Wichita-Sedgwick County Metropolitan Area Planning Department

June 7, 2023

Walter Morris Investment Company, Inc.
128 South Dellrose
Wichita, KS 67218

Brent Allison
4715 East Douglas Avenue
Wichita, KS 67218

RE: **CON2023-00004:** Conditional Use request in the City to permit Tavern/Drinking Establishment, on property zoned LC Limited Commercial; located on the southwest corner of East Douglas Ave and South Oliver Street (4717 E Douglas).

Dear Applicants;

At its regular meeting on **June 6, 2023**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** the request with the following conditions:

1. Tavern & Drinking Establishment shall adhere to Supplementary Use Regulations in Section III-D.6.w of the Unified Zoning Code.
2. The Tavern and Drinking Establishment shall be approved according to the site plan submitted to the Planning Department. Any Tavern and Drinking Establishment that wishes to open in a different space within the shopping area is required to amend the Conditional Use.
3. The public entrance cannot face South Dellrose Avenue or East Oakland Avenue.
4. The site shall be developed in general conformance with the approved site plan and in compliance with all city ordinances, including but not limited to: zoning, sign code, building, fire, health codes or licensing requirements.
5. The parking lot shall be kept free of all trash and debris.
6. No loitering, congregating or excessive noise shall be permitted in the parking lot.
7. No outside loudspeakers.
8. Operation of the Tavern & Drinking Establishment shall be limited to: 4:00 p.m. to 12:00 a.m Monday through Thursday, and
    a. 4:00 p.m to 2:00 a.m Friday, and
    b. 11:00 a.m to 2:00 a.m on Saturday, and
    c. 11:00 a.m to 12:00 a.m on Sunday.
9. 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 the Unified Zoning Code, may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

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

Sincerely,

Christina Rieth
Current Plans, Associate Planner

Wichita-Sedgwick County Metropolitan Area Planning Department

April 28, 2023

Walter Morris Investment Company
128 South Dellrose
Wichita, KS 67218

Brent Allison
4715 East Douglas Avenue
Wichita, KS 67218

RE: **CON2023-00004:** Conditional Use request in the City to permit Tavern/Drinking Establishment, on property zoned LC Limited Commercial; located on the southwest corner of East Douglas Ave and South Oliver Street (4717 E Douglas).

Dear Applicant;

At its regular meeting on **April 27, 2023**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** the request with the following conditions:

1. Tavern & Drinking Establishment shall adhere to Supplementary Use Regulations in Section III-D.6.w of the Unified Zoning Code.
2. The Tavern and Drinking Establishment shall be approved according to the site plan submitted to the Planning Department. Any Tavern and Drinking Establishment that wishes to open in a different space within the shopping area is required to amend the Conditional Use.
3. The public entrance cannot face South Dellrose Avenue or East Oakland Avenue.
4. The site shall be developed in general conformance with the approved site plan and in compliance with all city ordinances, including but not limited to: zoning, sign code, building, fire, health codes or licensing requirements.
3. The parking lot shall be kept free of all trash and debris.
4. No loitering, congregating or excessive noise shall be permitted in the parking lot.
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6. Operation of the Tavern & Drinking Establishment shall be limited to: 4:00 p.m. to 12:00 a.m Monday through Thursday, and
   4:00 p.m to 2:00 a.m Friday, and
   11:00 a.m to 2:00 a.m on Saturday, and
   11:00 a.m to 12:00 a.m on Sunday.
7. 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 the Unified Zoning Code, may, with the concurrence of the Planning Director, declare 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 **May 11, 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 **May 11, 2023 at 5:00 p.m.**

As a reminder, on **Monday, May 1, 2023**, the District I Advisory Board (DAB) will consider this item. This meeting is held at the Atwater Neighborhood Resource Center, located at 2755 East 19th St. North, and begins at 6:00 p.m.

To ensure that Conditional Use applications would not be ruled invalid due to the recent American Warrior, Inc. v. Board of County Commissioners of Finney County, Kansas, the Planning Department is sending Conditional Use cases to the respective Governing Body for action. To do this, the Planning Director is submitting an appeal for all Conditional Use applications, per UZC Sec. V.A.5. This application will be considered by the Wichita City Council on **Tuesday, June 6, 2023** beginning at 9:00 a.m.

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

Sincerely,

Christina Rieth
Current Plans
Associate Planner

Copies to: MABCD
Councilmember Brandon Johnson, DAB I
Tasha Hayes, CSR District I

OCA 150004 PUBLISHED IN THE WICHITA EAGLE ON June 9, 2023

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

RESOLUTION NO. 23-248

WHEREAS, Walter Morris Investment Company 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 Tavern & Drinking Establishment on property zoned LC Limited Commercial District located on the southwest corner of East Douglas Ave and South Oliver Street, legally described as:

Block 3, Lincoln Heights Addition, 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 April 27, 2023, consider said application; and

WHEREAS, the Wichita City Council 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 Wichita City Council that this application be approved to allow a Conditional Use to permit Tavern & Drinking Establishment on property zoned LC Limited Commercial District located on the southwest corner of East Douglas Ave and South Oliver Street, legally described as:

Block 3, Lincoln Heights Addition, Wichita, Sedgwick County, Kansas.

Approved subject to the following conditions:

1. Tavern & Drinking Establishment shall adhere to Supplementary Use Regulations in Section III-D.6.w of the Unified Zoning Code.
2. The Tavern and Drinking Establishment shall be approved according to the site plan submitted to the Planning Department. Any Tavern and Drinking Establishment that wishes to open in a different space within the shopping area is required to amend the Conditional Use.
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4. The site shall be developed in general conformance with the approved site plan and in compliance with all city ordinances, including but not limited to: zoning, sign code, building, fire, health codes or licensing requirements.
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6. No loitering, congregating or excessive noise shall be permitted in the parking lot.
7. No outside loudspeakers.
8. Operation of the Tavern & Drinking Establishment shall be limited to:

   4:00 p.m. to 12:00 a.m Monday through Thursday, and

   4:00 p.m to 2:00 a.m Friday, and

11:00 a.m to 2:00 a.m on Saturday, and

11:00 a.m to 12:00 a.m on Sunday.

9. 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 the Unified Zoning Code, may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

This Resolution shall take effect and be in force from and after its adoption by the Wichita City Council.

Adopted on 16th day of June, 2023.

