



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

Ventures Retail, LLC  
Attn: Marque C. Peer  
3504 N. Great Plains Dr., STE 100  
Wichita, KS 67220

February 7, 2025

K.E. Miller Engineering, P.A.  
Attn: Kirk Miller  
117 E. Lewis St.  
Wichita, KS 67202

**RE: CON2024-00275** – Conditional Use in the City to permit Tavern and Drinking Establishment within 200 feet of residential zoning on property zoned LI-Limited Industrial District, generally located on the east side of North Oliver Avenue and within one-quarter mile north of K-96 Highway (4858 E. 35<sup>th</sup> Street North).

Dear Applicant;


At its regular meeting on **January 9, 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, subject to the following conditions.

1. Entertainment (as defined by the City Code) is prohibited.
2. The use shall comply with Unified Zoning Code Supplementary Use Regulations Section III-D.6.w.
3. The site shall be developed in general conformance with the approved site plan.
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 application was not protested. Therefore, the MAPC decision is final.

You may now remove development application signs from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

  
Philip Zevenbergen, AICP  
Current Plans  
Division Manager

CC: MABCD  
Brandon Johnson, Council Member District I  
Cameron Jackson, CSR District I



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

Ventures Retail, LLC  
Attn: Marque C. Peer  
3504 N. Great Plains Dr., STE 100  
Wichita, KS 67220

January 10, 2025

K.E. Miller Engineering, P.A.  
Attn: Kirk Miller  
117 E. Lewis St.  
Wichita, KS 67202

**RE: CON2024-00275** – Conditional Use in the City to permit Tavern and Drinking Establishment within 200 feet of residential zoning on property zoned LI-Limited Industrial District, generally located on the east side of North Oliver Avenue and within one-quarter mile north of K-96 Highway (4858 E. 35<sup>th</sup> Street North).

Dear Applicant;

At its regular meeting on **January 9, 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, subject to the following conditions.

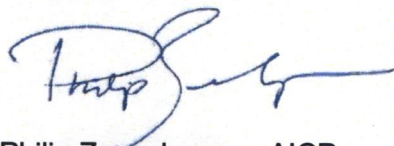
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Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) **To be effective, the protest must be filed by 5:00 p.m. on January 23, 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 200 feet of the property for which the application was filed, and must be submitted to the City Clerk by **January 23, 2025, at 5:00 p.m.** The City Clerk is located at 455 North Main Street, Wichita, KS.

If the application is **not protested**, the MAPC decision becomes final. If the application is **protested**, the application will be forwarded onto the Wichita City Council for final action. If necessary, the City Council would consider this case on **Tuesday, February 11, 2025**, beginning at 9:00 a.m. Meetings take place at 455 North Main Street, Wichita, KS 67202.

You may now remove development application signs from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

A handwritten signature in blue ink, appearing to read "Philip Zevenbergen", written over a faint circular stamp.

Philip Zevenbergen, AICP  
Current Plans  
Division Manager

CC: MABCD  
Brandon Johnson, Council Member District I  
Cameron Jackson, CSR District I

**CONDITIONAL USE RESOLUTION NO. CON2024-00275**

**WHEREAS**, Ventures Retail, 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 to allow Tavern and Drinking Establishment within 200 feet of residentially zoned property, located at 4858 East 35<sup>th</sup> Street north, legally described as:

That part of Lot 3, Block 1, Great Plains Business Park 2nd Addition to Wichita, Sedgwick County, Kansas, described as follows: Commencing at the Southeast corner of Lot 1, Block 1, Great Plains Business Park 2nd Addition; thence West 480.00 feet to the most Southerly corner common to said Lots 2 and 3, and for a Point of Beginning; thence continuing West 300.00 feet to the Southwest corner of said Lot 3; thence North 288.41 feet; thence East 300.00 feet to a point on the East line of said Lot 3; thence South 288.41 feet to the Point of Beginning, EXCEPT the West 111.00 feet of the South 107.58 feet of Lot 3, in said Block 1.

**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 January 9, 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 to allow Tavern and Drinking Establishment within 200 feet of residentially zoned property, located at 4858 East 35<sup>th</sup> Street north, legally described as:

That part of Lot 3, Block 1, Great Plains Business Park 2nd Addition to Wichita, Sedgwick County, Kansas, described as follows: Commencing at the Southeast corner of Lot 1, Block 1, Great Plains Business Park 2nd Addition; thence West 480.00 feet to the most Southerly corner common to said Lots 2 and 3, and for a Point of Beginning; thence continuing West 300.00 feet to the Southwest corner of said Lot 3; thence North 288.41 feet; thence East 300.00 feet to a point on the East line of said Lot 3; thence South 288.41 feet to the Point of Beginning, EXCEPT the West 111.00 feet of the South 107.58 feet of Lot 3, in said Block 1.

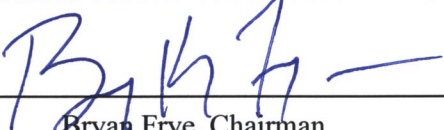
Approved subject to the following conditions:

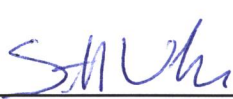
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2. The use shall comply with Unified Zoning Code Supplementary Use Regulations Section III-D.6.w.
3. The site shall be developed in general conformance with the approved site plan.
4. If the Zoning Administrator finds that there is a violation of any 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 10<sup>th</sup> Day of January, 2025.

