



Wichita-Sedgwick County Metropolitan Area Planning Department

July 7, 2017

Judah Craig
May 22, 2017
713 Cranbrook Circle
Wichita, KS. 67202

PV Woodlawn Partners
1707 N. Woodlawn
Wichita, KS. 67206

RE: CON2017-000017 -Conditional Use to allow Nightclub (Banquet Facility) at 6147 E. 13th St. N.

Dear Mr. Craig,

At its regular meeting on May 18, 2017, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to APPROVE the request in accordance with the attached resolution.

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

Sincerely,

A handwritten signature in black ink that reads 'D.M. Clements'.

David M. Clements
Principal Planner

DCM:al

Attachment

Copies to: MABCD
Lavonta Williams, Council Member District I
Kameelah Alexander, CSR

CONDITIONAL USE RESOLUTION NO. CON2017-00017

WHEREAS, PV Woodlawn Partners, (Owner) and Judah Craig (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 Nightclub in the City, specifically being a Banquet Facility on property zoned LC Limited Commercial District at 6147 East 13th Street North, and legally described as:

Lot 18 in Block A of McEwen 5th Addition in 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 May 18, 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 a Night Club in the City, specifically being a Banquet Facility on property zoned LC Limited Commercial zoned property described as:

Lot 18 in Block A of McEwen 5th Addition in Wichita, Sedgwick County, Kansas

Subject to the following conditions:

- a. The Conditional Use shall be implemented and developed as described in the applicants narrative, and as shown on floor plan dated February 2017 by Hanney Associates.
- b. The front elevation of LaVela shall be in substantial compliance with the design dated February 2017 by Hanney Associates.
- c. The Conditional Use is subject to all supplemental use regulations of the Unified Zoning Code (UZC), Section 3-E. w for Nightclubs in the City pertaining to noise standards, outdoor seating and lighting.
- d. 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.

Adopted this 18th Day of May 2017

METROPOLITAN AREA PLANNING COMMISSION



David Foster, Chair MAPC

ATTEST:

D.M. Clements

David M Clements, Secretary

STAFF REPORT
MAPC May 18, 2017
DAB I June 5, 2017

CASE NUMBER: CON2017-00017

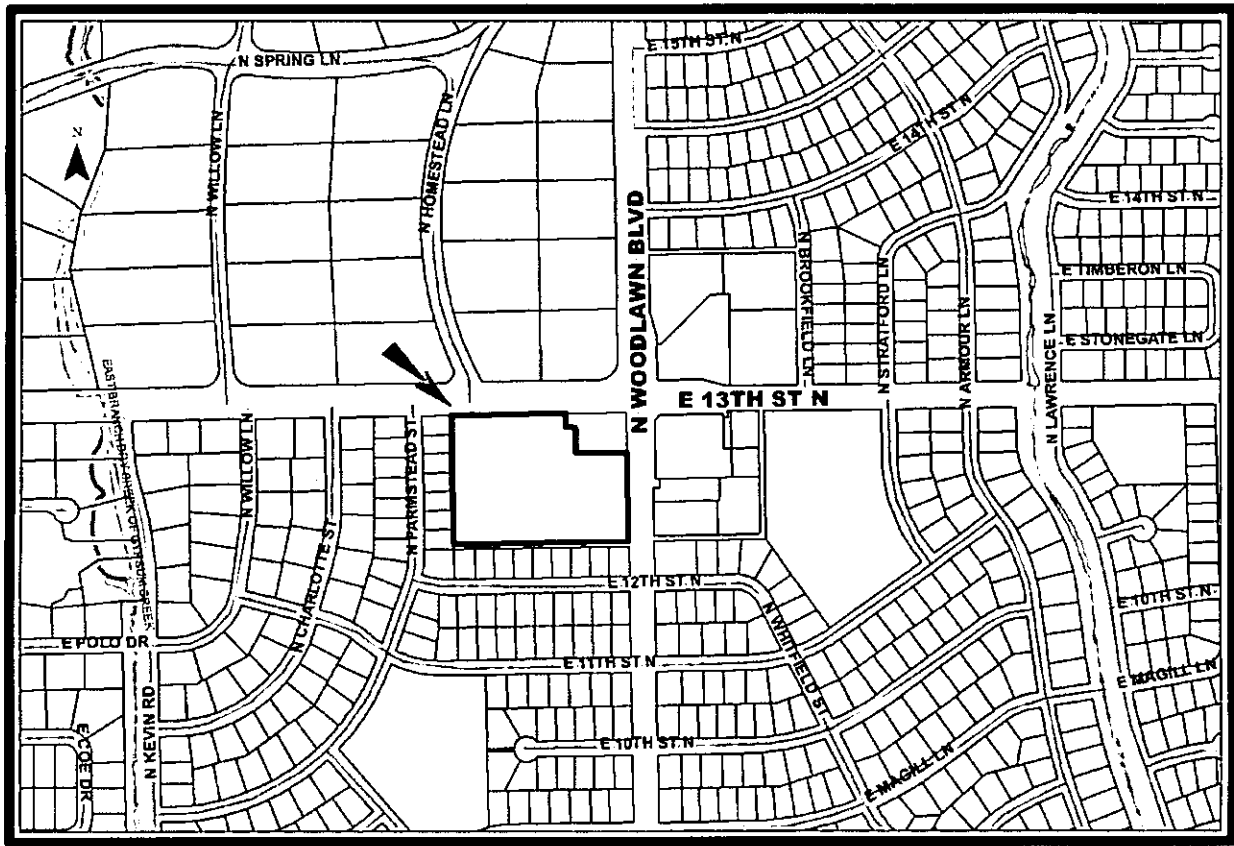
APPLICANT/AGENT: P.V. Woodlawn Partners (owner)/Judah L. Craig (applicant)