Brandon J. Whipple, Mayor, City of Wichita

ATTEST:

Jamie Buster, City Clerk

(SEAL)

Approved as to form:
Jennifer Magaña, City Attorney and Director of Law

McClatchy

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
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Island Packet
Kansas City Star
Lexington Herald-Leader
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Raleigh News & Observer
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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	430850	Print Legal Ad-IPL01263230 - IPL0126323		$100.59	2	60 L

Attention: Jamie Buster

CITY OF WICHITA/CLERKS OFFICE
455 N MAIN ST FL 13
WICHITA, KS 67202

JMBuster@wichita.gov

LEGAL PUBLICATION

RESOLUTION NO. 23-248

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Block 3, Lincoln Heights Addition, 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 April 27, 2023, consider said application; and
WHEREAS, the Wichita City Council 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 Wichita City Council that this application be approved to allow a Conditional Use to permit Tavern & Drinking Establishment on property zoned LC Limited Commercial District located on the southwest corner of East Douglas Ave and South Oliver Street, legally described as:
Block 3, Lincoln Heights Addition, Wichita, Sedgwick County, Kansas.
Approved subject to the following conditions:
Tavern & Drinking Establishment shall adhere to Supplementary Use Regulations in Section III-D.6.w of the Unified Zoning Code.
The Tavern and Drinking Establishment shall be approved according to the site plan submitted to the Planning Department. Any Tavern and Drinking Establishment that wishes to open in a different space within the shopping area is required to amend the Conditional Use.
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No loitering, congregating or excessive noise shall be permitted in the parking lot.
No outside loudspeakers.
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4:00 p.m. to 12:00 a.m Monday through Thursday, and
4:00 p.m to 2:00 a.m Friday, and
11:00 a.m to 2:00 a.m on Saturday, and
11:00 a.m to 12:00 a.m on Sunday.
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 the Unified Zoning Code, may, with the concurrence of the Planning Director, declare the Conditional Use null and void.
This Resolution shall take effect and be in force from and after its adoption by the Wichita City Council.
Adopted on 6th day of June, 2023.
Brandon J. Whipple, Mayor, City of Wichita
ATTEST:

Jamie Buster, City Clerk
(SEAL) Approved as to form:
Jennifer Magan a, City Attorney and Director of Law
IPL0126323
Jun 9 2023

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

1 insertion(s) published on:
06/09/23

STATE OF KANSAS)
SS
County of Sedgwick)

Stefani Beard, of lawful age, being first duly sworn, deposeth 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 uninterruptedly 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 06/09/2023 to 06/09/2023.

Stefani Beard

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 09/05/2023

Stephanie Hatcher

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

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

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

McClatchy

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
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San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	388316	Print Legal Ad-IPL01115600 - IPL0111560		$152.67	2	91 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 March 2, 2023
(One Time Only)
MAPC/BZA March 23, 2023
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, March 23, 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.

CON2023-00003: Conditional Use request in the City to Vehicle and Equipment Sales on property zoned LC Limited Commercial District; generally located on the northeast corner of West Central Avenue and North Ridge Road (7136 West Central).

CON2023-00004: Conditional Use request in the City to permit the service of alcohol as an accessory use to a hair salon (defined as "Tavern/Drinking Establishment"), on property zoned LC Limited Commercial; located on the southwest corner of East Douglas Ave and South Oliver Street (4717 E Douglas).

DER2022-00012: Public Hearing to consider the proposed adoption of an Ordinance Changing a Street Name from West Squaw Lane to West Delano Avenue.

DER2023-00004: An Amendment to the Wichita-Sedgwick County Unified Zoning Code (UZC) to remove one parcel from the Old Town Overlay District and require the property owner enter into a contract with the City of Wichita for parking in the Old Town Overlay District area. The parcel is located on North Mosley Avenue, approximately one block north of East Douglas Avenue (111 North Mosley Avenue).

VAC2023-00003: Vacation request in the City for Access Control located on West 37th Street, west of North Ridge Road.

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=a0k3bW0ySlBNbFJQTDFyV0xP-VDBXUT09
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/u/kc65codfb1

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 March 2, 2023
Scott Wadle, Secretary
WichitaSedgwick County
Metropolitan Area Planning Commission
IPL0111560
Mar 2 2023

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

1 insertion(s) published on:
03/02/23

STATE OF KANSAS)
SS
County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, deposeth 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 uninterruptedly 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 03/02/2023 to 03/02/2023.

H. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 03/02/2023

Stephanie Hatcher

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

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

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

Kansas high school basketball postseason scores, schedules

BY TAYLOR ELDRIDGE
teldridge@wichitaeagle.com

The Kansas high school basketball postseason is underway this week, as sub-state games around the different classes were played on Tuesday.

Below is a recap of game scores for Wichita-area boys and girls basketball teams from Tuesday, Feb. 28 and the KSHSAA sub-state schedule for the rest of the week.

KANSAS HIGH SCHOOL BASKETBALL SUB-STATE SCORES

Class 6A boys

Garden City sub-state

Garden City 81, Topeka 61

Junction City 65, Lawrence Free State 42

Wichita Heights sub-state

Wichita Heights 64, Wichita East 31

Wichita Northwest 66, Wichita South 60

Lawrence sub-state

Lawrence 67, Dodge City 39

Manhattan 59, Wichita Southeast 57

Washburn Rural sub-state

Washburn Rural 60, Campus 51

Derby 69, Wichita West 52

Class 5A girls

Bishop Carroll sub-state

Bishop Carroll 59, Goddard 32

Hays 53, Kapaun Mt. Carmel 52

Andover sub-state

Andover 54, Topeka West 41

Salina Central 40, Goddard Eisenhower 37

Emporia sub-state

Emporia 56, Newton 37

Maize South 49, Salina South 30

Andover Central sub-state

Andover Central 49, Valley Center 31

Hutchinson 32, Great Bend 24

Class 4A boys

Hugoton sub-state

Winfield at Hugoton (Wednesday)

Rock Creek 54, Abilene 50

McPherson sub-state

McPherson 71, Chapman 39

Andale 55, Rose Hill 44

Circle sub-state

Circle 59, Ulysses 51

Wellington 50, Buhler 40

Pratt sub-state

Pratt 56, Mulvane 40

Clay Center 62, Augusta 60 (OT)

Class 3A boys

Eureka sub-state

Humboldt 64, Neodesha 30

Wichita Trinity Academy 62, Douglass 45

Wichita Collegiate 78, Eureka 17

Fredonia 58, Council Grove 52

Lyons sub-state

Hesston 86, Nickerson 39

Kingman 75, Chaparral 69

Haven 61, Lyons 35

Cheney 73, Halstead 29

Class 3A girls

Eureka sub-state

Eureka 64, Wichita Collegiate 29

Fredonia 47, Wichita Trinity Academy 45

Neodesha 55, Council Grove 29

Humboldt 54, Douglass 30

Lyons sub-state

Cheney 54, Nickerson 15

Halstead 51, Kingman 44

Hesston 55, Lyons 23

Haven 55, Chaparral 33

Class 2A boys

Belle Plaine sub-state

Sedan 57, Bluestem 23

Belle Plaine 65, West Elk 50

Wichita Independent 49, Conway Springs 39

Garden Plain 39, Dexter-Cedar Vale 23

Hillsboro sub-state

Chase County 51, Marion 46

Salina Sacred Heart 54, Hillsboro 31

Bennington 71, Northern Heights 21

Ell-Saline 65, Herington 36

Sterling sub-state

Ellinwood 36, Sedgwick 29

Sterling 75, Remington 54

Moundridge 63, Hutchinson Trinity 51

Inman 31, Berean Academy 22

Class 2A girls

Belle Plaine sub-state

Wichita Independent 77, Dexter-Cedar Vale 16

Garden Plain 41, Conway Springs 23

Bluestem 35, Belle Plaine 24

West Elk 40, Sedan 37

Hillsboro sub-state

Hillsboro 56, Northern Heights 15

Salina Sacred Heart 51, Ell-Saline 38

Bennington 47, Marion 42

Chase County 47, Herington 24

Sterling sub-state

Berean Academy 43, Hutchinson Trinity 9

Moundridge 33, Sedgwick 24

Remington 54, Sterling 30

Inman 43, Ellinwood 39



JEREMY DAVIS Iconic Visuals

Wichita Northwest budding star Tasean Williams led the Grizzlies to an opening-round win over Wichita South in Tuesday's sub-state semifinal game.

