WICHITA — SEDGWICK COUNTY

W-SC

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

September 14, 1992

The Grape
ATTN: Tom Carson & Jim Bachman
550 N. Rock Road, Suite 30
Wichita, KS 67206

Re: Adm. Adj. 92-5 - Administrative adjustment to permit a 4.5% reduction in the parking requirement (from 328 to 313) for the combined uses at 550 N. Rock, 8020 E. Central and 8080 E. Central.

Legal Description - Lot 2, Block 1, Aull's First Addition to Wichita, Kansas.

Gentlemen:

We have reviewed your request for an administrative adjustment in the parking requirement at 550 North Rock Road to permit expansion of The Grape Restaurant. The restaurant is part of a strip center housing about a dozen different light commercial uses. This strip center is on the same lot as two office buildings and all uses combined create a fully developed lot. All the buildings were constructed at about the same time and the original parking requirement was based on the total needs of all three buildings, rather than each building having a separate parking requirement. There were no restaurants on site originally and the parking requirement for the commercial building, as well as for the office buildings, was based on one space per 250 square feet of building area. This resulted in a total parking requirement of 306 spaces. There were 313 spaces provided. An easement agreement granting the tenants and guests of each building the use of all parking and entrance drives was recorded in 1979 on Film 346, beginning at page 641.

When The Grape originally was established in the commercial strip center, the parking code requirement was based on seating capacity at one space per five seats. There were sufficient spaces on site to permit the conversion of a part of the commercial bulding to a restaurant use. The Grape is now wishing to expand into space previously used by a retail business. The parking code was amended last year to require one parking space for every three occupants in a restaurant. The parking requirement for the expanded restaurant, plus the parking required for the other uses on this lot, is now greater than the number of spaces which can be provided, even though the parking required for the office uses is now slightly less than it was before the parking code was amended. The total parking requirement is now 328 spaces, as compared to the 313 spaces which exist. This is a 4.5% deficiency in the parking requirement.

If the parking needs of only the commercial center are considered, the need for a parking reduction would be 4% — from 127 spaces to 122 spaces.

We find that the requested 4.5% parking reduction meets the five conditions required by Section 28.04.189 of the Zoning Ordinance, as set out below:

1) Uniqueness: Although The Grape serves lunch, the majority of its business is already conducted during the evening hours and the proposed expansion will intensify the evening use because the expansion is mainly for a bar and lounge area. All other uses on the lot, except for one small beauty shop, usually close at 5:30 or 6:00 p.m. The large office buildings in particular are almost entirely vacant during evening hours and on weekends.

2) Hardship: As this lot is fully developed and there are no conveniently-located off-site parking lots in which additional spaces can be leased, the denial of this parking adjustment would prohibit this successful business from expanding at this, their established location. The Grape has already entered into a binding three-year lease agreement with the property owner and has incurred design and architectural expenses which would constitute a devastating loss to The Grape if the project has to be discontinued at this time.

3) & 4) Effect on Adjacent Properties and the Public: Because of the access and parking agreements which exist for this lot, which allow the patrons of the commercial businesses to utilize parking near the office buildings and vice versa, and the fact that a majority of the uses on the lot are open for business only during daytime hours, whereas The Grape restaurant, which by its proposed expansion is creating the need for more parking, is mainly an evening business, there should be sufficient parking spaces available on the lot at any given time for all businesses open at that time. Also, since the development of this office and retail complex over 10 years ago, the entire development has never been 100% leased at the same time. At present, there is 3,747 square feet available for lease in the shopping center and nearly 15,000 square feet available in the two office buildings for lease or sub-lease. Therefore, there will be no need for patrons of any business on this lot to seek parking space on any other property or public street in the area.

5) Spirit and Intent: The intent of the parking code is to require sufficient parking spaces to accommodate the needs of the property users and with the parking agreements already filed of record for the various portions of this lot and with the differing hours of peak demand for different uses, there will be sufficient parking for all needs.

Our signatures below indicate that an administrative adjustment to reduce the parking requirement from 328 spaces to 313 spaces for all the uses on Lot 2, Block 1, Aull's First Addition is hereby granted.

Sincerely,

Marvin S. Krout
Director of Planning

Kurt Schroeder, Acting Superintendent of
Central Inspection

LEGAL DESCRIPTION

LOT 2 BLOCK 1 AULLS FIRST ADDITION

ALL PARKING STALLS INDICATED ARE 9'X19' UNLESS OTHERWISE NOTED

TABULATION - TRACT A, B, C

original tabulations

	TOTAL AREA	PARKING REQ.	PARKING ACTUAL
XEROX BLDG	20480	81.9	72
COMMERCIAL	22134	88.5	122
OFFICE BLDG #2	33915	135.6	119
TOTALS	76529	306	318

DATA TABULATION - OFFICE BLDG #2

- FIRE ZONE III
- OCCUPANCY B-2
- CONSTRUCTION TYPE II 1HR

AREA	FIRST FLR	11559 SF
	SECOND FLR	11178 SF
	THIRD FLR	11178 SF
	TOTAL	33915 SF
PARKING REQUIRED (1/250)		135.6
PARKING PROVIDED		119 (REF. TOTAL TAB. ABOVE)

CONCRETE APPROACHES TO CITY STANDARDS & SPECIFICATIONS

POINT OF BEGINNING FOR TRACT 'A'

VERIFY RELATIONSHIP

COMMERCIAL CENTER

OFFICE BUILDING #2

XEROX BLDG.

STORM SEWER EASEMENT

DRAIN

SEWER EASEMENT

DRAINAGE EASEMENT

BENCHMARK 1562.71 / STANDARD BRASS CAP ON N.E. CORNER NORTH HUBGUARD CONCRETE PIER NORTH SIDE CENTRAL APPROX. 200'±0" E OF ROCK ROAD - CITY DATUM

NOTE: ALL WALKS TO BE 5'-0" WIDE UNLESS NOTED OTHERWISE

NOTE: REFER SHT. 2 FOR NEW CONTOURS & GRADING PLAN.

SOUTHWEST CORNER OF SECTION 17 TIER, 27 SOUTH, RANGE 2 EAST OF THE 6TH PARALLEL MERIDIAN.

POINT OF BEGINNING FOR TRACT 'B'

POINT OF BEGINNING FOR TRACT 'C'

STUB-UP CONDUIT FOR FUTURE SIGN

ROCK ROAD

CENTRAL AVE.

SITE PLAN

SITE LIGHTING OFFICE BLDG #2