CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

February 13, 2017

Colby B & Genevieve B Sandlian Revocable Trust
435 N. Broadway, Ste. 201
Wichita, KS 67202

Alex Lent
707 N. Waco Ave., #105
Wichita, KS 67203

RE: **CON2016-00062** - City Conditional Use request to allow microbrewery and craft beer sales on LC Limited Commercial zoned property; generally located at the southwest corner of North Waco Avenue and Murdock Avenue (707 N. Waco, Ste. 105.)

Dear Applicant:

At its regular meeting on **January 19, 2017**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request.

No protests were received; therefore, the MAPC's approval is final.

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 268-4421.

Sincerely,

Kathy L. Morgan, Senior Planner
Current Plans Division

Copies to: Kyle J. McLaren, MABCD
J.R. Cox, MABCD
Janet Miller, Council Member District VI
Brandon Findley, CSR District VI

CONDITIONAL USE RESOLUTION NO. CON2016-00062

WHEREAS, Colby B. Sandlian, (Owner) and Alex Lent (Applicant) 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 Personal Improvement Service 0.72514 acre zoned GO General Office described as:

THAT PART LOT 7 BEG SE COR W 30 FT SW 30.4 FT NW 117 FT N 179 FT E 123.52 FT TO E LI SLY 249.39 FT TO BEG BLOCK 1 PARK PLAZA 1ST ADDITION (707 N. Waco Avenue)

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 19, 2017, 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 Limited Used Auto Sales on LC Limited Commercial zoned property described as:

THAT PART LOT 7 BEG SE COR W 30 FT SW 30.4 FT NW 117 FT N 179 FT E 123.52 FT TO E LI SLY 249.39 FT TO BEG BLOCK 1 PARK PLAZA 1ST ADDITION (707 N. Waco Avenue)

Adopted this 19th Day of January 2017

METROPOLITAN AREA PLANNING COMMISSION

David Foster, Chair MAPC

ATTEST:

Dale Miller, Secretary

AGENDA ITEM NO. 9

WICHITA–SEDGWICK COUNTY

STAFF REPORT

MAPC January 19, 2017
DAB VI January 18, 2017

CASE NUMBER: CON2016-00062

APPLICANT/OWNER: Colby Sandlian (Owner) Alex Lent (Applicant)

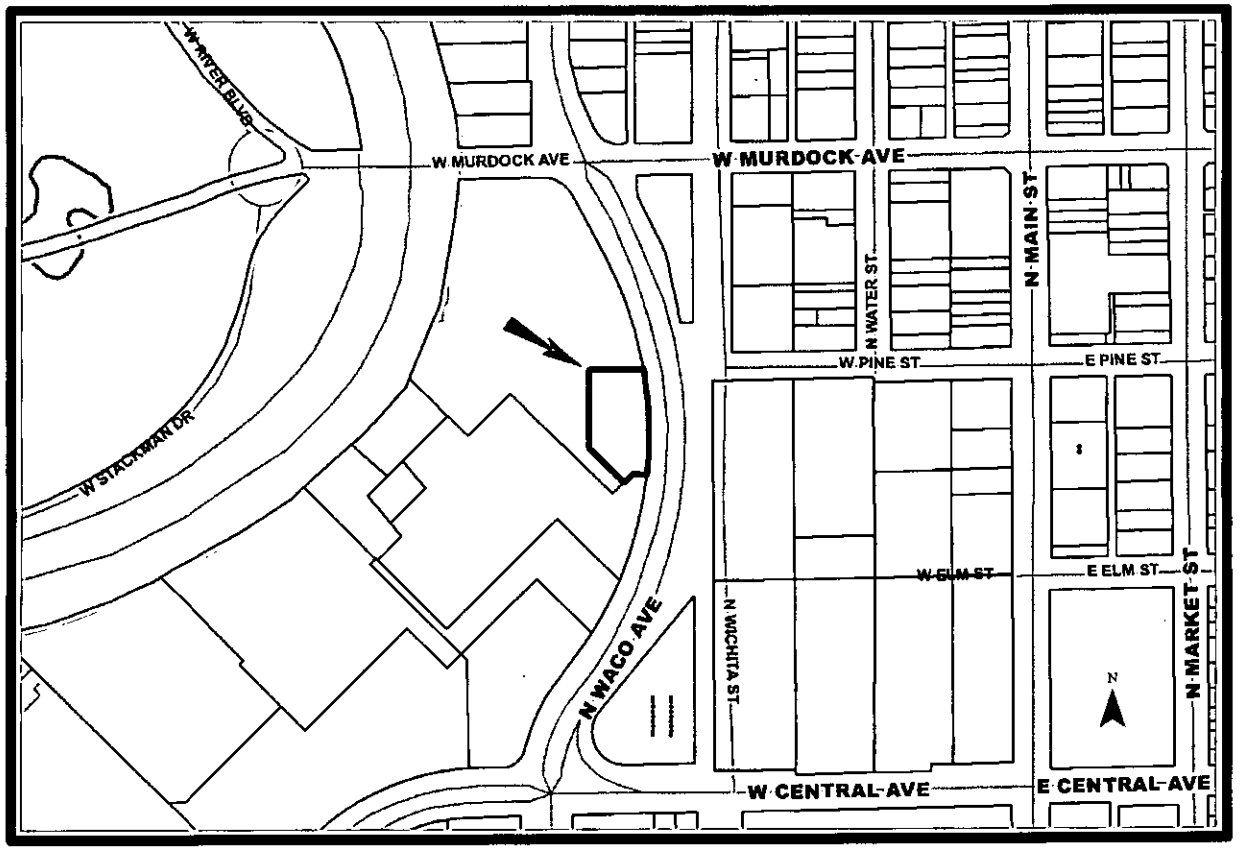
REQUEST: Conditional Use to allow a tavern/drinking establishment