KSHSAA SUB-STATE BASKETBALL GAME SCHEDULE

Class 6A boys

Note: Games played at 7 p.m. Friday, unless otherwise noted.

Junction City (12-9) at Garden City (20-1), 6

Wichita Northwest (13-8) at Wichita Heights (19-2)

Manhattan (13-8) at Lawrence (17-4)

Derby (15-6) at Washburn Rural (15-5)

Class 5A girls

Note: Games played at 7 p.m. Friday, unless otherwise noted.

Hays (14-7) at Bishop Carroll (19-2), 6

Salina Central (11-10) at Andover (19-2)

Maize South (16-5) at Emporia (17-3)

Hutchinson (16-5) at Andover Central (16-5)

Class 4A boys

Note: Games played at 7 p.m. Friday, unless otherwise noted.

Rock Creek (13-8) vs. TBD

Andale (13-8) at McPherson (18-3)

Wellington (14-7) at Circle (18-3)

Clay Center (18-13) at Pratt (15-6), 6

Class 3A boys

Note: Games played at host site on Friday.

Eureka sub-state

Humboldt (18-3) vs. Wichita Trinity Academy (9-12), TBD

Wichita Collegiate (17-3) vs. Fredonia (10-11), TBD

Lyons sub-state

Haven (20-1) vs. Cheney (16-5), 6 p.m.

Hesston (20-1) vs. Kingman (11-10), 7:30

Class 3A girls

Note: Games played at host site on Thursday.

Lyons sub-state

Cheney (18-2) vs. Halstead (13-8), 6 p.m.

Hesston (16-5) vs. Haven (16-5), 7:30

Class 2A boys

Note: Games played at host site on Thursday.

Belle Plaine sub-state

Sedan (19-2) vs. Belle Plaine (12-9), 6 p.m.

Wichita Independent (19-2) vs. Garden Plain (6-15), 7:30

Sterling sub-state

Moundridge (18-3) vs. Inman (18-3), 6 p.m.

Ellinwood (20-1) vs. Sterling (16-5), 7:30

Class 2A girls

Note: Games played at host site on Friday.

Belle Plaine sub-state

Bluestem (16-5) vs. West Elk (15-6), 6 p.m.

Wichita Independent (17-4) vs. Garden Plain (15-6), 7:30

Hillsboro sub-state

Bennington (16-5) vs. Chase County (14-7), 6 p.m.

Hillsboro (18-3) vs. Salina Sacred Heart (12-9), 7:30

Sterling sub-state

Berean Academy (20-1) vs. Moundridge (11-10), 6 p.m.

Remington (16-5) vs. Inman (10-11), 7:30

Taylor Eldridge: 316-268-6270, @tayloreldridge

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316.268.6400

Legals

LEGAL PUBLICATION

OCA 150004

Published in The Wichita Eagle on March 2, 2023
(One Time Only)
MAPC/BZA March 23, 2023
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DER2023-00004: An Amendment to the Wichita-Sedgwick County Unified Zoning Code (UZC) to remove one parcel from the Old Town Overlay District and require the property owner enter into a contract with the City of Wichita for parking in the Old Town Overlay District area. The parcel is located on North Mosley Avenue, approximately one block north of East Douglas Avenue (111 North Mosley Avenue).

VAC2023-00003: Vacation request in the City for Access Control located on West 37th Street, west of North Ridge Road.

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=w0k3bW0ySlBNbFJQTDFyV0xPVDBXUT09
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/u/kc65codfb1

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 March 2, 2023
Scott Wadle, Secretary
WichitaSedgwick County
Metropolitan Area Planning Commission
IPL0111560
Mar 2 2023

LEGAL PUBLICATION

First published in the Wichita Eagle newspaper on the 2nd day of March 2023. 2t

IN THE DISTRICT COURT OF STEVENS COUNTY, KANSAS

IN THE INTEREST OF: A.M.
Case No. 21JC1
Year of Birth 2010

T.M.
Case No. 21JC2
Year of Birth 2015

To
Andrea Gonzalez, mother of T.M. and A.M.;
The unknown closest relatives to the father, Ernesto Maravilla.;
Andres (Andy) Maestas, the maternal grandfather of T.M. and A.M.;
AND ALL OTHER PERSONS WHO ARE OR MAY BE CONCERNED:

NOTICE OF HEARING
Pursuant to K.S.A. 38-2267

A motion to find the parent(s) of each child named above unfit and to terminate parental rights, appoint a permanent custodian, or enter such orders as are deemed appropriate and just has been filed. A hearing on that motion will be conducted on the 20th day of March, 2023, at 10:00 a.m., in the Stevens County District Courthouse in the city of Hugoton, Kansas. The Court will receive testimony and other relevant information with regard to the safety and well being of each child named above and may enter orders regarding custody and case planning necessary to achieve permanency for each child named above, including proposals for living arrangements for the child and services to be provided the child and the child's family. The following persons shall receive notice by return receipt delivery, except as set out in K.S.A. 38-2267(b)(3): the parents, parties, interested parties, the closest relative of each of the child's parents whose address is known if no living grandparent's address is known, the parent's nearest relative who can be located if a parent of a child cannot be located by the exercise of due diligence, the child's foster parent(s) or permanent custodian(s), preadoptive parents, and relatives providing care.

No person receiving this notice shall be made a party or interested party to this action solely on the basis of this notice

Clerk of the District Court of Stevens County, Kansas
IPL0111575
Mar 2,9 2023

LEGAL PUBLICATION

Notice of Self Storage Sale

Please take notice Prime Storage - Wichita Maize Rd located at 1323 North Maize Rd., Wichita KS 67212 intends to hold a public auction of the property stored in storage units in default. The sale will occur as an online auction via www.storagetreasures.com on 3/9/2023 at 12:00PM Unit #2067; Unit #3011 This sale may be withdrawn at any time without notice. Certain terms and conditions apply See manager for details
IPL0111809
Mar 2 2023

LEGAL PUBLICATION

(Published in The Wichita Eagle, March 2, 2023.

