



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

Le Citron LLC
Attn: Tony Abdayem
120 South Lynwood
Wichita, KS 67218

April 9, 2026

RE: CON2026-00019 – Conditional Use request in the City to allow Tavern and Drinking Establishment on property zoned CBD Central Business District; generally located on southeast corner of South Seneca Street and West Douglas Avenue (1029 W Douglas St, Suite 101).

Dear Applicant;

At its regular meeting on **March 26, 2026**, 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. Tavern and Drinking Establishment 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. Use of the site as a Tavern and Drinking Establishment shall be subject to all applicable Codes such as, but not limited to, building, fire, zoning, etc.
4. 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 received for 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, AICP
Current Plans
Senior Planner

Cc: MABCD
Dalton Glasscock, Councilmember District IV
Brooke Kauchak, CSR District IV
Natalie Macy, *via email*



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

Le Citron LLC
Attn: Tony Abdayem
120 South Lynwood
Wichita, KS 67218

March 26, 2026

RE: CON2026-00019 – Conditional Use in the City to allow a Tavern and Drinking establishment on property zoned CBD Central Business District; generally located on south east corner of South Seneca Street and West Douglas Avenue (1029 W Douglas St, Suite 101).

Dear Applicant;

At its regular meeting on **March 26, 2026**, 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 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. Use of the site as an Entertainment Establishment shall be subject to all applicable Codes such as, but not limited to, building, fire, zoning, etc.
4. 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 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 April 9, 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 1000 feet of the property for which the application was filed, and must be submitted to the County Clerk by **April 9, 2026, at 5:00 p.m.**

This application will be heard by the District IV Advisory Board (DAB IV) on **April 6, 2026**, beginning at 6:00 p.m. Meetings take place at the Alford Branch Library, 3447 South Meridian Avenue, Wichita, KS 67217. For more information, please visit Wichita.gov/dab4 or contact Brooke Kauchak, Community Services Representative for District IV, at 316-268-4197 or BKauchak@wichita.gov.

If no protests are received, and the DAB IV recommends approval of the Conditional Use request, then the decision of the MAPC is final. If protests are received, this application will be considered by the Wichita City Council on **Tuesday, May 5, 2026**, beginning at 9:00 a.m., at 455 North Main Street, Wichita, KS 67202, for final action.

CONDITIONAL USE RESOLUTION NO. CON2026-00019

WHEREAS, Le Citron LLC, 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 for a Tavern and Drinking Establishment in the CBD Central Business District zoning, located at 1029 West Douglas Avenue, Suite 101, legally described as:

Lot 2, on Chicago, now Douglas Avenue, West Wichita Addition to 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 March 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 allow a Conditional Use for a Tavern and Drinking Establishment in the CBD Central Business District zoning, located at 1029 West Douglas Avenue, Suite 101, legally described as:

Lot 2, on Chicago, now Douglas Avenue, West Wichita Addition to Wichita, Sedgwick County, Kansas.

Approved subject to the following conditions:

1. Tavern and Drinking Establishment 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. Use of the site as a Tavern and Drinking Establishment shall be subject to all applicable Codes such as, but not limited to, building, fire, zoning, etc.
4. 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.

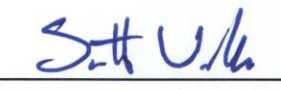
Adopted this 15 Day of APRIL, 2026.

