



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

July 25, 2025

Marcos Holdings, LLC
4122 N Stone Barn St
Maize, KS 67101

RE: CON2025-00078 –A Conditional Use request to allow a Tavern and Drinking Establishment within 300 feet of a residentially zoned property, generally located on the southeast corner of West Douglas Avenue and South Oak Street (623 West Douglas Avenue).

Dear Applicant:

At its regular meeting on July 10, 2025, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request with the following conditions:

1. The applicant shall obtain all applicable permits including, but not limited to: building, health, and zoning. This will include submitting plans for review and approval by the MABCD for the proposed uses, if necessary.
2. 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 352-4864.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Brad Eatherly'.

Brad Eatherly
Current Plans
Senior Planner

CC: Dalton Glasscock, Council Member District IV
Brooke Kauchak, CSR, District IV
MABCD
Kurt Schmidt 623 W. Douglas Ave Wichita KS 67213



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

July 11, 2025

Marcos Holdings, LLC
4122 N Stone Barn St
Maize, KS 67101

RE: CON2025-00078 –A Conditional Use request to allow a Tavern and Drinking Establishment within 300 feet of a residentially zoned property, generally located on the southeast corner of West Douglas Avenue and South Oak Street (623 West Douglas Avenue).

Dear Applicant,

At its regular meeting on **July 10, 2025**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** the Conditional Use request.

Property owners opposed to the application may file with the County 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 July 24, 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 1000 feet of the property for which the application was filed, and must be submitted to the County Clerk by **July 24, 2025, at 5:00 p.m.**

This application will be presented to the Wichita City Council on **Tuesday, August 12, 2025**, beginning at 9:00 a.m.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 316-268-4421.

Sincerely,

Brad Eatherly
Current Plans
Senior Planner

CC: Dalton Glasscock, Council Member District IV
Brooke Kauchak, CSR, District IV
MABCD

CONDITIONAL USE RESOLUTION NO. CON2025-00078

WHEREAS, Marcos Holdings 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 Tavern & Drinking Establishment on property zoned Central Business District, located less than 300 feet from residentially zoned property, located at 623 West Douglas Avenue, legally described as:

Lot 82, on Chicago now Douglas Avenue, in West Wichita Addition, 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 July 10, 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 a Conditional Use for Tavern & Drinking Establishment on property zoned Central Business District, located less than 300 feet from residentially zoned property, located at 623 West Douglas Avenue, legally described as:

Lot 82, on Chicago now Douglas Avenue, in West Wichita Addition, Sedgwick County, Kansas.

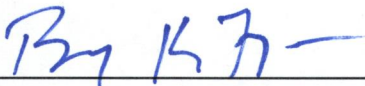
Approved subject to the following conditions:

1. The applicant shall obtain all applicable permits including, but not limited to: building, health, and zoning. This will include submitting plans for review and approval by the MABCD for the proposed uses, if necessary.
2. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

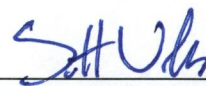
Adopted this 30 Day of July, 2025.

METROPOLITAN AREA PLANNING COMMISSION

ATTEST:



Bryan Frye, Chairman



Scott Wadle, Secretary

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
41100	15934	Legal Ad - IPL0242186	7 10 2025 MAPC WICHITA EAGLE SUMMARY	2.0	114.0L

ATTENTION: CITY OF WICHITA/PLANNING DEPT IP
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202
MHEBERT@wichita.gov

MAPC/BZA July 10, 2025 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, July 10, 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.**

CON2025-00078: Conditional Use in the City to allow Tavern and Drinking Establishment on property zoned Central Business District, less than 300 feet from residential zoned property, generally located on the southwest corner of West Douglas Avenue and South Oak Street (623 West Douglas Avenue).

CON2025-00080: Conditional Use request in the City to allow multi-family density (with ZON2025-00028) for three duplexes, generally located on the northeast corner of North Gow Avenue and West 11th Street North (1202 North Gow Avenue).

CUP2025-00020: Community Unit Plan in the City (with ZON2025-00029 from SF-5 to LC) to create the Kabbaz Commercial Community Unit Plan CUP DP-364, generally located north of East 39th Street South and east of South Rock Road.

