Wichita-Sedgwick County Metropolitan Area Planning Department

January 14, 2019

Bric Rock, LLC
Attn: Casey Bachrodt
1238 N. Burning Tree Drive
Wichita, KS 67230

ICT Taco Shop 1, LLC
Attn: Darl Heffelbower
2809 N. Fox Pointe Circle
Wichita, KS 672226

Gibson Watson Marino
Attn: Richard A. Samaniego
301 N. Main Street, Suite 1300
Wichita, KS 67202

Re: BZA2018-71: City zoning Administrative Adjustment to reduce the parking requirement from 156 spaces to 138 spaces, a 12% adjustment for an expansion of an existing restaurant.

Legal Description: Lot 1, Venture Park Addition, Wichita, Sedgwick County, Kansas (306 N. Rock Road)

Dear Applicant,

We reviewed your Zoning Adjustment request to reduce the parking requirement on the above-referenced property. You are requesting reduction of the on-site parking requirement from 156 to 138 spaces, a 12% reduction of the Unified Zoning Code (UZC) requirement for the site.

Sec. V-I.2. (i) of the Unified Zoning Code allows reduction of the parking requirement for LC Limited Commercial zoning by up to 25% 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 impact the surrounding LC uses in the Venture Park Addition.

3) Compatibility with existing or permitted uses on abutting sites: Surrounding properties are zoned LC and are developed with uses permitted in the LC zoning district. Peak hours of operation for the restaurant occur when other businesses in the building are closed. Therefore a 12% parking reduction should not compromise existing or permitted uses on abutting sites. Street visibility will not be affected.

4) Effect on public health, safety or welfare: The public's safety, health and welfare should not be impacted.

Our signatures below indicate that an Administrative Adjustment to reduce parking by 12%, from 156 to 138 spaces is 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. Permitting shall be obtained and parking improvements completed within one year.

2) All parking on the site shall be paved and marked in accordance with City standards. This Administrative Adjustment applies only to the reduction of parking.

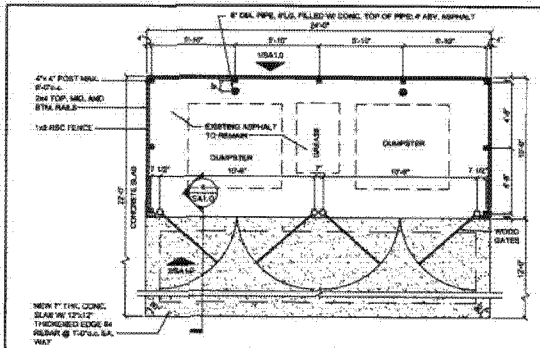
3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Administrative Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

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

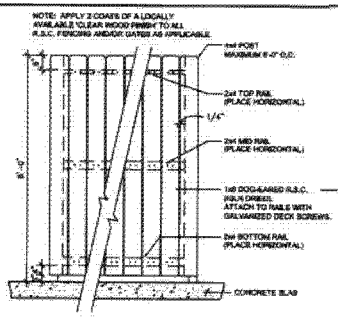
Dale Miller, Director
Metropolitan Area Planning Department

Chris Labrum, Director
Metropolitan Area Building and Construction Department

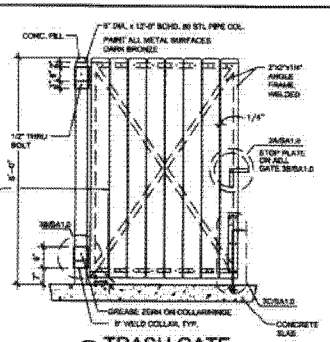
cc: MABCD
Becky Tuttle, CM District II
Janet Johnson, Community Services Office



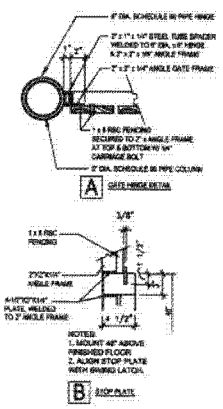
B TRASH ENCLOSURE
SCALE: 1/4"=1'-0"