REQUEST: Conditional Use for a Night Club in the City

CURRENT ZONING: LC Limited Commercial

SITE SIZE: 7.56-acres

LOCATION: Generally located at the Southwest Corner of East 13th Street North and North Woodlawn Boulevard (6147 East 13th Street North)



BACKGROUND: The applicant is requesting a Conditional Use for a Night Club in the City for a 7.56-acre site located at the southwest corner of East 13th Street North and North Woodlawn Boulevard. The property address is 6147 East 13th Street North, in the Prairie Village Shopping Center. The property is zoned LC Limited Commercial (LC). The purpose of the Conditional Use is to allow the remodeling of a vacant 7,200 square foot tenant space for a banquet facility, *LaVela*. The proposed banquet facility is located within 300 feet of a residential zoning district, and the Conditional Use is required for the proposed use. *LaVela* would be operated by the same company that manages the adjoining *Candle Club* in the shopping center. Please see the attached narrative from the applicant.

LaVela would be a full-service banquet facility available for wedding receptions, business and charity events. The banquet facility will only be open on days and evenings when events are scheduled. *LaVela* will not be open daily to the general public as a restaurant or bar. While under the same management as the adjoining *Candle Club*, the banquet facility will be a separate business with its own business plan, kitchen and employees.

The 7,200 square-foot tenant space has been vacant for three years, will be fully remodeled and have a seating capacity for 200 persons. The open floor plan will provide options for seating, dancing and entertainment. *LaVela* will be available for events seven days a week. The front façade of the building will be remodeled/improved for the banquet facility. Please see the attached floor plan and front elevation concept.

A parking analysis was done for the Prairie Village Shopping Center to determine if there is sufficient parking for the banquet facility. There is 58,211 square feet of retail space in the shopping center, plus the *Candle Club* with a seating capacity of 250 persons, and *LaVela* with a capacity of 200 persons. The combined parking requirement for these uses is 323 spaces. The attached site plan indicates 490 spaces are available at the shopping center, providing a surplus of 167 parking spaces. Also, it should be noted that the restaurant and banquet facilities would have peak use times different from other users in the shopping center. Staff does not believe that adding the banquet facility to the shopping center will create a parking problem. Please see the attached shopping center site plan.

SURROUNDING DEVELOPMENT: The banquet facility will be in the Prairie Village Shopping Center that has a variety of different uses. The Paramount Antique Mall is the largest user at the shopping center, and there are also smaller retail and office uses at the property. North of the shopping center are large lot single family homes, zoned SF-5 Single-Family Residential (SF-5). South of the property are single family homes along East 12th Street North, zoned TF-3 Two-Family Residential (TF-3). East of the site is a commercial and office area zoned LC Limited Commercial (LC). There is a single family area west of the shopping center along North Farmstead Street, zoned TF-3.

CASE HISTORY: The property is platted as Lot 18 of McEwen's 4th Addition, May 1956.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	large lot single-family
SOUTH:	TF-3	single-family residential
EAST:	LC	commercial/office
WEST:	TF-3	single-family

PUBLIC SERVICES: East 13th Street North and North Woodlawn are fully improved arterial streets. The shopping center site is fully developed and all municipal utilities are available at the property.

