



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

Tracy Nguyen
107 South Countryview Lane
Wichita, KS 67235

June 10, 2025

RE: ZON2025-00013/CON2025-00062 – Zone Change request from B Multi-Family Residential to LC Limited Commercial (with CON2025-00062) to allow for Personal Care Service and Entertainment Establishment in the City, generally located on the southwest corner of West Saint Louis and North West Street (445 North West Street).

Dear Applicant;

At its regular meeting on **June 10, 2025**, the Wichita City Council heard the above captioned request. The action of the WCC was to **APPROVE** the request, subject to the following conditions:

1. Entertainment Establishment shall be accessory to an Event Center.
2. Entertainment Establishment in the City shall adhere to Supplementary Use Regulations in Section III-D.6.w of the Unified Zoning Code.
3. Hours of operation shall be limited to the following:
 - a. Sunday through Thursday, 4:00 p.m. to 10:00 p.m.; and
 - b. Friday and Saturday, 4:00 p.m. to 12:00 a.m.
4. There shall be no outside speakers or amplified music outdoors.
5. There shall be no loitering in the parking lot, and the parking lot must be kept free of trash and debris.
6. The requested Conditional Use shall be in conformance with the approved site plan.
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 Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is 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

CC: Maggie Ballard, Councilmember District VI
Ana Lopez, CSR District VI
Jackie Doggett, *via email*



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

Tracy Nguyen
107 South Countryview Lane
Wichita, KS 67235

May 9, 2025

RE: ZON2025-00013/CON2025-00062 – Zone Change request from B Multi-Family Residential to LC Limited Commercial (with CON2025-00062) to allow for Personal Care Service and Entertainment Establishment in the City, generally located on the southwest corner of West Saint Louis and North West Street (445 North West Street).

Dear Applicant;

At its regular meeting on **May 8, 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. Entertainment Establishment shall be accessory to an Event Center.
2. Entertainment Establishment in the City shall adhere to Supplementary Use Regulations in Section III-D.6.w of the Unified Zoning Code.
3. Hours of operation shall be limited to the following:
 - a. Sunday through Thursday, 4:00 p.m. to 10:00 p.m.; and
 - b. Friday and Saturday, 4:00 p.m. to 12:00 a.m.
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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 Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

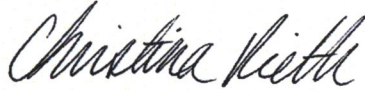
Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on May 22, 2025. In order to be considered a "valid" petition, 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 **May 22, 2025, at 5:00 p.m.**

This application will be heard by the District VI Advisory Board (DAB) on **Monday, May 12, 2025**, beginning at 6:30 p.m. Meetings take place at the Evergreen Resource Center, 2601 North Arkansas Avenue, Wichita, KS 67204. For more information on the meeting, please contact Ana Lopez, Community Services Representative for District VI, at 316-303-8043 or alopez@wichita.gov. This application will be

considered by the Wichita City Council on **Tuesday, June 10, 2025**, beginning at 9:00 a.m., at 455 North Main Street, Wichita, KS 67202, for final action.

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

Sincerely,

A handwritten signature in black ink that reads "Christina Rieth". The script is cursive and fluid.

Christina Rieth
Current Plans
Associate Planner

CC: Maggie Ballard, Councilmember District VI
Ana Lopez, CSR District VI
Jackie Doggett, *via email*

OCA 150004

PUBLISHED at Wichita.gov/LegalNotices ON

June 20, 25

ORDINANCE NO.

52-750

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

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

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. ZON2025-00013

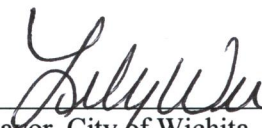
Zone change request in the City from B Multi-Family Residential District to LC Limited Commercial District on property legally described as:

The East 150 feet of Lot 1, Block 9; and the East 150 feet of the North 40 feet of Lot 3, Block 9,
Parkwilde Addition to the City of Wichita, Sedgwick County, Kansas.

SECTION 2. That upon the taking effect of this Ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

Adopted this 17th day of June, 2025.



