CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

R&L Investments LLC
PO Box 12616
Wichita, KS 67277

March 28, 2025

RE: CON2025-00023 - Conditional Use to allow Event Center in the City to have small gatherings on property zoned GC General Commercial District, generally located on the northeast corner of East Douglas Avenue and North Hillside Avenue (3202 East Douglas Avenue).

Dear Applicants,

On **March 13, 2025**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The recommendation of the MAPC was to **APPROVE** the request, subject to the following conditions:

1. Event Center in the City shall adhere to Supplementary Use Regulations in Section III-D.6.w of the Unified Zoning Code.
2. The requested Conditional Use shall be in conformance with the approved site plan.
3. 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.

No protests were filed against this case. Therefore, the decision of the MAPC is final. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Christina Rieth

Christina Rieth

Cc: Brandon Johnson, Councilmember District I
Cameron Jackson, CSR District I
Regina Phelps; *via email*

CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

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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 **March 27, 2025**. 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 **March 27, 2025** at 5:00 p.m.

If no protest petitions are received, then the decision of the MAPC is final. Else, the Wichita City Council will meet on **Tuesday, April 15, 2025**, at 9:00 a.m. for final decision. The WCC meets at City Hall, 455 North Main Street, Wichita, KS 67202. Development application signs may now be removed from the property. If you have any questions concerning this matter, please contact our office.

Sincerely,

Christina Rieth

Christina Rieth

Cc: Brandon Johnson, Councilmember District I; Cameron Jackson, CSR District I; Robin Van Huss and Art Davis; Regina Phelps; *via email*

CONDITIONAL USE RESOLUTION NO. CON2025-00023

WHEREAS, R&L Investments LLC, Owner, pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), request a Conditional Use for an Event Center in the City in the GC General Commercial District zoning located at 3202 East Douglas Avenue, legally described as:

> The West Half of Lot 16, and the South 18.5 feet of the West Half of Lot 15, the I.R. and R Subdivision of Block One, in College Hill Addition to Wichita, Kansas, Sedgwick County, Kansas, EXCEPT that part of Lot 16 described as follows: Beginning at the Southwest corner of said Lot 16; thence North along the West line of said Lot 16, 10.00 feet; thence Southeasterly 14.14 feet, more or less, to a point on the South line of said Lot 16; said point being 10.00 feet of the Southwest corner of said Lot 16; thence West along said South line to the point of beginning.

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 March 13, 2025, 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 an Event Center in the City in the GC General Commercial District zoning located at 3202 East Douglas Avenue, legally described as:

> The West Half of Lot 16, and the South 18.5 feet of the West Half of Lot 15, the I.R. and R Subdivision of Block One, in College Hill Addition to Wichita, Kansas, Sedgwick County, Kansas, EXCEPT that part of Lot 16 described as follows: Beginning at the Southwest corner of said Lot 16; thence North along the West line of said Lot 16, 10.00 feet; thence Southeasterly 14.14 feet, more or less, to a point on the South line of said Lot 16; said point being 10.00 feet of the Southwest corner of said Lot 16; thence West along said South line to the point of beginning.

Approved subject to the following conditions:

1. Event Center in the City shall adhere to Supplementary Use Regulations in Section III-D.6.w of the Unified Zoning Code.
2. The requested Conditional Use shall be in conformance with the approved site plan.
3. 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.

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McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
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Ledger-Enquirer

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The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	636629	Print Legal Ad-IPL02177390 - IPL0217739		$70.80	2	58 L

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

MHEBERT@wichita.gov

OCA 150004
Published in The Wichita Eagle on February 19, 2025
(One Time Only)
MAPC/BZA March 13, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, March 13, 2025, no earlier than 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held in person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation is encouraged (see instructions below). Virtual participation is not available. If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421. Full notice can be found at www.wichita.gov/LegalNotices.

CON2024-00278: Conditional Use request in the City to permit a Short Term Rental on property zoned SF-5 Single-Family Residential District; located within one-quarter mile south of East Central Ave. and within one-half mile east of North Rock Road (8539 E. Brookhollow Ln).

CON2025-00023: Conditional Use to allow Event Center in the City to have small gatherings on property zoned GC General Commercial District, generally located on the northeast corner of East Douglas Avenue and North Hillside Avenue (3202 East Douglas Avenue).

CON2025-00024: Conditional Use request in the City (with ZON2025-0003 from GO to LC) to permit a Carwash within 200 feet of residential zoning, generally located on the southwest corner of East Kellogg and South 143rd Street East.