PUD2025-00009: Zone Change request in the City to create PUD #144, generally located on the east side of North Greenwich Road and within 600 feet north of East Central Avenue (600 North Greenwich Road).

VAC2025-00022: Vacation request in the City of a Utility Easement, generally located on the northeast corner of South Baehr Street and West MacArthur Road (3950 South Baehr Street).

VAC2025-00023: Vacation request in the City of a 15-foot platted side setback, generally located on the southeast corner of South Hillside Avenue and East Penley Drive (3201 East Penley Drive).

ZON2025-00028: Zone Change request from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District (with CON2025-00080 for multi-family density) to allow duplexes, generally located on the northeast corner of North Gow Avenue and West 11th Street North (1202 North Gow Avenue).

ZON2025-00029: Zone Change request in the City from SF-5 Single-Family Residential District to LC Limited Commercial District (with CUP2025-00020 to create the Kabbaz Commercial CUP #364), generally located on the northeast corner of East 39th Street South and South Rock Road.

ZON2025-00030: Zone Change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District to build single-family and two-family homes, generally located north of East 39th Street South and east of South Rock Road.

IPL0242186
Jun 18 2025

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

County of Sedgwick)
the undersigned, 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.

1.0 insertion(s) published on:
06/18/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Amanda Rodela



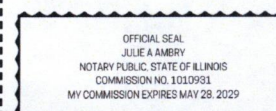
Amanda Rodela

Julie A Ambry



Sworn to and subscribed before
me on

Jun 18, 2025, 3:54 PM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX*

STAFF REPORT
MAPC: July 10, 2025
DAB IV: July 7, 2025

CASE NUMBER: CON2025-00078

APPLICANT/AGENT: Marcos Holdings, LLC (Applicant)

REQUEST: Tavern and Drinking Establishment

CURRENT ZONING: CBD Central Business District

SITE SIZE: 0.073 acres

LOCATION: Generally located on the southeast corner of West Douglas Avenue and South Oak Street (623 West Douglas Avenue).

PROPOSED USE: Permit the service of alcohol

RECOMMENDATION: Approve with Conditions



parking structure will contain approximately 420 public parking spaces. The multimodal facility will connect multiple transit routes and includes bicycle and scooter rental as well as bicycle lockers for privately owned bicycles. Wichita Transit currently stops across the street from the subject site, on the northeast corner of West Douglas Avenue and North Oak Street. Public utilities currently serve the site.

CONFORMANCE TO PLANS/POLICIES: The requested Conditional Use is in conformance with the following plans:

The Community Investments Plan: The adopted 2035 Wichita Future Growth Concept Map of the Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the subject property as appropriate for “Residential and Employment Mix.” The *Plan* identifies “Residential and Employment Mix” as, “*areas of land that likely will be developed or redeveloped by 2035 with uses predominately of a mixed nature. Due to the proximity of higher intensity businesses uses, residential housing types within this area likely will be higher density. Due to the proximity of residential uses, employment uses likely will have limited negative impacts associated with noise, hazardous emissions, visual blight, and odor.*” This category allows for uses such as Tavern and Drinking Establishments that have limited negative impacts in a heavily commercial neighborhood.

