Wichita-Sedgwick County Metropolitan Area Planning Department

March 16, 2026

Robert Goodale
220 N. Gow Ave.
Wichita, KS 67203

RE: CON2025-00176 – Amendment to Conditional Use to permit Outdoor Entertainment; Generally located on the southwest corner of South Anna Street and West Douglas Avenue (4801 West Douglas Avenue)

Dear Applicant,

At its regular meeting on **February 26, 2026**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request with the following conditions:

1. Outdoor Recreation and Entertainment as well as Entertainment (as defined by City Code – i.e. live music, DJs, etc.) are allowed. Hours shall be between the hours of 10:00 a.m. and 8:00 p.m. Friday through Sunday only. All Compatibility Noise Standards shall apply per the Unified Zoning Code.
2. All other approved conditions of CON2015-00003 shall apply including compliance with off-street parking standard and/or seeking a zoning action to reduce the required parking.

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 316-268-4421.

Sincerely,

Brad Eatherly
Current Plans
Senior Planner

cc: Dalton Glasscock, Council Member, District IV
Brooke Kauchak, CSR District IV
Linda Gibson 4822 W. Douglas Ave. Wichita, KS 67212

Wichita-Sedgwick County Metropolitan Area Planning Department

February 26, 2026

Robert Goodale
220 N. Gow Ave.
Wichita, KS 67203

RE: CON2025-00176 – Amendment to Conditional Use to permit Outdoor Entertainment; Generally located on the southwest corner of South Anna Street and West Douglas Avenue (4801 West Douglas Avenue)

Dear Applicant,

At its regular meeting on **February 26, 2026**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request.

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 12, 2026**. 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 12, 2026, at 5:00 p.m.**

This application will be heard by the District Advisory Board (DAB) IV on **Wednesday, March 4, 2026**, beginning at 6:00 p.m. at the Alford Branch Library (3447 S Meridian). For more information on this meeting, please contact Community Services Representative for District IV, Brooke Kauchak at (316) 268-4197 or mailto:bkauchak@wichita.gov. This application will be presented to the Wichita City Council on **Tuesday, April 7, 2026**, 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
Linda Gibson 4822 W. Douglas Ave. Wichita, KS 67212

MAPC recommended conditions:

1. Outdoor Recreation and Entertainment as well as Entertainment (as defined by City Code – i.e. live music, DJs, etc.) are allowed. Hours shall be between the hours of 10:00 a.m. and 8:00 p.m. Friday through Sunday only. All Compatibility Noise Standards shall apply per the Unified Zoning Code.
2. All other approved conditions of CON2015-00003 shall apply including compliance with off-street parking standard and/or seeking a zoning action to reduce the required parking.

CONDITIONAL USE RESOLUTION NO. CON2025-00176

WHEREAS, Robert Goodale, Owner, pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), request an amendment to CON2015-00003 to allow Outdoor Entertainment on property zoned LC Limited Commercial District located at 4801 West Douglas Avenue, legally described as:

Lot 1, Block A, Replat of Lot 1, Block A, Westbreeze Second 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 February 26, 2026, 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 permit an amendment to CON2015-00003 to allow Outdoor Entertainment on property zoned LC Limited Commercial District located at 4801 West Douglas Avenue, legally described as:

Lot 1, Block A, Replat of Lot 1, Block A, Westbreeze Second Addition, Sedgwick County, Kansas

Approved subject to the following conditions:

1. Outdoor Entertainment is allowed. Hours shall be between the hours of 12:00 p.m. (noon) and 9:00 p.m. Sunday through Thursday and 12:00 p.m. (noon) and 10:00 p.m. Friday through Saturday. All Compatibility Noise Standards shall apply per the Unified Zoning Code. There shall be no noise generated from amplified speakers.
2. All other approved conditions of CON2015-00003 shall apply including compliance with off-street parking standard and/or seeking a zoning action to reduce the required parking.

Adopted this 19th Day of March, 2026.

METROPOLITAN AREA PLANNING COMMISSION

Bob Aldrich, Chairman

ATTEST:

Scott Wadle, Secretary

McClatchy

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

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
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
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
41100	IPL0302752	Legal Ad - IPL0302752	01-29-2026 MAPC Wichita Eagle Summary	2.0	106.0L

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

MAPC/BZA January 29, 2026
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, January 29, 2026, 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.**

CON2025-00176: Conditional Use in the City to amend CON2015-00003 to allow outdoor entertainment, music and recreation on property zoned LC Limited Commercial District, generally located on the southwest corner of West Douglas Avenue and South Anna Street (4801 West Douglas Avenue).

CON2025-00177: Conditional Use request in the City for an Accessory Apartment on property zoned TF-3 Two-Family Residential District, generally located on the northeast corner of East Orchard Avenue and North Vassar Street (3402 Orchard East Avenue).