METROPOLITAN AREA PLANNING COMMISSION

ATTEST:

  
\_\_\_\_\_  
Bryan Frye, Chairman

  
\_\_\_\_\_  
Scott Wadle, Secretary



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	620514	Print Legal Ad-IPL02086590 - IPL0208659	MAPC/BZA Jan. 9, 2025	\$73.33	2	61L

**Attention:** Mandy Hebert  
 CITY OF WICHITA/PLANNING DEPT  
 271 WEST THIRD ST., 2ND FL, SU 203  
 WICHITA, KS 67202

MHEBERT@wichita.gov

**OCA 150004**  
**Published in The Wichita Eagle on December 18, 2024**  
**(One Time Only)**  
**MAPC/BZA January 9, 2025**  
**OFFICIAL HEARING NOTICE**

NOTICE IS HEREBY GIVEN that on Thursday, January 9, 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](http://www.wichita.gov/LegalNotices).

BZA2024-00080: Variance request in the City to reduce the side and rear setbacks to 0 feet to build a two-car garage on the rear half of the property, generally located on the east side of North Dellrose, within 100 feet south of East 2nd Street North (240 North Dellrose).

CON2024-00259: Conditional Use request in the City to allow an Accessory Apartment on property zoned SF-5 Single-Family Residential District, generally located on the north side of East Gilbert Street, within 400 feet west of South Armour Drive (7310 East Gilbert Street).

CON2024-00273: Conditional Use request in the City to permit a drinking establishment on property zoned CBD Central Business District located at the northwest corner of East Waterman Street and South Hydraulic Avenue (1640 E Waterman).

CON2024-00275: Conditional Use request in the City to allow a Tavern and Drinking Establishment on property zoned LI Limited Industrial District, generally located on the northeast corner of East 35th Street North and North Oliver Avenue.

CUP2024-00046: CUP Amendment request in the City to amend CUP DP-86 to allow an off-site billboard, generally located on the west side of North Seneca Street, north of I-235 (4121 North Seneca Street).

VAC2024-00054: Vacation request in the City of platted access control; generally located on the east side of North Rock Road and within 200 feet north of East 35th Street North (3718 North Rock Road).

VAC2024-00055: Vacation request in the City for a portion of platted front setbacks; generally located on the north side of North Reece Street and within 650 feet south of West 21st Street North.

VAC2024-00056: Vacation request in the City to vacate a portion of the 30 foot front yard setback to allow for the creation of a garage addition on property zoned SF-5 Single-Family and located less than 200 feet south of the intersection of W. Columbine Ln. and N. Richmond Ave. (2380 N. Richmond Ave.)

VAC2024-00057: Vacation request in the City to vacate McLean Boulevard right-of-way and drainage facilities on property zoned LI Limited Industrial District, generally located at the intersection of South McLean Boulevard and West 47th Street South.

VAC2024-00058: Vacation request in the City to vacate a 20-foot utility easement and a portion of a 25-foot sewer easement for the development of a multi-family residential building on property zoned PUD #61, generally located on the northwest corner of West Maple Street and North McLean Boulevard.

ZON2024-00057: Zone Change request in the City from SF-5 Single-Family Residential to MF-29 Multi-Family Residential; generally located on the west side of South Handley Street and within 600 feet of South Seneca Street (4301 South Handley Street).

ZON2024-00058: Zone Change request in the City from TF-3 Two-Family Residential District to NR Neighborhood Retail, generally located on the west side of North Chautauqua Avenue and within 150 feet north of East Douglas Avenue (117 North Chautauqua Avenue).

IPL0208659  
 Dec 18 2024

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

1 insertion(s) published on:  
 12/18/24

STATE OF KANSAS)  
 SS  
 County of Sedgwick)

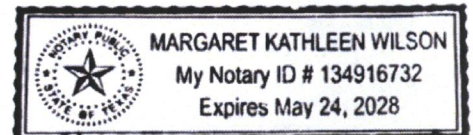
Mary Castro, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has 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 12/18/2024 to 12/18/2024.

*Mary Castro*

I certify (or declare) under penalty of perjury that the foregoing is true and correct.  
 DATED: 12/18/2024

*Margaret K. Wilson*

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: January 9, 2025  
DAB I: January 6, 2025

**CASE NUMBER:** CON2024-00275 (City)

**APPLICANT/AGENT:** Ventures Retail, LLC (owner) / K.E. Miller Engineering, PA.

**REQUEST:** Tavern and Drinking Establishment

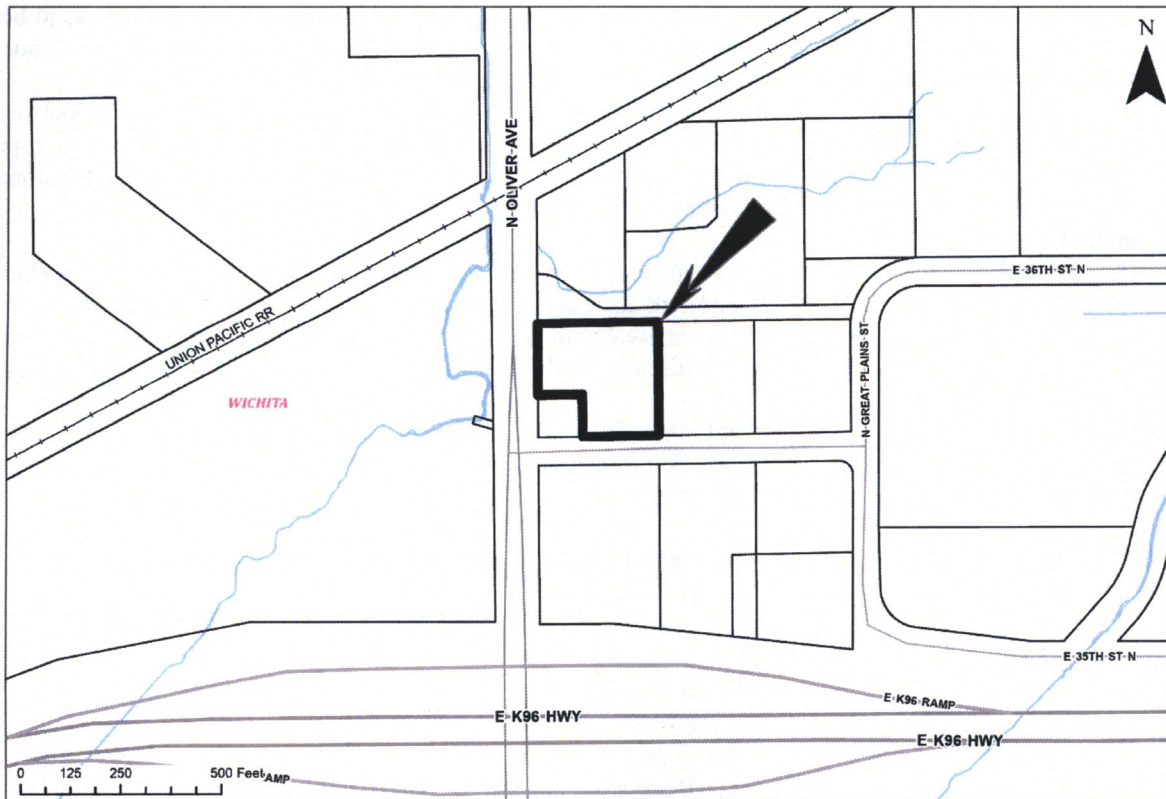
**CURRENT ZONING:** LI Limited Industrial District