METROPOLITAN AREA PLANNING COMMISSION

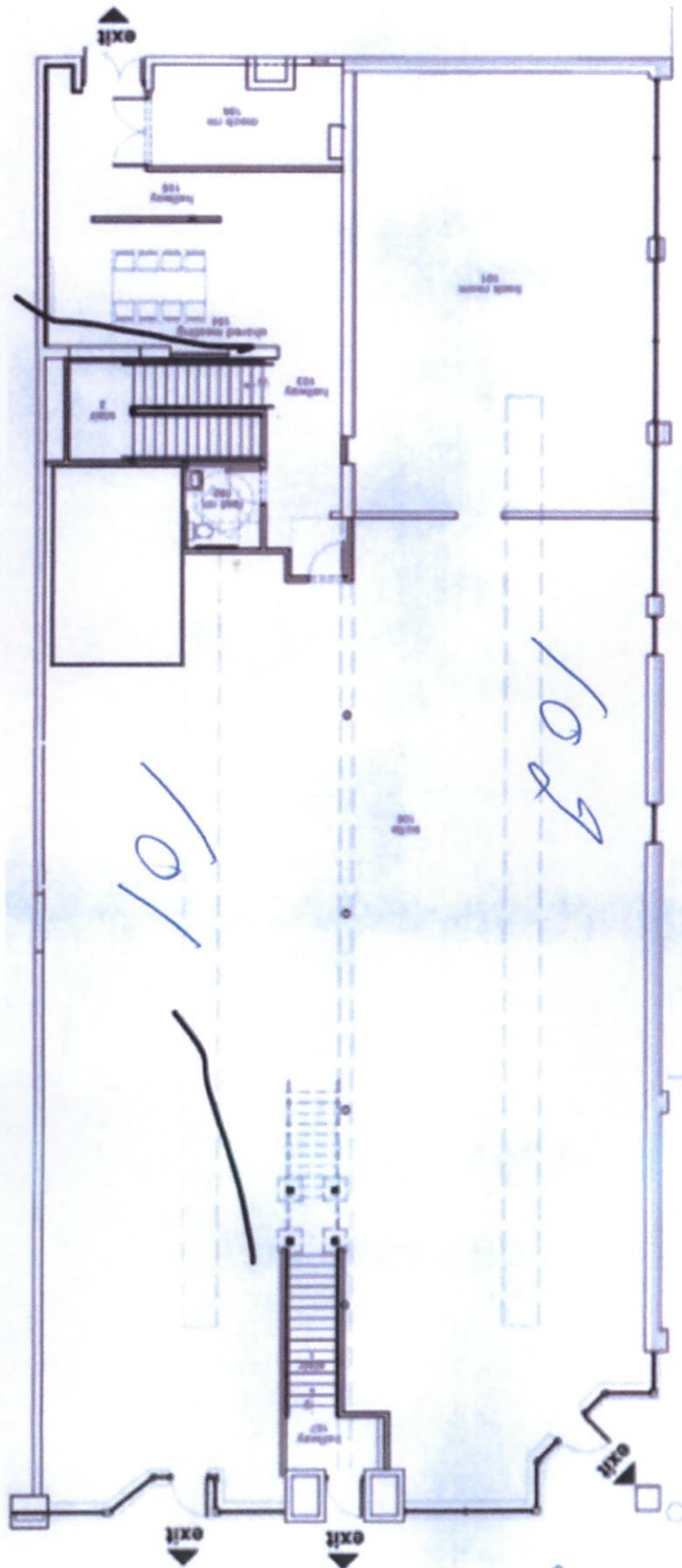
ATTEST:



Bob Aldrich, MAPC Chair



Scott Wadle, Secretary



SITE PLAN
APPROVED 4/15 BY CMR



STAFF REPORT
MAPC: March 26, 2026
DAB IV: May 7, 2025

CASE NUMBER: CON2026-00019 (City)

APPLICANT/AGENT: Le Citron LLC (Applicant)/Natalie Macy (Agent)