VAC2025-00058: Vacation request in the City to vacate the 15-foot rear platted setback on property zoned SF-5 Single-Family Residential District, generally located on the east side of North Duckcross Cove Street, within one-half mile south of East 19th Street North (1720 North Duckcross Cove Street).

VAC2025-00059: Vacation request in the City to vacate a portion of complete access control, generally located at the northeast corner of West 29th Street North and North 119th Street West (11820 West 29th Street North).

VAC2025-00060: Vacation request in the City to vacate a 20-foot drainage and utility easement, generally located at the northeast corner of West 29th Street North and North 119th Street West (11820 West 29th Street North).

ZON2025-00068: Zone Change request in the City from PUD Planned Unit Development PUD-112 to OW Office Warehouse District, generally located west of North Wellington Place and one block south of West 13th Street North (1237 North Wellington Place).

ZON2025-00070: Zone Change request in the City from SF-5 Single Family Residential to MF-29 Multi-family Residential, generally located approximately a quarter of a mile northwest of West Central Avenue and North West Street (721 North Dougherty).

ZON2025-00071: Zone Change request in the City from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District for multi-family development, generally located on the west side of North McLean Boulevard, within 200 feet south of West 13th Street North.
IPL0302752
Jan 7 2026

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, 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.

1.0 insertion(s) published on:
01/07/26 Print

Print Tearsheet Link

Marketplace Link

Amanda Rodela

DIGITALLY SIGNED

Amanda Rodela

Sherry J Chasteen

DIGITALLY SIGNED

Sworn to and subscribed before me on Jan 7, 2026, 10:02 AM EST

NOTARY PUBLIC STATE OF TEXAS
SHERRY J CHASTEEN
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 125328493
MY COMMISSION EXPIRES 4/16/2029

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

CITY OF WICHITA

AFFIDAVIT OF PUBLICATION

State of Kansas, Sedgwick County, ss:

Shinita Rice, 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 29th day of January, 2026.

Shinita Rice

Signature

SUBSCRIBED AND SWORN to before me this 9th day of January, 2026.

STATE OF KANSAS NOTARY PUBLIC

LEAH SISCO
My Appointment Expires
10-16-2029

Leah Sisco

Notary Public

(seal)

City Clerk's Office
Shinita Rice, City Clerk
City Hall •13th Floor •455 N. Main •Wichita, Kansas 67202
316.268.4529 ext. 2805
www.wichita.gov

AGENDA ITEM NO. 4.3

WICHITA–SEDGWICK COUNTY W-SC METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT

MAPC: January 29, 2026
DAB IV: February 2, 2026

CASE NUMBER: CON2025-00176 (City)

OWNER/AGENT: Robert Goodale (Applicant)

REQUEST: Conditional Use Amendment to CON2015-00003 to allow outdoor entertainment

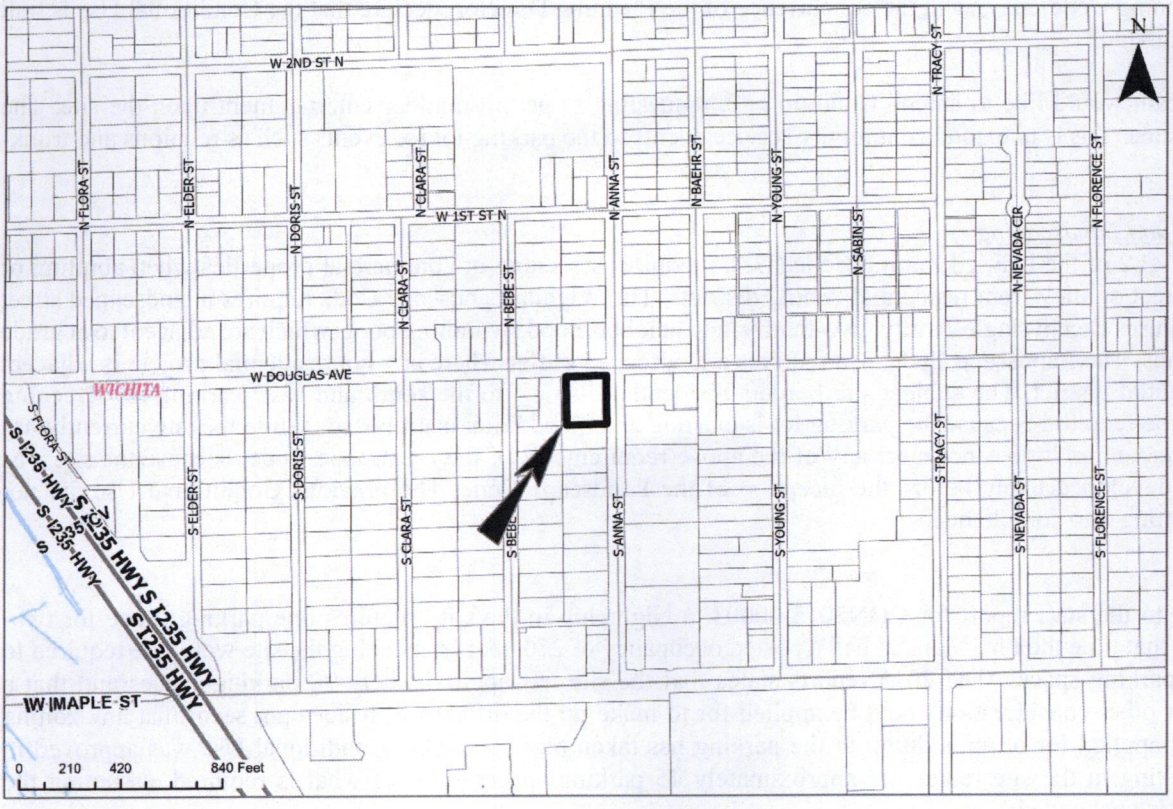
CURRENT ZONING: LC Limited Commercial District

