



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

NSF Partners LLC
500 S. Topeka #400
Wichita, KS 67202

February 6, 2024

Wizard's Asylum
1309 West 31st St. S.
Wichita, KS 67217

RE: CON2023-00064 – Conditional Use to allow Tavern or Drinking Establishment, generally located on the east side of North Saint Francis and 60 feet north of East Douglas Avenue (114 N. Saint Francis Ave.)

Dear Applicant;

At its regular meeting on **February 6, 2024**, the Wichita City Council considered the above captioned requests. The action of the City Council was to **APPROVE** the Conditional Use request for the Personal Care Service/Personal Improvement Services, 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 Metropolitan Area Building and Construction Department for the proposed uses, if necessary; and
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 UZC, 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,

Brad Eatherly
Current Plans
Senior Planner

CC: Maggie Ballard, Council Member District VI
Ana Lopez, CSR, District VI
MABCD



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

NSF Partners, LLC
500 S. Topeka St. #400
Wichita, KS 67202

December 29, 2023

Wizard's Asylum, LLC
1309 W. 31st Street South
Wichita, KS 67217

RE: CON2023-00064 – Conditional Use to allow Tavern and Drinking Establishment, Generally located on the west side of North St. Francis Avenue, within 60 feet north of East Douglas Avenue (114 North Saint Francis Avenue).

Dear Applicant,

At its regular meeting on **December 28, 2023**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** 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.

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 January 11, 2024.** 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 **January 11, 2024, at 5:00 p.m.**

This application will be presented to the Wichita City Council on **Tuesday, February 6, 2024**, 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,

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

RESOLUTION NO. 24-061

WHEREAS, Planning for Generations, 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 to permit Tavern and Drinking Establishment on property zoned CBD Central Business District located, legally described as:

Lot 1, on Fourth Street, now St. Francis Avenue, J. R. Mead’s Addition to the Town 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 December 28, 2023, 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 Tavern and Drinking Establishment on property zoned CBD Central Business District generally located on the east side of North Saint Francis Avenue and 60 feet north of East Douglas Avenue (114 North Saint Francis Avenue) legally described as:

Lot 1, on Fourth Street, now St. Francis Avenue, J. R. Mead’s Addition to the Town of Wichita, 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 Metropolitan Area Building and Construction Department 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.

This Resolution shall take effect and be in force from and after its adoption by the Wichita City Council.

Adopted on 6th day of Feb., 2024.

Lily Wu
Lily Wu, Mayor, City of Wichita

ATTEST:

Jamie Buster
Jamie Buster, City Clerk

(SEAL)



Approved as to form: Jennifer Magaña
Jennifer Magaña, City Attorney and Director of Law

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	Amount	Cols	Depth
32522	518710	Print Legal Ad-IPL01589050 - IPL0158905	RES#24-061	\$66.45	1	79 L

Attention: LaTosha Alvarez
 CITY OF WICHITA/CLERKS OFFICE
 455 N MAIN ST FL 13
 WICHITA, KS 67202

JMBuster@wichita.gov

**OCA 150004 PUBLISHED
 IN THE WICHITA EAGLE ON
 February 9, 2024
 BE IT ORDAINED BY THE
 GOVERNING BODY
 OF THE CITY OF WICHITA,
 KANSAS.**

RESOLUTION NO. 24-061

WHEREAS, Planning for Generations, 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 to permit Tavern and Drinking Establishment on property zoned CBD Central Business District located, legally described as:

Lot 1, on Fourth Street, now St. Francis Avenue, J. R. Mead's Addition to the Town 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 December 26, 2023, 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 Tavern and Drinking Establishment on property zoned CBD Central Business District generally located on the east side of North Saint Francis Avenue and 60 feet north of East Douglas Avenue (114 North Saint Francis Avenue) legally described as:

Lot 1, on Fourth Street, now St. Francis Avenue, J. R. Mead's Addition to the Town Wichita, Sedgwick County, Kansas.

Approved subject to the following conditions:

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.

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 Resolution shall take effect and be in force from and after its adoption by the Wichita City Council.