FORMAL BID – 233051

Sealed bids will be submitted electronically, faxed, or mailed to the office of the City Purchasing Manager, 12th Floor, City Hall, 455 North Main, Wichita, Kansas, prior to TEN O'CLOCK A.M., FRIDAY, MARCH 3, 2023. "Request for Formal Bid" forms MUST be used to submit your bid unless you are submitting your bid on our web-site at (https://selfservice.wichita.gov/MSS/Vendors/VBids/Default.aspx) using your secure login/password:

WICHITA POLICE DEPARTMENT
Night Vision Systems
AS PER SPECIFICATIONS
F.O.B – Wichita, Kansas

Bids will be opened after ten o'clock a.m., in the Board Room, 1st Floor, City Hall, 455 North Main, Wichita, Kansas. Specifications and bid forms are on file in the office of the City Purchasing Manager, 12th Floor, City Hall, 455 N Main, Wichita, Kansas 67202, (316) 268-4636. This information may also be obtained on our website above

Dated at Wichita, Kansas this 16th day of February, 2023.
Melinda A Walker
Purchasing Manager
IPL0111839
Mar 2 2023

LEGAL PUBLICATION

Notice of Self Storage Sale

Please take notice Prime Storage - Wichita Wildcat Ln located at 530 S Wildcat Lane, Wichita KS 67207 intends to hold a public auction of the property stored in storage units in default. The sale will occur as an online auction via www.storagetreasures.com on 3/9/2023 at 12:00PM Unit #3125. This sale may be withdrawn at any time without notice Certain terms and conditions apply See manager for details
IPL0111807
Mar 2 2023

LEGAL PUBLICATION

Notice of Self Storage Sale

Please take notice Prime Storage - Wichita Webb Rd located at 2288 North Webb Rd., Wichita KS 67206 intends to hold a public auction of the property stored in storage units in default. The sale will occur as an online auction via www.storagetreasures.com on 3/9/2023 at 12:00PM Unit #1030; Unit #1327, Unit #1363, Unit #1385; Unit #2022, Unit #2276, Unit #2289; Unit #3035, Unit #3083. This sale may be withdrawn at any time without notice Certain terms and conditions apply. See manager for details.
IPL0111808
Mar 2 2023

LEGAL PUBLICATION

LEAN CROSS

Harmon Property Management will dispose of your personal property on March 31, 2023. Call 316-768-4363 Extension 100 to claim
IPL0111959
Mar 2 2023

NEED SOMETHING?
Let Classifieds Help
The Wichita Eagle

LEGAL PUBLICATION

Published in The Wichita Eagle, Thursday, March 2, 2023
REQUEST FOR PROPOSAL NO. – 233063

Sealed Request for Proposal will be received in the office of the City Purchasing Manager, 12th Floor, City Hall, 455 North Main, Wichita, Kansas, prior to 3:00 O'CLOCK P. M., Friday, March 24, 2023. Electronic submissions are requested. One (1) electronic copy of your Detailed Proposal should be emailed to jlauber@wichita.gov and jpoffman@wichita.gov Must be marked "Request for Proposal 233063" and show Due Date and Time to identify contents.

Must be marked "Request for Proposal 233063" and show Due Date and Time to identify contents. "Request For Proposal" submittal letter must be signed and dated to submit a proposal for:

PARK AND RECREATION DEPARTMENT/ GOLF COURSE DIVISION
GOLF CART LEASING
AS PER SPECIFICATIONS
F.O.B.: Wichita, KS

Specifications for the sealed proposals are on file in the office of the City Purchasing Manager, 12th Floor, City Hall, 455 North Main, Wichita, Kansas, (316) 268-4636. This information is also available on the City of Wichita Web Site at https://selfservice.wichita.gov

Sealed proposals shall be received (physically or electronically as stated) in the office of the City Purchasing Manager prior to 3:00 o'clock p.m., day, March 24, 2023.

The review and evaluation of the submitted Proposals will take estimated 60 to 90 days before notification from the City of Wichita that a contract has been approved by City Council. If the Purchasing Division may be of further assistance, please contact us at (316) 268-4636

Dated at Wichita, Kansas, on the 27th day of February, 2023.
Melinda A. Walker
Purchasing Manager
IPL0112186
Mar 2 2023

LEGAL PUBLICATION

Abandoned Property

Of Caleb Sample and Kaila Steel at 2618 S Fees Wichita KS, 67210 Will be disposed of on or after March 8th 2023
IPL0112202
Mar 2 2023

Auctions

Estate Sales

AFFILIATED ESTATE SALES
980 Brownthrush m-eu 9-4
widowed Veteran collections,tools

Garage Sales

At Your Service Estate Sales
1526 N Topeka off 15th
Thur 8-5 Fri 9-5 Sat 8-2 Sun 10-1

Animals

Dogs

Mini Bernedoodle, Cockapoo
& Mini Poodle pups! 816-383-0489
Midwestdoodleranch.com $900+

Tea Cup Yorkies
AKC Reg. Delivery available 620-714-1478

AKC Shar-Pei Puppies For Sale
We Have Blue, Black, Lilac & Cream Colors Taking Deposits 316-836-5743

Mini F1B Goldendoodles
For Sale - 2 Males Available - $1000 - Contact Hannah @ 913-237-7360

Merchandise

Miscellaneous

CUSTOMIZED ESTATE SALES-PHOTOS @ ESTATESALES.NET

1942 N CARDINGTON

BETW, 21ST & 119TH WEST SOUTH OF 21ST ST NORTH THUR/FRI 9-5 SAT 9-3

DIE CAST AIRPLANES 1:200 & 1:400, NEW DVD SERIESS & MOVIES, BLU-RAYS, VHS, FRIG, W/D, UPRIGHT FREEZER, SMOOTH TOP STOVE, SOLID WOOD BEDROOM SET, LARGE MENS CLOTHES & SHOES, STOCKED KITCHE & GARAGE, ELECTRC TORO MOWER
JULIE 316-806-7360

Want to Buy

FREON WANTED Certified buyer looking to buy R11, R12, R22, R500 & more! Call Xic at 312-697-1976.

Real Estate

For Sale

ONE ACRE LOTS FOR SALE
OPEN BUILDER GODDARD AREA
BOULEVARD GROUP/EXP REALTY LLC
CRAIG PATE 316-644-4361

Service Directory

Cleaning & Janitorial

Housecleaning
Thorough cleaning and disinfecting All supplies included. 20 yrs exp Call or Text, Jessie 316-347-3079