REQUEST: Entertainment Establishment in the City

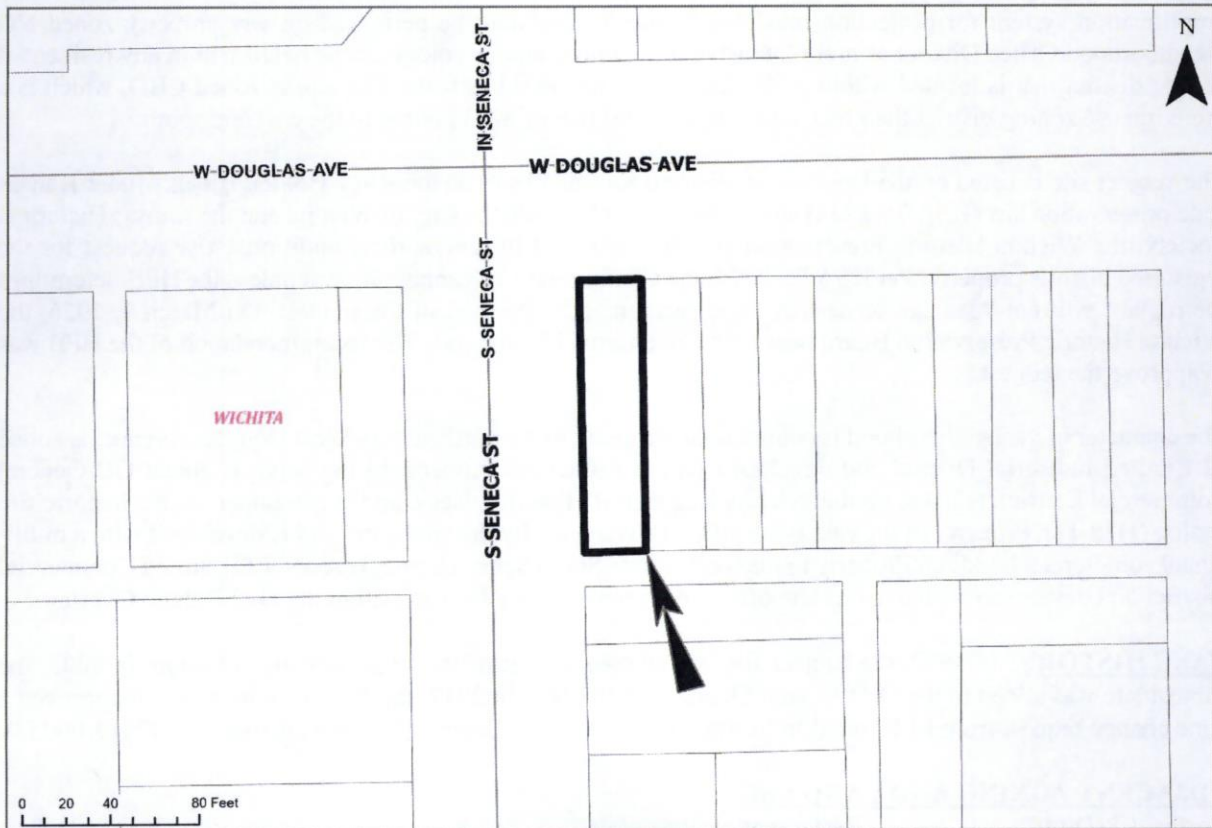
CURRENT ZONING: CBD Central Business District; RHKP Register of Historic Kansas Places

SITE SIZE: 0.08 acres

LOCATION: Generally located on the southeast corner of West Douglas Avenue and South Seneca Street (1019 West Douglas Avenue)

PROPOSED USE: Entertainment Establishment in the City

RECOMMENDATION: Approve with conditions



BACKGROUND: The applicant is requesting a Conditional Use to permit an Entertainment Establishment in the City on property zoned CBD Central Business District. The 0.08-acre property is generally located on the southeast corner of West Douglas Avenue and South Seneca Street (1019 West Douglas Avenue). The property is developed with a multi-tenant commercial building. The applicant is requesting the Conditional Use for a space in order to permit both entertainment and alcohol with an occupancy of less than 300 persons.

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 SF-5 Single-Family Residential District (SF-5) zoning, which is 240 feet south of the subject site.

Section III-D.6.w outlines Supplementary Use Regulations that the applicant should comply with, should the Conditional Use request be approved. These regulations outline noise compatibility standards, outdoor lighting requirements, and screening requirements. The complete list of Regulations is attached to the end of this report.