**SITE SIZE:** 1.7 acres

**LOCATION:** Generally located on the east side of North Oliver Avenue and one-quarter mile north of K-96 Highway (4858 E. 35<sup>th</sup> Street North).

**PROPOSED USE:** To allow a Tavern and Drinking Establishment within 300 feet of residential zoning.

**RECOMMENDATION:** Approve with Conditions



**BACKGROUND:** The applicant is requesting a Conditional Use to permit a Tavern and Drinking Establishment on property zoned LI Limited Industrial District (LI). The property is generally located on the east side of North Oliver Avenue and within one-quarter mile north of K-96 Highway (4858 East 35<sup>th</sup> Street North). The proposed use would be located within an existing retail center. The Unified Zoning Code (UZC) defines a Tavern and Drinking Establishment as “an establishment engaged in the preparation and retail sale of alcoholic liquor or cereal malt beverage for consumption on the premises that derives in a six-month period less than 50 percent of its gross revenues from the sale of food and beverages for consumption on the premises.” Entertainment, as defined by the City Code (i.e. live music, DJs, bands, dancing, etc.), is not permitted in conjunction with a Tavern and Drinking Establishment without being considered an Entertainment Establishment or Night Club in the City.

Properties to the north, east, and south are zoned LI. Property to the north is developed with a hotel and restaurant. In 2021, the hotel/restaurant property was approved for Night Club in the City as an accessory use to permit live entertainment where alcohol is provided. Property to the east is developed with an indoor recreation facility. Property to the south is a gas station/convenience store. Property west, across North Oliver, is zoned SF-5 Single-Family Residential District (SF-5), owned by Koch Real Estate Holdings, and is undeveloped land currently used for agriculture.

The need for the Conditional Use at this location is due to the proximity of the SF-5 District to the west. Supplementary Use Regulations in Section III-D.6.w of the Unified Zoning Code require a Conditional Use for “Tavern and Drinking Establishment” when it is within 300 feet of residential zoning. But as previously discussed, it is undeveloped, agricultural land separated from the subject site by North Oliver and a mature hedgerow. This Conditional Use does permit outdoor service of food and drink as an accessory operation of the establishment. If approved, the proposed use shall conform to this Supplementary Use Regulation, which is stated below:

1. No additional parking spaces or restroom facilities need be provided for the initial 16 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 exceed 16 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 the 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 Section 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 Section 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.

**CASE HISTORY:** In 1992, the property was platted as part of the Great Plains Business Park 2<sup>nd</sup> Addition. No other zoning cases are associated with the site.

**ADJACENT ZONING AND LAND USE:**

North:	LI	Hotel and Restaurant
South:	LI	Gas Station and Convenience Store
West:	SF-5	Undeveloped, Agricultural Land
East:	LI	Indoor Recreation Facility

**PUBLIC SERVICES:** The site has access to East 35<sup>th</sup> Street North, which is a paved, two-way local street with no sidewalks. The site has access to North Oliver Avenue via East 35<sup>th</sup> Street North (on the south) and a paved private drive (on the north). North Oliver Avenue is a four-lane, paved arterial with sidewalks on both sides. To the south, it expands to a five-lane as it approaches the interchange with K-96 Highway. All municipal services are in place and can accommodate the required services to the site. Wichita Transit does not serve this area with regular bus service.

**CONFORMANCE TO PLANS/POLICIES:** The proposed application is in conformance to 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 appropriate for "New Residential/Employment Mix." This category is described as follows: "*Encompassing areas of land that likely will be developed or redeveloped by 2035 with uses predominately of mixed nature. Due to the proximity of higher intensity business 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.*" The surrounding area is already developed with higher intensity uses and the residentially zoned property to the west is not developed with residential uses.

The proposed application is in conformance with the Land Use Compatibility Guidelines of *The Community Investments Plan*. These guidelines state that higher-intensity development should be discouraged from locating in areas of existing low-intensity development, particularly established low-density residential areas. The nearest low-density residential development is approximately one-quarter mile north at East 37<sup>th</sup> Street and North Oliver. This development is buffered from the subject site by other commercial uses. The underlying zoning of the subject site and the larger development to the east and south is LI Limited Industrial, which does not permit residential uses.

