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.

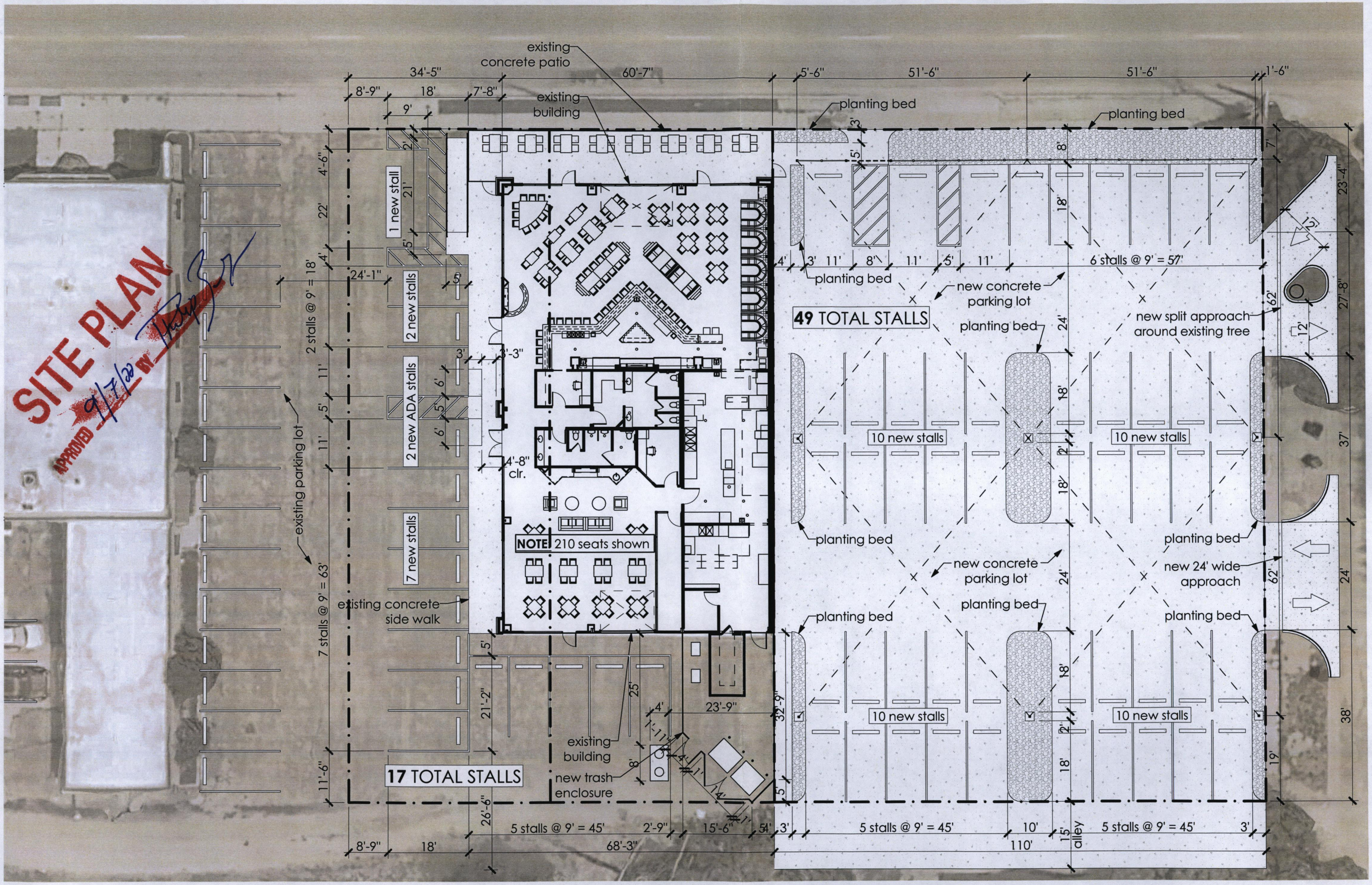
The "Development Application" sign should now be removed from the property.