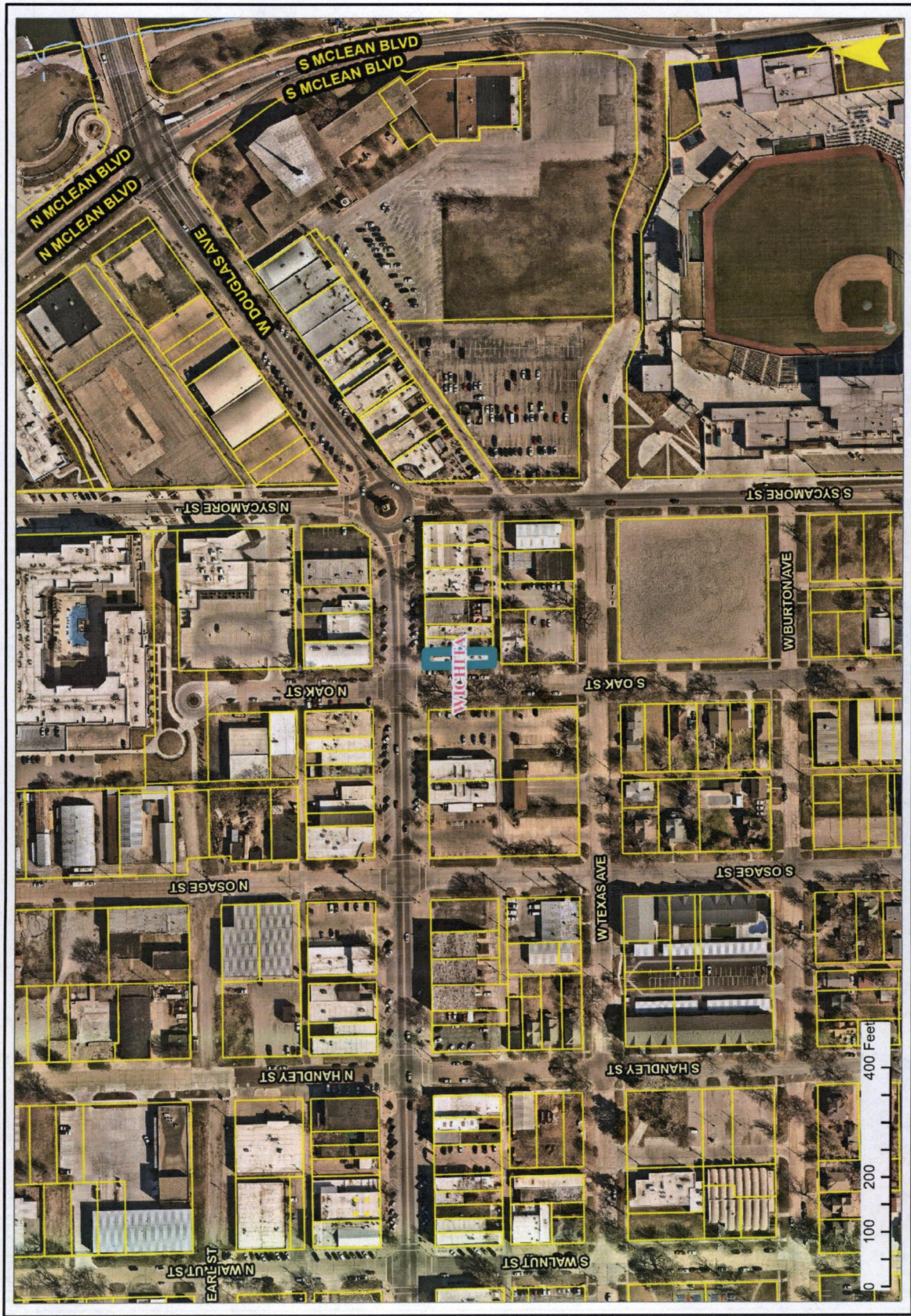
The proposed Conditional Use is in conformance with the Land Use Compatibility Guidelines of the *Community Investments Plan*. Under the heading “*Development Pattern,*” Guideline 2.b states, “*Promote mixed-use redevelopment of existing commercial centers and along arterial streets.*” The subject site is in the middle of a commercial center and is located on one of the main arterial streets in the City. Additionally, under the same heading, Guideline 2.c states, “*Promote downtown as the region’s preeminent walkable, mixed-use development area with a focus on office, retail, hospitality, government services, high-density residential, and entertainment, cultural, and civic facilities and activities.*” The proposed Tavern and Drinking Establishment will help promote the Delano District, which is adjacent to downtown, as a walkable, mixed-use area.