Adopted on 6th day of February 2024.
 Lily Wu, Mayor, City of Wichita

ATTEST:

Jamie Buster, City Clerk
 (SEAL) Approved as to form:
 Jennifer Magana, City Attorney and
 Director of Law
 IPL0158905
 Feb 9 2024

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

1 insertion(s) published on:
 02/09/24

STATE OF KANSAS)

SS

County of Sedgwick)

Stefani Beard, 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 from 02/09/2024 to 02/09/2024.

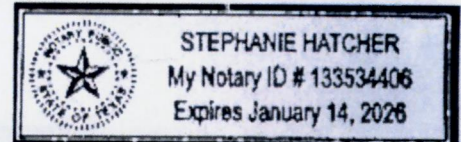
Stefani Beard

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

DATED: 02/13/2024

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



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

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	Amount	Cols	Depth
16399	496666	Print Legal Ad-IPL01505650 - IPL0150565	OCA 150004	\$188.68	3	75 L

Attention: MANDY HEBERT

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

MHEBERT@wichita.gov

LEGAL PUBLICATION

OCA 150004
 Published in The Wichita Eagle on December 7, 2023
 (One Time Only)
 MAPC/BZA December 28, 2023
 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, December 28, 2023, 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.

CON2023-00064: Conditional Use request in the City to permit Tavern and drinking establishment uses on property zoned CBD Central Business District, generally located on the east side of N St Francis Avenue, 62 ft north of East Douglas Avenue (114 N Saint Francis Ave).

CON2023-00065: Conditional Use request in the City to allow vehicle storage facility for parking inoperable vehicles, generally located on the east side of South Broadway and within one-eighth of a mile north of Interstate 235 (4204 South Broadway Avenue).

VAC2023-00048: Vacation request of the South 10 feet of the North 35 feet of the platted North setback, generally located at the Southwest corner of West 21st Street North and North Hoover Road (2131 North Hoover Road).

VAC2023-00049: Request in the City to vacate the platted alley located between South Broadway Ave. and South Topoka Ave and between East English St. on the south and East William St. on the north to facilitate redevelopment of the block.

VAC2023-00050: Vacation request in the City to vacate ten feet of a 25-foot platted setback on property zoned MF-29 Multi-Family Residential District, generally located south of East 36th Street North and west of North Rock Road.

VAC2023-00051: Vacation request in the City to vacate access control of the south 35 feet of the north 55 feet of Reserve A on property zoned SF-5 Single-Family Residential District, generally located on the east side of North Rock Road, within one-half mile south of East 45th Street North.

VAC2023-00052: Vacation request in the City to vacate platted access controls along North Greenwich Road located on the southeast corner of North Greenwich Road and East 13th Street North.

ZON2023-00068: Zone change request in the City from SF-5 Single-Family Residential District to NR Neighborhood Retail District with Protective Overlay #424 for commercial development, generally located on the east side of North Rock Road, within one-half mile north of East 45th Street North.

ZON2023-00070: Zone change request in the City from NO to LC to maintain usage rights in the NO district with PO 425 to allow Animal Care, Limited in accordance with LC district, generally located on the west side of Maize Road North and one-third of a mile south of West 21st Street North, (1901 Maize Road North).

ZON2023-00071: Zone Change request in the City from SF-5 Single-Family Residential, GC General Commercial and LC Limited Commercial to LJ Limited Industrial for Wrecking/Salvage Yard use; generally located on the east side of South Broadway and within one-eighth of a mile of Interstate 235 (4204 South Broadway).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the Wichita-Sedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

Options to participate:

1) Attend In-Person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202. Self-paid parking is available nearby. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-268-4464) by 5:00 PM, 3 days prior to the meeting.

2) Submit Comments Ahead of Time regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department) – using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting. Planning Department staff make efforts to share all comments but may not be able to share those received after the deadlines below. Please be sure to provide ample time for delivery. Written Comments should be submitted by 5:00 PM the day before the meeting. Video and Audio Comments (mp3, etc.) formats be submitted at least 3 days prior to the MAPC meeting. The comments should indicate which item they pertain to and be less than three (3) minutes in duration.