CUP2025-00005: CUP Amendment in the City to the North Ridge Village CUP DP-280 to permit Warehouse, Self-Storage and exclude Parcel 4 from architectural controls, on property zoned LC Limited Commercial, located one-quarter mile west of N. Ridge Rd. and within one-half mile north of W. 37th St. North.

CUP2025-00006: CUP Amendment to Dugan Centre DP-151 to allow Warehouse, Self-Service Storage on Parcel 3A and modify architectural controls, generally located on the south side of West Taft Avenue, within one-quarter mile east of South Ridge Road (6803 West Taft Avenue).

VAC2025-00002: Vacation request in the City to vacate a sewer easement under an existing building, located approximately 680 feet east of the intersection of S. Seneca St. and West 31st St. S. (928 W. 31st St. S.)

VAC2025-00003: Vacation request in the City to vacate a portion of a utility easement to develop a warehouse on existing property zoned GI General Industrial District, generally located on southwest corner of 37th Street N & Saint Francis Street.

VAC2025-00004: Vacation request in the City to vacate a portion of Oak Street Right-of'Way to allow to create a private parking area for a commercial campus, generally located on within one-block north of West Douglas Avenue and one block west of North Sycamore (130 N Oak St).

VAC2025-00005: Vacation request in the City to vacate a portion of a utility easement to allow for development on property zoned GC General Commercial (PO 282 & 416), generally located on northwest corner of North Hoover Avenue & West Central Avenue (715 N & 721 N Hoover Ave).

ZON2025-00002: Zone change request in the City from LC Limited Commercial District to CBD Central Business District, generally located on the southeast corner of West Douglas Avenue and South Oak Street (623 West Douglas Avenue, D-O Delano Overlay).

ZON2025-00003: Zone change request in the City from GO General Office to LC Limited Commercial (with CON2025-00024) to permit a Carwash within 200 feet of residential zoning, generally located on the southwest corner of East Kellogg and South 143rd Street East.

IPL0217739
Feb 19 2025

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

1 insertion(s) published on:
02/19/25

STATE OF KANSAS)
SS
County of Sedgwick)

Mary Castro, 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 02/19/2025 to 02/19/2025.

Mary Castro

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 02/19/2025

Amy Robbins

Notary Public in and for the state of South Carolina, residing in Beaufort County

AMY L. ROBBINS
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES 11-03-32

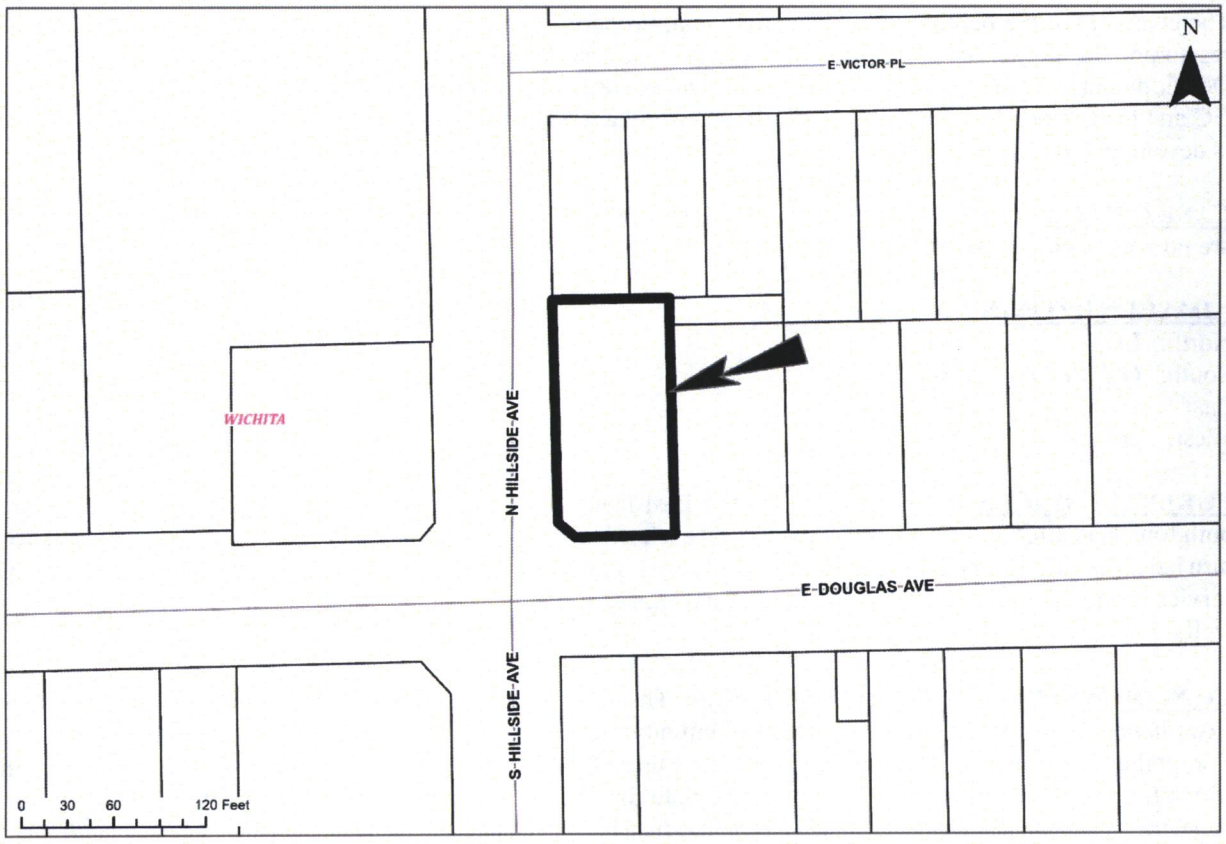
Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