Lawn/Garden/Landscaping/Trees

Lawn Mowing service. Call 316 516-8141

TO DO LIST GETTING A LITTLE LONG?
Let Classifieds Help
The Wichita Eagle

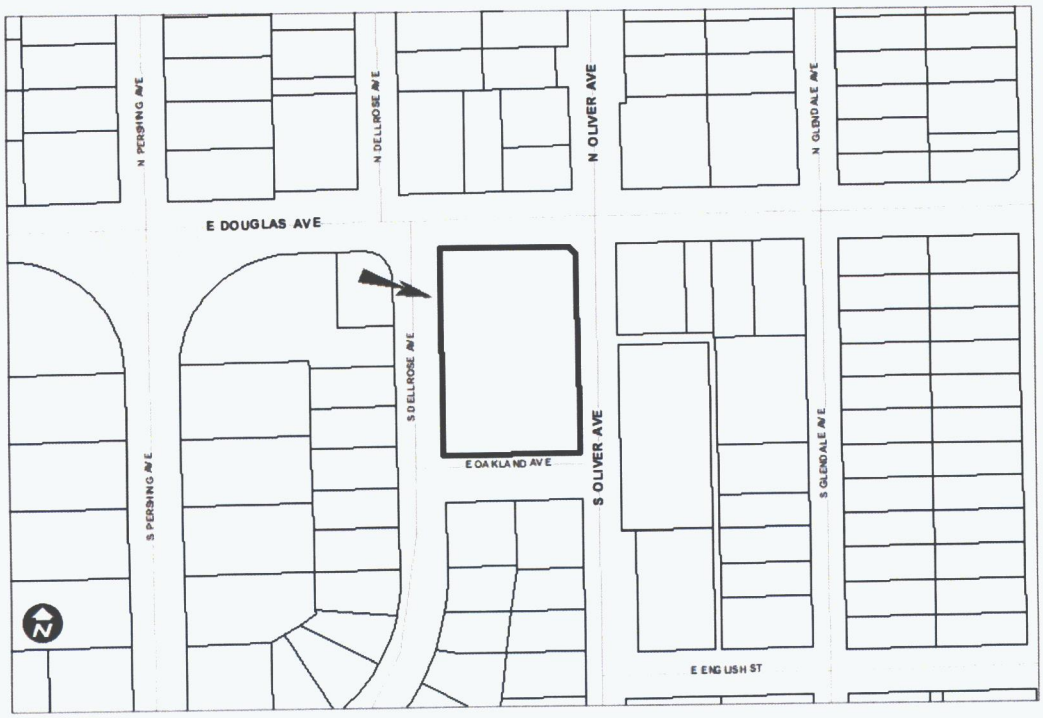
WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4.1

STAFF REPORT

MAPC: April 27, 2023
DAB I: May 1, 2023

CASE NUMBER:	CON2023-00004
APPLICANT/AGENT:	Walter Morris Investment Company, LLC (Applicant) Brent Allison (Agent)
REQUEST:	Tavern and Drinking Establishment
CURRENT ZONING:	LC Limited Commercial District
SITE SIZE:	1.40 acres
LOCATION:	Generally located on the southwest corner of East Douglas Avenue and South Oliver Avenue (4717 East Douglas Avenue).
PROPOSED USE:	Permit the service of alcohol
RECOMMENDATION:	Approval with Conditions



BACKGROUND: The applicant is requesting a Conditional Use for a Tavern & Drinking Establishment on the subject site located on the southwest corner of East Douglas Avenue and South Oliver Avenue (4717 East Douglas Avenue). The subject site is 1.4 acres in size, is zoned LC Limited Commercial District, and is currently developed with a strip mall. The applicant will use one suite of the building for the Tavern & Drinking Establishment.

This case was initially heard by the Metropolitan Area Planning Commission (MAPC) on April 3, 2023. To further clarify the intended uses on the property and modify the hours of operation, the MAPC voted to defer the case to April 27, 2023.

The applicant is requesting the Conditional Use in order to serve alcohol at 4715 East Douglas. The suite is currently occupied with a hair salon, and the applicant intends to expand or modify his existing business. Supplementary Use Regulations in Section III-D.6.w of the Unified Zoning Code require a Conditional Use for "Tavern & Drinking Establishment" when it is within 300 feet of residential zoning district. The need for the Conditional Use at this location is due to the requested land use and the proximity of TF-3 Two-Family Residential District and SF-5 Single-Family Residential District zoning, which are located approximately 68 feet west and south of the subject property.

The subject property was zoned commercial prior to the adoption of the Wichita Landscape Ordinance, therefore has not been required to provide a landscaped street yard along East Douglas Avenue or South Oliver Avenue. Additionally, because there is LC Limited Commercial District zoning on the north and east sides, it does not have to adhere to Unified Zoning Code screening standards or provide a landscape buffer.

The existing business is located within the Lincoln Heights shopping mall. Its primary entrance faces South Oliver Avenue and can be accessed via East Douglas Avenue or South Oliver Avenue. The applicant's site plan demonstrates an existing parking lot on site that would satisfy the proposed Tavern & Drinking Establishment's parking requirements of one parking space per two occupants, as defined in the UZC, Art. IV-Sec. A. The applicant can also have the parking requirements reduced through an Administrative Adjustment. There is an additional parking lot directly to the south of the subject site, also owned by the applicant, which can be used toward the off-street parking requirement for all uses on the subject site.

The character of the neighborhood is commercial on the major arterial streets and residential on the surrounding local streets. Property to the north, across East Douglas Avenue, is zoned LC Limited Commercial District is developed with a strip mall. Properties to the south, across East Oakland Avenue, are zoned TF-3 Two-Family Residential District and SF-5 Single-Family Residential District and are developed with a parking lot and a single-family residential dwelling, respectively. The parking lot is owned by the same applicant. Properties to the east, across South Oliver Avenue, are zoned LC Limited Commercial District and are developed with strip malls. Properties to the west, across South Dellrose Avenue, are zoned GO General Office District, TF-3 Two-Family Residential District, and SF-5 Single-Family Residential District. They are developed with a bank and two single-family residential dwellings, respectively.

CASE HISTORY: On February 25, 1927, the Lincoln Heights Addition was created. There are no zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	LC	Strip mall
SOUTH:	SF-5, TF-3	Single-family residential dwelling, parking lot
EAST:	LC	Strip malls
WEST:	GO, TF-3, SF-5	Bank, single-family residential dwellings

PUBLIC SERVICES: East Douglas Avenue is a four-lane arterial with sidewalks on both sides. Wichita Transit provides regular bus service along Douglas Avenue at the southwest corner of East Douglas Avenue and South Pershing Avenue. Municipal water and sewer already serve the subject site.

CONFORMANCE TO PLANS/POLICIES: The request is in conformance with The Community Investments Plan. The Community Investment Plan (the Wichita-Sedgwick County Comprehensive Plan) recommends the subject site as appropriate for "Commercial" land uses. This category supports the full diversity of commercial development found in a large urban municipality.

The request is also in conformance with the Locational Guidelines of the Comprehensive Plan. A general Development Pattern Guideline states: "*Development should occur where necessary supporting infrastructure and services exist or are planned for extension concurrently with the development.*" Specifically, "*Major commercial and employment centers should be located at intersections of arterial streets and along highways and commercial corridors.*" The proposed Tavern & Drinking Establishment is located at the intersection of two arterial streets and will expand upon an existing business.

