Wichita-Sedgwick County Metropolitan Area Planning Department

February 13, 2025

William G Farha, II
8100 E. 22nd Street North, Bldg. 1700-2
Wichita, KS 67226

Chad Jimenez
151 N. Rock Island, Ste. 1B
Wichita, KS 67202

RE: BZA2025-00004 Administrative Adjustments in the City to increase a restaurant's seating capacity from 209 seats to 273 seats and reduce the parking requirement by 25 percent from 91 spaces to 68 spaces for a restaurant on properties zoned GC General Commercial District (with PO #422), NR Neighborhood Retail District, and B Multi-Family Residential District (with CON12-44 for Ancillary Parking); located on the northeast corner of East Douglas Avenue and North Oliver Avenue (4800 E. Douglas Ave.).

Legal Description: Lots 17, 18, 19, 20, 21, and 22, Block 8, Lot 19, Block 9, all in the East Boulevard Addition & the vacated east-west alleys located between Lots 17 and 18 (north side), Lots 19 and 20 (south side) and vacated north/south alley located between Lot 19 (west side) and Lots 20, 21, and 22 (east side) all in Block 8, East Boulevard Addition, Wichita, Sedgwick County Kansas.

Dear Applicant:

We received and reviewed your request for Administrative Adjustments to increase a restaurant's seating capacity from 209 to 273 seats and reduce the parking requirement by 25 percent from 91 to 68 spaces in relation to the above request to increase the capacity.

Case History:

- In 2012, a Conditional Use (CON2012-00044) was granted to permit Ancillary Parking on properties zoned B Multi-Family Residential District (B), which are adjacent to the parcel on which the associated restaurant is located. A condition of approval of CON12-44 was to restrict the size of the restaurant to 4,399 square feet in area.
- In 2013, two Administrative Adjustments were filed (BZA2013-00007 & BZA2013-00012). The combined action of these applications was to increase the size of the restaurant to 4,860 square feet and approve an 11 percent reduction in parking to permit 68 parking spaces with a restriction in the number of restaurant seats to 209.
- In 2023, a zone change (ZON2023-00054) was approved from LC Limited Commercial District (LC) to GC General Commercial District (GC) with PO #422 to permit a Microbrewery.
- In 2024, a Conditional Use amendment (CON2024-00035) was approved to increase the size of the restaurant from 4,860 square feet to 7,291 square feet. This amendment was submitted because the existing restaurant wanted to expand into a neighboring, former retail space. The subject Administrative Adjustment is a result of the discussion that was had during the June 27, 2024, Metropolitan Area Planning Commission hearing where the

applicant indicated on record that the purpose of the increase in size of the restaurant's area was to also increase the restaurants capacity. An increase in capacity would take a subsequent Administrative Adjustment.

- The subject Administrative Adjustment is a response to the restaurant area being increased. The desire is to increase the seating capacity from 209 seats (restricted by BZA013-00012), and a subsequent request to reduce the parking requirement by 25 percent as related to the requested higher capacity.

Sec. V-I.2. (i) of the Unified Zoning Code allows reduction of the parking requirement for redevelopment projects by up to 25 percent when the conditions required by Sec. V-I.6 of the Code are met. We find that the parking requirement reduction as proposed meets the four conditions required by Sec. V-I.6 of the Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed reduction in parking requirement should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area.

2) Impact on existing uses in surrounding areas: The proposed reduction in parking should not have significant negative impacts on the surrounding uses in the immediate area. During the public hearing process to increase the size of the restaurant, the increase in the number of seats was discussed. The major concern from neighbors speaking at the hearing was the possibility of outdoor TVs and speakers, not increasing the capacity of the restaurant.

3) Compatibility with existing or permitted uses on abutting sites: The overall character of the area is a commercial node at the intersection of two arterial streets. Surrounding properties for the entire site is a mixture of office, commercial and residential zoning districts. The properties are correspondingly developed with office, commercial and single-family residential uses. The restaurant has existed with the current parking arrangements at this location for some time. The space to which the restaurant plans to expand was a retail store. The relationship between the residential properties and the commercial properties at this location has been established for some time.

4) Effect on public health, safety or welfare: It is not anticipated that the public's safety, health and welfare would suffer significant negative impact.

Our signatures below indicate that the Administrative Adjustments to increase the restaurant seating capacity from 209 to 273 seats and reduce the parking requirement by 25 percent from 91 to 68 spaces in relation to the above request to increase the capacity are hereby granted for the aforementioned property subject to the following conditions:

1) The site shall be developed in general conformance with the approved site plan.

2) This adjustment shall apply only to the reduction of parking spaces for the restaurant use as shown on the site plan. The number of parking spaces is limited to those as shown on the site plan. Any additional adjustments or variances on the property will require a separate action to be filed with the MAPD.

3) All other conditions of CON2024-00035 shall be adhered to.

4) All parking on the site shall be paved and marked in accordance with City standards.

5) If the Zoning Administrator finds that there is a violation of any of the conditions of the Administrative Adjustment, 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 Zoning Adjustment is null and void.

