



**Wichita-Sedgwick County  
Metropolitan Area  
Planning Department**

Eaton Place Best Living, LLC  
6911 S. 66<sup>th</sup> Ave., East, Ste. 100  
Tulsa, OK 74133

March 17, 2025

The Workroom  
Attn: Janelle King  
523 E. Douglas Ave.  
Wichita, KS 67202

PSC Consulting, LLC  
Attn: Kim Edgington  
2532 N. Cardinal Dr.  
Wichita, KS 67204

**RE: CON2025-00049:** Administrative Adjustment in the City to revise an approved site plan for CON2024-00014 to permit an outdoor patio, generally located on the southwest corner of East Douglas Avenue and South St. Francis Ave. (523 E. Douglas Avenue).

**Legal Description:** COMMON AREAS & FACILITIES OF EATON PLACE CONDOMINIUM - BEING ODD LOTS 49 THRU 71 & VAC ALLEY ADJ ON S, DOUGLAS AVE & ODD LOTS 1 THRU 11 EMPORIA AVE. & EVEN LOTS 2 THRU 12 & ALLEY BETWN, ST. FRANCIS AVE N. A. ENGLISH'S ADDITION, Wichita, Sedgwick County, Kansas.

Dear applicants,

We reviewed your Administrative Adjustment request to revise an approved site plan for CON2024-00014 on a property zoned CBD Central Business District (CBD) to permit an outdoor patio along the north side of the building. The proposed outdoor patio would to be approved for an Open Air ICT Temporary Use Permit. Given the proposed size of the outdoor patio as illustrated on the site plan, there will likely not be any significant negative impacts on surrounding properties.

We find that the adjustment to the site plan as proposed meets the four conditions required by Section V-I.6 of the Unified Zoning Code as set out below:

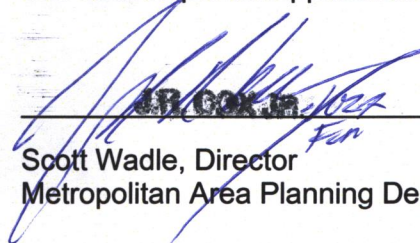
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed Administrative Adjustment to CON2024-00014 should have no impact on the safety and convenience of vehicular traffic in the vicinity of the application area, and it should not have significant negative impact on the safety and convenience of pedestrian circulation. The proposed outdoor patio would adhere to all City codes regarding open air patios within City right-of-way.

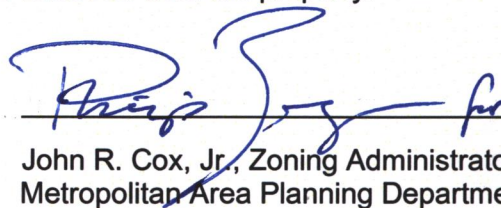
- 2) Impact on existing uses in surrounding areas: The proposed patio is not likely to have significant detrimental impacts on existing uses in the surrounding area.
- 3) Compatibility with existing or permitted uses on abutting sites: Properties to the north, south, east, and west are zoned CBD. Properties to the north, west, and south are developed with mix of commercial uses with residential uses on upper floors. Property to the east is a City park. Similar patios have been permitted for uses in the near vicinity along East Douglas Avenue.
- 4) Effect on public health, safety, or welfare: It is not anticipated to have any significant negative impacts on the public health, safety, or welfare, nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that the Administrative Adjustment to revise the approved site plan for CON2024-00014 to permit an outdoor patio is hereby GRANTED, subject to the following conditions:

1. All original conditions of CON2024-00014 shall be adhered to.
2. The site shall be developed in general conformance with the approved, revised site plan submitted with this application.
3. The outdoor patio shall obtain an Open Air ICT Temporary Use Permit and adhere to all requirements as delineated in Section 10.04.230 of the Wichita Municipal Code.
4. If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, 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 that the Zoning Adjustment is null and void.

The "Development Application" sign should now be removed from the property.

  
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Scott Wadle, Director  
Metropolitan Area Planning Department

  
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John R. Cox, Jr., Zoning Administrator  
Metropolitan Area Planning Department

cc: MABCD  
Brandon Johnson, CM District I  
Cameron Jackson, CSR District I

# SITE PLAN

3/17/05 - [Signature]

CM05-19

Sidewalk

Patio

Seating

Douglas Eye

ST FRANCIS