According to the site plan, the property is divided into two suites. The applicant intends to use one of the suites for the Entertainment Establishment, on the south half of the building. There would be no outdoor entertainment on site.

The subject site is zoned CBD Central Business District, which does not have any parking requirements. Therefore, the capacity of the Entertainment Establishment would be a maximum of 299 persons, subject to applicable building and fire code regulations. The subject site is exempt from the Wichita landscaping requirements because it is in CBD zoning. Screening is also not required because it does not abut any residential zoning.

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 site is zoned CBD, which is a more intense zoning district than NO, and is within 500 feet of SF-5 zoning to the east and south.

The subject site is listed on the Register of Historic Kansas Places as the Riley Holden Block. Under Kansas state preservation law (KSA 75-2724) and an agreement between the City of Wichita and the Kansas Historical Society, the Wichita Historic Preservation Board is required to review the Conditional Use request for the registered historic property. Per KSA 75-2724, the Conditional Use cannot proceed unless the HPB determines the request will not "damage or destroy" and recommends approval of the request. On March 9, 2026, the Wichita Historic Preservation Board heard the Conditional Use request. The recommendation of the HPB was to approve the request.

The character of the neighborhood is commercial. Property to the north, across West Douglas Avenue, is zoned LI Limited Industrial District and developed with a restaurant. Property to the south is zoned GC General Commercial District, is listed on the Wichita Register of Historic Places, and is developed with a historic fire station (H79-11). Property to the east is zoned CBD, is owned by the applicant, and is developed with a multi-tenant commercial building. Property to the west, across South Seneca Street, is zoned LC Limited Commercial District and developed with a real estate office. All properties are located within the D-O Delano Overlay.

CASE HISTORY: In 1872, the subject site was platted as part of the West Wichita Addition. In 2003, the subject site was added to the D-O Delano Overlay (DR03-09). In 2017, the Wichita City Council approved a zone change request from LI Limited Industrial District to CBD Central Business District (ZON2017-00057).

ADJACENT ZONING AND LAND USE:

North: LI (D-O) Restaurant

South: GC (WRHP, D-O)	Historic fire station
East: CBD (RHKP, D-O)	Multi-tenant commercial building
West: LC (D-O)	Real estate office

PUBLIC SERVICES: The site has access to West Douglas Avenue, a four-lane arterial street with a dedicated turn lane on the north side and sidewalks on each side, and South Seneca Street, a five-lane arterial street with a dedicated turn lane on the east side and sidewalks on each side. Municipal services, such as water and sewer, already serve the site. Wichita Transit stops within 500 feet of the subject site, on the northeast corner of West Douglas Avenue and South Walnut 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 “New Employment” uses, which is defined in the *Plan* as follows: “*Encompasses areas that likely will be developed or redeveloped by 2035 with uses that constitute centers or concentrations of employment primarily in manufacturing, warehousing, distribution, construction, research, technology, business services, or corporate offices. Major shopping centers and office parks likely will be developed within this area as well, based upon market driven location factors. In certain areas, especially those in proximity to existing residential uses, higher density housing and convenience retail centers likely will be developed. In areas where the uses are already established, pockets of industrial uses associated with extraction, processing or refinement of natural resources or recycling of waste materials likely will be developed.*” The *Plan* suggests this area can support uses as intense as the requested Entertainment Establishment in the City.

The *Plan*’s Locational Guidelines provide a decision-making framework regarding land use changes. One of the *Plan*’s Land Use Compatibility Guidelines states that “Industrial and major commercial land uses that generate pollution, odor, noise, light, safety hazards, and high levels of traffic should be located away from residential areas and developed with screening, buffering, and site design features sufficient to mitigate adverse impacts.” The subject site is not near any residential areas and includes site design features, such as zero lot lines, to mitigate adverse impacts.