CONFORMANCE TO PLANS/POLICIES: The Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as commercial on the Future Growth Map Concept Map. The proposed use is consistent with the commercial category for this area. While this occupancy of a vacant space in the shopping center is not an in-fill development opportunity, the new use in the shopping center would be an economic and employment gain in an older commercial area of the Established Central Area (ESA).

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**, subject to the following conditions:

- a. The Conditional Use shall be implemented and developed as described in the applicants narrative, and as shown on floor plan dated February 2017 by Hanney Associates.
- b. The front elevation of *LaVela* shall be in substantial compliance with the design dated February 2017 by Hanney Associates.
- c. The Conditional Use is subject to all supplemental use regulations of the *Unified Zoning Code (UZC)*, Section 3-E. w for Nightclubs in the City pertaining to noise standards, outdoor seating and lighting.
- d. 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.

This recommendation is based on the following findings:

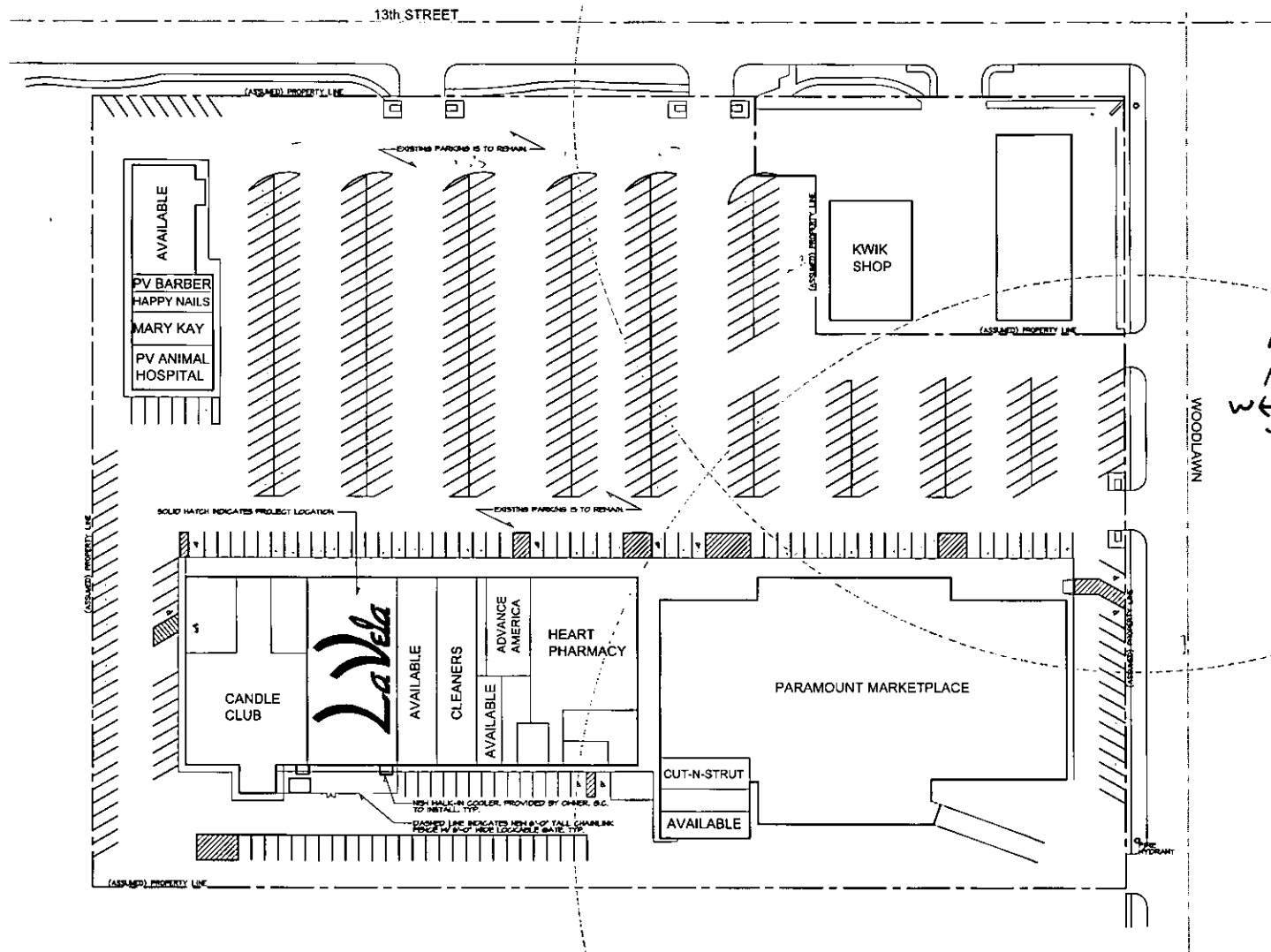
- (1) **The zoning, uses and character of the neighborhood:** The banquet facility will be in the Prairie Village Shopping Center that has a variety of different uses. The Paramount Antique Mall is the largest user at the shopping center, and there are also smaller retail and office uses at the property. North of the shopping center are large lot single family homes, zoned SF-5 Single-Family Residential (SF-5). South of the property are single family homes along East 12th Street North, zoned TF-3 Two-Family Residential (TF-3). East of the site is a commercial and office area zoned LC Limited Commercial (LC). There is a single family area west of the shopping center along North Farmstead Street, zoned TF-3.
- (2) **The suitability of the subject property for the uses to which it has been restricted:** The existing LC zoning is appropriate for the Prairie Village Shopping Center. The property provides a variety of uses that are permitted with this zoning district. The proposed banquet facility is a reasonable use of the property, after review and approval of a Conditional Use application.
- (3) **Extent to which removal of the restrictions will detrimentally affect nearby property:** The proposed banquet facility is an appropriate use in the shopping center. Single-family homes abutting the Prairie Village Shopping Center do not appear to be adversely affected by the shopping center, and required screening is in place and maintained. The banquet facility should not provide any new impacts that could affect nearby property.
- (4) **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The Wichita-Sedgwick County Comprehensive Plan, the Community Investments Plan, identifies the site as commercial on the Future Growth Map Concept Map. The proposed use is consistent with the commercial category for this area. While this occupancy of a vacant