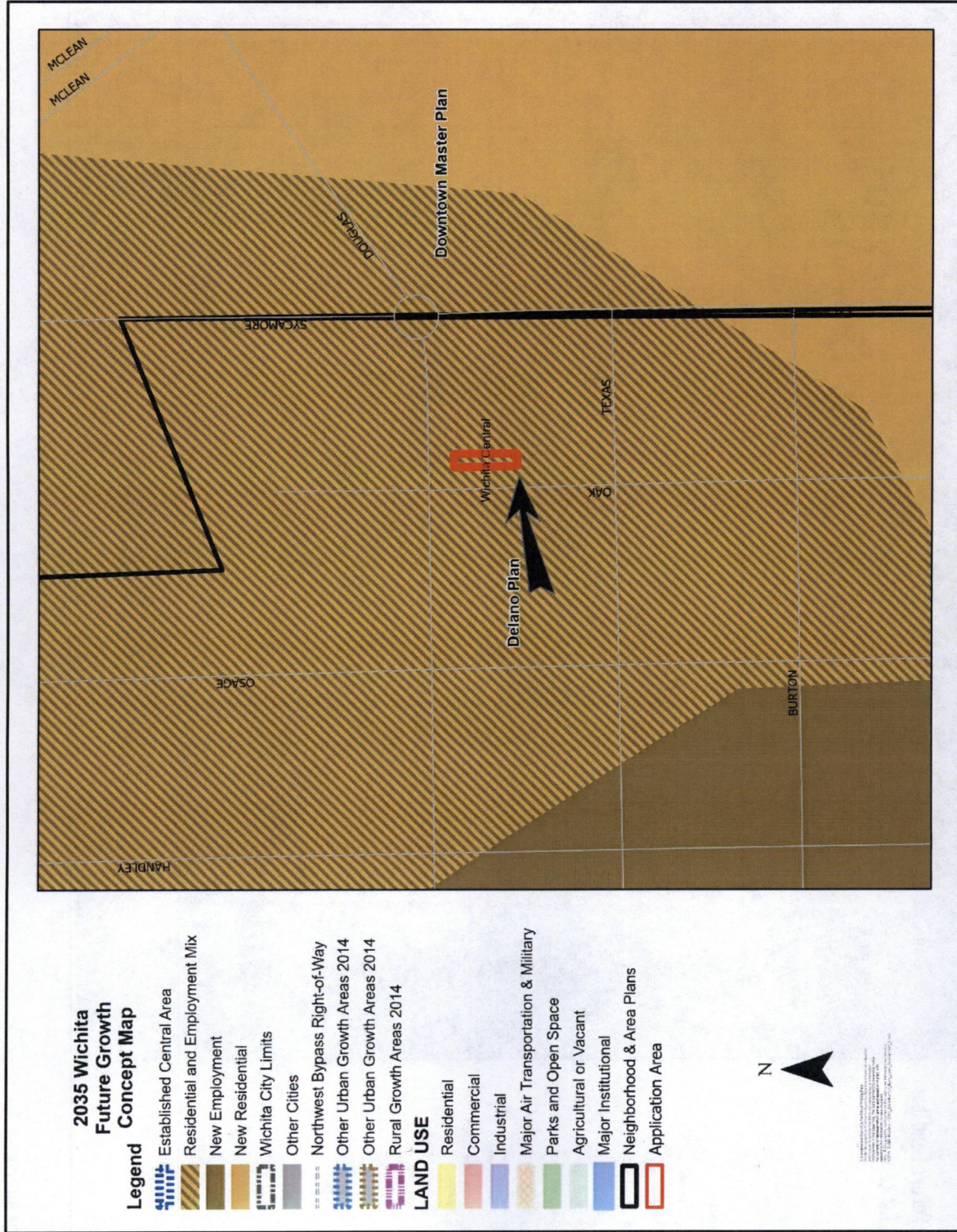
Wichita: Places for People Plan: The requested Conditional Use aligns with the goals of the *Wichita: Places for People Plan* by allowing for development momentum in the area. The *Plan* provides recommendations for urban infill development in the Established Central Area. This area is identified as a Community Core node as identified in the *Wichita: Places for People Plan*. A Community Core node is intended to serve multiple neighborhoods and is designed to accommodate and balance multiple modes of transportation to serve a broader range of goods and services. While accommodating the retail and service market for multiple neighborhoods, the integration of civic or office uses will enhance the economic sustainability of these places. On-street parking is available as well as surface parking lots near the subject site.

The *Plan* outlines several strategies “to 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.” By eliminating the parking requirement for the subject site, it encourages pedestrian activity between different destinations in Delano. Strategy 3 aims to “Improve the economic feasibility of commercial/service uses and the markets necessary to support them.” By eliminating the site’s parking requirement, the applicant is able to use more space for its business rather than parking. Strategy 6 aims to “Encourage infill and redevelopment that is contextual to the environment in which it is occurring.” The subject site is being redeveloped into a Tavern/Drinking Establishment without significantly modifying its existing footprint, which maintains the block’s character.