Lily Wu, Mayor, City of Wichita

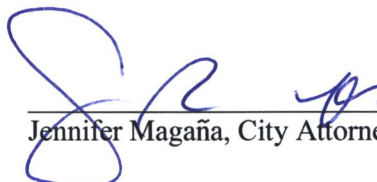
ATTEST:



Paul Leeker, City Clerk
(SEAL)



Approved as to form:



Jennifer Magaña, City Attorney and Director of Law

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

RESOLUTION NO. 25-268

WHEREAS, Tracy Nguyen, 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 Entertainment Establishment in the City within 300 feet of residentially zoned property generally located on the southwest corner of West Saint Louis Street and North West Street, legally described as:

The East 150 feet of Lot 1, Block 9; and the East 150 feet of the North 40 feet of Lot 3, Block 9, Parkwilde Addition to the City of 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 May 8, 2025, 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 Entertainment Establishment in the City within 300 feet of residentially zoned property generally located on the southwest corner of West Saint Louis Street and North West Street, legally described as:

The East 150 feet of Lot 1, Block 9; and the East 150 feet of the North 40 feet of Lot 3, Block 9, Parkwilde Addition to the City of Wichita, Sedgwick County, Kansas.

Approved subject to the following conditions:

1. Entertainment Establishment shall be accessory to an Event Center.
2. Entertainment Establishment in the City shall adhere to Supplementary Use Regulations in Section III-D.6.w of the Unified Zoning Code.
3. Hours of operation shall be limited to the following:
 - a. Sunday through Thursday, 4:00 p.m. to 10:00 p.m.; and
 - b. Friday and Saturday, 4:00 p.m. to 12:00 a.m.
4. There shall be no outside speakers or amplified music outdoors.
5. There shall be no loitering in the parking lot, and the parking lot must be kept free of trash and debris.
6. The requested Conditional Use shall be in conformance with the approved site plan.
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 Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.



AFFIDAVIT OF PUBLICATION

State of Kansas, Sedgwick County, ss:

Paul Leeker, City Clerk

Being first duly sworn, deposes and says:

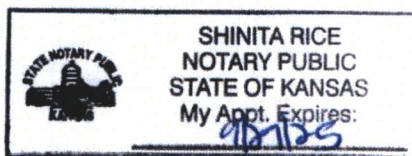
That Mandy Hebert, Administrative Aide I, from the Planning Department of the City of Wichita, Kansas has published the attached notice on the City of Wichita website, www.wichita.gov/LegalNotices, which website is designated as the official City News Outlet Publication Site for the City of Wichita, Kansas by Charter Ordinance No. 240 effective September 4, 2024.

That the attached Notice of Public Hearing / Ordinance No. _____ / Resolution No. _____ is a true copy thereof and was published on such website beginning on the 17th day of April, 2025.

Signature



SUBSCRIBED AND SWORN to before me this 14th day of April, 2025.



(seal)

Notary Public

City Clerk's Office

Paul Leeker, City Clerk

City Hall • 13th Floor • 455 N. Main • Wichita, Kansas 67202

316.268.4529 ext. 2805

www.wichita.gov



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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
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
16399	653253	Print Legal Ad-IPL02274940 - IPL0227494		2	76 L

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

MHEBERT@wichita.gov

MAPC/BZA May 8, 2025 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, May 8, 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.**

BZA2025-00019: Variance request in the City to allow a rooftop sign on property zoned CBD Central Business District and the National Register of Historic Places, generally located on the southwest corner of East Douglas Avenue and South Broadway Avenue (105 South Broadway).

BZA2025-00021: Variance request in the City to reduce the rear setback to 1 foot and the side setback to 4 feet on property zoned SF-5 for accessory sheds and a carport, generally located on the west side of North Park Place, within 400 feet north of West 30th Street North (3135 North Park Place).

CON2025-00062: Conditional Use request in the City to allow Entertainment Establishment (with ZON2025-00013), generally located on the southwest corner of West Saint Louis Avenue and North West Street (445 North West Street).

CON2025-00064: Conditional Use request in the City for Animal Care, Limited; generally located within one-block north of East Waterman Street and on the west side of South Hillside Avenue (223 South Hillside Avenue).

CUP2025-00014: Amendment to CUP DP-200 to allow Personal Improvement Services on Parcel 4; generally located on the south side of East 21st Street North and within 400 feet west of North Webb Road (9449 East 21st Street North).

PUD2025-00004: Zone Change request in the City from LC Limited Commercial District to PUD Planned Unit Development to create the Falcon Crest PUD #139 for residential infill, generally located on the northwest corner of West Burton Avenue and South Meridian Avenue.

