Multi-Family Residential
West:	LC	Retail
East:	LC	Restaurant

PUBLIC SERVICES: West 13th Street North and North West Street are paved, four-lane arterial streets with sidewalks on both sides. Wichita Transit serves this site with a bus stop located at the intersection. All municipal services are in place and can accommodate the required services to the site.

CONFORMANCE TO PLANS/POLICIES: The proposed application is in conformance to the *Community Investments Plan*. The *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan) includes the 2035 Wichita Future Growth Concept Map. The Map identifies the area in which the site is located to be appropriate for “Commercial” land use. This category is described as “areas that reflect the full diversity of commercial development intensities and types typically found in a large urban municipality.” Rather than designating specific intensities and types for the different “Commercial” areas, the Plan suggests that existing development and neighborhood context should serve as a guide for what is appropriate for each unique location.

Development at the intersection of North West Street and West 13th Street North is comprised of higher-intensity commercial development, including restaurants, retail, and indoor recreation, making the requested Conditional Use consistent with the recommended development for this area.

Additionally, the *Community Investments Plan* provides locational guidelines to serve as a framework for future land use decisions. These are provided generally and for specific geographic areas. The subject site is located within the Established Central Area (ECA), described by the *Plan* as “the downtown core and the mature neighborhoods surrounding it.” Locational guidelines for the ECA further emphasize that development should occur where its scale is “appropriate for its context.” Live music and entertainment as accessory to a restaurant would fit into the current context of the neighborhood and, would be in conformance with this component of the *Plan*.

The Wichita: Places for People Plan: *The Wichita: Places for People Plan* provides recommendations for urban infill development in the Established Central Area (ECA). In general, the ECA is envisioned as “a place for people - a place that provides for the movement of people - on foot, on bike, and through transit - in balance with automobiles.” Ensuring development follows a nodal pattern “which creates a critical mass of activity at the center and transitions in scale and intensity” is key to realizing this vision.

The Places for People Plan designates the intersection of North West Street and West 13th Street North as a neighborhood hub. Neighborhood Hubs are defined as concentrations of amenities and services that can “satisfy the daily needs of the surrounding neighborhoods.” Adding live music and entertainment as an accessory to the existing restaurant would add an additional neighborhood serving use to this area. Buildings located in a Neighborhood Hub are ideally live/work units, small-scale commercial structures, or medium-scale mixed-use structures. As indicated by the applicant’s site plan and the attached site photos, the scale of the existing restaurant and proposed conditional use are consistent with what is recommended for this area.

RECOMMENDATION: Based upon the information available at the time the report was prepared, staff recommends the Conditional Use be **APPROVED** subject to the following conditions:

1. Nightclub in the City’s expanded uses shall apply only to those ancillary uses associated with a restaurant.
2. Nightclub in the City shall adhere to Supplementary Use Regulations in Section III-D.6.w of the Unified Zoning Code.
3. The hours of operation for entertainment on the site are restricted to 10:00 p.m. Sunday through Thursday and 12:00 a.m. Friday and Saturday.
4. There shall be no amplified music outdoors, including speakers on any patio whether enclosed or unenclosed.
5. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood Property to the north of the subject site is zoned LC Limited Commercial District and is developed with a Dillon’s Grocery Store and service station. South of the subject site is property zoned B Multi-Family Residential, and developed with an apartment complex. The suites east and west of the subject restaurant are occupied by restaurant and retail businesses. Property east and west of the retail strip are zoned LC Limited Commercial District, and are developed with a health and fitness center and a gas station, respectively.
2. The suitability of the subject property for the uses to which it has been restricted: The property is suitable for the uses to which it has been restricted. The property is zoned LC Limited Commercial District. In this case, the Conditional Use is only required because of the proposed use being located within 300 feet of a residential zoning District. Mitigating factors, such as limited hours of operation,

, and restricting outdoor music make it suitable for live music and entertainment.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: The removal of restrictions will not detrimentally affect nearby properties. The Supplementary Use Regulations found in the Wichita-Sedgwick County Unified Zoning Code, Sec. III-D.6.w. and the staff recommended conditions will mitigate the possible negative impacts on surrounding properties.
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 this application is not anticipated to have a significant detrimental impact to public health, safety, or welfare. Denial of the request could represent a loss in the use and enjoyment of the applicant's property.
5. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The proposed application is in conformance with the *Community Investments Plan* and the *Wichita Places for People Plan*, as discussed in the report.
6. Impact of the proposed development on community facilities: The proposed use should have not negative impacts on community facilities.