Email

Planning@wichita.gov

Mailing Address

Wichita-Sedgwick County Metropolitan Area Planning Department

Attn: Scott Wadle

271 W. 3rd Street – Suite 201

Wichita, KS 67202

Phone 316.268.4421

Fax 316.858.7764

3) If you need accommodations pursuant to the ADA, please contact Planning Staff within one week prior to the scheduled meeting.

Option to View Remotely (Not Participate)

The meeting will be streamed live and recorded. Virtual comment is not available. To view the live stream or recording, follow the link: <https://www.wichita.gov/Planning>.

WITNESS MY HAND on December 7, 2023

Scott Wadle, Secretary

Wichita-Sedgwick County

Metropolitan Area Planning Commission

IPL0150565

Dec 7 2023

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

1 insertion(s) published on:

12/07/23

STATE OF KANSAS)

SS

County of Sedgwick)

Stefani Beard, 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 12/07/2023 to 12/07/2023.

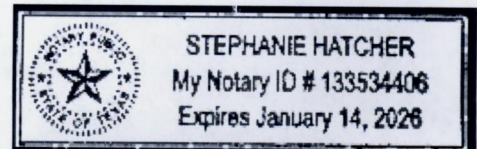
Stefani Beard

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

DATED: 12/07/2023

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



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



STAFF REPORT
MAPC: December 28, 2023
DAB I: January 8, 2024

CASE NUMBER: CON2023-00064

APPLICANT/AGENT: NSF Partners, LLC (Applicant) /Wizard’s Asylum, LLC (Agent)

REQUEST: Tavern and Drinking Establishment

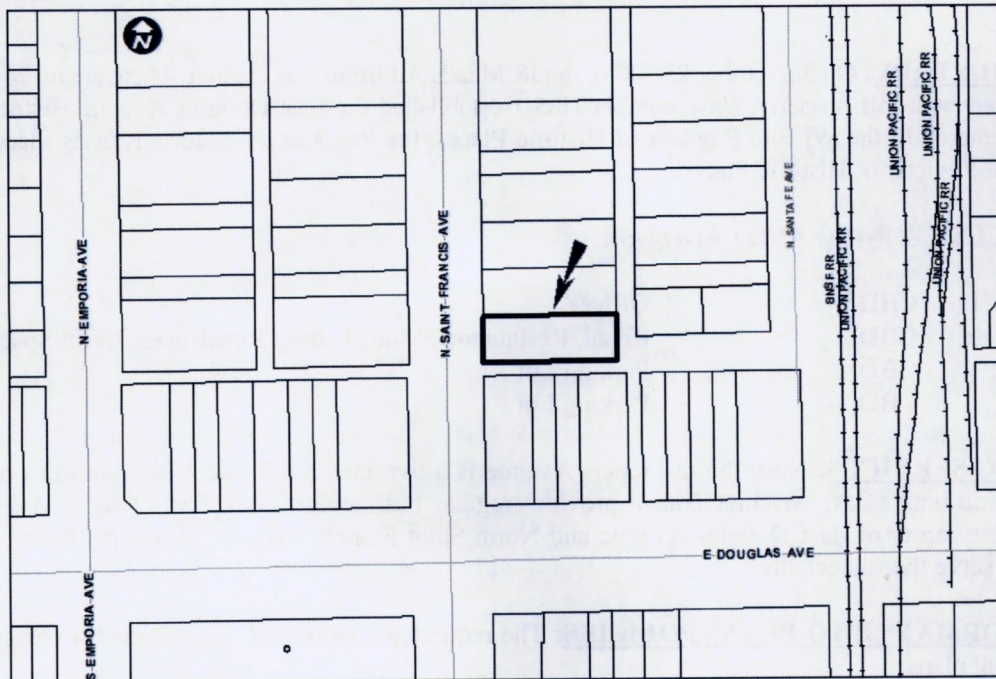
CURRENT ZONING: CBD Central Business District

SITE SIZE: 0.16 acres

LOCATION: Generally located on the east side of North Saint Francis Avenue and 60 feet north of East Douglas Avenue (114 North Saint Francis Avenue).