SITE SIZE: 0.77 acres

LOCATION: Generally located on the southwest corner of South Anna Street and West Douglas Avenue (4801 West Douglas Avenue)

PROPOSED USE: Outdoor Entertainment

RECOMMENDATION: Deny



BACKGROUND: The applicant is requesting an amendment to a Conditional Use to permit Outdoor Entertainment on the site. The 0.77-acre site is zoned LC Limited Commercial District (LC) and is generally located on the southwest corner of South Anna Street and West Douglas Avenue (4801 West Douglas Avenue). The site is the location of the Wichita Memorial Post #3115 Veterans of Foreign Wars (VFW).

A Conditional Use is required for properties within the LC District that wish to have a use of Nightclub in the City if the site is within 300 feet of a residentially zoned district, church, school, or public park. The subject site abuts the SF-5 Single-family Residential District (SF-5) on the east and south property lines and the TF-3 Two-Family Residential District (TF-3) to the north, across West Douglas Avenue. On February 19, 2015, the MAPC approved a Conditional Use (CON2015-00003) request to permit a Nightclub in the City on the subject site. It is likely that the use would be considered an Entertainment Establishment in the City under the current Unified Zoning Code (UZC). Below is a list of the Conditions of Approval for the case:

1. The nightclub is not open to the general public but is reserved for the members of Wichita Memorial Post #3115 Veterans of Foreign Wars and their guests.
2. No outdoor entertainment, music, or recreation is permitted on the site.
3. The applicant shall comply with all applicable development standards of the UZC, including but not limited to parking and screening, within one-year of approval of the Conditional Use or the request will be null and void.
4. The applicant shall obtain, maintain, and comply with all applicable permits and licenses necessary for the operation of a nightclub in the city.
5. The applicant shall file a covenant with the Register of Deeds noting the Conditional Use and its conditions is attached to Lot 1, Block A, Westbreeze Second Addition.
6. 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.

The applicant would like to amend Condition #2, requesting to permit outdoor entertainment upon the site. The applicant states this is to extend community service events to the parking lot for events such as reunions and trunk-or-treat.

Screening and Landscaping

Section IV-B.2 of the Unified Zoning Code (UZC) requires screening of commercial properties when abutting or across a street or alley from residential zoning districts. The Wichita Landscape Code requires a landscaped street yard for all uses except single-family, two-family, and neighborhood swimming pools which are adjacent to at grade arterial roads. The Landscape Code also requires a landscaped buffer where any nonresidential project is adjacent to a residential district. The subject site borders residential districts to the south and east. Parking lot screening would not be required because the parking lot is existing and no addition is proposed. While the site currently has adequate screening, it does not meet any of the above requirements of the Landscape Code, because the site was originally developed likely before the inception of the Landscape Code. The previous Conditional Use did not require coming into compliance.

Parking

According to the staff report for CON2015-00003, a Nightclub in the City requires one parking space for two-people. At that time the Fire Marshal had a posted occupancy of 270 people, meaning the site would be required to have 135 parking spaces. The 2015 reports states that the site has approximately 90 parking spaces and that a variance or other consideration could be applied for to make up the difference. It does not seem that any zoning action was applied for or an addition to the parking has taken place since the Conditional Use was approved in 2015, resulting in the site remaining approximately 45 parking spaces short of what is required, assuming the occupancy is unchanged.

Context

Property to the north is zoned TF-3 and is developed with a single-family dwelling. Properties to the east are zoned

LC and are developed with a duplex and an office building. Property to the south is zoned SF-5 and is developed as a single-family dwelling. Property to the west is zoned SF-5 and is developed with a single-family dwelling.