WICHITA–SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4.2

STAFF REPORT
MAPC: March 13, 2025
DAB I: March 3, 2025

CASE NUMBER:	CON2025-00023 (City)
APPLICANT/AGENT:	R&L Investments LLC (Applicant)/Regina Phelps (Agent)
REQUEST:	Event Center in the City
CURRENT ZONING:	GC General Commercial District and LC Limited Commercial District
SITE SIZE:	0.27 acres
LOCATION:	Generally located on the northeast corner of East Douglas Avenue and North Hillside Avenue (3202 East Douglas Avenue).
PROPOSED USE:	Event Center in the City.
RECOMMENDATION:	Approve with conditions.



BACKGROUND: The applicant is requesting a Conditional Use to permit an Event Center in the City on property zoned General Commercial District (GC) and LC Limited Commercial District (LC). The 0.27-acre property is located on the northeast corner of East Douglas Avenue and North Hillside Avenue (3202 East Douglas Avenue). The property is developed with a multi-tenant retail space. The commercial space that the applicant will occupy is currently developed with a retail space. The lease area will be occupied by a tenant that would like to host small gatherings for indoor rehearsal dinners, bridal showers, and baby showers. The applicant has indicated they will not provide live entertainment, so it will not be classified as "Entertainment Establishment in the City".

Section III-D.6.w of the Unified Zoning Code (UZC) requires a Conditional Use for Event Center in the City when the site is within 300 feet of residential zoning or a public park. The need for the Conditional Use at this location is due to the requested land use and the proximity of B Multi-Family Residential District zoning, which is located 75 feet east of the subject site and 250 feet southeast of the subject site. The closest property zoned B is developed with a parking lot, and the B-zoned property 250 southeast of the subject site is developed with a duplex on East Oakland Avenue. The site does not have access to outdoor space and is therefore not subject to the Supplementary Use Regulations listed in Section III-D.6.w of the UZC.

Section IV-A of the UZC does not have parking requirements for Event Center in the City. The parking requirement for the proposed use is the same as its closest use, Nightclub in the City, which requires one off-street parking space per two occupants. The site has a parking lot behind the building that is owned by the applicant and has eleven parking spaces. This parking lot is shared with another property owner. Should the applicant decide to host more than twenty-two occupants, they have the option of either submitting a cross-lot parking agreement or an Administrative Adjustment application to the Planning Department. The former increases the number of occupants for the Event Center, while the latter may reduce the number of required parking spaces.

The character of the neighborhood is commercial. Property to the north is zoned LC and is developed with a restaurant. Properties to the south, across East Douglas Avenue, are zoned GC and PUD Planned Unit Development #55. They are developed with a vacant retail space and a theatre. Property to the east is zoned GC and is developed with a retail space. Property to the west, across North Hillside Avenue, is zoned GC and is developed with a restaurant.