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

1. Entertainment (as defined by the City Code) is prohibited.
2. The use shall comply with Unified Zoning Code Supplementary Use Regulations Section III-D.6.w.
3. The site shall be developed in general conformance with the approved site plan.
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:

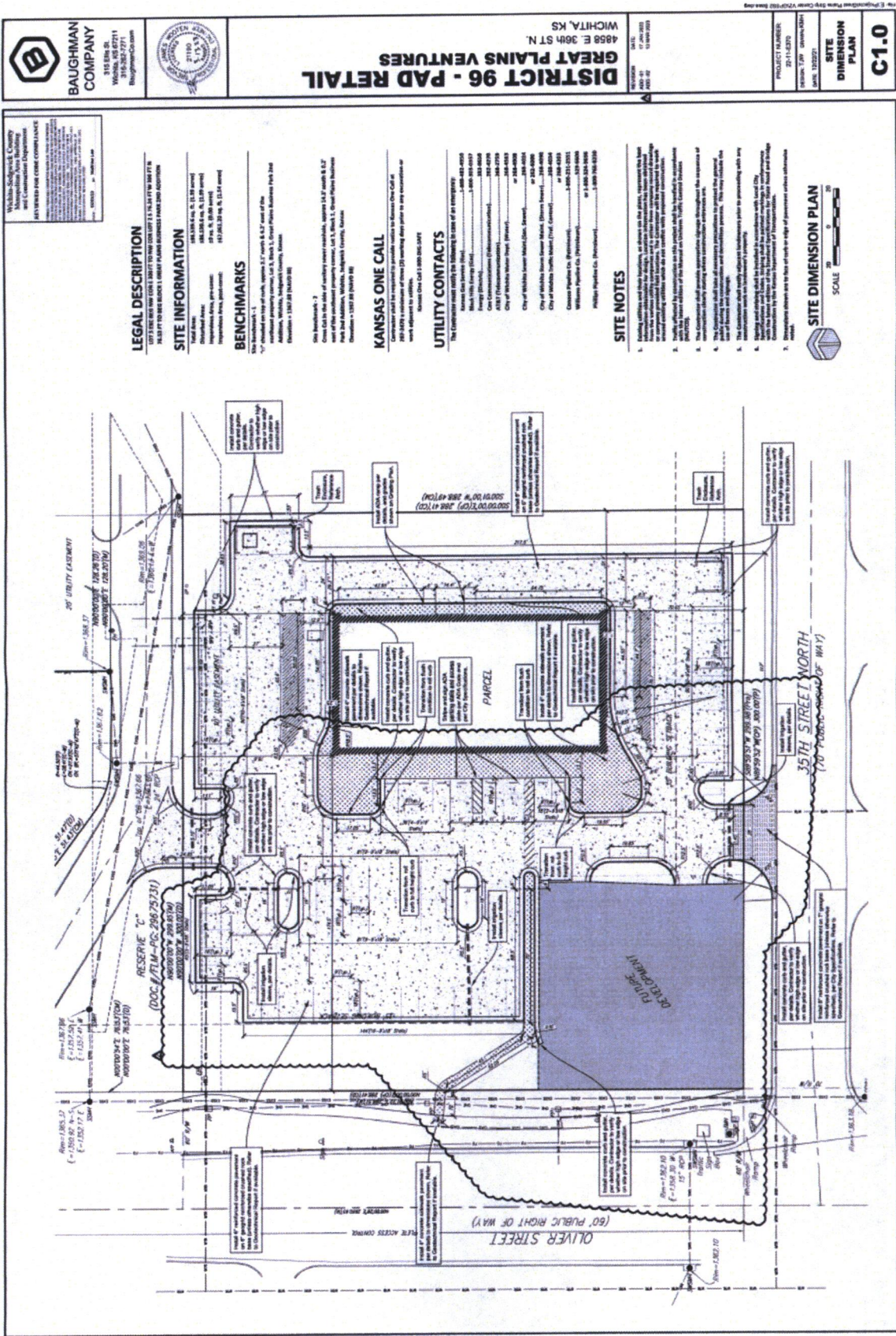
1. The zoning, uses and character of the neighborhood: Properties to the north, east, and south are zoned LI. Property to the north is developed with a hotel and restaurant. In 2021, the hotel/restaurant property was approved for Night Club in the City as an accessory use to permit live entertainment where alcohol is provided. Property to the east is developed with an indoor recreation facility. Property to the south is a gas station/convenience store. Property west, across North Oliver, is zoned SF-5 Single-Family Residential District (SF-5), owned by Koch Real Estate Holdings, and is undeveloped land currently used for agriculture.
2. The suitability of the subject property for the uses to which it has been restricted: The property is zoned LI Limited Industrial District, which can support much higher intensity uses than the requested use. In this case, the Conditional Use is only required because of the SF-5 Single-Family Residential District zoning on the west side of North Oliver Avenue. The property is undeveloped agricultural land separated by a mature hedgerow of trees.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: The site and surrounding properties are zoned for higher intensity uses than what is being requested. Furthermore, in 2021, property to the north was approved for Night Club in the City as an accessory use to a hotel/restaurant which permits entertainment where alcohol is provided. The SF-5 zoned property to the west is not developed with residential uses. The proposed use is not likely to have significant detrimental impacts on nearby properties.
4. Length of time subject property has remained vacant as zoned: In 2023, the retail center was constructed on the subject site.
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 application is not anticipated to have a detrimental impact on the public health, safety, or welfare of the community. The proposed Conditional Use will allow the applicant to accommodate a Tavern and Drinking Establishment in an area where there is not the presence of residential uses. Denial of the application may result in a loss of economic opportunity for the applicant.
6. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The request is in conformance with the *Community Investments Plan*, as discussed in the staff report.
7. Impact of the proposed development on community facilities: It is not anticipated that the Conditional Use will have significant 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 public comments on this application.