CASE HISTORY: On September 9, 1962, the property was platted at part of the Westbreeze 2nd Addition. In 1960, a zone change request (Z-0238) from LC Light Commercial to C Commercial was denied. On February 19, 2015, a Conditional Use (CON2015-00003) was approved to permit a Nightclub in the City on property within 300 feet of a residentially zoned property.

ADJACENT ZONING AND LAND USE:

NORTH:	TF-3	Single-family dwelling
SOUTH:	SF-5	Single-family dwelling
EAST:	LC	Duplex, General Office
WEST:	SF-5	Single-family dwelling

PUBLIC SERVICES: The subject site has access to South Anna Street and West Douglas Avenue. South Anna Street is a paved two-lane local street with sidewalks on no sidewalks on either side. West Douglas Avenue is a paved two-lane local street with no sidewalks on either side. The site is served by a platted alley to the west. All municipal services are in place and can accommodate the required services to the site. Wichita Transit does not serve the subject site, with the closest stop at the northeast corner of South Doris Street and West Maple Street, approximately four-tenths of a mile to the southwest.

CONFORMANCE TO PLANS/POLICIES: The following plans govern development on the subject site:

Community Investments Plan: The proposed application is not in conformance with the 2035 Future Growth Concept Map element of the *Community Investments Plan* based. 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 appropriate for "Residential." This category is described as, *"areas that reflect the full diversity of residential development densities and types typically found in a large urban municipality. The range of housing densities and types includes, but is not limited to, single-family detached homes, semi-detached homes, zero lot line units, patio homes, duplexes, townhouses, apartments and multi-family units, condominiums, mobile home parks, and special residential accommodations for the elderly (assisted living, congregate care and nursing homes). Elementary and middle schools, churches, playgrounds, small parks and other similar residential-serving uses are located in these areas."* The subject site has an established commercial use, however permitting outdoor entertainment to the mostly residential area could be detrimental to those properties.

The proposed application is not in conformance with the Locational Guidelines of the *Community Investments Plan.* Under the heading "Land Use Compatibility," Locational Guidelines 1.a states that "*Higher-intensity development should be discouraged from locating in areas of existing lower-intensity development, particularly established low-density residential areas.*" Allowing Outdoor entertainment on property in such close proximity to residential uses would not be in conformance to the Locational Guidelines.

The Wichita: Places for People Plan: The requested Conditional Use is in partial conformance with the *Wichita: Places for People Plan. The Wichita: Places for People Plan* provides recommendations for urban infill development in the Established Central Area (ECA). In general, the ECA is envisioned as "a place for people - a place that provides for the movement of people - on foot, on bike, and through transit - in balance with automobiles." Ensuring development follows a nodal pattern "which creates a critical mass of activity at the center and transitions in scale and intensity" is key to realizing this vision.

To implement the vision defined for the ECA, six strategies have been identified to help guide the community in their actions to create walkable places within Wichita. Strategy #3 sets out to "Improve the economic feasibility of commercial uses and the markets necessary to support them." Strategy #6 of the *Plan* sets out to "Encourage infill and redevelopment that is contextual to the environment in which it is occurring." While the subject site has an existing use of Nightclub in the City, staff believes adding outdoor entertainment to the existing Conditional Use

would not be contextual to the existing, mostly residential environment.

RECOMMENDATION: Based upon the information available at the time the staff report was completed, staff recommends **DENIAL**.

This recommendation of denial is based on the following findings:

1. **The zoning, uses and character of the neighborhood**: Property to the north is zoned TF-3 and is developed with a single-family dwelling. Properties to the east are zoned LC and are developed with a duplex and an office building. Property to the south is zoned SF-5 and is developed as a single-family dwelling. Property to the west is zoned SF-5 and is developed with a single-family dwelling.

2. **The suitability of the subject property for the uses to which it has been restricted:** The property is zoned LC Limited Commercial District with a Conditional Use for Nightclub in the City and is limited to uses permitted in the LC District, including several residential, public and civic, and commercial uses.

3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** A Nightclub in the City may only be permitted through a Conditional Use when within 300 feet of a residentially zoned property. The existing conditions of approval are designed to mitigate possible negative impacts to neighboring properties. Allowing the subject site to have outdoor entertainment when abutting and across the street from residentially zoned properties could detrimentally affect nearby properties.

4. **Length of time subject property has remained vacant as zoned**: The property is not vacant. It is developed with a Nightclub in the City.

5. **Relative gain to public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant**: Staff believes that amending the Conditional Use to allow Outdoor Entertainment on the site could be detrimental to the welfare of the nearby residentially zoned properties. Denial may represent a loss of economic opportunity for the applicant.

6. **Conformance of the requested change to adopted or recognized Plans/Policies:** The proposed Conditional Use is not in conformance with the *Community Investments Plan* and is in partial conformance with the *Wichita: Places for People* plan as discussed in the staff report.

