



Wichita-Sedgwick County Metropolitan Area Planning Department

September 2, 2022

2819 E Central, LLC
Attn: Navid Haeri
1009 S Seneca St.
Wichita, KS 67213

RE: BZA2022-00036 Administrative Adjustment in the City to reduce the parking requirement from 70 to 66 spaces for a restaurant in order to provide the required landscaping on property zoned LC Limited Commercial, located on the south side of East Central Avenue and one-half mile west of North Hillside Avenue (2819 East Central Avenue).

Legal Description: East 20 feet of Lot 41 and all of odd lots 43 through 55 on Central, Maple Grove Addition, Wichita, Sedgwick County, Kansas

Dear Applicant:

We received and reviewed your request for an Administrative Adjustment to reduce the parking requirements for a future restaurant located at 2819 East Central Avenue from 70 to 66 spaces (6 percent) in order to provide the required landscape street yard and parking lot screening per the Wichita Landscape Ordinance and as shown on the attached, approved landscape plan.

Sec. V-I.2. (i) of the Unified Zoning Code allows reduction of the parking requirement for remodel/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:

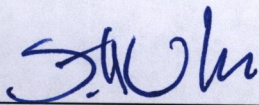
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed reduction in parking requirement should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area.
- 2) Impact on existing uses in surrounding areas: The proposed reduction in parking should not have significant negative impacts the surrounding uses in the immediate area.
- 3) Compatibility with existing or permitted uses on abutting sites: The zoning districts surrounding the subject property are LC Limited Commercial District on the east, north and west sides. The properties to the south are TF-3 Two-Family Residential District. Therefore, a 6 percent reduction in parking remains compatible with the surrounding uses.
- 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 required parking spaces from 70 to 66 spaces is hereby granted for the aforementioned property subject to the following conditions:

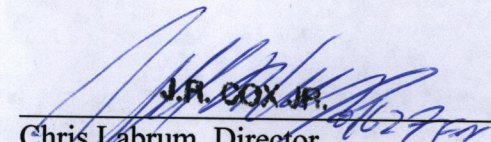
- 1) The site shall be developed in general conformance with the approved site plan.

- 2) This adjustment shall apply only to the reduction of parking spaces for a restaurant use as shown on the approved site plan. Any additional adjustments on the property will require a separate action to be filed with the MAPD.
- 3) All parking on the site shall be paved and marked in accordance with City standards.
- 4) 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.



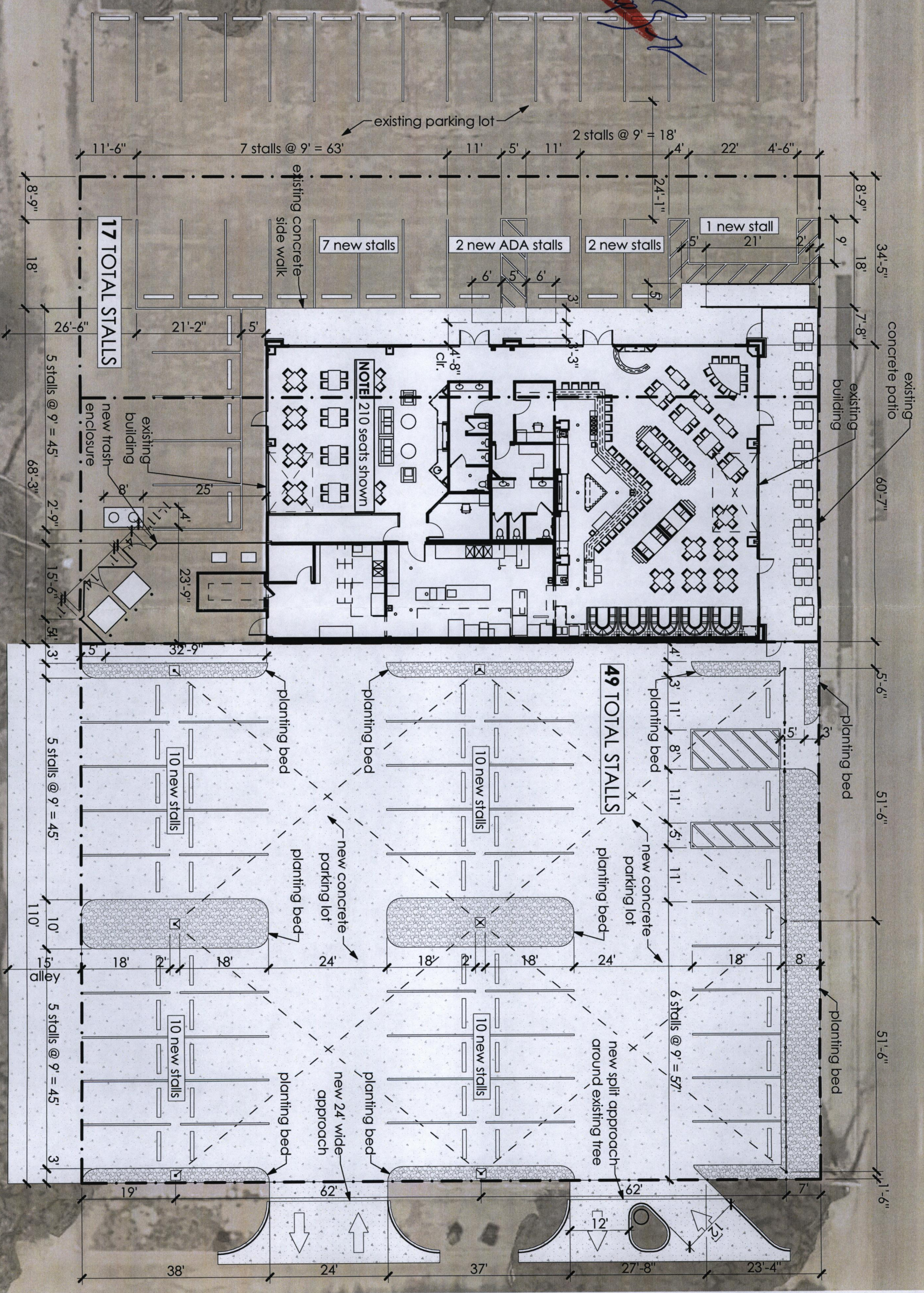
Scott Wadle, Director
Metropolitan Area Planning Department