Delano Neighborhood Plan: The proposed zone change is in conformance to the Delano Neighborhood Plan. The subject site falls within the boundaries of the Delano Neighborhood Plan. The proposed Future Land Use Map as part of the adopted Delano Neighborhood Plan depicts the subject site as appropriate for

1. Site Plan
2. Aerial Map
3. Zoning Map
4. Community Investments Plan Land Use Map
5. Delano Plan's Future Land Use Map
6. Site Photos





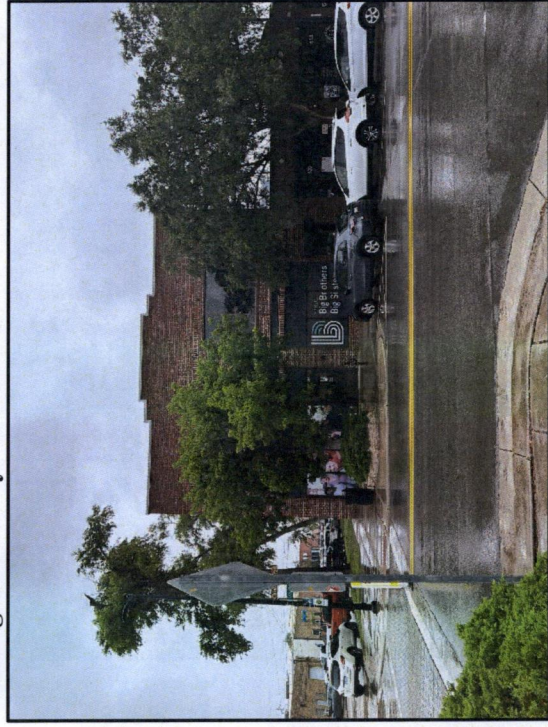
Looking south into site



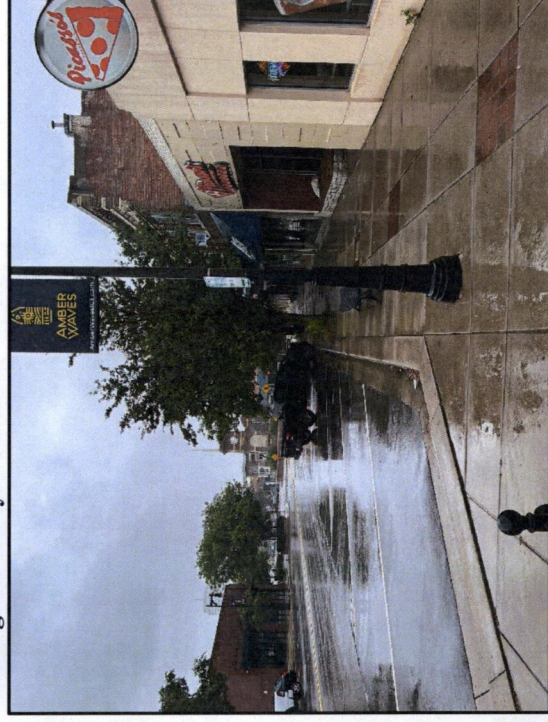
Looking east into site



Looking north away from site



Looking east away from site



CON2025-00078

Metropolitan Area Planning Commission

SITE PLAN

APPROVED 7/10/25 BY SBE



Site Plan | 01

1" = 10'

0 10 20

E
STU
151 N. B
Wichita
studiu
316.

ARCHITECT
MARCO
4122 N. 15TH
WICHITA, KS 67212
P: 314.295.42
C: 314.295.42
M: 314.295.42
WWW.MARCOARCHITECT.COM

ENGINEER
PROKIE P
ENGINEER
151 N. B
WICHITA, KS 67212
P: 314.295.42
C: 314.295.42
M: 314.295.42
WWW.PROKIEPENGINEER.COM

PERMIT
F

ARCHITECT
MARCO
4122 N. 15TH
WICHITA, KS 67212
P: 314.295.42
C: 314.295.42
M: 314.295.42
WWW.MARCOARCHITECT.COM