CASE HISTORY: On April 3, 1887, the I R & R Subdivision of the College Hill Addition was created. There are no zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

North:	LC	Restaurant
South:	GC, PUD	Retail, theatre
East:	GC	Retail
West:	GC	Restaurant

PUBLIC SERVICES: The site has access to East Douglas Avenue and North Hillside Avenue, which are both four-lane arterial streets with sidewalks on each side. North Hillside Avenue has an additional designated turn lane. Municipal services, such as water and sewer, already serve the site. Wichita Transit's Q Line provides service along East Douglas Avenue. Additional transit service is provided along North Hillside Avenue as well.

CONFORMANCE TO PLANS/POLICIES: The proposed application is in conformance with *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 primarily appropriate for "New Residential" uses, which is defined in the *Plan* as such: "*Encompasses areas of land that likely will be developed or redeveloped by 2035 with uses*

predominately found in the Residential category. Pockets of Major Institutional and Commercial uses likely will be developed within this area as well, based upon market-driven location factors." The property is currently zoned commercial and located at a commercial intersection of two arterial streets. The applicant is requesting to host small gatherings, which fits the intended purpose as a small commercial use.

The building is located within Wichita's Established Central Area (ECA), where the Development Pattern aims to "promote mixed-use redevelopment of existing commercial centers and along arterial streets." The subject site is situated in an existing commercial center, along East Douglas Avenue, an arterial street.

The proposed Conditional Use is also in conformance with the *Wichita Places for People Plan*. The *Plan* outlines a list of Strategies, which "help guide the community in their actions to create walkable places within Wichita." Strategy 1 aims to "Create walkable destinations that support the various neighborhood environments in the ECA." The building was constructed with zero setbacks, before vehicles became the primary mode of transportation, and was designed with pedestrian traffic in mind. Strategy 3 of the *Plan* aims to "Improve the economic feasibility of commercial/service uses and the markets necessary to support them." Approval of the Conditional Use request facilitates the economic feasibility of the proposed use on site. Lastly, Strategy 6 aims to "Encourage infill and redevelopment that is contextual to the environment in which it is occurring." The intended use will require minimal change to the building, which continues the harmonious development and redevelopment of the surrounding community.

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:

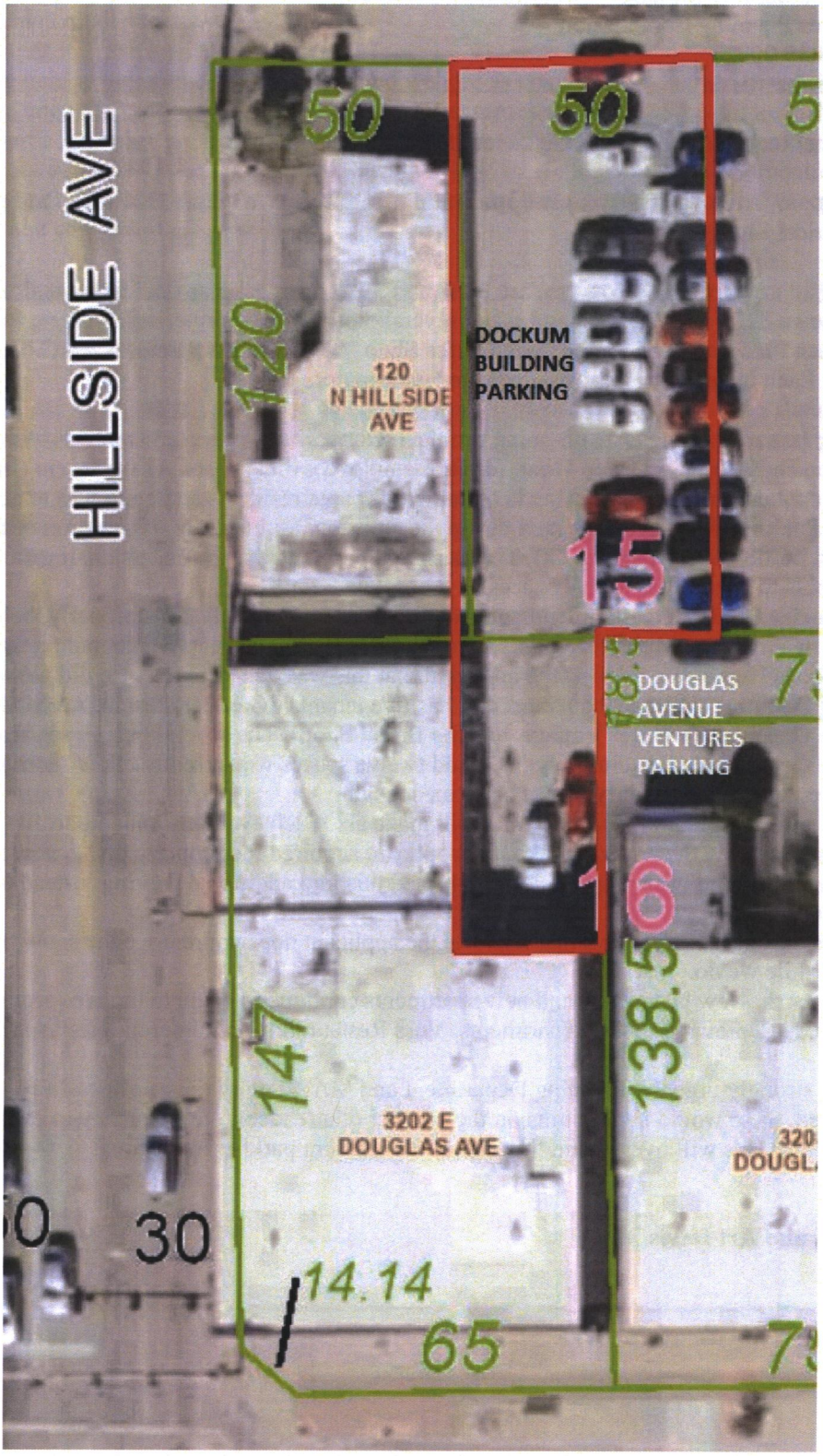
1. Event Center in the City shall adhere to Supplementary Use Regulations in Section III-D.6.w of the Unified Zoning Code.
2. The requested Conditional Use shall be in conformance with the approved site plan.
3. If the Zoning Administrator finds that there is a violation of any of the conditions of the 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.