PUD2025-00005: Amendment to Planned Unit Development #78 to allow one (1) LED sign measuring 4' x 50' on the north (side) elevation on the third floor of the residential building, generally located on the east side of North Fairmount Avenue, within 350 feet south of East 17th Street North.

VAC2025-00012: Vacation request in the City to vacate an entire pipeline easement on property zoned SF-5 Single-Family Residential District, generally located one block west of North Webb Road, within one-half mile south of East 29th Street North (9422 Woodspring Court).

VAC2025-00013: Vacation request in the City of a platted drainage easement, located approximately 750 feet north of the intersection of E. Central Avenue and N. Greenwich Road (600 N. Greenwich Rd.).

ZON2025-00012: Zone Change request in the City from B-Multi-Family Residential to LC-Limited Commercial to allow for warehousing and parking, generally located 200-feet north of East 1st Street North on the west side of North Ash Street (213 N Ash St.).

ZON2025-00013: Zone Change request from B Multi-Family Residential to LC Limited Commercial (with CON2025-00062) to allow for Personal Care Service and Entertainment Establishment in the City, generally located on the southwest corner of West Saint Louis and North West Street (445 North West Street).

ZON2025-00015: Zone Change request in the City from SF-5 Single Family Residential to GC General Commercial District; located within one-quarter mile north of East Central Avenue and on the east side of North Greenwich Road (600 North Greenwich Road).

ZON2025-00016: Zone Change request in the City from SF-5 Single Family Residential and GC General Commercial District to CBD Central Business District; located on the southeast corner of West Maple Street and South Osage Street (721 West Maple Street).

IPL0227494
Apr 16 2025

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

1 insertion(s) published on:

04/16/25

STATE OF KANSAS)

SS

County of Sedgwick)

Mary Castro, 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 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 04/16/2025 to 04/16/2025.

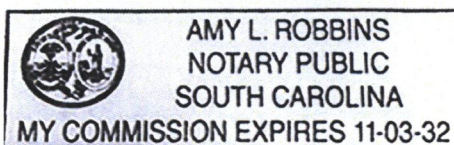
Mary Castro

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

DATED: 04/16/2025

Amy Robbins

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



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

STAFF REPORT
 MAPC: May 8, 2025
 DAB III: May 12, 2025

CASE NUMBER: ZON2025-00013 with CON2025-00062 (City)

APPLICANT/AGENT: Tracy Nguyen (Applicant)/Jackie Doggett (Agent)

REQUEST: LC Limited Commercial District; Entertainment Establishment in the City

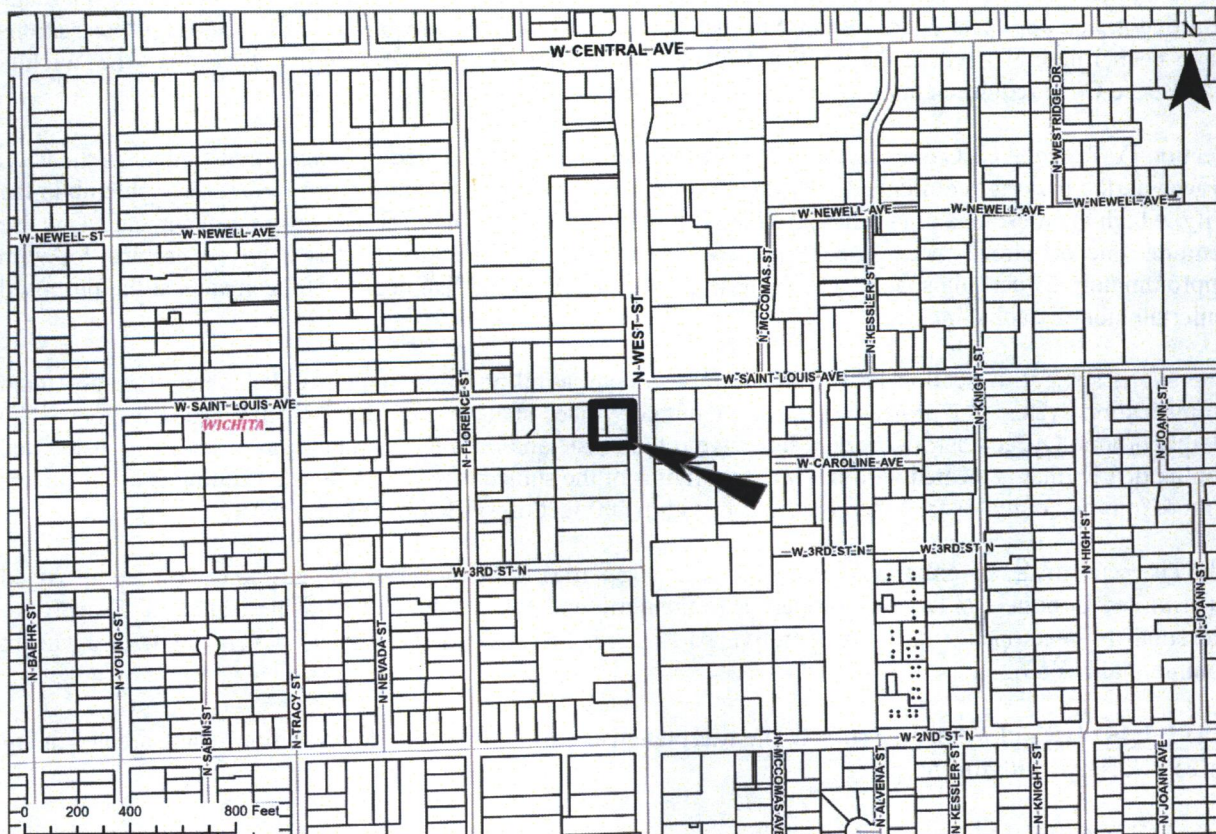
CURRENT ZONING: B Multi-Family Residential District