Attachments:

1. Supplementary Use Regulations
2. Site Plan
3. Aerial Map
4. Zoning Map
5. Land Use Map
6. Site Photos

Attachment 1, Section III-D.6.w of the Unified Zoning Code, Supplementary Use Regulations

w. Taverns and Drinking Establishments, clubs, Nightclubs in the City and Entertainment Establishments in the City. Although listed as permitted Uses in some Districts, Taverns, Drinking Establishments, clubs, Nightclubs in the City and Entertainment Establishments in the City, when considered Nightclubs in the City, shall be considered Conditional Uses and subject to Sec. V-D (Conditional Use review procedures) when located within 300 feet of a Church or Place of Worship, public Park, public or parochial School or residential zoning District. Event Centers in the City, Teen Clubs in the City and Entertainment Establishments, when not considered as Nightclubs in the City, shall be considered Conditional Uses and subject to Sec. V-D (Conditional Use review procedures) when located within 200 feet of a Church or Place of Worship, public Park, public or parochial School or residential zoning District. These distances shall be measured from the nearest Lot Line of the Church or Place of Worship, public Park, School or residential zoning District to the nearest Lot Line of the premises on which the Tavern, Drinking Establishment, club, Nightclub, Entertainment Establishment, Event Center or Teen Club is located or of any Parking Area designated to be used by the patrons of such businesses, whichever is closest. For purposes of this measurement, the required Parking Spaces for such a business located within a multi-tenant Structure or shopping center are those located nearest the public entrance to the business. "Establishment" of any Tavern, Drinking Establishment, club, Nightclub business, Entertainment Establishment, Event Center or Teen Club shall be deemed to include the opening of such a business as a new business, the relocation of such businesses or the conversion of an existing business location to any such business use, or any expansion of such a business beyond the existing square footage of the premises. Nightclubs in the City that qualify as Sexually Oriented Businesses in the City shall be permitted Uses in those districts that allow Sexually Oriented Businesses in the City, if the location of the operation is no less than 500 feet from a Church or Place of Worship, School, public Park, licensed Day Care center, the boundary of any residential District, the boundary of the OT-O District, or any other Sexually Oriented Business.

Outdoor service of food and drink as an accessory part of the operation of a Tavern or Drinking Establishment, club or Nightclub shall always be subject to the following requirements and, if located within 200 feet of a Church or Place of Worship, public Park, School or residential zoning District, shall be considered a Conditional Use and subject to Sec. V-D of these regulations.

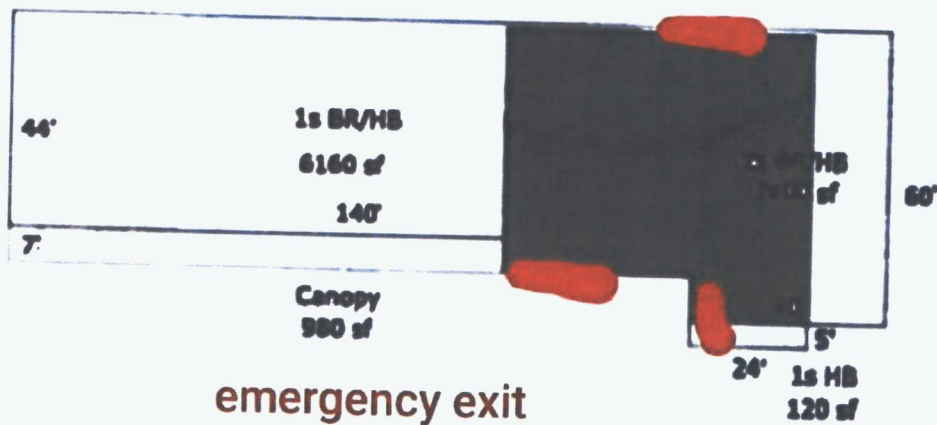
1. No additional Parking Spaces or restroom facilities need be provided for the initial sixteen occupants to be served in the outdoor area, but Parking and restroom facilities shall be provided to full Code requirements for the portions of the permitted occupant load exceeding sixteen persons.
2. No noise generated in conjunction with the outdoor use shall exceed a sound level of five decibels as measured on the 'A' scale of a sound pressure level meter over the normal background noise that is discernible at any property line of a Lot within 1,000 feet that has a residential zoning classification. Normal background noise shall be established by taking the average of ten sound level readings in any ten-minute period.
3. The outdoor area shall be screened from ground level view from any residential-zoned property within 150 feet of the outdoor area, by Screening in accordance with the requirements of Sec. IV-B.
4. If lighting facilities are provided, the intensity of light and arrangements of reflectors shall be such as not to interfere with residential Uses. The lighting shall be in compliance with the lighting requirements of Sec. IV-B 4.
5. The outdoor Use shall be designed and maintained in compliance with all other licenses, regulations and requirements of the fire, health, and building codes, including requirements for emergency access to or from any barriers that limit ingress or egress.