CURRENT ZONING: LC Limited Commercial

SITE SIZE: Approximately 0.73-acre

LOCATION: Generally located at the southwest corner of Waco and Murdock (707 N. Waco)

PROPOSED USE: On-site microbrewery and drinking establishment



BACKGROUND: The LC Limited Commercial zoned site is located within an existing restaurant/catering business (Sweet Allie B's) located in a retail strip center at 707 N. Waco. The strip center was built in 1980. Sweet Allie B's is a full service restaurant with a liquor license. The applicants propose to establish an on-site microbrewery and tavern/drinking establishment and sell their product in the restaurant. They will not be producing craft beer for distribution. When a tavern, drinking establishment or nightclub is located within 300 feet of a church or place of worship, public park, public or parochial school or residential zoning district, approval of a Conditional Use is required; Unified Zoning Code (UZC), Sec.III-D6.w. Water's Edge Apartments are located immediately south of the strip center.

The area to the north, of the site is zoned LC and is developed with a five-story office building. The surface parking lot serves the retail strip center and the office building. The applicant's request would not introduce a new use into the immediate area. The restaurant currently maintains a license for liquor sales to restaurant patrons. South of the site is B Multi-Family zoning which is developed with multi-story apartment buildings on approximately 40 acres. East of the site is LI Limited Industrial developed with the American Red Cross facility and the Sedgwick County Jail facility. There is a retail strip center at the southeast corner of Waco and Murdock.

CASE HISTORY: The site is located in the Park Plaza 1st Addition, which was platted in August 1969. The retail strip center was built in 1980 and is currently occupied by a retail liquor store, restaurant and insurance office. There is an existing six-foot wood screening fence on the south property line screening the site from B zoning.

ADJACENT ZONING AND LAND USE:

NORTH:	LC	Parking lot, five-story office building
SOUTH:	B	Multi-story apartment buildings
EAST:	LI	American Red Cross Facility, Sedgwick County Jail, retail strip center
WEST:	LC	Surface parking, Little Arkansas River, Central Riverside Park

PUBLIC SERVICES: The site has access off Waco Avenue, a four-lane paved arterial street with a landscaped median and dedicated turn lanes onto the site. The site also has through lot access to Murdock Avenue at the north end of the parking lot. All public utilities are available to the site.

CONFORMANCE TO PLANS/POLICIES: The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as within the Established Central Area - the downtown core and mature neighborhoods surrounding it in a roughly three-mile radius. The Plan encourages infill development within the Established Central Area that maximizes public investment in existing and planned infrastructure and services. The Future Growth Concept Map identifies the area "Commercial."

When a tavern, drinking establishment or nightclub is located within 300 feet of a church or place of worship, public park, public or parochial school or residential zoning district, approval of a Conditional Use is required; Unified Zoning Code (UZC), Sec.III-D6.w. Water's Edge

Apartments are located immediately south of the strip center.

RECOMMENDATION: Based upon the information available prior to the public hearings, planning staff recommends that the request for a Conditional Use for a microbrewery with a tavern/drinking establishment be **APPROVED**, based on the following findings:

(1) **The zoning, uses and character of the neighborhood:** The area to the north, of the site is zoned LC and is developed with a five-story office building. The surface parking lot serves the retail strip center and the office building. The applicant's request would not introduce a new use into the immediate area. The restaurant currently maintains a license for liquor sales to restaurant patrons. South of the site is B Multi-Family zoning which is developed with multi-story apartment buildings on approximately 40 acres. East of the site is LI Limited Industrial developed with the American Red Cross facility and the Sedgwick County Jail facility. There is a retail strip center at the southeast corner of Waco and Murdock.