PROPOSED USE: Permit the service of alcohol

RECOMMENDATION: Approve with Conditions



BACKGROUND: The applicant is requesting a Conditional Use for a Tavern & Drinking Establishment on the subject site located on the east side of North Saint Francis Avenue and 60 feet north of East Douglas Avenue (114 North Saint Francis Avenue). The subject site is 0.16 acres in size, is zoned CBD Central Business District, and is currently developed with a two-story commercial building. The applicant will use one suite of the building for the Tavern & Drinking Establishment. This suite is located on the first floor and at the rear of the building. The entrance will be located off the alley, behind the building.

The applicant is requesting the Conditional Use in order to serve alcohol while patrons play board games at 114 North Saint Francis Avenue. The building is currently vacant. The applicant is proposing to use the front of the building as office space and the upstairs as apartments. Supplementary Use Regulations in Section III-D.6.w of the Unified Zoning Code (UZC) require a Conditional Use for “Tavern & Drinking Establishment” when it is within 300 feet of a public park. The need for the Conditional Use at this location is due to the requested land use and the proximity of Naftzger Park, which is located approximately 255 feet south of the subject property.

The subject property is zoned CBD Central Business District, therefore is not required to provide a landscaped street yard. Additionally, because properties surrounding the subject site are zoned CBD Central Business District, it does not have to adhere to UZC screening standards or provide a landscape buffer.

An existing parking lot reserved for the building is located to the east, across the rear alley. The UZC requires one parking space per two occupants for a Tavern use. However, because the site is zoned CBD Central Business District, there is no off-street parking requirement for any use.

The character of the area is commercial and mixed-use all around the site. Properties to the north, east, south and west are all zoned CBD Central Business District. The property to the north is developed with offices. The property to the east is developed with a parking lot. The properties to the south are developed with retail, restaurants, apartments, and an event space. The property to the west is developed with a parking lot.

CASE HISTORY: On September 25, 1870, the JR Meads Addition was created. There are no zoning cases associated with this property. Case number H85-1 established the East Douglas Avenue Historic District that is entered in the Wichita Register of Historic Places, the Register of Historic Kansas Places and the National Register of Historic Places.

ADJACENT ZONING AND LAND USE:

NORTH:	CBD	Offices
SOUTH:	CBD	Retail, Restaurants, Multi-Family Residences, Event Space
EAST:	CBD	Parking Lot
WEST:	CBD	Parking Lot

PUBLIC SERVICES: North Saint Francis Avenue is a two-lane local road with sidewalks and angled parking on both sides. Wichita Transit provides regular bus service along East Douglas Avenue at the northwest corner of East Douglas Avenue and North Saint Francis Avenue. Municipal water and sewer already serve the subject 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 in in conformance with the Comprehensive Plan’s locational guidelines, which serve as a framework for future land use decisions in the “Established Central Area.” These guidelines recommend promoting “*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 downtown as a walkable, mixed-use area.

Wichita: Places for People Plan: The requested zoning is in conformance with the goals of the Wichita: Places for People Plan. The Wichita: Places for People Plan provides recommendations for urban infill development in the Established Central Area (ECA). The subject site is located within the 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.”

- **Strategies:** The Wichita: Places for People Plan recommends strategies to help guide the community in their actions to create walkable places within Wichita. The requested Personal Care/Personal Improvement Service uses align with the design principles of Places for People by “encouraging infill and redevelopment that is contextual to the environment.”
- **Current Condition:** The subject site is located within an area identified as an “Area of Stability.” The Places for People Plan defines Areas of Stability as “locations within the Established Central Area that exhibit less stress, or fewer economic, connectivity and accessibility issues than the Areas of Opportunity. Areas of Stability require fewer interventions and potentially less public investment to maintain a stable development environment and community.” The existing businesses that surround the subject site are examples of economic stability in the area.

Downtown Master Plan: The vision of the Downtown Master Plan is that “*Downtown is a place that enables people to live, work, shop, play, and learn...all within a short walk of each other...downtown is the reinvigorated heart of a region committed to a vital future.*” The approval of the Conditional Use would help accomplish this goal.