Attachment 2. Site Plan

Subject Area In Grey

136-13-0-22-01-005.00

#541 - 09/18 emergency exit



emergency exit

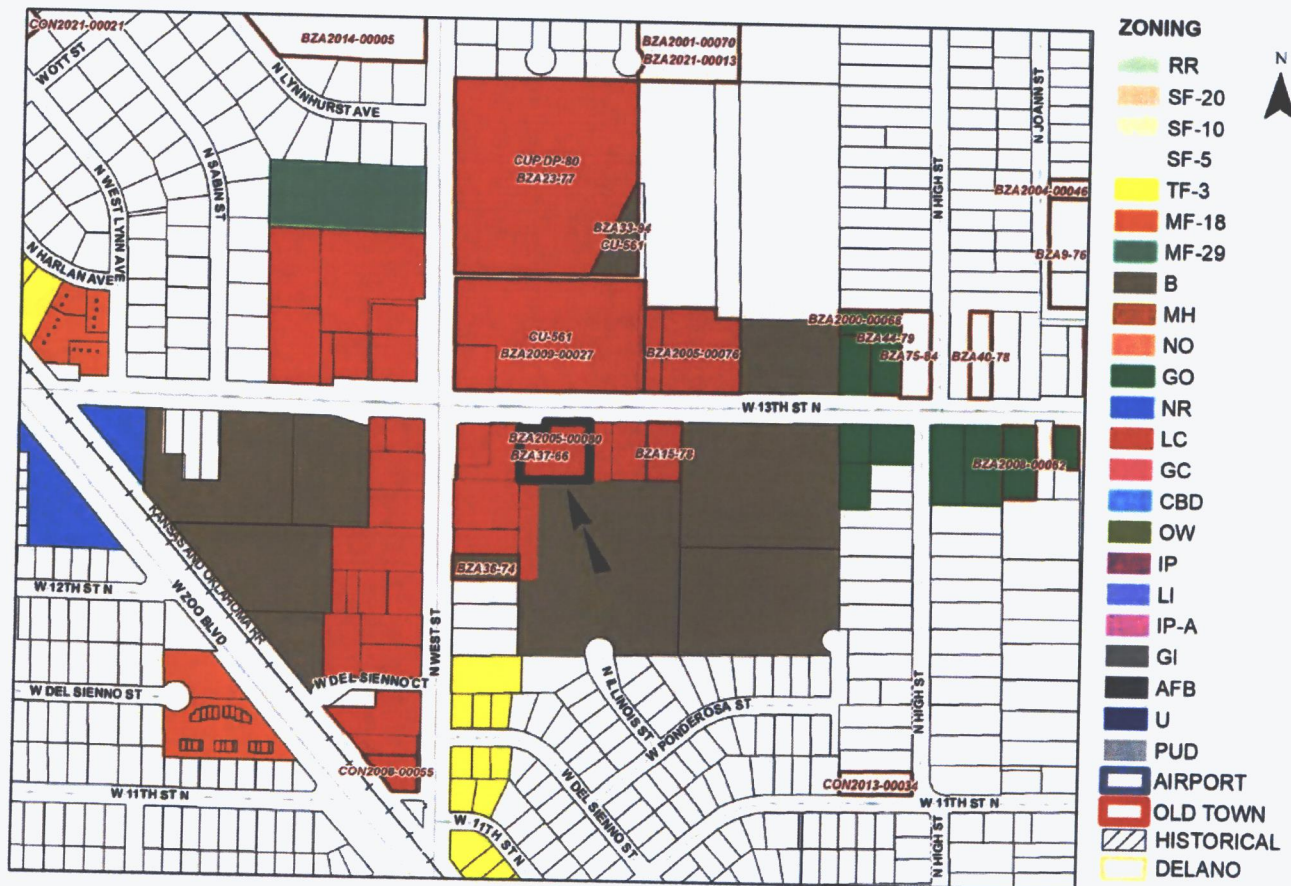
13th St. N.

emergency exit

Attachment 3. Aerial Map



Attachment 4. Zoning Map



Attachment 5. Land Use Map

- 2035 Wichita
Future Growth
Concept Map**
- Legend**
-  Established Central Area
 -  Residential and Employment Mix
 -  New Employment
 -  New Residential
 -  Wichita City Limits
 -  Other Cities
 -  Northwest Bypass Right-of-Way
 - Statistical Development Areas**
 -  Other Urban Growth Areas 2014
 -  Other Urban Growth Areas 2014
 -  Rural Growth Areas 2014
 - LAND USE**
 -  Residential
 -  Commercial
 -  Industrial
 -  Major Air Transportation & Military
 -  Parks and Open Space
 -  Agricultural or Vacant
 -  Major Institutional
 -  Nghbd_Plan_Areas



Attachment 6. Site Photos



The subject site.