space in the shopping center is not an in-fill development opportunity, the new use in the shopping center would be an economic and employment gain in an older commercial area of the Established Central Area (ESA).

- (5) **Impact of the proposed development on community facilities:** All public improvements and infrastructure are available and the proposed rezoning and plan have been reviewed and found that there will be no negative impact on existing community facilities.
- (6) **Opposition or support of neighboring residents:** Single family homes are adjoining the shopping center property on the south and west. A use such as a banquet facility has different hours and traffic than a typical retail use in the shopping center. The Conditional Use application should be carefully evaluated, and the input from neighbors should be valuable. Staff has not received any inquiries concerning the application.

Staff Report Attachments:

1. Narrative
2. Floor Plan
3. Front elevation concept
4. Shopping center site/parking plan



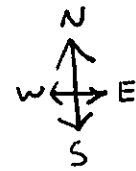
A SITE PLAN
SCALE: 1" = 40'-0"

PARKING REQUIREMENT - TOTAL SQUARE FOOTAGE:
PARKING REQUIREMENT IS CALCULATED BASED OFF OF 20' AS SHOWN PER IFC PER 2008 THE ORIGINAL MEAS.

TOTAL MALL FOOTPRINT:	74,211 S.F.
TOTAL EXISTING PARKING (AS SHOWN ON PLAN):	430 PARKING SPACES
RETAIL, GENERAL 1 SPACE PER 300 SQ FT OF BUILDING FLOOR AREA 74,211/300 = 247.37	248 PARKING SPACES REQUIRED
PARKING REQUIRED: SPACE OFF GENERAL RETAIL REQUIREMENT:	248 PARKING SPACES
EXTRA PARKING:	242 PARKING SPACES



HANNEY & ASSOCIATES, ARCHITECTS
1708 South Central Expressway, Suite 2720
Wichita, Kansas 67208
Phone: (316) 833-8800
Fax: (316) 833-8844



LaVela
PRAIRIE VILLAGE SHOPPING CENTER
6147 East 13th Street Wichita, Kansas 67208

2017

DRAWINGS ISSUED		
NO.	DATE	ITEM ISSUED
4	3/24	OWNER REVISIONS
3	3/15	CONSTRUCTION
2	3/9	SCHEMATIC LAYOUT
1	3/24	SCHEMATIC LAYOUT

COMPUTER DRAWING
LV_CODE100

DATE: FEBRUARY 2011
DRAWN BY: CHECKED BY:
BA, CH MPR

SHEET
CODE 1
OF SHEETS