RECOMMENDATION: Based upon the information available at the time the staff report was prepared it is recommended that the request be **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.

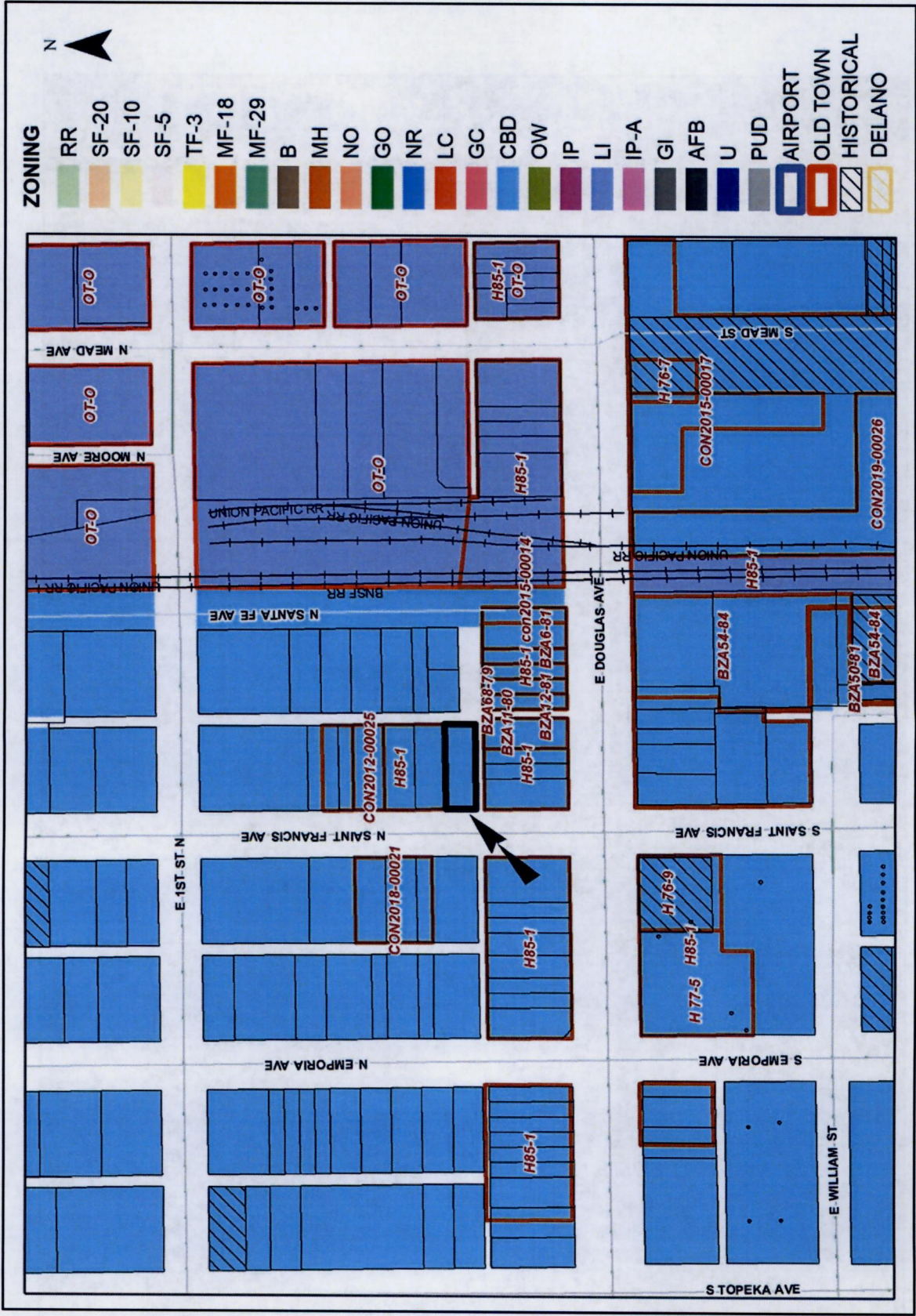
This recommendation is based on the following findings:

1. The zoning, uses, and character of the neighborhood: The character of the area is commercial and mixed-use all around the site. Properties to the north, east, south and west are all zoned CBD Central Business District. The property to the north is developed with offices. The property to the east is developed with a parking lot. The properties to the south are developed with retail, restaurants, apartments, and an event space. The property to the west is developed with a parking lot.
2. The suitability of the subject property for the uses to which it has been restricted: The subject site is currently zoned CBD Central Business District which allows for the development of a wide range of residential, commercial, civic and public uses.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: The subject site would be permitted by-right to utilize the Tavern and Drinking Establishment use if it was not within 300 feet of a public park. There are at least two other establishments that provide alcohol within 300 feet of Naftzger Park. It is not expected to detrimentally affect nearby property if the Conditional Use is approved.
4. Length of time subject property has remained vacant as zoned: The ground floor tenant vacated the property in October of 2023. It is unknown how long the second floor of the building has been vacant.
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 would bring development to an area that is appropriate for the proposed use. Denial may result in the loss of use and enjoyment for the applicant.
6. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The proposed Conditional Use is in conformance with the *Community Investments Plan*, the *Wichita: Places for People Plan*, and the *Downtown Master Plan*, as discussed in this staff report.
7. Impact of the proposed development on community facilities: Community facilities should not be significantly impacted by the proposed uses. The property is served by municipal water and sewer.
8. Opposition or support from neighborhood residents: At the time the staff report was prepared, staff did not receive any public comment on the requested Conditional Use.

Staff Report Attachments:

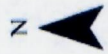
1. Aerial Map
2. Zoning Map
3. Community Investments Plan Land Use Map
4. Site Plan
5. Site Photos