SITE SIZE: 0.55 acres

LOCATION: Generally located on the southwest corner of West Saint Louis Avenue and North West Street (445 North West Street)

PROPOSED USE: Entertainment Establishment in the City

RECOMMENDATION: Approve with conditions



BACKGROUND: The applicant has two requests:

- A zone change request from B Multi-Family Residential District (B) to LC Limited Commercial District (LC); and
- A Conditional Use request to allow an Entertainment Establishment in the City.

The subject site is 0.55 acres in size and is located on the southwest corner of West Saint Louis Avenue and North West Street (445 North West Street). It is currently developed with a multi-tenant commercial strip mall that includes a barber shop (Personal Care Service). The applicant is requesting a zone change and Conditional Use in order to allow an Entertainment Establishment in the City, which allows live entertainment and alcohol with an occupancy of less than 300 persons. According to the site plan, the applicant intends to have the Entertainment Establishment on the north end of the property, opposite the barber shop on the south end.

Section III-D.6.w of the Unified Zoning Code (UZC) requires a Conditional Use for Entertainment Establishment in the City where 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 TF-3 Two-Family Residential District (TF-3) zoning, which is 150 feet west of the subject site.

Section III-D.6.w also outlines Supplementary Use Regulations that the applicant shall comply with, should the Conditional Use request be approved. These regulations outline noise compatibility standards, outdoor lighting requirements, and screening requirements. Due to the proximity of the residences, staff is recommending prohibiting outdoor entertainment on the site, implementing hours of operation, and requiring the lot to be free of trash and loitering. The complete list of Supplementary Use Regulations is attached to the end of this report.

If a renovation occurs that exceeds 50 percent or more of the appraised value of the building, the site shall come into compliance with the Wichita Landscape Code. As of April 2025, the City of Wichita is in a Stage II drought, and applicant is not required to install said landscaping (if required) until the drought restrictions have been lifted. If needed, the applicant shall submit a landscape plan verifying they meet the Wichita Landscape Code requirements.

Section IV-A of the UZC does not specify parking requirements for Entertainment Establishment in the City. However, the parking requirement for the proposed use would be based on the similar use of Nightclub in the City, which is an establishment that provides entertainment and alcohol for 300 or more occupants. This use requires one off-street parking space per two occupants. The site already has a paved parking lot with approximately 25 parking spaces. The requested use limits the establishment to 50 occupants at the proposed Entertainment Establishment.

The site is subject to Section IV-C.6 of the UZC's compatibility noise standards. They state that no sound amplification system for projecting music or human voices shall be permitted on any property zoned NO Neighborhood Office District or more intensive if the music and/or voices can be heard within any residential zoning district that is located within a 500-foot radius of the subject site. The requested zoning is LC, which is a more intense zoning district than NO, and is within 500 feet of TF-3 zoning to the west.

The character of the neighborhood is commercial. Properties to the north, south, east and west are all zoned LC Limited Commercial District. Properties to the north and east are developed with restaurants. Property to the south is developed with an automotive parts store. Property to the west is developed with a vacant commercial building.