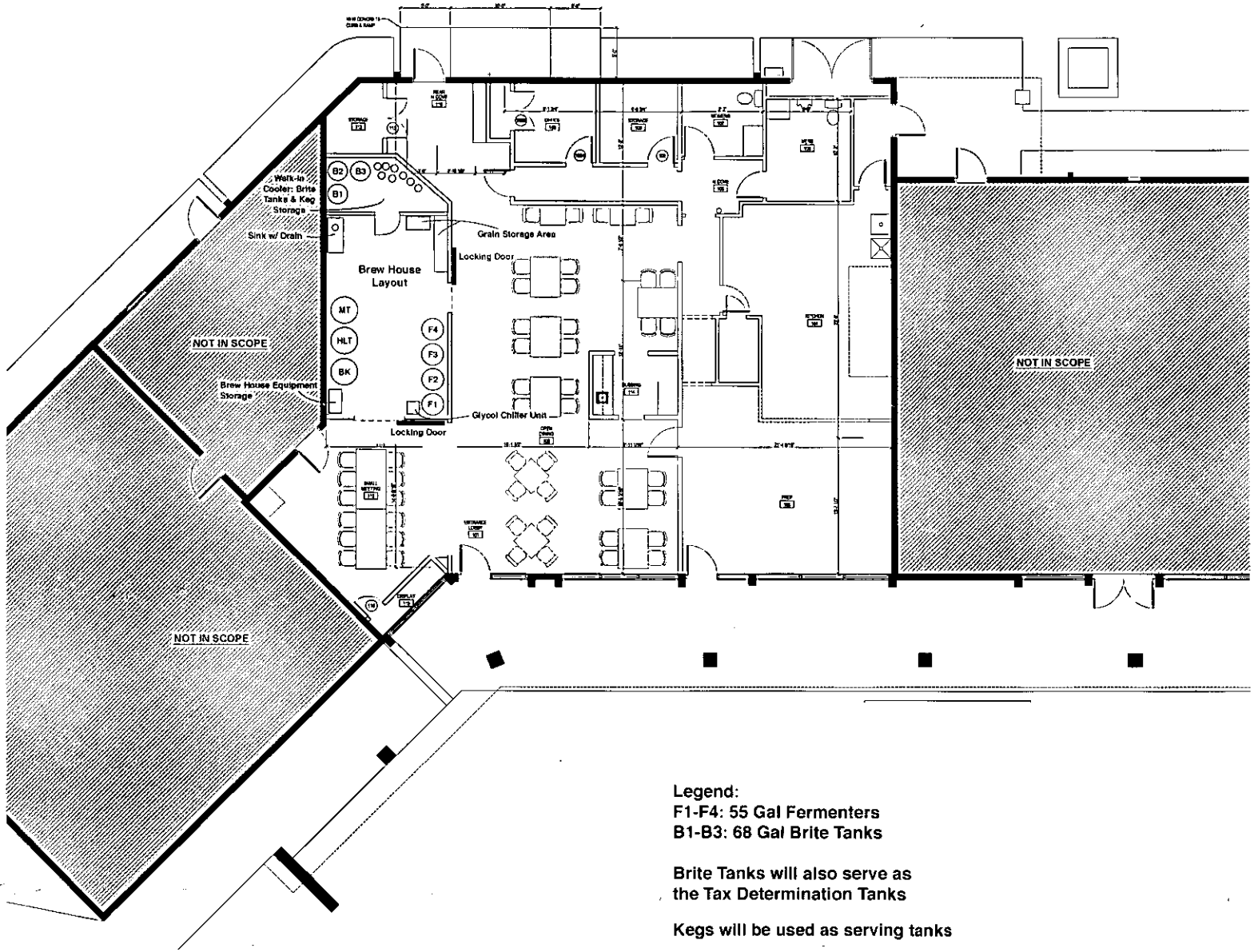
(2) **The suitability of the subject property for the uses to which it has been restricted:** The site is zoned LC and is developed with a retail strip center, built in 1980. It is currently occupied by a retail liquor store, restaurant and insurance office. There is an existing six-foot wood screening fence on the south property line screening the site from B zoning.

(3) **Extent to which removal of the restrictions will detrimentally affect nearby property:** There will be minimal effect to nearby property at the site is currently occupied by a restaurant with a liquor license and a package liquor store.

(4) **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as within the Established Central Area - the downtown core and mature neighborhoods surrounding it in a roughly three-mile radius. The Plan encourages infill development within the Established Central Area that maximizes public investment in existing and planned infrastructure and services. The Future Growth Concept Map identifies the area "Commercial."

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(5) **Impact of the proposed development on community facilities:** No additional community facilities demand will be created by allowing this request.



Legend:
F1-F4: 55 Gal Fermenters
B1-B3: 68 Gal Brite Tanks

Brite Tanks will also serve as the Tax Determination Tanks

Kegs will be used as serving tanks

PRINTS ISSUED

DATE	PURPOSE
08/28/18	75% DD
09/18/18	100% DD

SWEET ALLIE B'S
TENANT IMPROVEMENT
707 N WACO STE 106
WICHITA, KS 67203

Cody M. McClellan, AIA

Cody M. McClellan, AIA Archit
1834 Farmstead St Wichita KS 67
P 316.830.3820
cody.mcclellan@outlook.com

SHEET TITLE:
FIRST FLOOR PLAN

SHEET NUMBER
A1

707 N. Waco Ste # 105