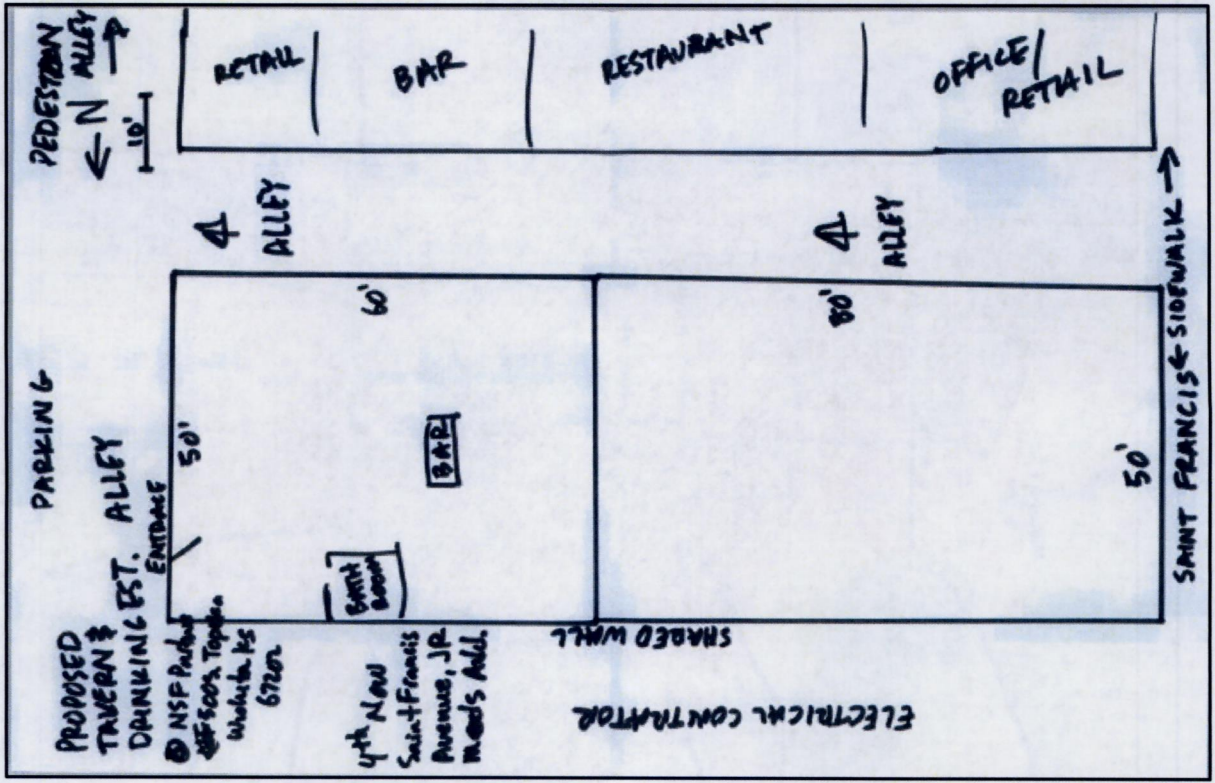


2035 Wichita Future Growth Concept Map

- Legend**
- Established Central Area
 - Residential and Employment Mix
 - New Employment
 - New Residential
 - Wichita City Limits
 - Other Cities
 - Northwest Bypass Right-of-Way
- Statistical Development Areas**
- Small City Urban Growth Areas
 - Small City Urban Growth Areas
 - Rural Areas
- LAND USE**
- Residential
 - Commercial
 - Industrial
 - Major Air Transportation & Military
 - Parks and Open Space
 - Agricultural or Vacant
 - Major Institutional
 - Neighborhood/Area Plans