The requested Conditional Use is in conformance with the *Wichita: Places for People Plan*. The *Plan* identifies the intersection of West Douglas Avenue and South Seneca Street as a “Transition” space, which is intended to reduce the intensity of development while still accommodating active uses. Small-scale commercial uses, such as Entertainment Establishment in the City, are appropriate within a Transition space. The *Plan* also lists seven Strategies that help guide the community in creating walkable places within Wichita. Strategy #3 aims to “Improve the economic feasibility of commercial/service uses and the markets necessary to support them.” Approval of the Conditional Use request will improve the feasibility of providing a commercial service on site.

The requested Conditional Use is in conformance with the *Delano Neighborhood Plan*. Its Future Growth Concept Map identifies the site as appropriate for “Mixed Use” development. The requested Conditional Use is appropriate within this category.

RECOMMENDATION: Based upon the information available at the time the report was prepared, staff recommends that the Conditional Use request be **APPROVED**, subject to the following conditions:

1. Entertainment Establishment 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. Use of the site as an Entertainment Establishment shall be subject to all applicable Codes such as, but not limited to, building, fire, zoning, etc.

4. 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, across West Douglas Avenue, is zoned LI Limited Industrial District and developed with a restaurant. Property to the south is zoned GC General Commercial District, is listed on the Wichita Register of Historic Places, and is developed with a historic fire station (H79-11). Property to the east is zoned CBD, is owned by the applicant, and is developed with a multi-tenant commercial building. Property to the west, across South Seneca Street, is zoned LC Limited Commercial District and developed with a real estate office. All properties are located within the D-O Delano Overlay.
2. The suitability of the subject property for the uses to which it has been restricted: The property is zoned CBD, which allows Entertainment Establishment in the City. A Conditional Use is required for Entertainment Establishment in the City in CBD zoning when the property is within 300 feet of a public park or residential zoning. SF-5 Single-Family Residential District zoning is located 240 feet south of the subject site. The site is also suitable to all uses permitted by-right in the CBD District.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Because the requested Conditional Use utilizes an existing indoor space, it is staff's opinion that it will not detrimentally affect nearby property.
4. Length of time subject property has remained vacant as zoned: The site has been developed with a multi-tenant commercial building since 1909.
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 existing footprint as well as 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 requested Conditional Use is in conformance to the *Community Investments Plan*, the *Wichita: Places for People Plan*, and the *Delano Neighborhood 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. Delano Future Land Use Map
7. Site Photos