CASE HISTORY: In 1887, the subject site was platted as part of the Parkwilde Addition. There are no zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

North: LC	Restaurant
South: LC	Automotive parts store
East: LC	Restaurants
West: LC	Vacant commercial building

PUBLIC SERVICES: The site has access to West Saint Louis Avenue, which is a two-lane local street with a partial sidewalk on the north side, and North West Street, which is a five-lane arterial street with a designated turn lane and sidewalks on each side. Municipal services, such as water and sewer, already serve the site. Wichita Transit stops across the street from the subject site, on the northeast corner of West Saint Louis Avenue and North West Street.

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 Commercial uses. An Entertainment Establishment is a commercial business and is thus appropriate for this category.

The *Plan's* Locational Guidelines provide a decision-making framework regarding land use changes. One of the suggested development patterns states that "Development should occur where necessary supporting infrastructure and services exist or are planned for extension concurrently with the development." The applicant intends to use the existing building for the proposed uses.

The requested Conditional Use is in conformance with the *Wichita: Places for People Plan*. The *Plan* highlights several Strategies that help guide the community in their actions to create walkable places within Wichita. Strategy 3 aims to "Improve the economic feasibility of commercial/service uses and the markets necessary to support them." Should the zone change and Conditional Use requests be approved, it provides the applicant with more uses allowed by-right and thus additional commercial opportunities.

RECOMMENDATION: Based upon the information available at the time the report was prepared, staff recommends the zone change request be **APPROVED**. 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. Entertainment Establishment shall be accessory to an Event Center.
2. Entertainment Establishment in the City shall adhere to Supplementary Use Regulations in Section III-D.6.w of the Unified Zoning Code.
3. Hours of operation shall be limited to the following:
 - a. Sunday through Thursday, 4:00 p.m. to 10:00 p.m.; and
 - b. Friday and Saturday, 4:00 p.m. to 12:00 a.m.
4. There shall be no outside speakers or amplified music outdoors.
5. There shall be no loitering in the parking lot, and the parking lot must be kept free of trash and debris.
6. The requested Conditional Use shall be in conformance with the approved site plan.
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 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. Properties to the north, south, east and west are all zoned LC Limited Commercial District. Properties to the north and east are developed with restaurants. Property to the south is developed with an

automotive parts store. Property to the west is developed with a vacant commercial building.

2. The suitability of the subject property for the uses to which it has been restricted: The property is zoned B, which allows for a wide range of housing options and a limited number of public and commercial uses. It does not allow for Entertainment Establishment in the City. A Conditional Use is required for Entertainment Establishment in the City in LC zoning when the property is within 300 feet of a public park or residential zoning. TF-3 Two-Family Residential District zoning is located 150 feet west of the subject site.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Staff anticipates the requested Conditional Use to introduce a degree of light pollution, noise, and traffic to the area. The conditions of approval are designed to mitigate detrimental impacts to the nearby residential properties.
4. Length of time subject property has remained vacant as zoned: The site has been developed with a multi-tenant commercial building 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 request represents a gain to the public in that it contributes to support economic opportunity in the area. Approval of this application is not anticipated to have a significant detrimental impact to public health, safety, or welfare based on the required conditions of approval provided to mitigate possible impacts. Denial of the request could represent a loss in the use and enjoyment of the applicant's property.
6. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The proposed application is in conformance to the *Community Investments Plan* and the *Wichita: Places for People Plan*, as noted above.
7. Impact of the proposed development on community facilities: The proposed use should not have negative impacts on community facilities.
8. Opposition or support of neighborhood residents: At the time the staff report was prepared, staff has not received any comments from the public on the requested Conditional Use.

Attachments:

1. Section III-D.6.w of the Unified Zoning Code
2. Site Plan
3. Aerial Map
4. Zoning Map
5. Land Use Map
6. Site Photos

Section III-D.6.w of the Unified Zoning Code

Although listed as permitted Uses in some Districts, Tavern and Drinking Establishments, clubs, Nightclub in the City, Teen Club in the City, Event Center in the City and Entertainment Establishment(s) 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. 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 and Drinking Establishment, club, Nightclub in the City, Entertainment Establishment(s) in the City, Event Center in the City or Teen Club in the City 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 and Drinking Establishment, club, Nightclub in the City, Entertainment Establishment(s) in the City, Event Center in the City or Teen Club in the City shall be deemed to include the opening of such a business as a new business, the relocation of such business 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. Nightclub in the City or Entertainment Establishment(s) in the City that qualify as Sexually Oriented Business in the City shall be permitted Uses in those districts that allow Sexually Oriented Business 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 and Drinking Establishment, club, Nightclub in the City, Event Center in the City or Entertainment Establishment(s) in the City, 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.