7. **Impact of the proposed development on community facilities:** The Planning Department does not anticipate the requested amendment to the Conditional Use will have a significant impact on community facilities. Existing public infrastructure at the site should accommodate the uses.

8. **Opposition or support of neighborhood residents**: At the time the staff report was prepared, staff has received no comments regarding this request.

Alternative

Should the Metropolitan Area Planning Commission determine that the requested amendment to the Conditional Use be approved, staff recommends that it shall be subject to the following amended conditions, and the Commission shall adopt additional findings to support the recommendation:

1. Outdoor Entertainment is allowed. Hours shall be between the hours of 12:00 p.m. (noon) and 9:00 p.m. Sunday through Thursday and 12:00 p.m. (noon) and 10:00 p.m. Friday through Saturday. All Compatibility Noise Standards shall apply per the Unified Zoning Code. There shall be no noise generated from amplified speakers.
2. All other approved conditions of CON2015-00003 shall apply including compliance with off-street parking standard and/or seeking a zoning action to reduce the required parking.

Staff Report Attachments:

1. Site Plan
2. Aerial Map
3. Zoning Map
4. Land Use Map
5. Site Photos

Proposed

Entertainment expansion

Robert Goodale

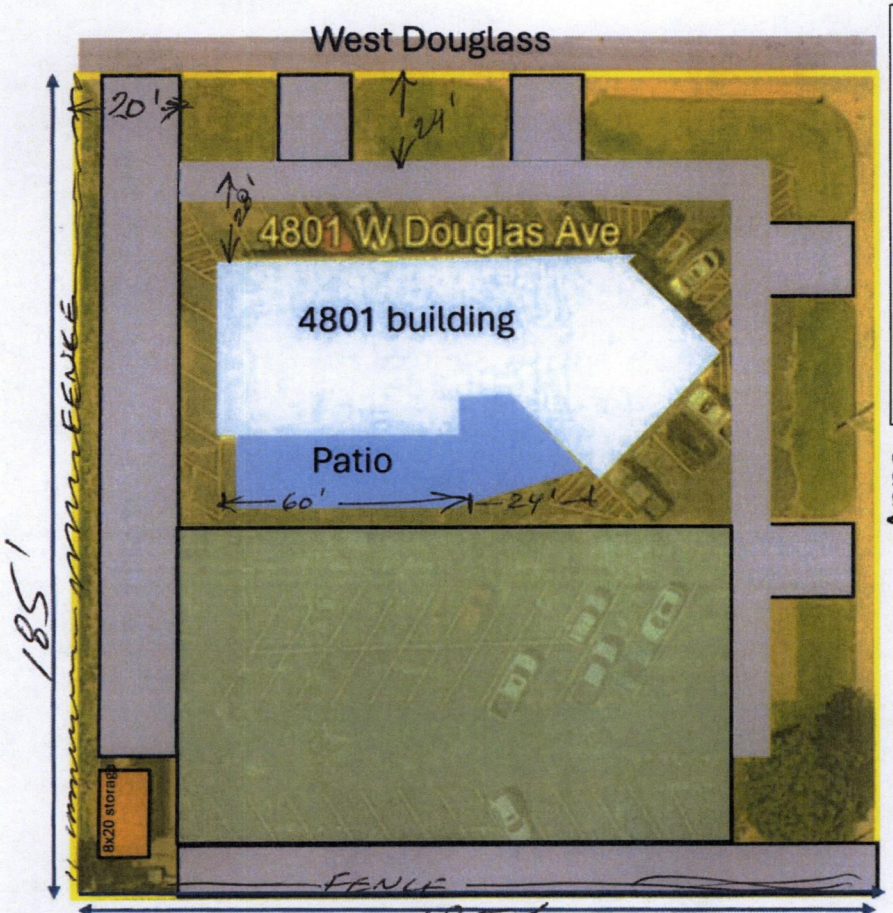
WICHITA MEMORIAL POST#3115 VFWPOST

4801 W Douglas Ave

Wichita, KS

316-880-9658

N



Commercial/Industrial

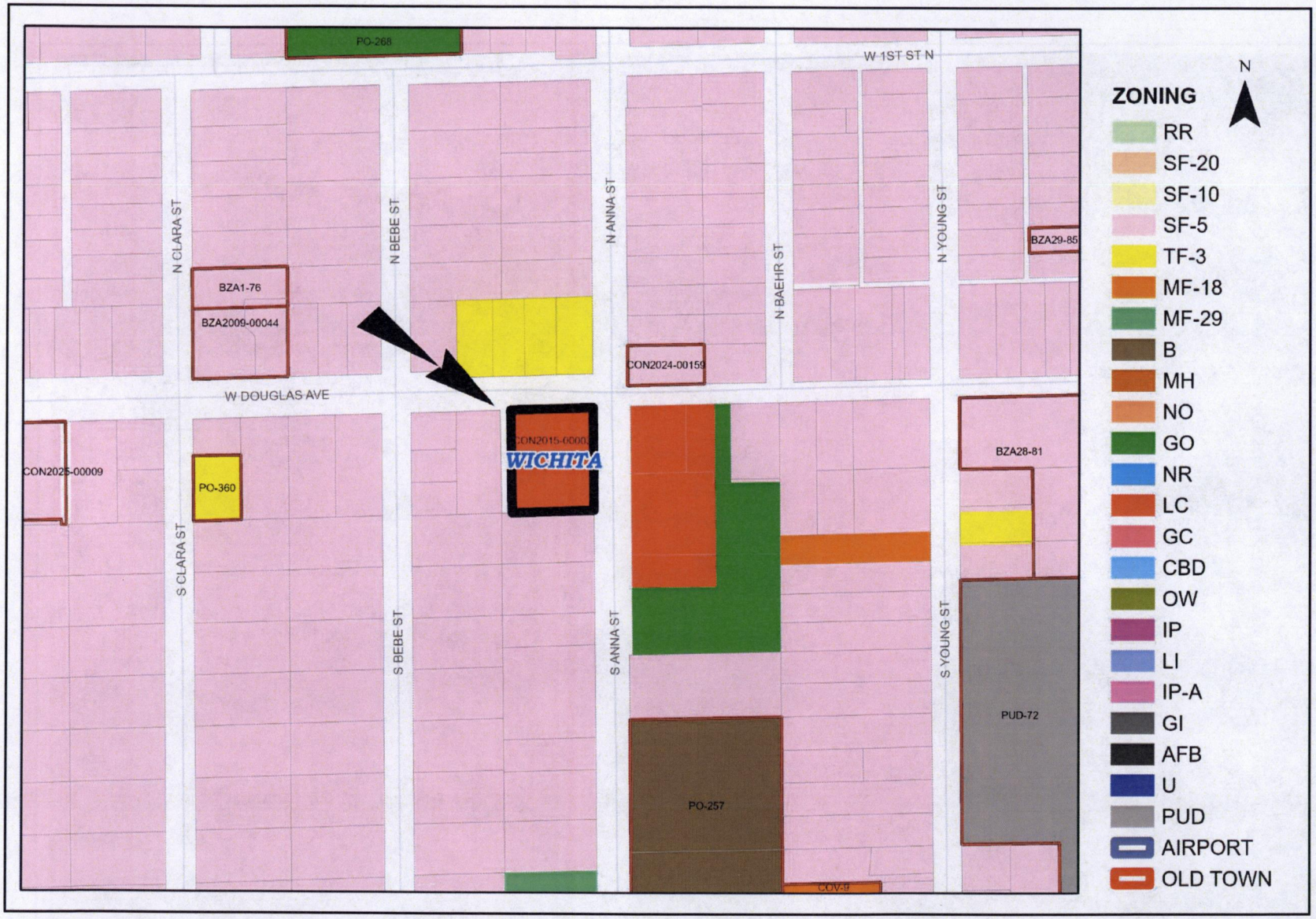
LOT 1 BLOCK A REPLAT OF LOT 1 BLK A WESTBREEZE 2ND. ADD.