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

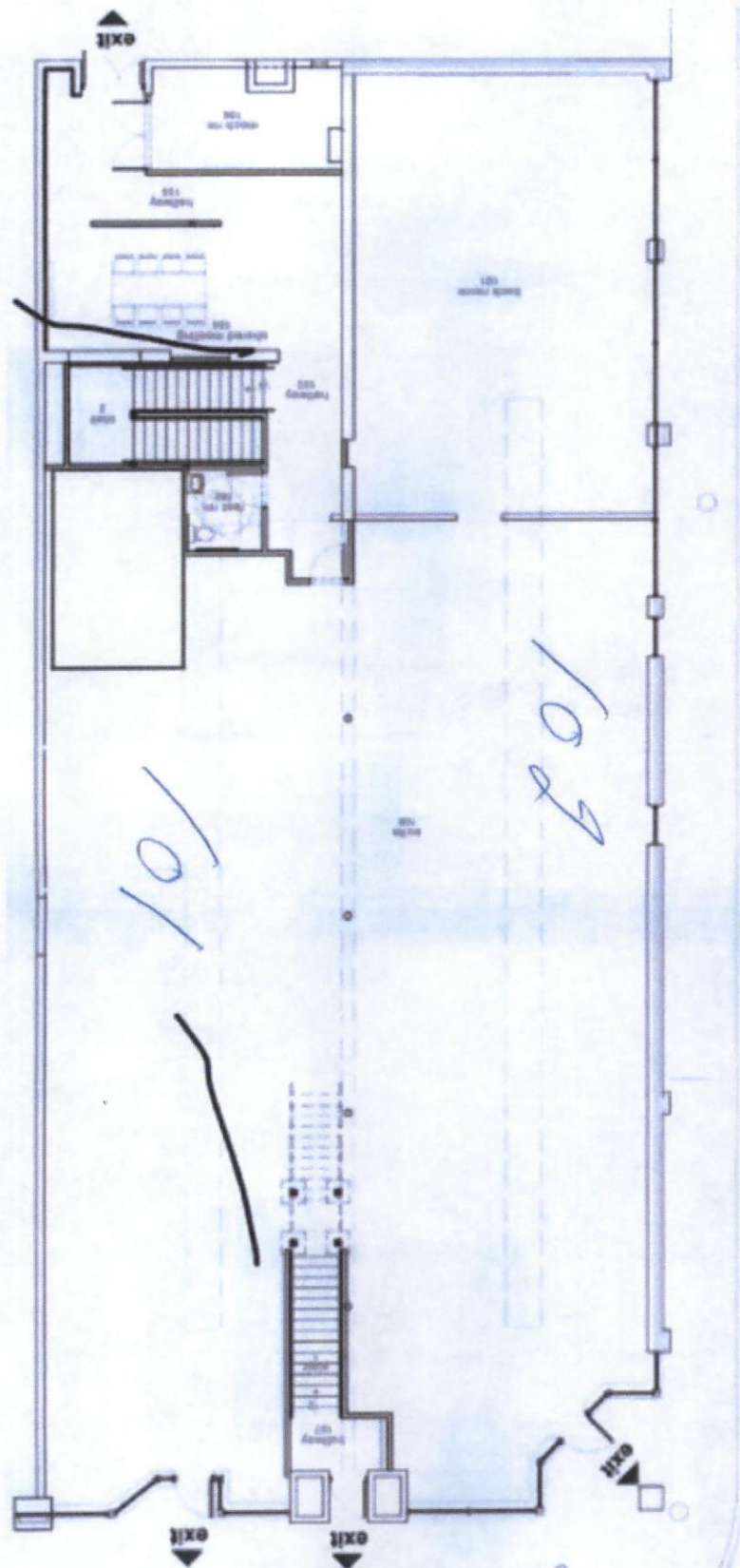
Although listed as permitted Uses in some Districts, Tavern and Drinking Establishments, clubs, Nightclub in the City, Teen Club in the City, Event Center in the City and Entertainment Establishment(s) in the City shall be considered Conditional Uses and subject to Sec. V-D (Conditional Use review procedures) 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.