North of the subject site.

Attachment 6. Site Photos



East of the subject site.



West of the subject site.

Attachment 6. Site Photos



South of the subject site, facing east.

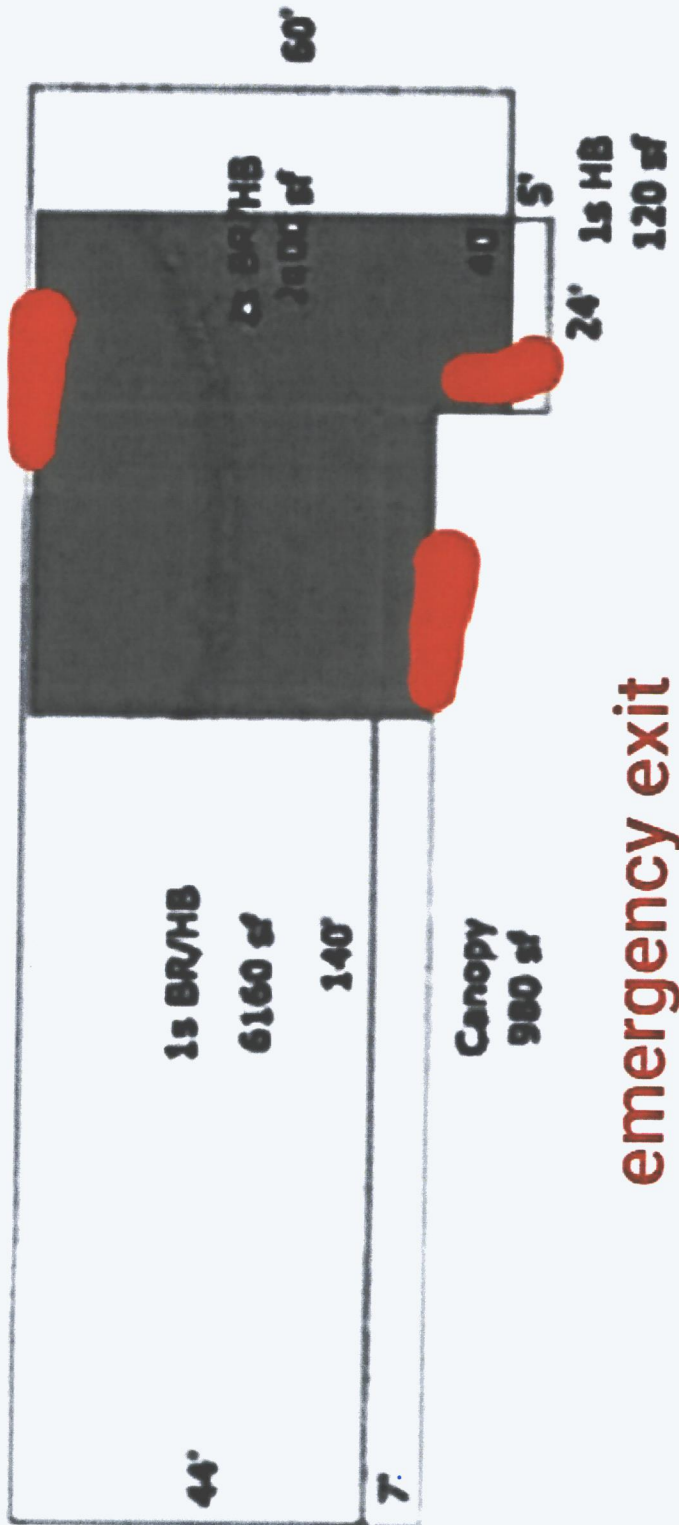
SITE PLAN

APPROVED
04/01/23
LL

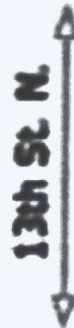
Subject Area In Grey

136-13-0-22-01-005.00

0541-09/18 emergency exit



emergency exit



emergency exit