CITY OF WICHITA

SEDGWICK COUNTY KANSAS

FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

July 5, 2007

Maisch Family LP
1940 S Oliver
Wichita, KS 67218

Kim LaCount
3837 S Seneca
Wichita, KS 67217

RE: CON2007-17 – Conditional Use to allow a nightclub within 200-feet of a residential zoning district, generally located 900 feet south of I-235 on the west side of Seneca Street (3837 S Seneca).

Dear Applicants:

At its regular meeting on **June 7, 2007**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the application subject to the conditions on the attached resolution. No protest petition was filed regarding this request; therefore the MAPC decision is final.

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

Sincerely,

Jess McNeely, AICP
Senior Planner
Current Plans Division

JMC/mc

Copies to: Randy Sparkman, OCI
Paul Gray, WCC IV, Mail Stop #1-13
Kelly Glassman, NA WCC IV, Mail Stop #1-135

FILE CO.

CONDITIONAL USE RESOLUTION NO. CON2007-17

WHEREAS, Maisch Family LP (applicant); 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 a Night Club located within 200 feet of residential zoning on .63 acres zoned "LC" Limited Commercial described as:

> Lot 2, D-J Addition, Wichita, Sedgwick County, Kansas. Generally located 900 feet south of I-235 and west of Seneca Street.

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 June 7, 2007, 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 Night Club within 200 feet of residential zoning on .63 acres zoned "LC" Limited Commercial described as:

> Lot 2, D-J Addition, Wichita, Sedgwick County, Kansas. Generally located 900 feet south of I-235 and west of Seneca Street.

Approved subject to the following conditions:

(1) The applicant shall submit a revised site plan, to be approved by Planning Staff, demonstrating that the site meets Unified Zoning Code parking requirements. If the site cannot meet these parking requirements, the site shall obtain a parking reduction through an administrative adjustment or variance before the Conditional Use shall be permitted.

(2) No outdoor activity shall take place on the site.

(3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

METROPOLITAN AREA PLANNING COMMISSION

Darrell Downing, Chair MAPC

ATTEST:

John L. Schlegel, Secretary

CUP2007-17

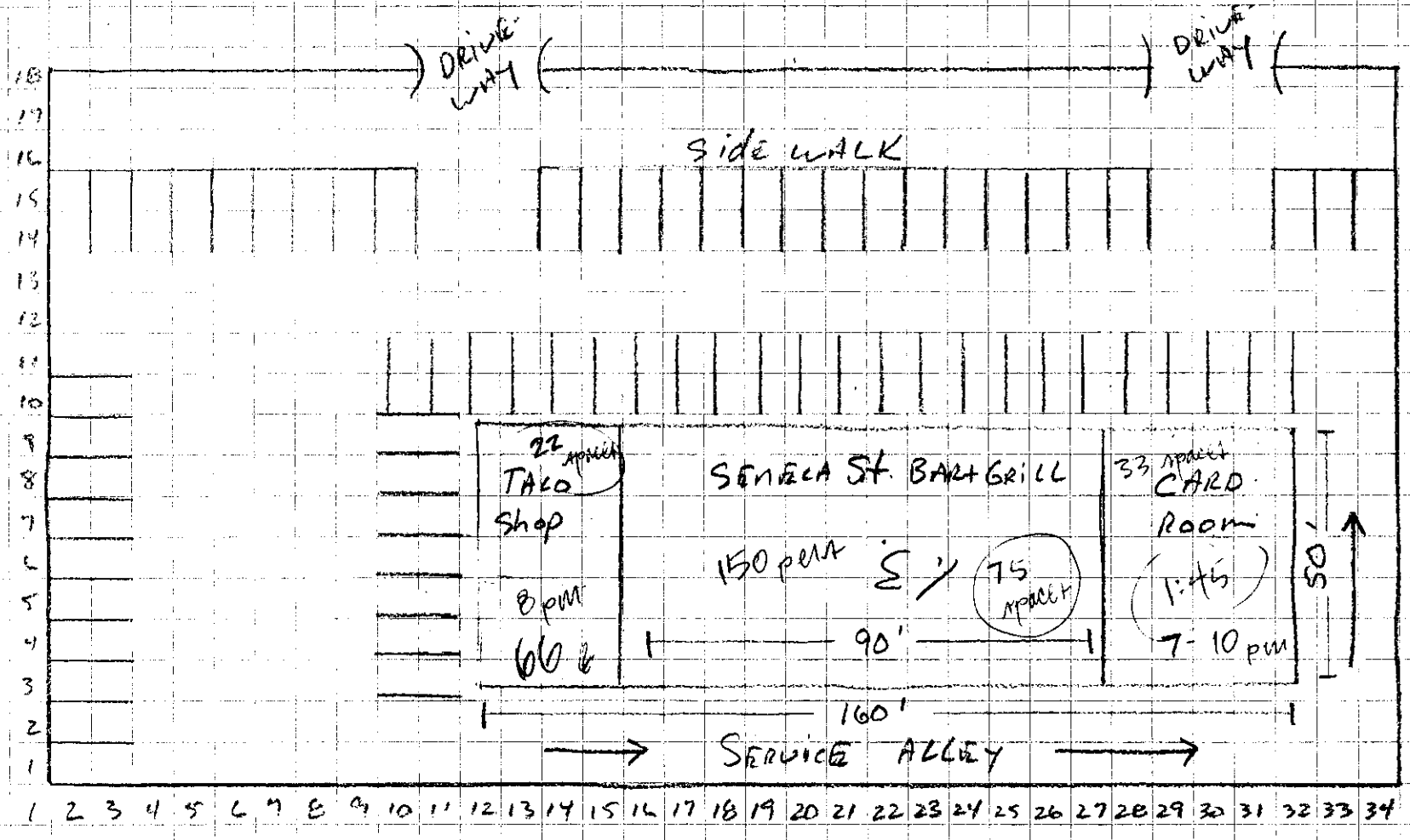
181 TOTAL SPACES

3835 S. SENECA
SENECA ST. BAR + GRILL

North

EACH Sq. = 8'

62 PARKING SPACES



115 addl. spaces on prop. to S.

CON 2007-17

North

3801 S. Seneca
Seneca St. Bar + Grill Parking
39 Parking Spaces