J.R. COX JR.

Chris Labrum, Director
Metropolitan Area Building and
Construction Department

cc: MABCD
Brandon Johnson, CM District I
Tasha Hayes, CSR District I

SITE PLAN
 APPROVED 9/7/2026



APPLICANT NAME: Navid Haeri
AGENT: Studium
REDUCTION: From 70 to 68 stalls

Site Plan For Parking Reduction | 01

STUDIUM
 151 N. Rock Island Suite 18
 Wichita, Kansas 67202
 studiumwichita.com
 316.295.4563

ITZCALI - TENANT IMPROVEMENTS
 2819 E Central Ave Wichita, KS 67214

OWNER
 2819 E CENTRAL LLC & 2831 E CENTRAL LLC
 1009 S SERICUS ST
 WICHITA, KS 67215
 PROJECT MANAGER: NAVID HAERI
 email: navidhaeri@itzcali.com

ARCHITECTS
 STUDIUM
 151 N. Rock Island, 18
 Wichita, KS
 P: 316.295.4563
 email: wellsh@studiumwichita.com

GENERAL CONTRACTOR
 STUDIUM BUILD

STRUCTURAL ENGINEER
 MKCC
 411 N. Weber Rd
 Wichita, KS 67202
 P: 316.484.8000
 contact: Colton Johnson
 email: colton@mkcc.com

MEP ENGINEER
 Engility Consulting
 Engineers LLC
 111 N. Meador St Ste 200
 Wichita, KS 67202
 P: 316.297.7999
 contact: Katelyn Neufeld
 email: katelyn@engility.com

CIVIL ENGINEER
 NA

DATE: 08.12.22

Project # 20026
AS1.1
 Site Plan For Parking Reduction

LANDSCAPE PLAN

8/14/22
1/10/23

LANDSCAPE CALCULATIONS

LANDSCAPE STREET YARD
110' x 157' = 2007' TOTAL STREET FRONTAGE
240' x 8' = 2080'

LANDSCAPED STREET YARD REQUIRED = 2,080 SF
LANDSCAPED STREET YARD PROVIDED = 2,098 SF

STREET YARD TREES REQUIRED = 5 SHADE TREES
STREET YARD TREES PROVIDED = 4 ORNAMENTAL TREES + 40 SHRUBS = 7 SHADE TREES

LANDSCAPED LOT AREA
49 PARKING STALLS REQUIRED (IN NEW PARKING LOT)