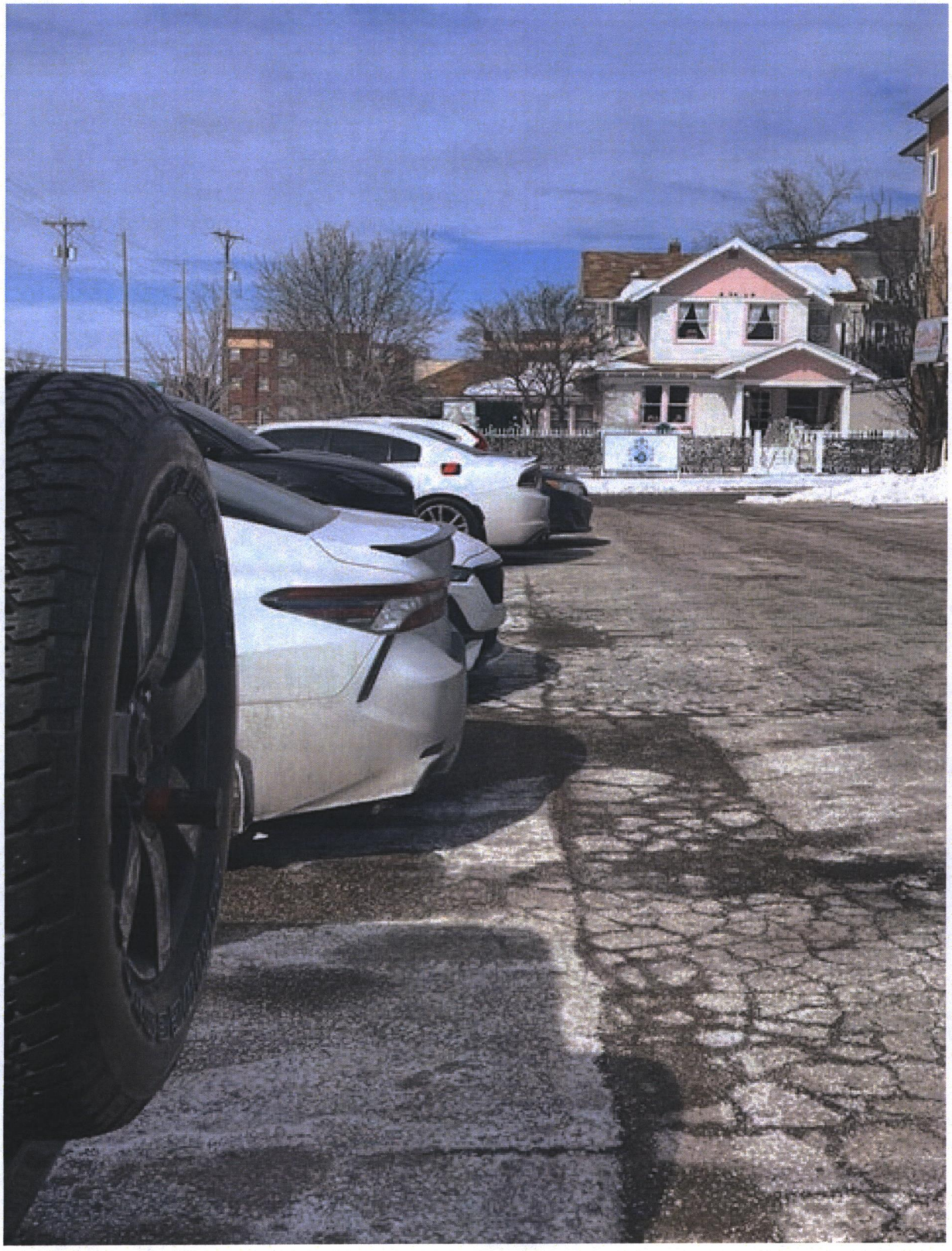
This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The character of the neighborhood is commercial. Property to the north is zoned LC and is developed with a restaurant. Properties to the south, across East Douglas Avenue, are zoned GC and PUD Planned Unit Development #55. They are developed with a vacant retail space and a theatre. Property to the east is zoned GC and is developed with a retail space. Property to the west, across North Hillside Avenue, is zoned GC and is developed with a restaurant.