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



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

Site Plan For Parking Reduction | 01

1" = 20'

STUDIUM
151 N. Rock Island, Suite 1B
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 SENECA ST
Wichita, Ks 67213
p: 316.990.0002
contact: NAVID HAERI
email: navidhaeri@aol.com

architect
STUDIUM
151 N Rock Island, 1B
Wichita, KS
p: 316.295.4563
contact: Wes Morgan
email: wes@studiumwichita.com

general contractor
STUDIUM Build
-
-
p: 316.295.4563
contact: Chad Jimenez
email: chad@studiumwichita.com

structural engineer
MKEC
411 N. Webb Rd.
Wichita, KS 67206
p: 316.684.9600
contact: Colten Johnson
email: cjohnson@mkec.com

mep engineer
Enginuity Consulting Engineers LLC
111 N Mosley St Ste 200
Wichita, KS 67202
p: 316.239.7999
Contact: Kathlynn Neufeld
email: kathlynn@enginuityca.net

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

Date 08.12.22

Project # 20026

AS1.1

Site Plan For Parking Reduction

LANDSCAPE CALCULATIONS

LANDSCAPE STREET YARD
110 + 150' = 260' (TOTAL STREET FRONTAGE)

260' X 8 = 2,080

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 = 6 ORNAMENTAL TREES + 40 SHRUBS = 7 SHADE TREES

PARKING LOT TREES & SCREENING
49 PARKING STALLS REQUIRED (IN NEW PARKING LOT)

PARKING LOT TREES REQUIRED = 3 SHADE TREES

PARKING LOT TREES PROVIDED = 6 ORNAMENTAL TREES = 3 SHADE TREES
(3 ORNAMENTAL TREE PROVIDED BY STREET YARD REQUIREMENTS)