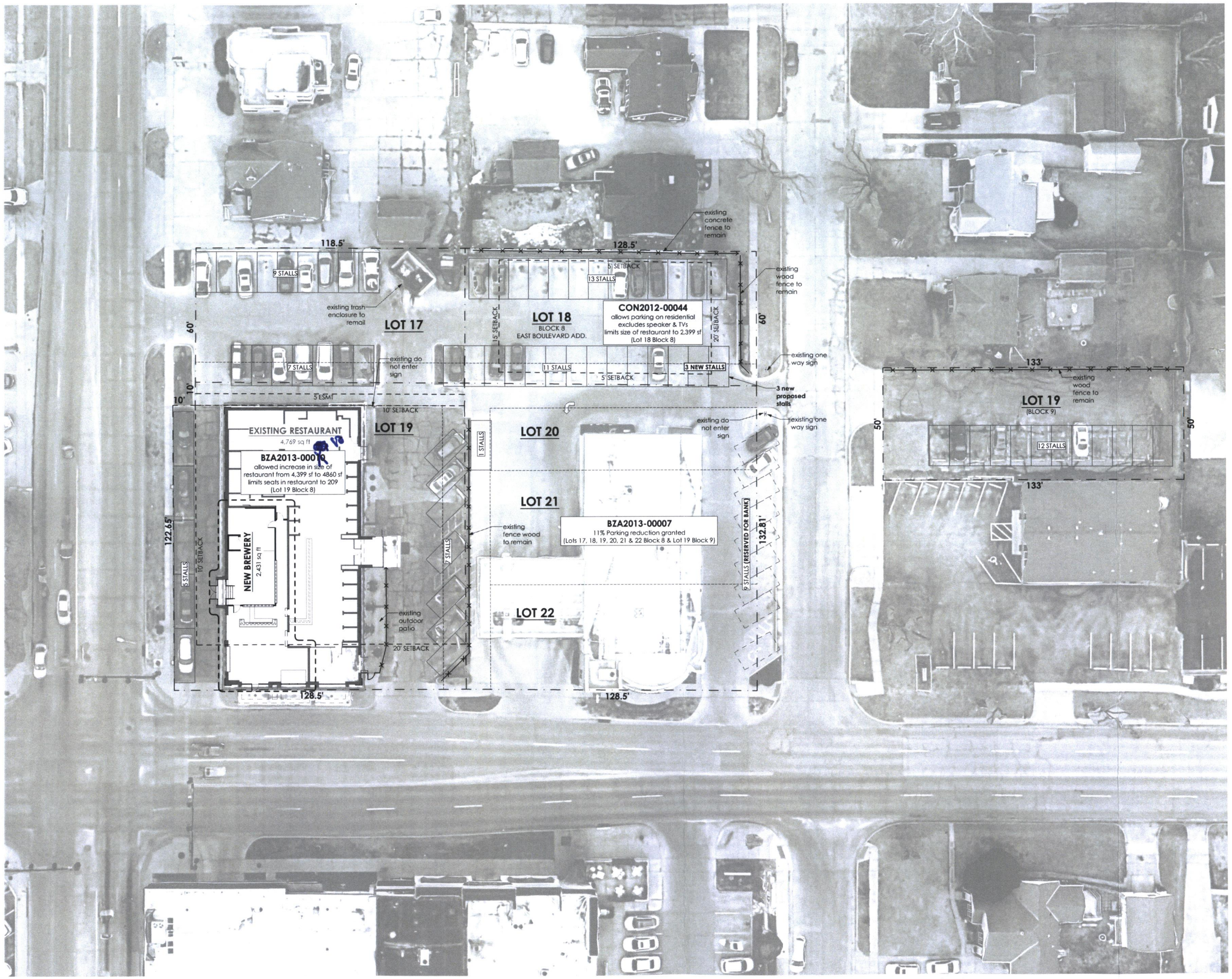
The "Development Application" sign should now be removed from the property.

Scott Wadle, Director
Metropolitan Area Planning Department

J.R. COX JR.

John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Brandon Johnson, CM District I
Cameron Jackson, CSR District I



Site Plan | 01

1" = 20'

0 10' 20'

SITE PLAN

APPROVED 2/13/25

BZA 25-04

The Hill Brewery Expansion

4800 E Douglas Ave Wichita, KS 67208

STUDIUM
151 N. Rock Island, Suite 1B
Wichita, Kansas 67202
studiumwichita.com
316.295.4563

ANTHONY J. JACOBS
LICENSED
ARCHITECT
No. 25782
12-23-24
KANSAS

owner
WG ENTERPRISES LLC
8100 E 22ND ST N BLDG 1700-2
WICHITA, KS 67226-2317
p: -
contract: -
email: -

architect
STUDIUM
151 N Rock Island, 1B
Wichita, KS
p: 316.295.4563
contract: Chad Jimenez
email: chad@studiumwichita.com

general contractor
TBD
-
-
p: -
contract: -
email: -

structural engineer
N/A
-
-
p: -
contract: -
email: -

mep engineer
PIKE consulting Engineers
-
-
p: 316.215.7025
Contact: Garret Pike
email: garret@pikeengineers.com

civil engineer
-
-
-
p: -
Contact: -
email: -

Permit Set 12.23.24

Project # 23021

AS1.0

Architectural Site Plan