EXEMPT #2000-1355-TX

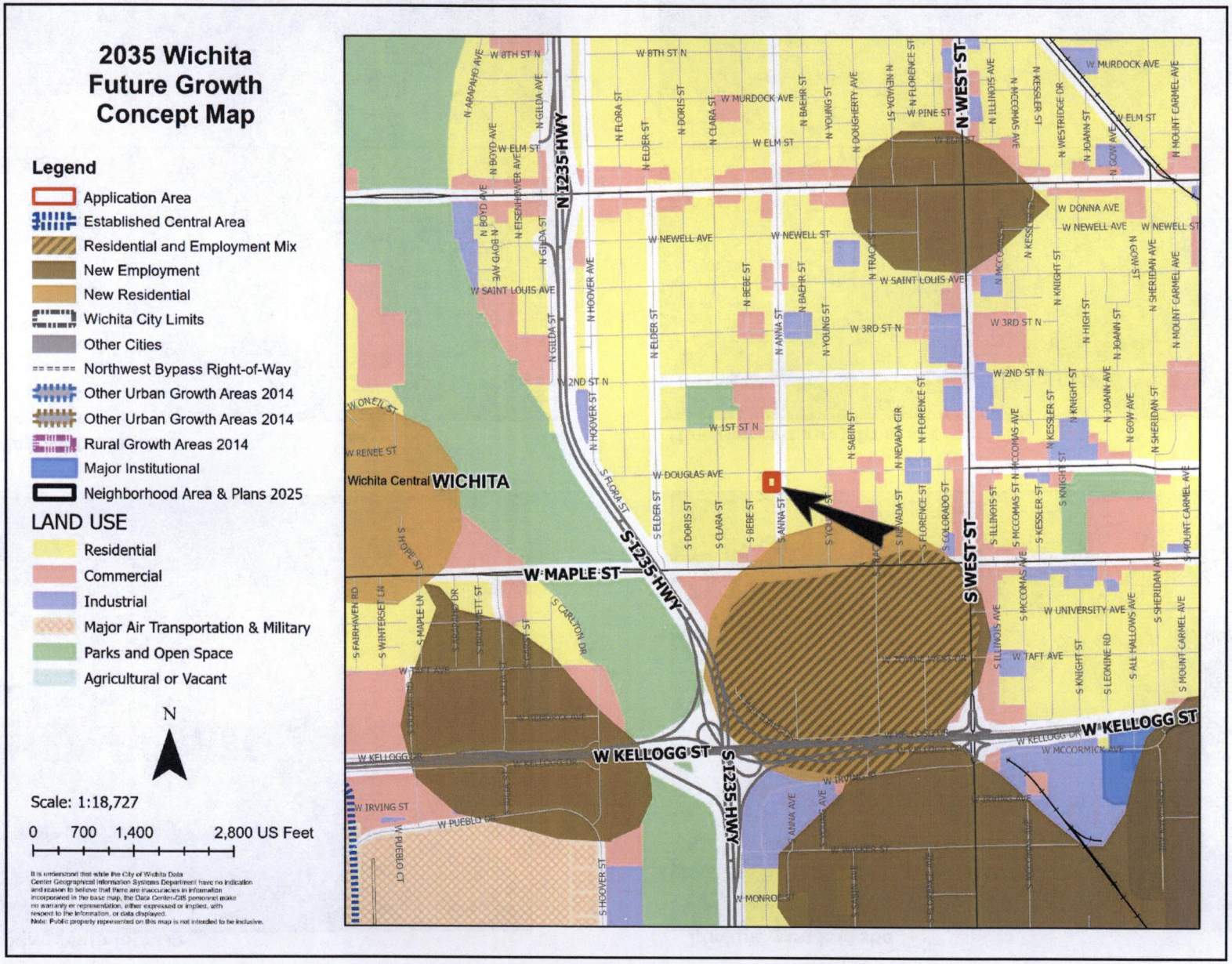
.78 ACRES

Proposed area of functions yellow box=3/4 acre

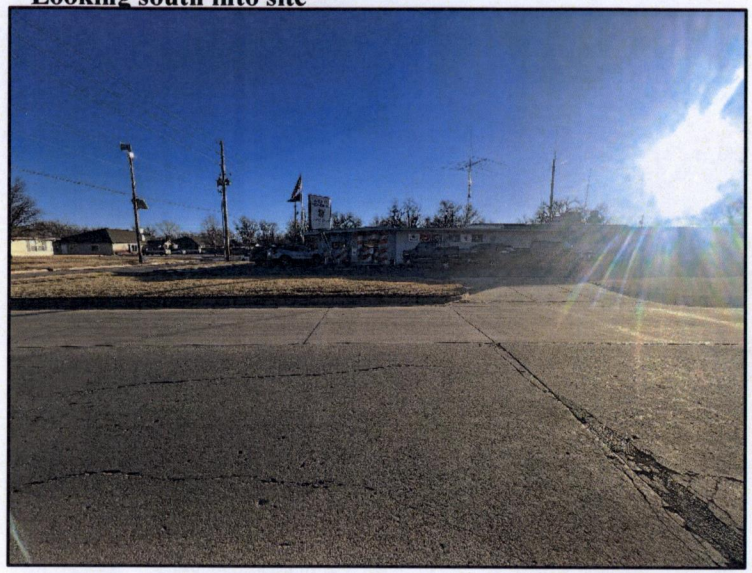

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PUD
AIRPORT
OLD TOWN

2035 Wichita Future Growth Concept Map



Looking south into site



Looking west into site



Looking west into site



Looking east away from site



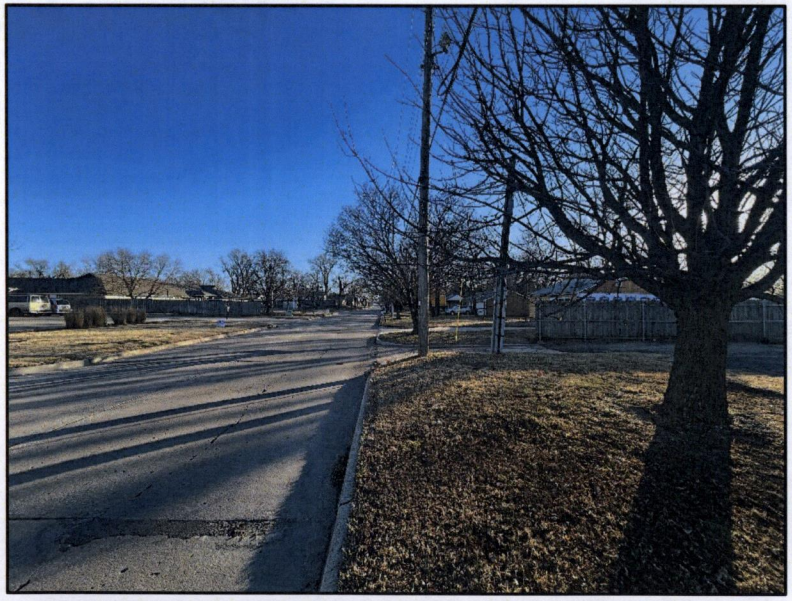
Looking north away from site