Attachments:

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

Site Plan



William, Schaeffer & Company  
 Civil Engineering  
 1111 S. 11th St.  
 Wichita, KS 67202  
 316.262.2721  
 Bill@wsc.com

**LEGAL DESCRIPTION**  
 LOT 18E, 18W, 18X, 18Y, 18Z, 19A, 19B, 19C, 19D, 19E, 19F, 19G, 19H, 19I, 19J, 19K, 19L, 19M, 19N, 19O, 19P, 19Q, 19R, 19S, 19T, 19U, 19V, 19W, 19X, 19Y, 19Z, 20A, 20B, 20C, 20D, 20E, 20F, 20G, 20H, 20I, 20J, 20K, 20L, 20M, 20N, 20O, 20P, 20Q, 20R, 20S, 20T, 20U, 20V, 20W, 20X, 20Y, 20Z, 21A, 21B, 21C, 21D, 21E, 21F, 21G, 21H, 21I, 21J, 21K, 21L, 21M, 21N, 21O, 21P, 21Q, 21R, 21S, 21T, 21U, 21V, 21W, 21X, 21Y, 21Z, 22A, 22B, 22C, 22D, 22E, 22F, 22G, 22H, 22I, 22J, 22K, 22L, 22M, 22N, 22O, 22P, 22Q, 22R, 22S, 22T, 22U, 22V, 22W, 22X, 22Y, 22Z, 23A, 23B, 23C, 23D, 23E, 23F, 23G, 23H, 23I, 23J, 23K, 23L, 23M, 23N, 23O, 23P, 23Q, 23R, 23S, 23T, 23U, 23V, 23W, 23X, 23Y, 23Z, 24A, 24B, 24C, 24D, 24E, 24F, 24G, 24H, 24I, 24J, 24K, 24L, 24M, 24N, 24O, 24P, 24Q, 24R, 24S, 24T, 24U, 24V, 24W, 24X, 24Y, 24Z, 25A, 25B, 25C, 25D, 25E, 25F, 25G, 25H, 25I, 25J, 25K, 25L, 25M, 25N, 25O, 25P, 25Q, 25R, 25S, 25T, 25U, 25V, 25W, 25X, 25Y, 25Z, 26A, 26B, 26C, 26D, 26E, 26F, 26G, 26H, 26I, 26J, 26K, 26L, 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**PROJECT NUMBER**  
 20-14-0275

**DATE**  
 11/20/2024

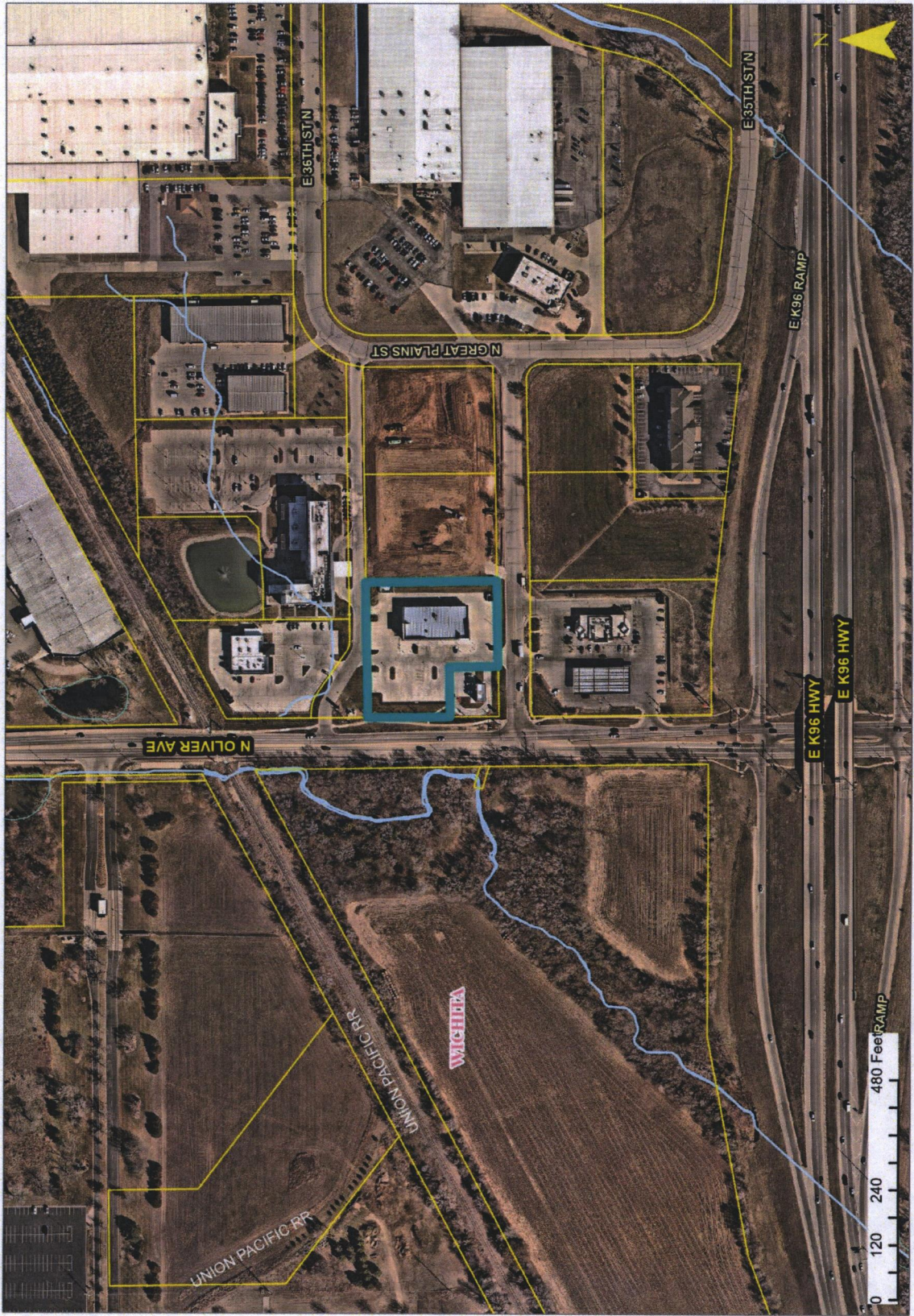
**PROJECT NAME**  
 DISTRICT 96 - PAD RETAIL