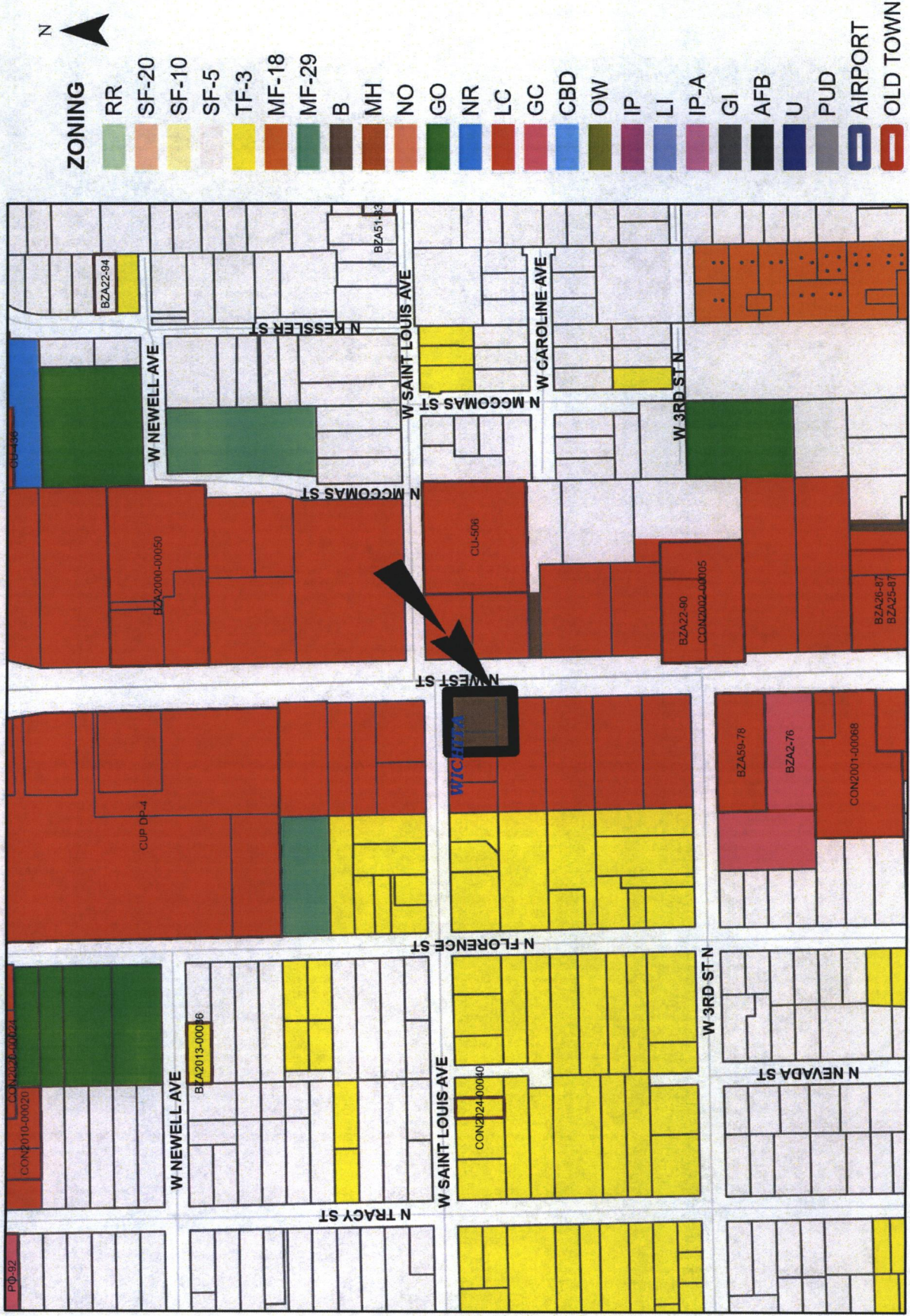
Site Plan



Aerial Map



Zoning Map



Future Growth Concept 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
- Other Urban Growth Areas 2014
- Other Urban Growth Areas 2014
- Rural Growth Areas 2014