PARKING LOT SCREENING PROVIDED WITH SHRUBS

BUFFERS
NO BUFFER REQUIRED

PLANT SCHEDULE

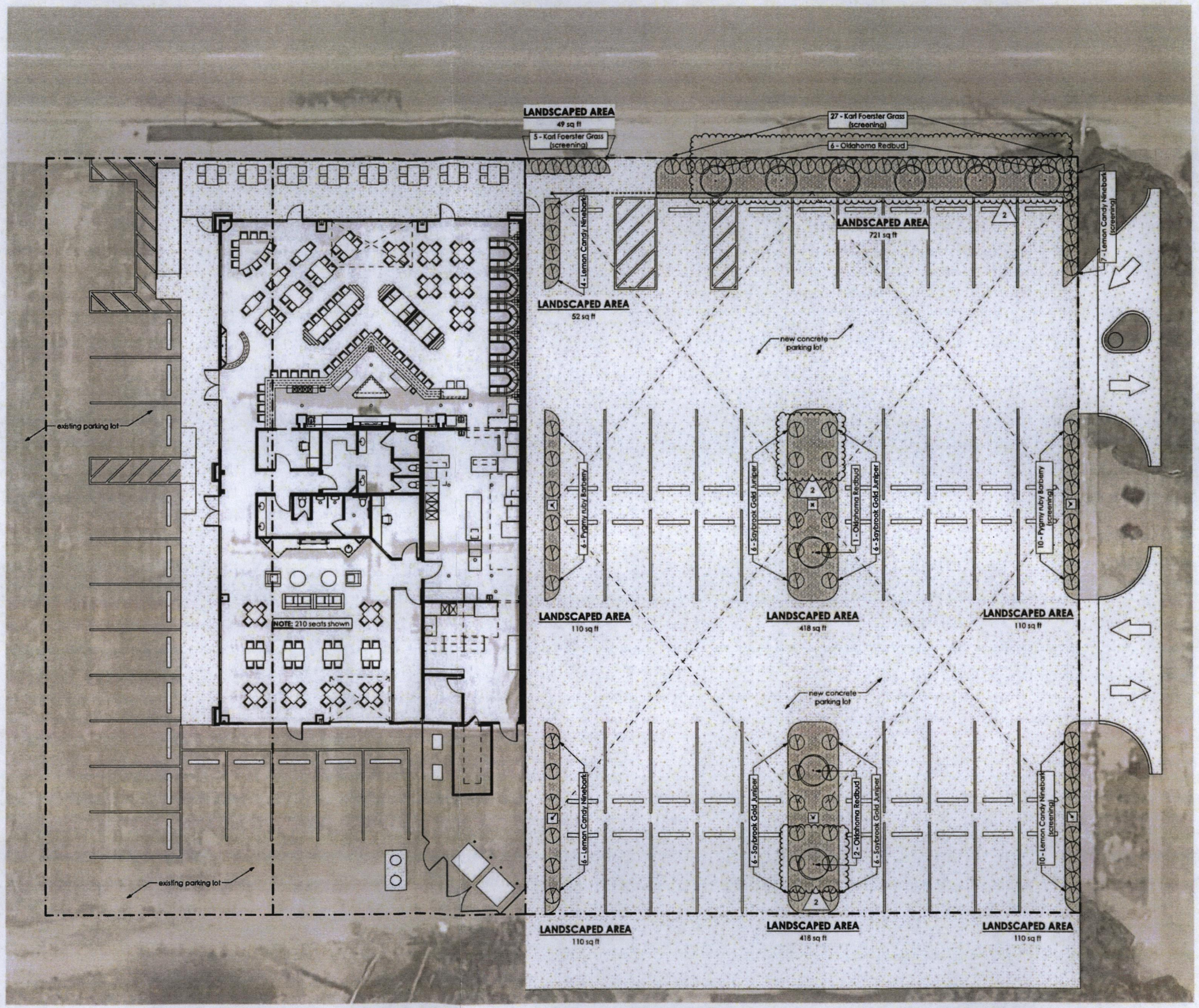
QUANTITY	SHRUB: COMON NAME	BOTANICAL NAME	SIZE
32	Karl Foerster Feather Reed Grass	Calmagrostis X Acutiflora 'Karl Foerster'	3 Gal.
27	Lemon Candy Nine Bark	Physocarpus Opulifolium 'Lemon Candy'	3 Gal.
16	Pygmy Ruby Barberry	Berberis Thunbergii 'Pygruzam'	3 Gal.
24	Saybrook Gold Juniper	Juniperis Chinensis 'Saybrook	3 Gal.

QUANTITY	ORNAMENTAL TREE: COMON NAME	BOTANICAL NAME	SIZE
9	Oklahoma Redbud	Cercis Canadensis Var. Texensis 'Oklahoma'	1.5"

QUANTITY	SHADE TREE: COMON NAME	BOTANICAL NAME	SIZE
0	Sawtooth Oak	Quercus Acutissima'	2.5"

LANDSCAPE PLAN

APPROVED 07/11/22 BY



Landscape Site Plan | 01
1" = 10'

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

ANTHONY J. JAMES
REGISTERED
5782
08-11-22
KANSAS
ARCHITECT

ITZCALI - TENANT IMPROVEMENTS

2819 E Central Ave Wichita, KS 67214

owner
2819 E CENTRAL LLC & 2831 E CENTRAL LLC
1009 S SENECA ST
Wichita, Ks 67213
p: 316.990.0002
contact: NAVID HADRI
email: navidhadri@aol.com

architect
STUDIUM
151 N Rock Island, 1B
Wichita, KS
p: 316.295.4563
contact: Wes Morgan
email: wes@studiumwichita.com

general contractor
STUDIUM Build
-
-
p: 316.295.4563
contact: Chad Jimenez
email: chad@studiumwichita.com

structural engineer
MKEC
411 N. Webb Rd.
Wichita, KS 67206
p: 316.684.9600
contact: Colten Johnson
email: cjohnson@mkec.com

mep engineer
Enginuity Consulting Engineers LLC
111 N Mosley St Ste 200
Wichita, KS 67202
p: 316.239.7999
Contact: Kathlynn Neufeld
email: kathlynn@enginuityce.net

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

Permit Set	05.04.22
Revision 1	07.28.22
Revision 2	**08.11.22**

Project # 20026

AS1.2
Landscape Site Plan