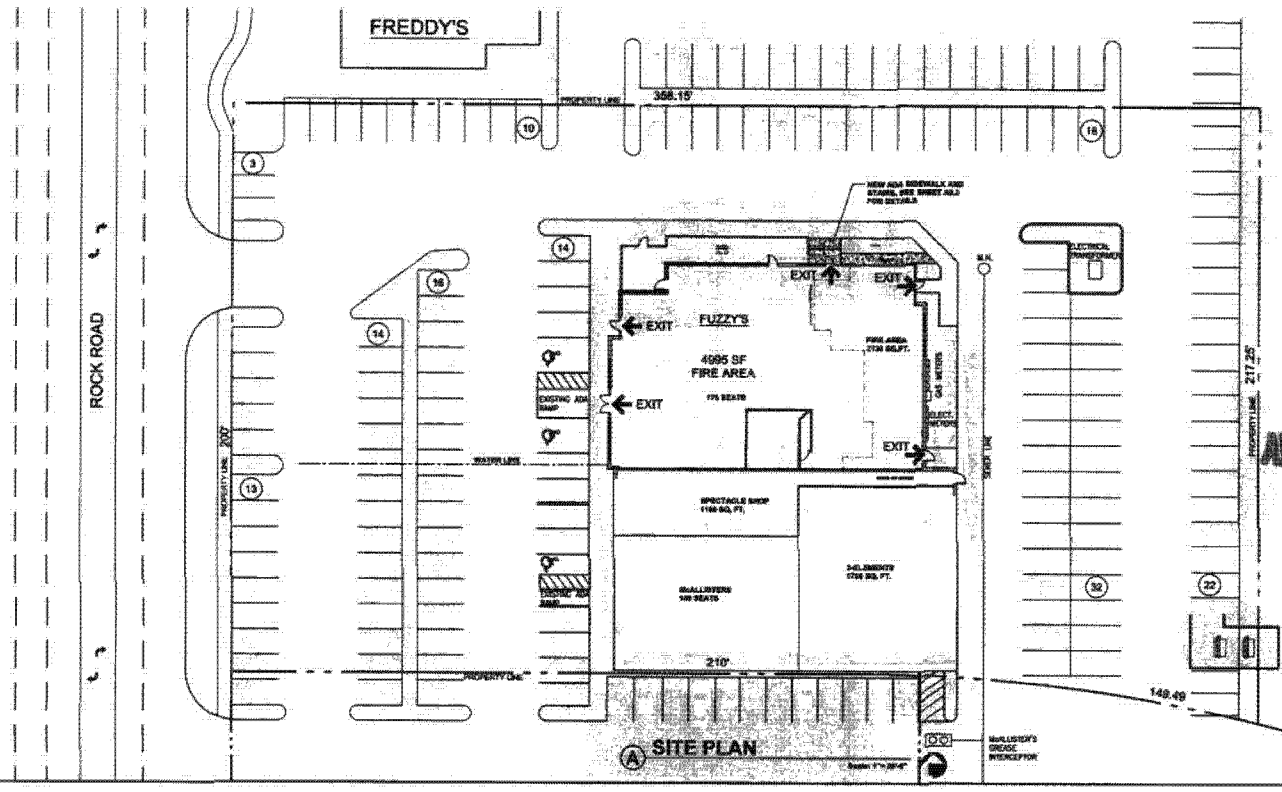
1 TYP. TRASH ELEV.
SCALE: 1/2"=1'-0"



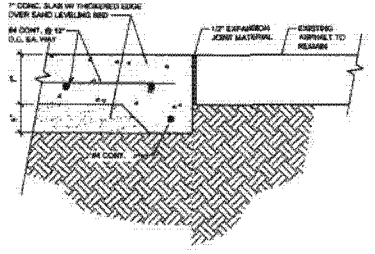
2 TRASH GATE
SCALE: 1/2"=1'-0"



3 TRASH GATE DETAILS
SCALE: 1 1/2"=1'-0"



A SITE PLAN
Scale: 1" = 30'-0"



4 DUMPSTER SLAB
SCALE: 1 1/2"=1'-0"

SITE PLAN

APPROVED 11/19/2019 DW

FUZZYS PARKING REQUIREMENT:
DINING = 175
PATIO 47 - 16 = 31
TOTAL = 206 / 3 = 68.667 = 69 PARKS

PARKING REQUIREMENTS	PARKING REQUIRED	PARKING PROVIDED
FUZZY'S SEATING =	69	
McALLISTER'S 148 SEATS =	50	
SPECTACLE SHOP 1160 SQ. FT. =	4	
3-ELEMENTS 1708 SQ. FT. =	5	
VACANT LEASE AREA 1501 SQ. FT. =	5	
TOTAL	133	138

1 27 Banquet room
TOTAL 156

FUZZY'S TACO SHOP
306 N. ROCK RD.
WICHITA, KANSAS 67206

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DAVE WINTER, ARCHITECT

WINTER ARCHITECTS
3224 EAST FIRST STREET
WICHITA, KS. 67214
PH. 316-267-7142

AS-BUILT PARKING PLAN

DATE
09/07/2019

DRAWN BY: RC
CHECKED BY: DW

SHEET NO.
SA1.0