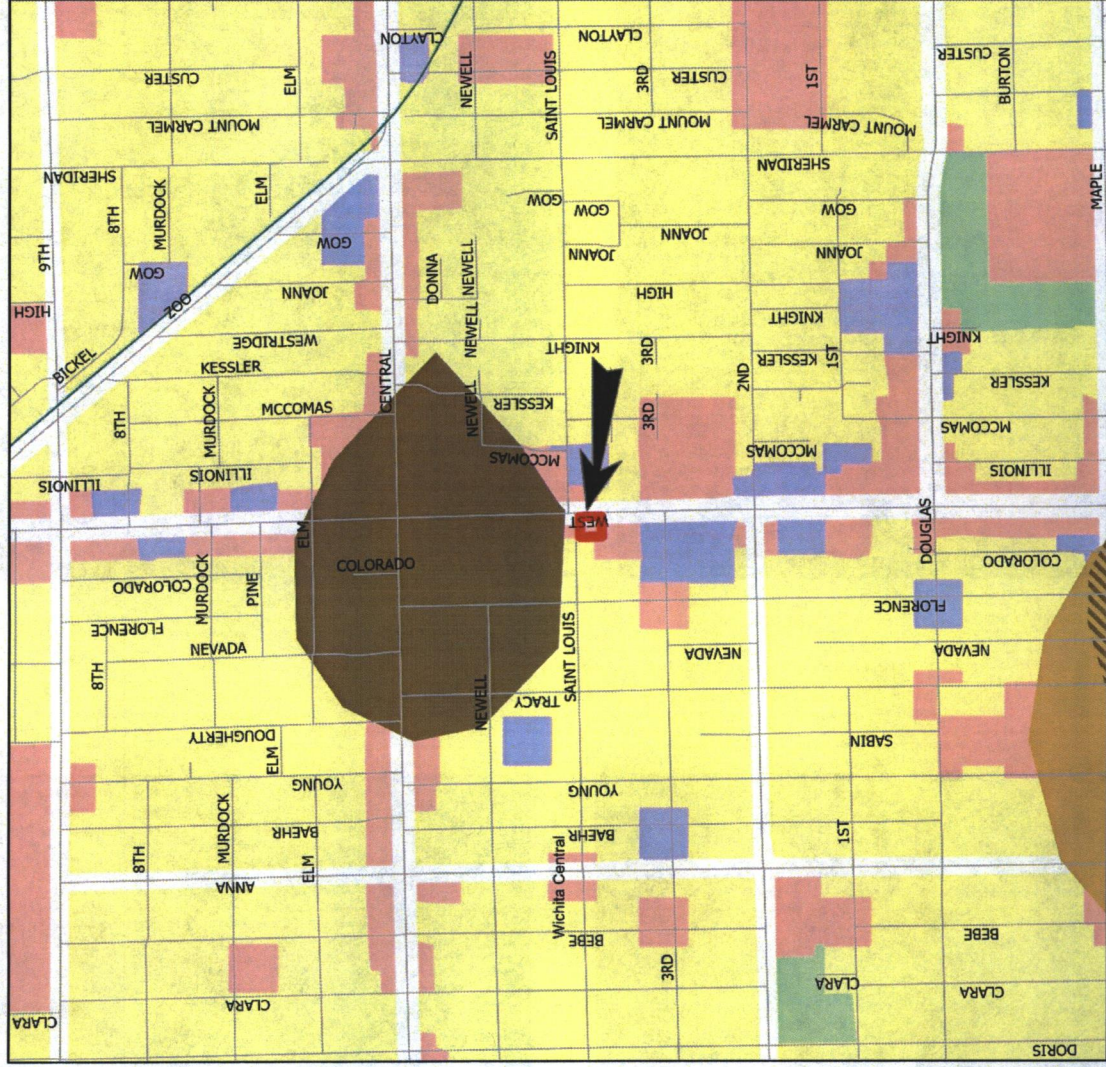
LAND USE

- Residential
- Commercial
- Industrial
- Major Air Transportation & Military
- Parks and Open Space
- Agricultural or Vacant
- Major Institutional
- Neighborhood & Area Plans
- Application Area