The subject site is located at East Douglas Avenue and South Oliver Street, which the *Wichita: Places for People Plan* identifies as a Node. The node is the area which contains the highest intensity of uses, and predominately commercial or mixed-use development. Small-scale commercial, such as a Tavern & Drinking Establishment, is appropriate for this site. The *Places for People Plan* also identifies this site as an "Area of Stability", which "requires fewer interventions and potentially less investment to maintain a viable development environment and community. Improvements should be geared toward continuing the area's momentum and strengthening the established context." Lastly, the subject site is located within a Neighborhood Hub, which the *Places for People Plan* defines as "one or more small-scale commercial buildings, with not more than one small-scale, medium-box anchor. Development in Neighborhood Hubs in the ECA should be concentrated and intended to incorporate only small-scale Building Types into their footprint. The low intensity of this type of commercial development allows these hubs to be well- integrated into the existing neighborhoods." The requested Conditional Use will allow an existing business to expand and integrate into the small-scale strip mall.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**, subject to the following conditions:

1. Tavern & Drinking Establishment shall adhere to Supplementary Use Regulations in Section III-D.6.w of the Unified Zoning Code.
2. The Tavern and Drinking Establishment shall be approved according to the site plan submitted to the Planning Department. Any Tavern and Drinking Establishment that wishes to open in a different spaces within the shopping area is required to amend the Conditional Use.
3. The public entrance cannot face South Dellrose Avenue or East Oakland Avenue.
4. The site shall be developed in general conformance with the approved site plan and in compliance with all city ordinances, including but not limited to: zoning, sign code, building, fire, health codes or licensing requirements.
3. The parking lot shall be kept free of all trash and debris.
4. No loitering, congregating or excessive noise shall be permitted in the parking lot.

5. No outside loudspeakers.
6. Operation of the Tavern & Drinking Establishment shall be limited to:
   4:00 p.m. to 12:00 a.m Monday through Thursday, and
   4:00 p.m to 2:00 a.m Friday, and
   11:00 a.m to 2:00 a.m on Saturday, and
   11:00 a.m to 12:00 a.m on Sunday.
7. 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 the Unified Zoning Code, may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The character of the neighborhood is commercial on the major arterial streets and residential on the surrounding local streets. Property to the north, across East Douglas Avenue, is zoned LC Limited Commercial District is developed with a strip mall. Properties to the south, across East Oakland Avenue, are zoned TF-3 Two- Family Residential District and SF-5 Single-Family Residential District and are developed with a parking lot and a single-family residential dwelling, respectively. The parking lot is owned by the same applicant. Properties to the east, across South Oliver Avenue, are zoned LC Limited Commercial District and are developed with strip malls. Properties to the west, across South Dellrose Avenue, are zoned GO General Office District, TF-3 Two-Family Residential District, and SF-5 Single-Family Residential District. They are developed with a bank and two single- family residential dwellings, respectively.

2. The suitability of the subject property for the uses to which it has been restricted: The building could be remodeled to be used for a wide variety of LC uses allowed by the current zoning. In this case, the Conditional Use is only required because of the proposed use being located within 300 feet of residential district zoning.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: The conditions of approval, such as the hours of operation and prohibition of loitering and outdoor loudspeakers, are designed to mitigate possible detrimental impacts to nearby surrounding properties.

4. Length of time subject property has remained vacant as zoned: The subject site is not vacant. The property has been developed as a shopping center since 1949.

5. 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 the application is not anticipated to have a detrimental impact on the public health, safety, or welfare of the community. The proposed Conditional Use will allow the applicant to expand upon an existing business. Denial of the application may result in a loss of economic opportunity for the applicant.

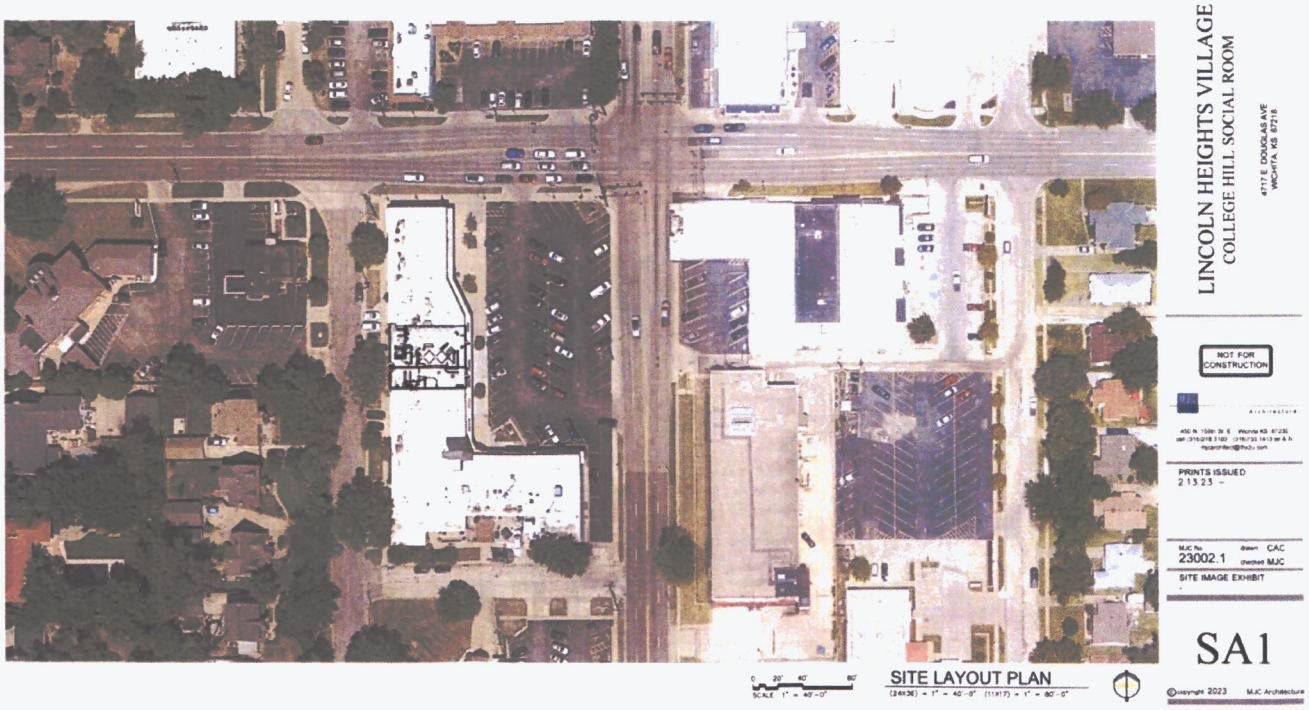
6. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The request is in conformance with the *Community Investments Plan* and the *Places for People Plan*, as discussed in the staff report.

7. Impact of the proposed development on community facilities: It is not anticipated that the Conditional Use will have significant negative impacts on community facilities.