Looking west away from site



Looking south away from site

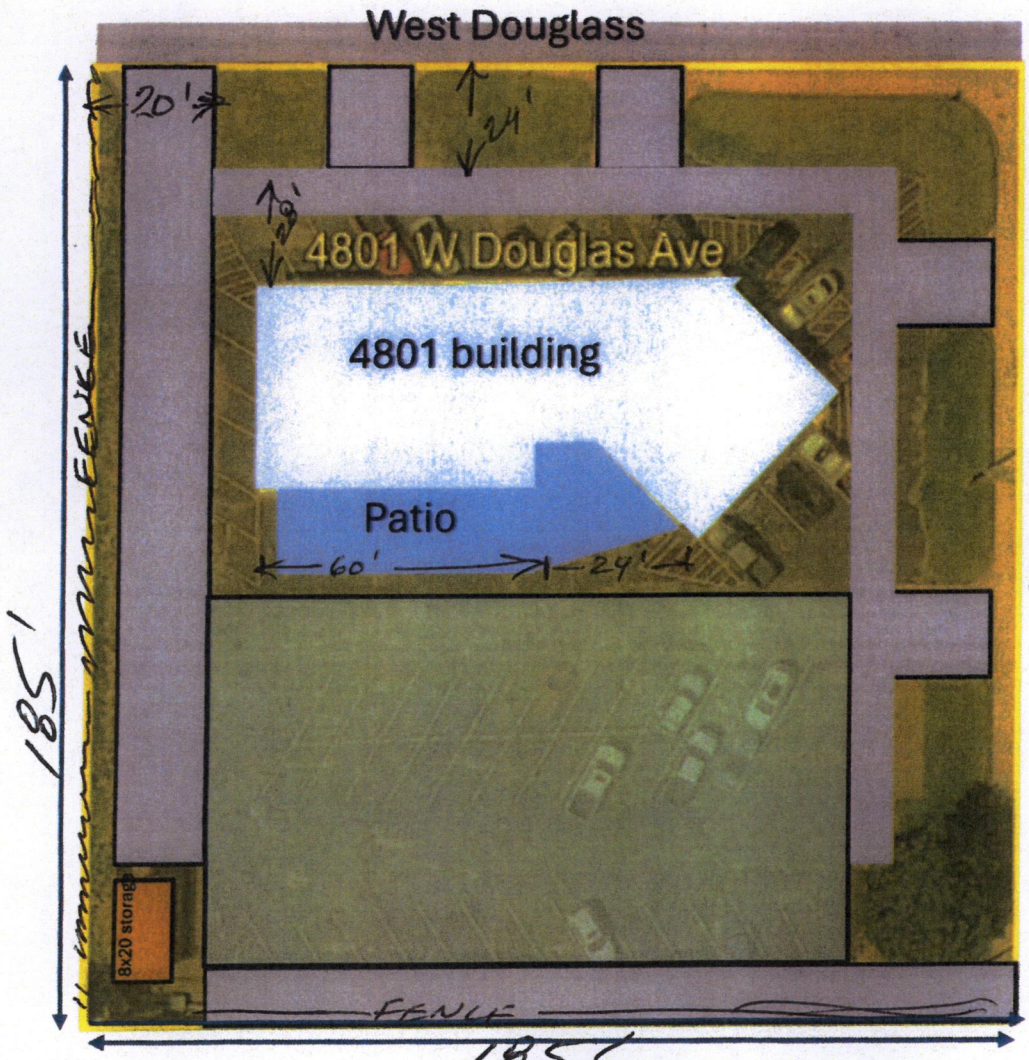


Proposed

Entertainment expansion

Robert Goodale
WICHITA MEMORIAL POST#3115 VFWPOST
4801 W Douglas Ave
Wichita, KS
316-880-9658

N



Commercial/Industrial

LOT 1 BLOCK A REPLAT OF LOT 1 BLK A WESTBREEZE 2ND. ADD.

EXEMPT #2000-1355-TX

.78 ACRES

Proposed area of functions yellow box=3/4 acre

SITE PLAN

MAPD
APPROVED 2/26/26 BY SBE

CON2025-000176