**LOCATION**  
 4858 E. 36th St N,  
 WICHITA, KS

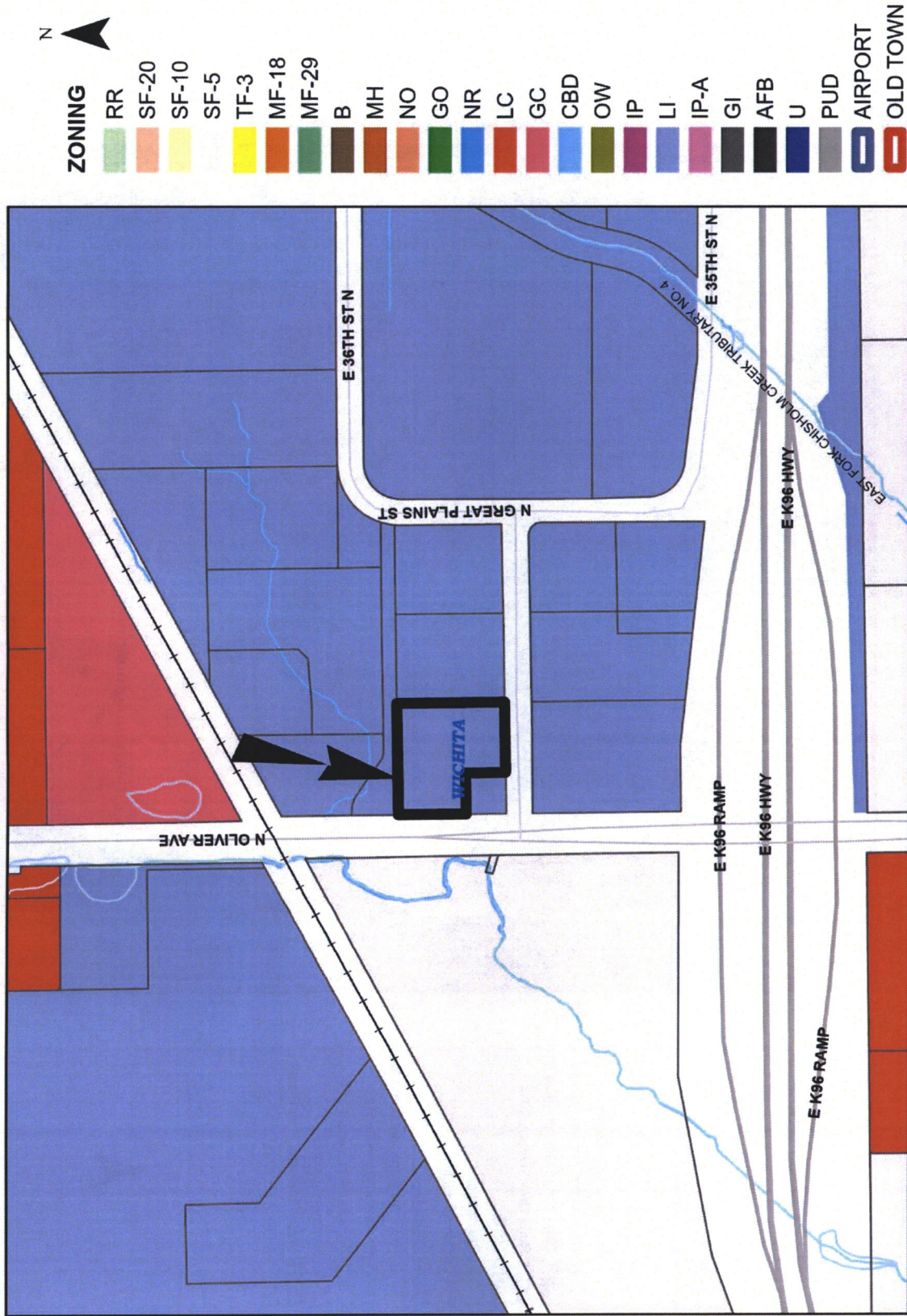
**SITE DIMENSION PLAN**  
**C1-0**

**LEGAL DESCRIPTION**  
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Aerial Map



Zoning Map



# Land Use Map

## 2035 Wichita Future Growth Concept Map

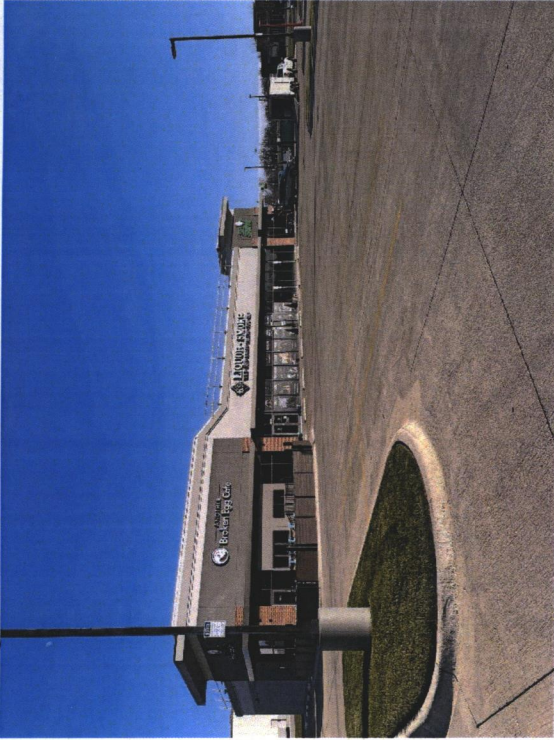
- Legend**
- Established Central Area
  - Residential and Employment Mix
  - New Employment
  - New Residential
  - Wichita City Limits
  - Other Cities
  - Northwest Bypass Right-of-Way
  - Other Urban Growth Areas 2014
  - Other Urban Growth Areas 2014
  - Rural Growth Areas 2014
- LAND USE**
- Residential
  - Commercial
  - Industrial
  - Major Air Transportation & Military
  - Parks and Open Space
  - Agricultural or Vacant
  - Major Institutional
  - Neighborhood & Area Plans
  - Application Area