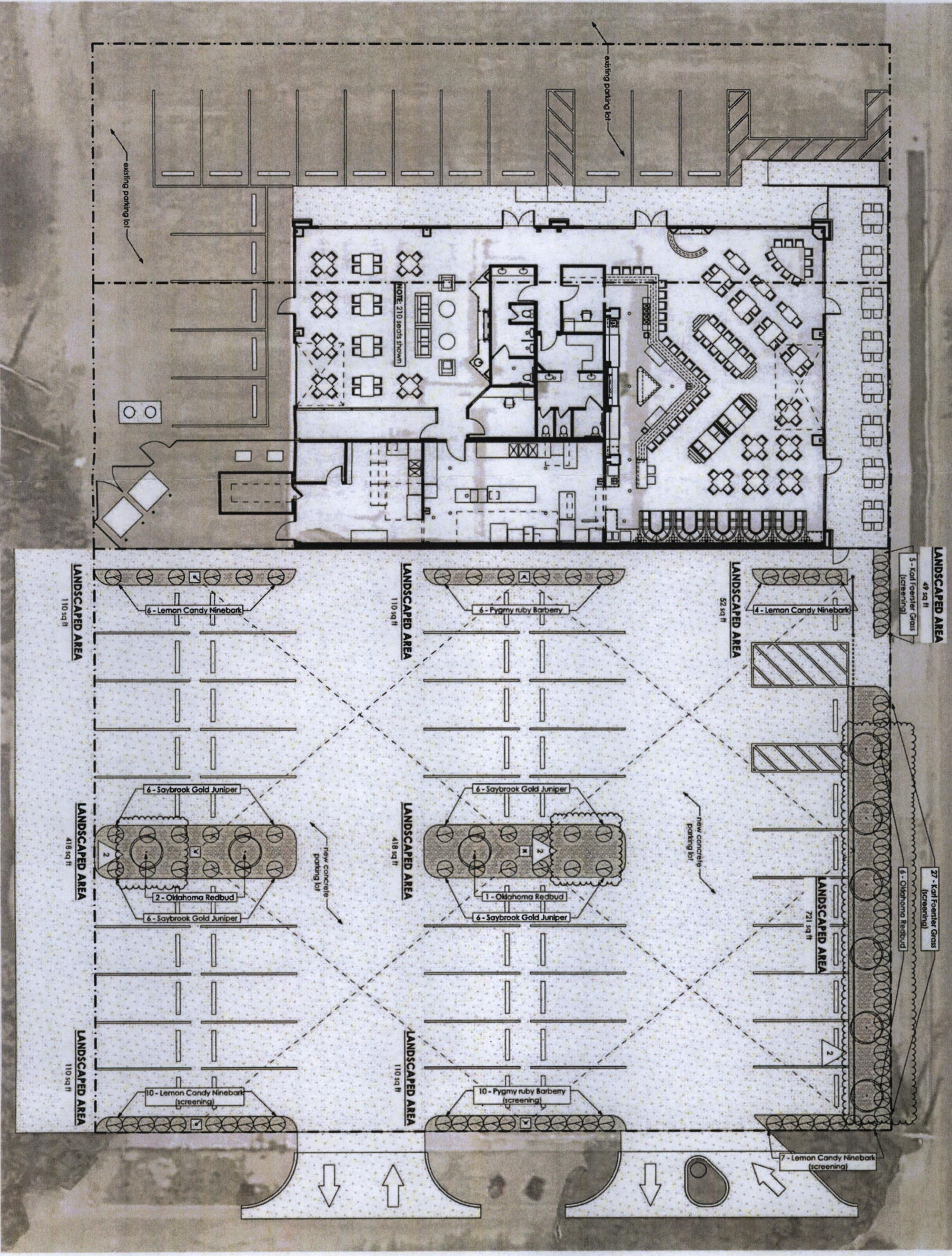
PARKING LOT TREES REQUIRED = 3 SHADE TREES
PARKING LOT TREES PROVIDED = 4 ORNAMENTAL TREES = 3 SHADE TREES

PARKING LOT TREES PROVIDED BY STREET YARD REQUIREMENTS
PARKING LOT SCREENING PROVIDED WITH SHRUBS

NO BUFFER REQUIRED

PLANT SCHEDULE

QUANTITY	SHRUB COMMON NAME	BOTANICAL NAME	SIZE
32	Karl Foerster Rose Red Grass	Cornus x Acutifolia Karl Foerster	3 Gal
12	Pygmy Ruby Barberry	Rubus Chingii Pygmy Ruby Barberry	3 Gal
24	Saybrook Gold Juniper	Juniperus Chinensis Saybrook	3 Gal
9	ORNAMENTAL TREE COMMON NAME	BOTANICAL NAME	SIZE
1	Oklahoma Redbud	Cercis canadensis 'Va. leavens' Oklahoma	1.5'
8	SHADE TREE COMMON NAME	BOTANICAL NAME	SIZE
2	Shawnee Oak	Quercus Acutiformis	2.5'



Landscape Site Plan | 01

STUDIUM

151 N. Rock Road, Suite 18
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studiumwichita.com
316.295.4563



ITZCALI - TENANT IMPROVEMENTS

2819 E Central Ave Wichita, KS 67214

OWNER
CENTRAL LLC & 2819 E
CENTRAL LLC
1519 E. Central Ave
Wichita, KS 67213
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LANDSCAPE ENGINEER
Matthew J. Hines
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Wichita, KS 67202
phone: 316.295.4563
email: central@studium.com

PROJECT # 20026

Permit Set 05.04.22
Revision 1 07.28.22
Revision 2 08.11.22

AS1.2

Landscape Site Plan