N



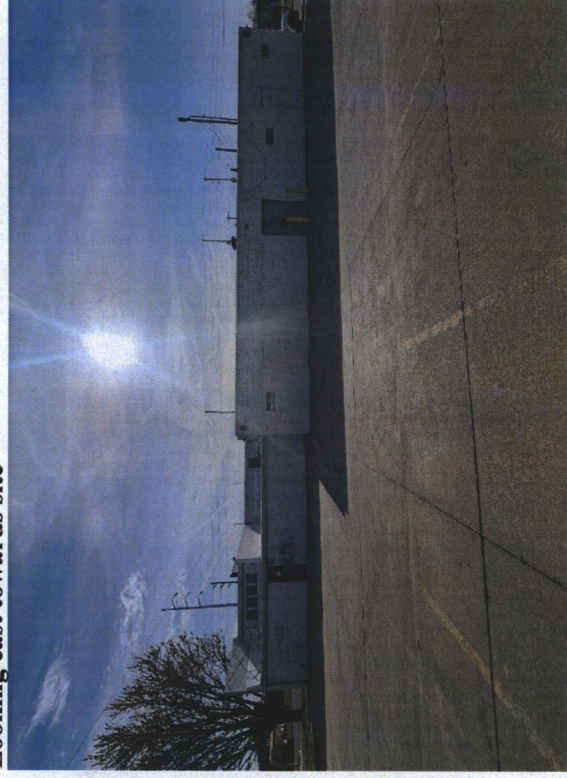
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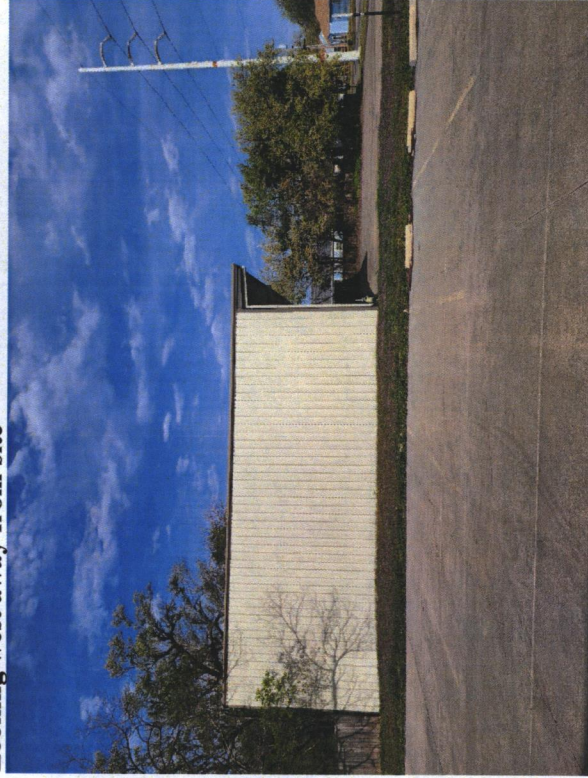
Looking south towards site



Looking east towards site



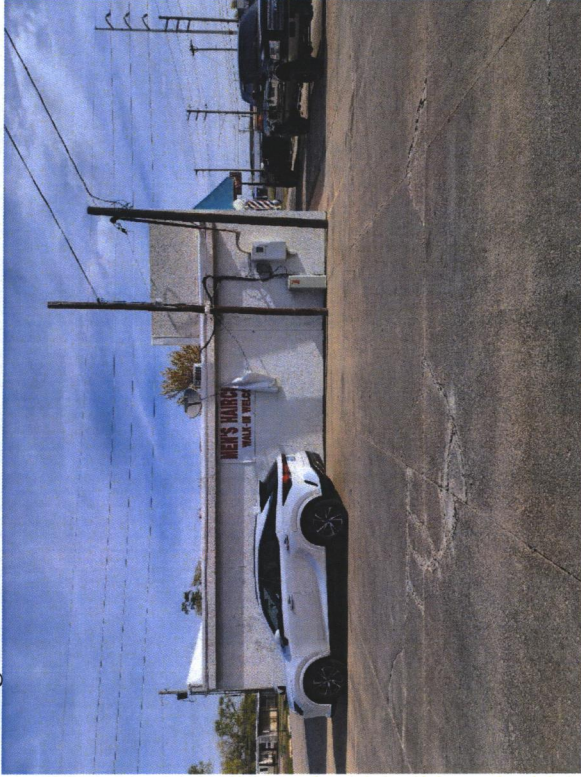
Looking west away from site



Looking south away from site



Looking north towards site



Looking west towards site



Looking east away from site



Looking north away from site