Map prepared by the Metropolitan Area Planning Commission  
 2024-00275  
 11/15/2024



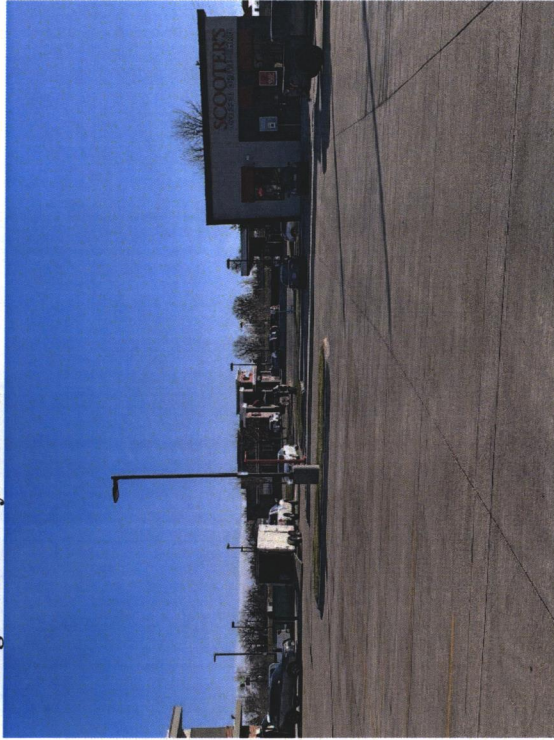
Looking southeast at site



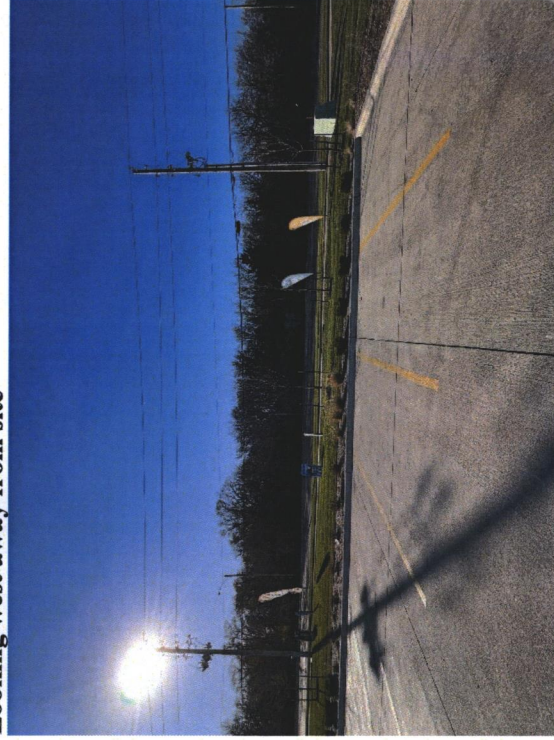
Looking north away from site



Looking south away from site



Looking west away from site



Wichita-Sedgewick County  
Metropolitan Area Building  
and Construction Department  
REVIEWED FOR CODE COMPLIANCE

# SITE PLAN

APPROVED 2/17/25 BY *[Signature]*  
CASHY-175 LEGAL DESCRIPTION

**SITE INFORMATION**  
 76.53 FT TO BEG BLOCK 1 GREAT PLAINS BUSINESS PARK 2ND ADDITION  
 LOT 3 EXC BEG NW COR E 300 FT TO NW COR LOT 2 S 76.24 FT W 300 FT N