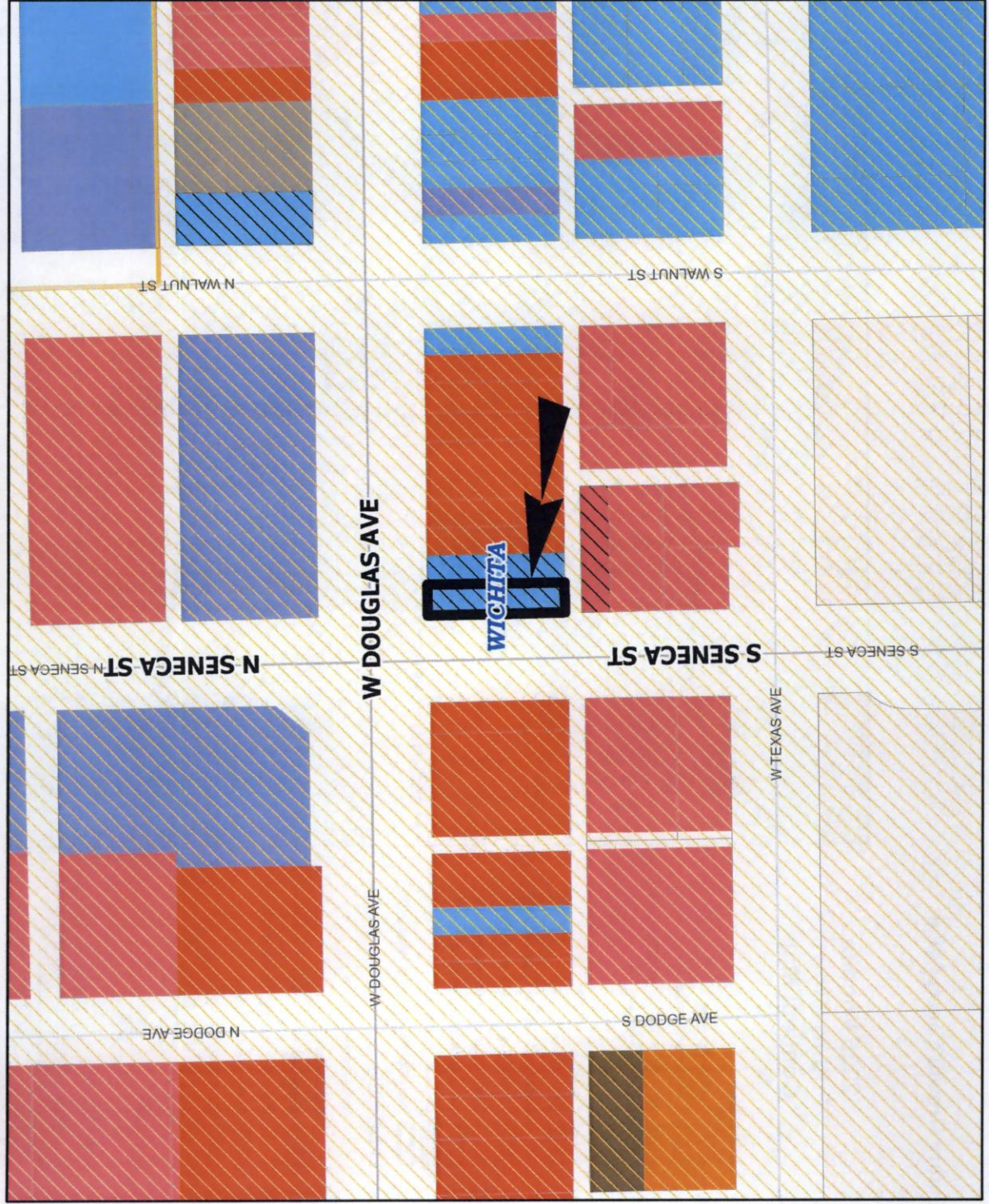
Site Plan



Aerial Map



Zoning Map



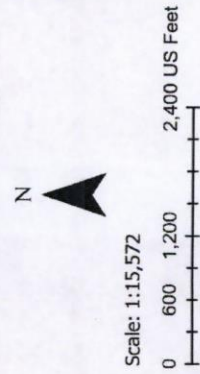
ZONING

RR	SF-20	SF-10	SF-5	TF-3	MF-18	MF-29	B	MH	NO	GO	NR	LC	GC	CBD	OW	IP	LI	IP-A	GI	AFB	U	PUD	AIRPORT	OLD TOWN

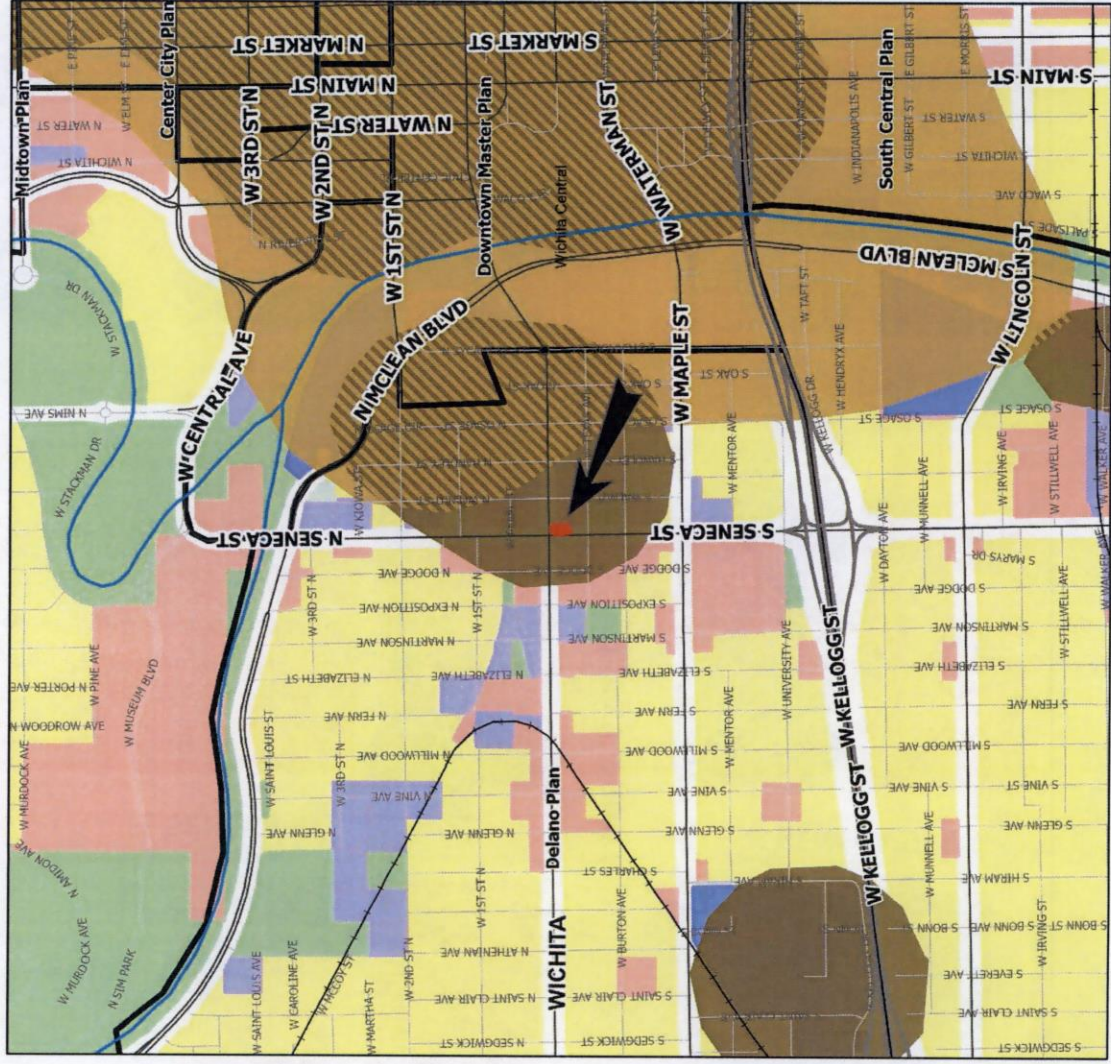
Future Growth Concept Map

2035 Wichita Future Growth Concept Map

- Legend**
- Application Area
 - 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
 - Major Institutional
 - Neighborhood Area & Plans 2025
- LAND USE**
- Residential
 - Commercial
 - Industrial
 - Major Air Transportation & Military
 - Parks and Open Space
 - Agricultural or Vacant



It is understood that while the City of Wichita Data and Reasonable Foreseeable Future Land Use Map is intended to be a guide, it is not intended to be a guarantee or warranty of any kind. The City of Wichita does not assume any liability for any errors or omissions in this map. The City of Wichita is not responsible for any damages or losses resulting from the use of this map. The City of Wichita is not responsible for any damages or losses resulting from the use of this map.



South Wichita/Haysville Area Plan Future Development Concept Map

Fig. 17- Future Land Use
Concept



Looking south towards site



Looking east towards site



Looking west away from site



Looking north away from site