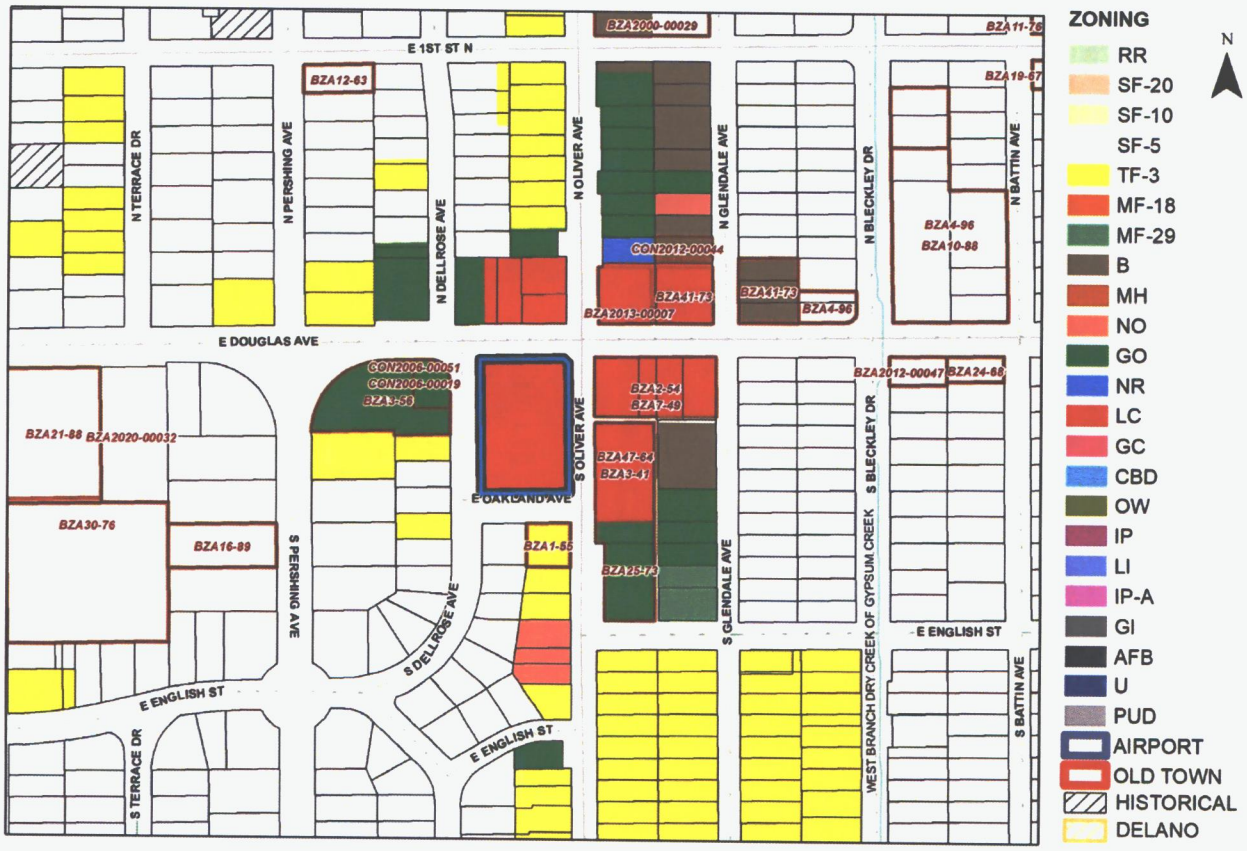
8. Opposition or support of neighborhood residents: At the time the staff report was prepared, staff received several comments from the public in support of the Tavern and Drinking Establishment, which are attached to the end of this report.

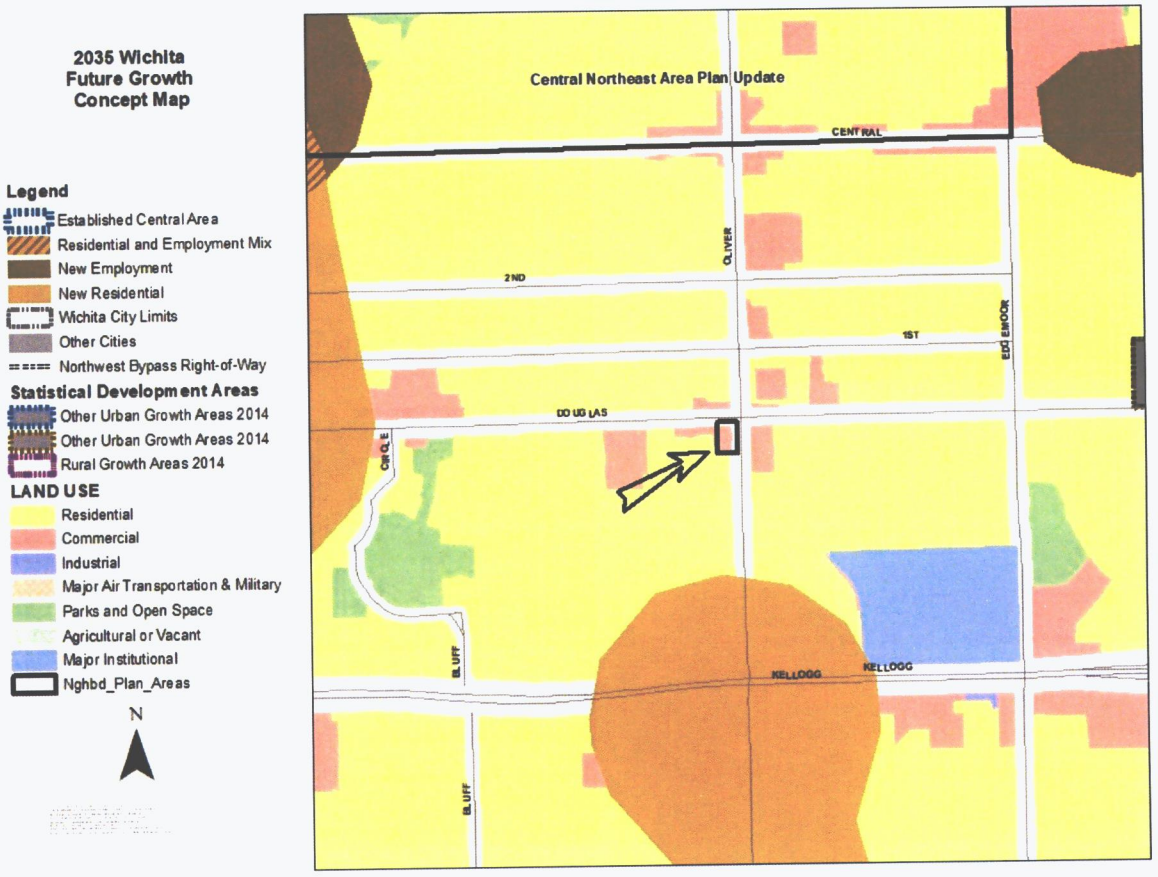
Attachments:

1. Site Plan
2. Aerial Map
3. Zoning Map
4. Land Use Map
5. Site Pictures
6. Public Comment


MJC
LINCOLN HEIGHTS VILLAGE
COLLEGE HILL SOCIAL ROOM
4717 E DOUGLAS AVE
WICHITA, KS 67218
NOT FOR CONSTRUCTION
PRINTS ISSUED
2.13.23 -
MJC No. 23002.1
drawn CAC
checked MJC
SITE IMAGE EXHIBIT
SA1
SITE LAYOUT PLAN
SCALE 1" = 40'-0"
(24X36) = 1" = 40'-0" (11X17) = 1" = 80'-0"
©copyright 2023 MJC Architecture