2. The suitability of the subject property for the uses to which it has been restricted: The property is zoned GC, which allows Event Center in the City. A Conditional Use is required for Event Center in the City in GC zoning when the property is within 300 feet of a public park or residential zoning. B Multi-Family Residential District zoning is located 75 feet east of the subject site and 250 feet southeast of the subject site.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: Staff does not anticipate the removal of restrictions to have any detrimental effects on nearby properties. The absence of outdoor space on site limits possible negative impacts associated with Event Center in the City, such as noise and visual blight. Additionally, the properties zoned B are either developed with a parking lot or are screened by commercial properties and located one block southeast of the subject site.

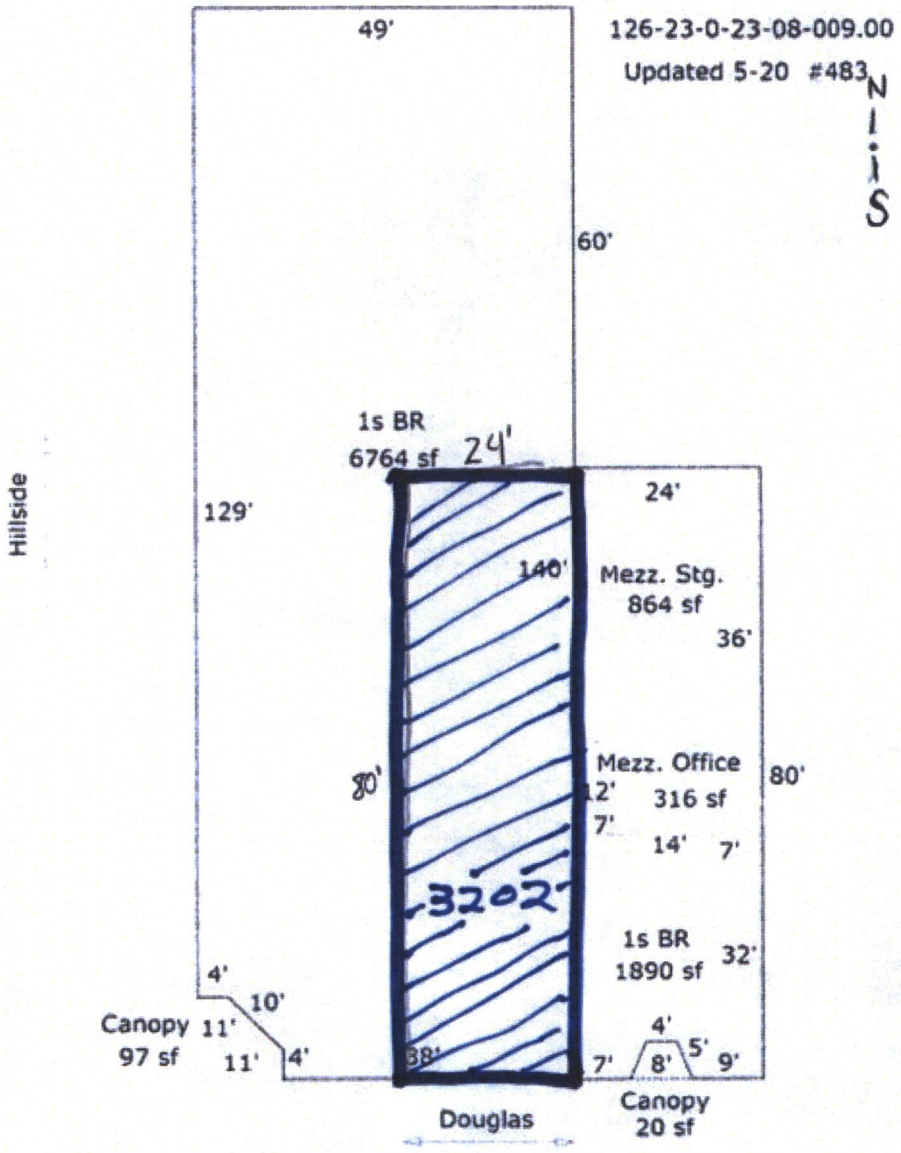

HILLSIDE AVE
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65







Site Plan



3202 E. DOUGLAS

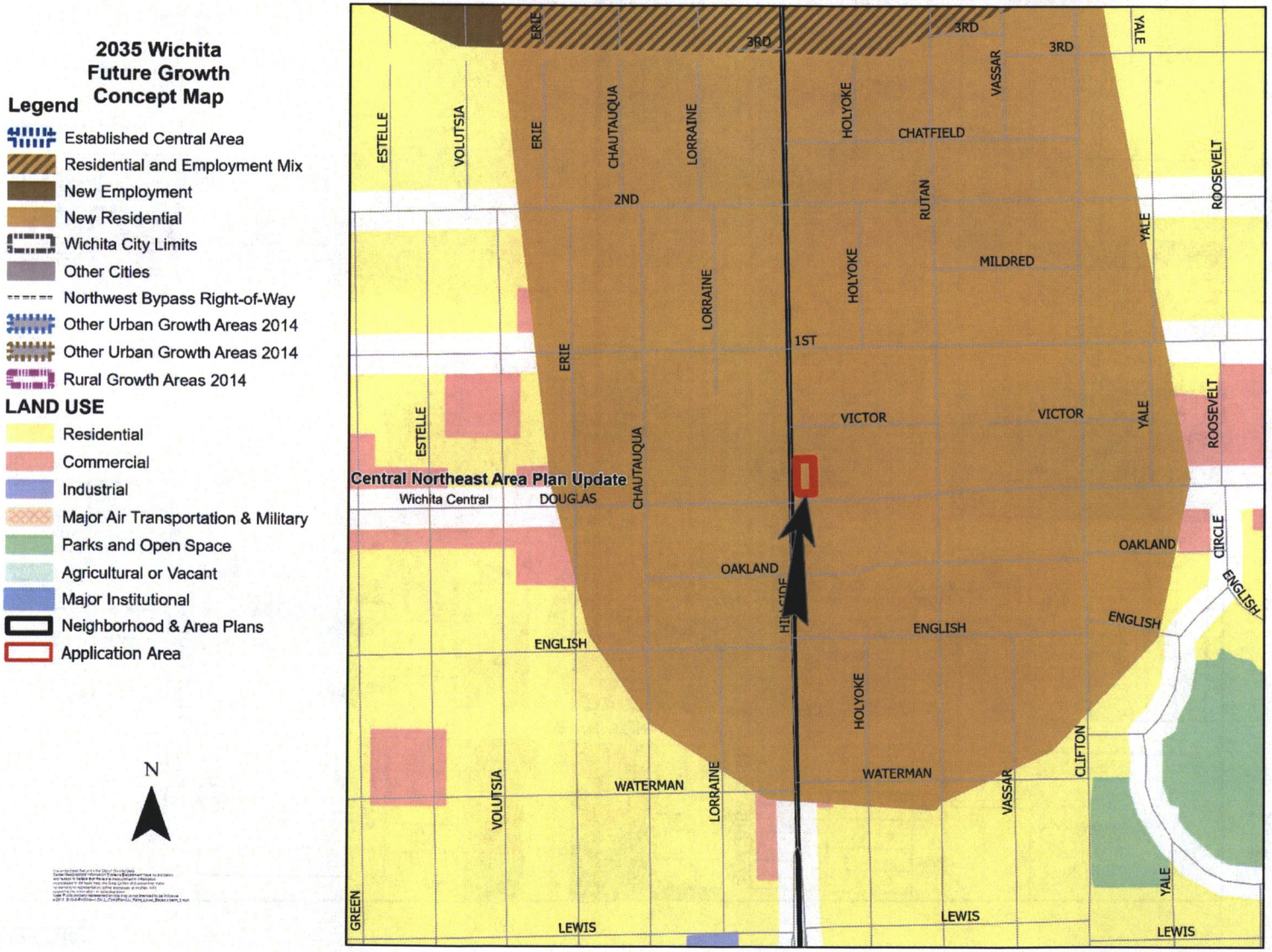