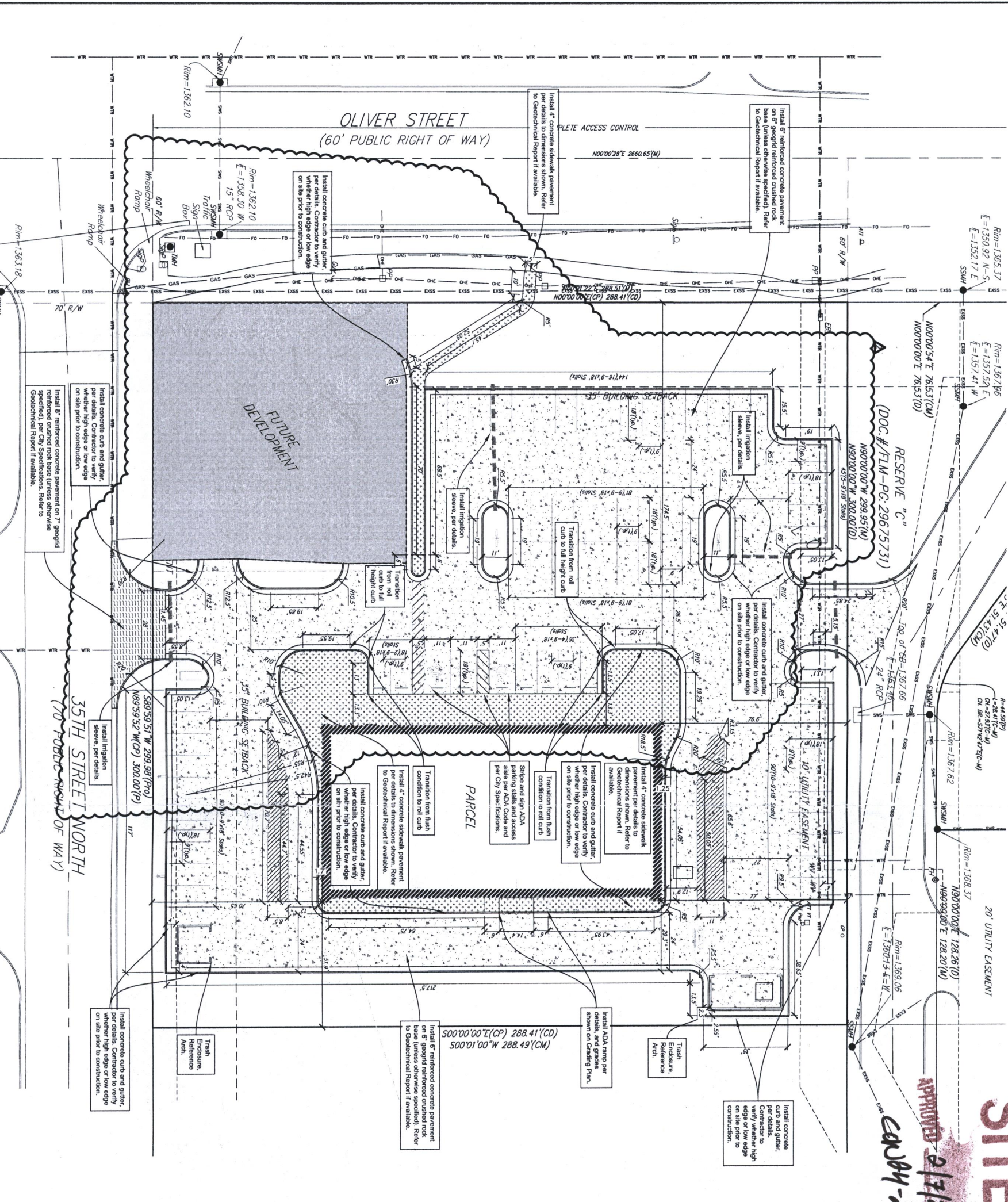
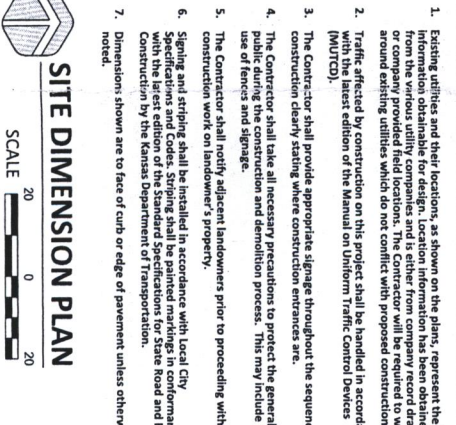
**BENCHMARKS**  
 Site Benchmark - 1  
 Chisled on top of curb, approx 2.1' north & 8.2' east of the  
 northeast property corner, Lot 3, Block 1, Great Plains Business  
 Addition, Wichita, Sedgewick County, Kansas  
 Elevation = 1367.88 (NAVD 88)

**KANSAS ONE CALL**  
 Contractor shall be required to provide notice to Kansas One Call at  
 247-2470 a minimum of three (3) working days prior to any excavation or  
 work adjacent to utilities.  
 Kansas One Call 1-800-DIG-SAFE

**UTILITY CONTACTS**  
 The Contractor must notify the following in case of an emergency:  
 Kansas Gas Service (Gas)..... 1-888-482-4950  
 Braid Hills Energy (Gas)..... 1-800-303-4357  
 Energy (Electric)..... 383-8650  
 Cox Communications (Telecommunication)..... 682-4270  
 AT&T (Telecommunication)..... 268-2759  
 City of Wichita Water Dept. (Water)..... 268-4543  
 or 268-4908  
 City of Wichita Sewer Maint. (San. Sewer)..... 268-4024  
 or 262-6000  
 City of Wichita Storm Sewer Maint. (Storm Sewer)..... 268-4096  
 or 268-4034  
 City of Wichita Traffic Maint. (Traffic Control)..... 268-4034  
 or 268-4203  
 Williams Pipeline Co. (Petroleum)..... 1-800-331-2551  
 or 229-6600  
 Phillips Pipeline Co. (Petroleum)..... 1-800-324-9696  
 or 1-800-766-8230

**SITE NOTES**

- Existing utilities and their locations, as shown on the plan, represent the best information obtainable for design. Location information has been obtained from utility records, field surveys, and other sources. The Contractor will be required to work around existing utilities which do not conflict with proposed construction.
- Traffic affected by construction on this project shall be handled in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
- The Contractor shall provide appropriate signage throughout the sequence of construction clearly stating where construction encumbrances are.
- The Contractor shall take all necessary precautions to protect the general public during the construction and demolition process. This may include the use of traffic signs and flagging.
- The Contractor shall notify adjacent landowners prior to proceeding with any construction work.
- Signage and striping shall be installed in accordance with local City Specifications and Codes. Striping shall be painted markings in conformance with the latest edition of the Manual on Uniform Traffic Control Devices and approved by the Kansas Department of Transportation.
- Dimensions shown are to face of curb or edge of pavement unless otherwise noted.



REVISION: DATE: 17 JAN 2023  
 ADD -01 13 MAR 2023  
 ADD -02

**DISTRICT 96 - PAD RETAIL  
 GREAT PLAINS VENTURES**  
 4858 E. 36th ST N.  
 WICHITA, KS

PROJECT NUMBER: 22-11-E370  
 DESIGN: T/W DRAWN: KAH  
 DATE: 12/22/21

**BAUGHMAN COMPANY**  
 316 Ellis St.  
 Wichita, KS 67211  
 316-262-1771  
 BaughmanCo.com

**C1.0**

FILE: E:\Projects\Great Plains Strip Center V2\GPSS2 Base.dwg