N PERSHING AVE
N DELLROSE AVE
N OLIVER AVE
N GLENDALE AVE
E DOUGLAS AVE
S PERSHING AVE
S DELLROSE AVE
E OAKLAND AVE
S OLIVER AVE
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SF-5
TF-3
MF-18
MF-29
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OLD TOWN
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N BLECKLEY DR
S BLECKLEY DR
N BATTIN AVE
S BATTIN AVE
WEST BRANCH DRY CREEK OF GYPSUM CREEK
BZA2000-00029
BZA11-76
BZA19-67
BZA12-63
BZA4-96
BZA10-88
CON2012-00044
BZA41-73
BZA2013-00007
BZA21-88
BZA2020-00032
CON2006-00051
CON2006-00019
BZA3-56
BZA30-76
BZA16-89
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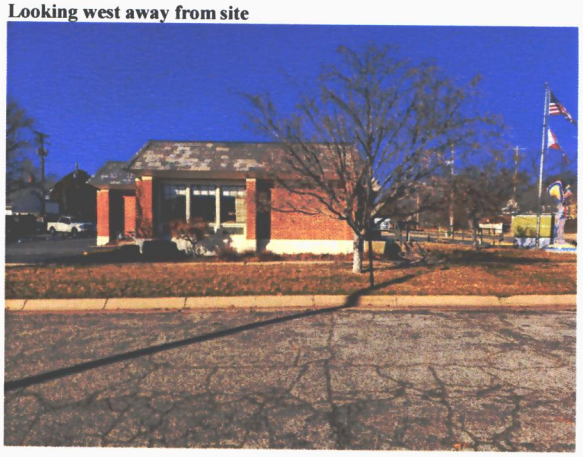

2035 Wichita
Future Growth
Concept Map
Legend
Established Central Area
Residential and Employment Mix
New Employment
New Residential
Wichita City Limits
Other Cities
Northwest Bypass Right-of-Way
Statistical Development Areas
Other Urban Growth Areas 2014
Other Urban Growth Areas 2014
Rural Growth Areas 2014
LAND USE
Residential
Commercial
Industrial
Major Air Transportation & Military
Parks and Open Space
Agricultural or Vacant
Major Institutional
Nghbd_Plan_Areas
N
Central Northeast Area Plan Update
CENTRAL
OLIVER
2ND
1ST
EDGEMOOR
DOUGLAS
CIRCLE
BLUFF
KELLOGG
KELLOGG
BLUFF

Looking southwest towards site



Looking west towards site

Looking west away from site



Looking west away from site

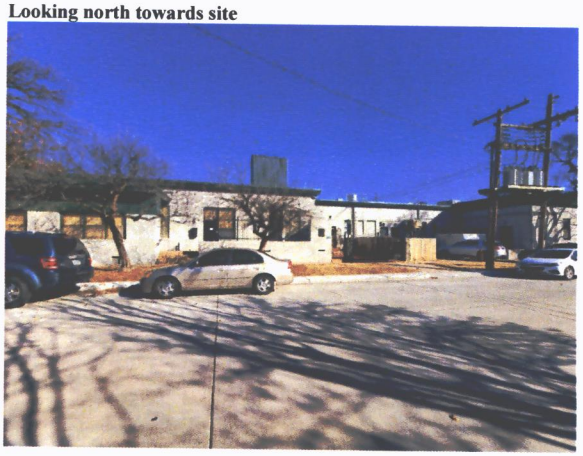



Extraordinaire

Looking southeast at site



Looking north towards site



Looking south away from site



Looking north away from site



Looking east at site



Looking east away from site



Looking east away from site



From: Jack Patton
To: Rieth, Christina
Subject: Fwd: CON2023-00004
Date: Monday, March 20, 2023 4:08:57 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Christina Rieth

Subject: Tavern & Drinking Establishment

Ms. Rieth

This e-mail is to serve as notification that I, approve of the conditional use request (CON2023-0004)to permit the service of alcohol on property zoned LC Limited Commercial; generally located on the southwest corner of East Douglas Ave and South Oliver Street (4717 E. Douglas).

Signed

Jack Patton
337 S. Rutan
Wichita, Ks 67218

cell - 316-807-6781

From: Planning
To: Carolyn Sayre
Cc: Rieth, Christina
Subject: RE: CON2023-00004
Date: Monday, April 3, 2023 9:36:27 AM

Good morning, Carolyn,

I have cc'd Christina Rieth, the planner for this case. Christina can pass this information along to the Planning Commission.

Thanks!

Eryn Ebach
Associate Planner
Wichita-Sedgwick County Metropolitan Area Planning Department
(316) 268-4421

-----Original Message-----
From: Carolyn Sayre <sayresjewelry@sbcglobal.net>
Sent: Saturday, April 1, 2023 11:59 AM
To: Planning <Planning@wichita.gov>
Subject: CON2023-00004

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I support this project to open in Lincoln Heights. This is Carolyn Sayre of Carolyn Sayre's Fine Jewelry at 4730 E. Douglas Wichita, Ks Sent from my iPhone

From: Planning
To: Glenda
Cc: Rieth, Christina
Subject: RE: Con2023-00004
Date: Monday, April 3, 2023 9:38:30 AM

Good morning, Glenda,

My apologies for the confusion. I have cc'd Christina Reith, the planner for this case. She will pass your comments on to the Planning Commission.

Thank you,

Eryn Ebach
Associate Planner
Wichita-Sedgwick County Metropolitan Area Planning Department
(316) 268-4421

-----Original Message-----
From: Glenda <ictheworld@cox.net>
Sent: Saturday, April 1, 2023 1:19 PM
To: Planning <Planning@wichita.gov>
Subject: Re: Con2023-00004

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My apologies, I was referring to the above referenced project that has been submitted to the planning board. My intent was to show my support for it as a College Hill resident.

Thank you.

Sent from my iPhone

> On Mar 31, 2023, at 5:00 PM, Planning <Planning@wichita.gov> wrote:
>
> Ms. Pace,
> Thank you for your comments.
> The Planning Department does not solicit businesses for private property. We do however review Planning Applications including liquor establishments and taverns when they come across our desks.
> The property owner of Lincoln Heigh shopping Center would be the one to contact.
>
> Cordially,
>
> Mary M. Hunt, AICP
> Principal Planner
> Metropolitan Area Planning Department
> 316.268.4421
> Planning@wichita.gov
>
> -----Original Message-----
> From: Glenda Pace <ictheworld@cox.net>

> Sent: Friday, March 31, 2023 4:33 PM
> To: Planning <Planning@wichita.gov>
> Subject: Con2023-0004
>
> CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
>
>
> I live in the College Hill would like to see a bar in Lincoln Heigh shopping Center. A nice safe area with lots of safe parking in the evening Thanks

From: Joy Robare
To: Planning
Subject: Support
Date: Monday, March 27, 2023 1:45:28 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I want to support small business reference number CON2023-0004
Thank you

Sent from my iPhone



SITE PLAN

APPROVED 7/14 BY CMR