Aerial Map


E VICTOR PL
WICHITA
N HILLSIDE AVE
S HILLSIDE AVE
E DOUGLAS AVE
0 30 60 120 Feet
N

Zoning Map


N
ZONING
RR
SF-20
SF-10
SF-5
TF-3
MF-18
MF-29
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BZA15-72
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BZA32-75

Future Growth Concept Map



Looking north towards site



Looking east towards site



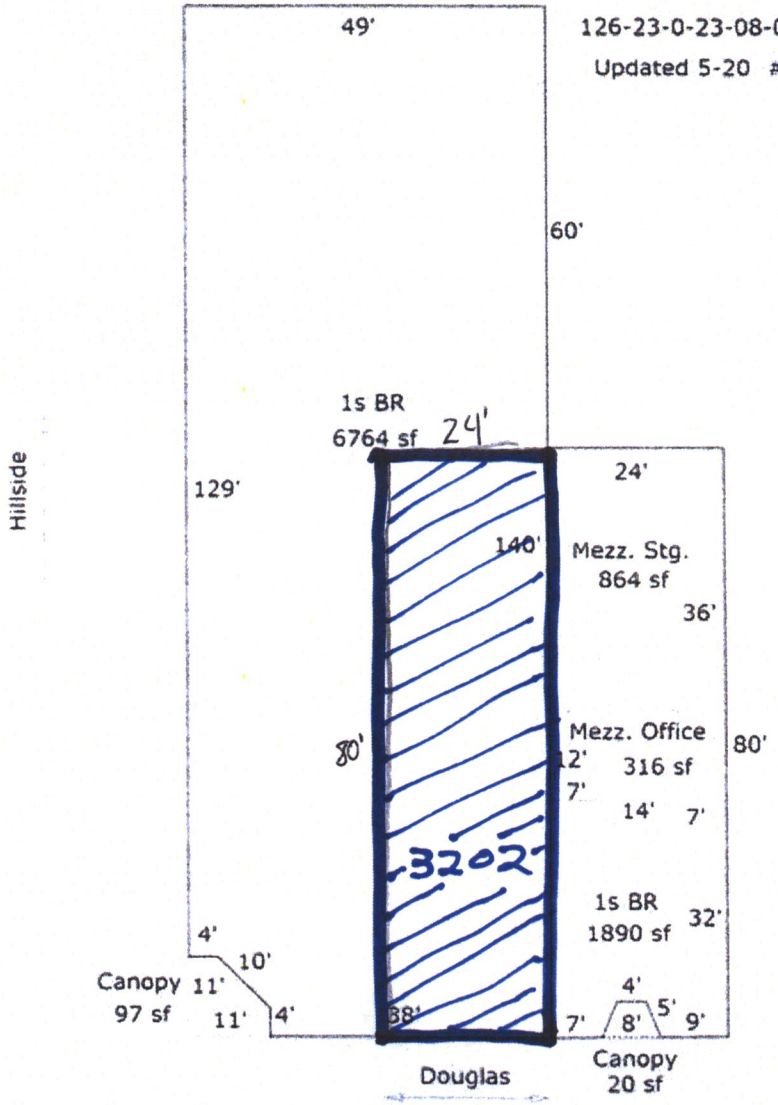
Looking west away from site



Looking south away from site



Plot Plan Sketch



SITE PLAN
APPROVED 4/25 BY CMR

3202 E. DOUGLAS