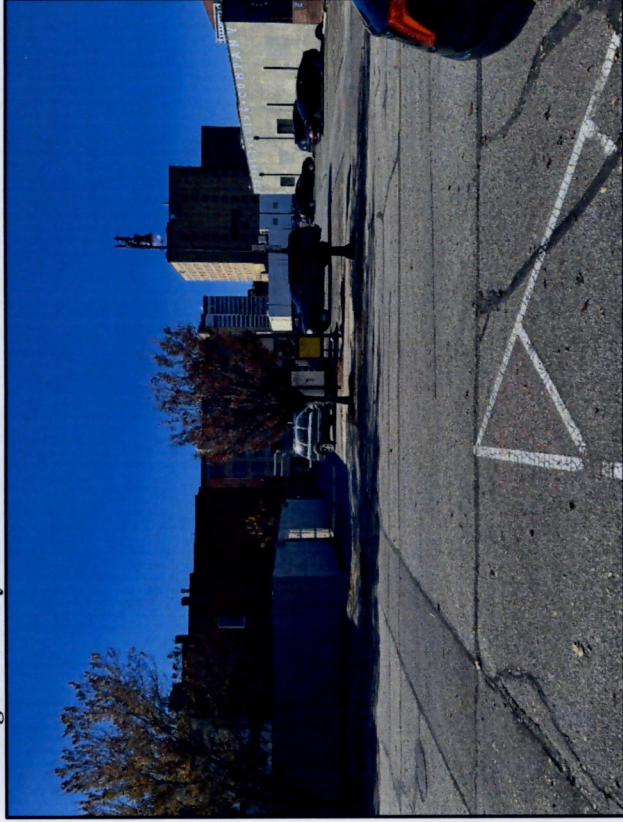
Site Plan



Looking east towards site



Looking west away from site



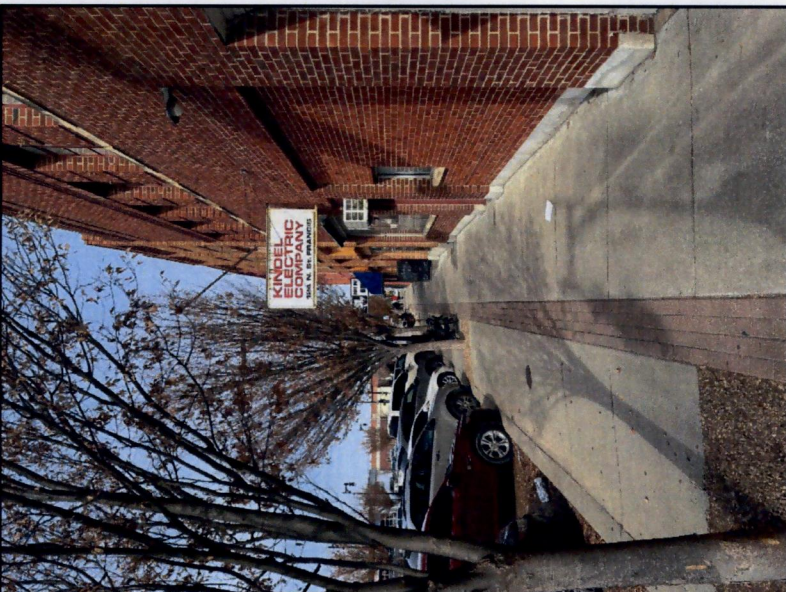
Looking west into rear of site



Looking east away from rear of site



Looking north away from site



Looking south away from site



PARKING

PEDESTRIAN

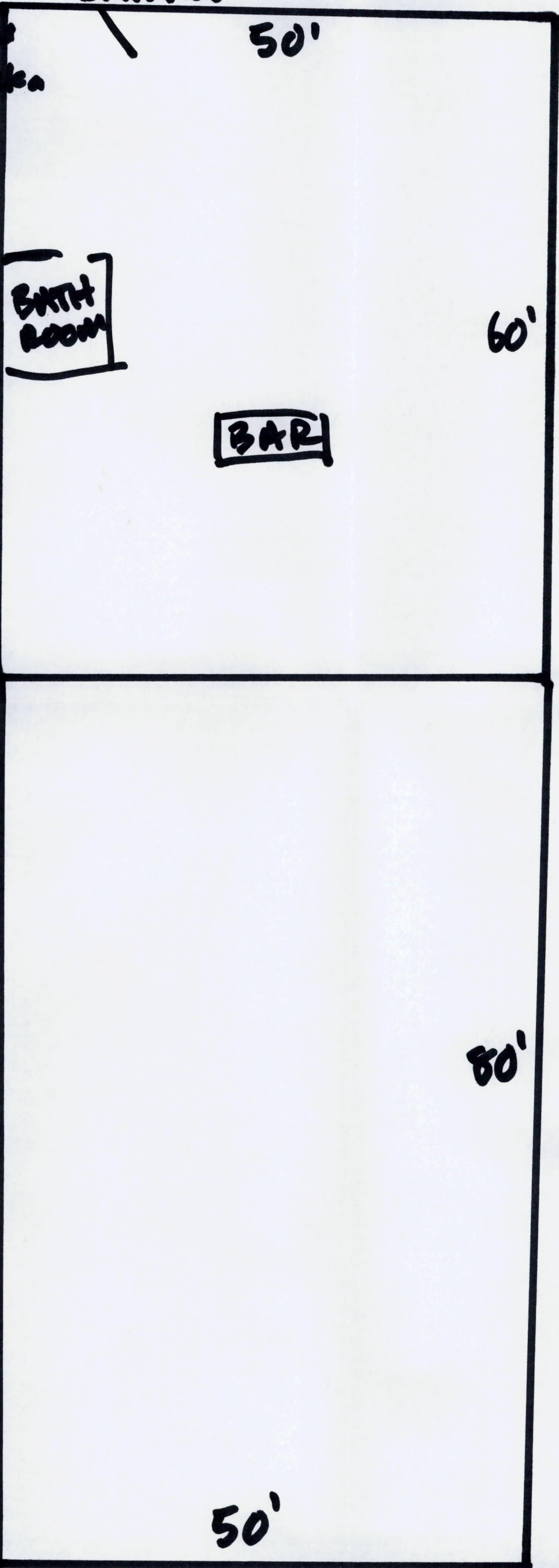
PROPOSED
TAVERN &
DRINKING EST.

ALLEY
ENTRANCE

← N ALLEY →
10'

NSF Partner
500s. Topoka
Wichita ks
67202

4th Now
Saint Francis
Avenue, JR
mod's Add.



ALLEY

RETAIL

BAR

RESTAURANT

ALLEY

OFFICE/
RETAIL

ELECTRICAL CONTRACTOR

SHARED WALL

SAINT FRANCIS ← SIDEWALK →

SITE PLAN

APPROVED 305 ON 2/15/24