CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

September 29, 2010

FILE COPY

H. Russell Bomhoff
2804 West Bentbay Circle
Wichita, KS 67204

Dan Winter, Architect
1024 East 1st Street
Wichita, KS 67214-3903

Re: **BZA2010-00042: Administrative adjustment to reduce the parking requirement to expand restaurant use on property zoned LC Limited Commercial.**

Legal Description: LOT 2 EXC BEG SE COR W 244.41 FT NWLY 100 FT W 53.18 FT N 233 FT E 65 FT N 20 FT E 20 FT N 72 FT W 20 FT N 200 FT E 166.92 FT S 35.42 FT E 110 FT M-L SWLY 108 FT SE 216 FT S 208 FT TO BEG BLOCK 1 AULL'S 1ST ADDITION, Wichita, Sedgwick County, Kansas; generally located east of Rock Road and north of Central (550 North Rock Road).

Dear Sir or Madam:

We have reviewed your request for an Administrative Adjustment to reduce the parking requirements to expand restaurant use on property described herein. The property is zoned LC Limited Commercial and located east of Rock Road and north of Central (550 North Rock Road). We understand that you have requested to reduce the parking requirements 25 percent. However, you have submitted documentation of an actual need in the range of approximately four spaces, which is three percent of the 128 space parking requirement. Reductions for remodeling projects can be granted up to 25 percent, but generally are restricted to correspond to the ability of the site to yield parking spaces. Further documentation would need to be provided to support a 25 percent reduction; demonstrating: (1) site constraints prohibit reaching a higher compliance percentage and (2) variations of in peak parking demand of the tenant mix can compensate for the more substantial reduction, documented through a parking study.

Based on Article IV of the Unified Zoning Code, the parking requirement for this shopping center was calculated to be 128 spaces, and the site plan shows 124 spaces. The possibility exists, however, that the final amount may be in the range of 120 to 124 spaces, due to ADA and outdoor work and storage area encroachment into a few spaces. Therefore, a best estimate of parking yield for the site is between 120 and 124 spaces. This represents a six to seven percent reduction, well within the 10 percent general guideline for parking reductions by administrative action.

We find that reducing the required parking by seven percent (120 parking spaces) on the aforementioned property meets the four conditions required by Section V-I.6 of the Unified Zoning Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The seven percent reduction will allow the maximum utilization of the site, without encroaching onto the right-of-way and providing required traffic circulation and drive aisle widths. Therefore, it should not impact the safety and convenience of vehicular and pedestrian circulation.

2) Impact on existing uses in surrounding areas: At the level granted, sufficient parking should be provided on site at any given time to meet the parking needs for the mix of tenants, consisting of restaurant, retail, personal care and office uses. This is important since patrons and employees do not have privileges to use other parking areas located nearby.

3) Compatibility with existing or permitted uses on abutting sites: The use of this site is in conformance to the LC zoning of the site. Another restaurant is located on the south property line, office buildings are located on the west property lines, and multi-family residential is located to the north, but is buffered from this site and no cross-lot circulation is allowed between the site and the multi-family residential development.

4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way, therefore, there should be no impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that an Administrative Adjustment to allow a reduction in the parking requirements by seven percent or nine parking spaces for the aforementioned property is hereby granted, subject to the following conditions:

1) The site shall be developed in general conformance with a revised and approved site plan.

2) The parking area shall be paved and marked in accordance with the site plan.

3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning 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 zoning adjustment sign may now be removed from the property.

John L. Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

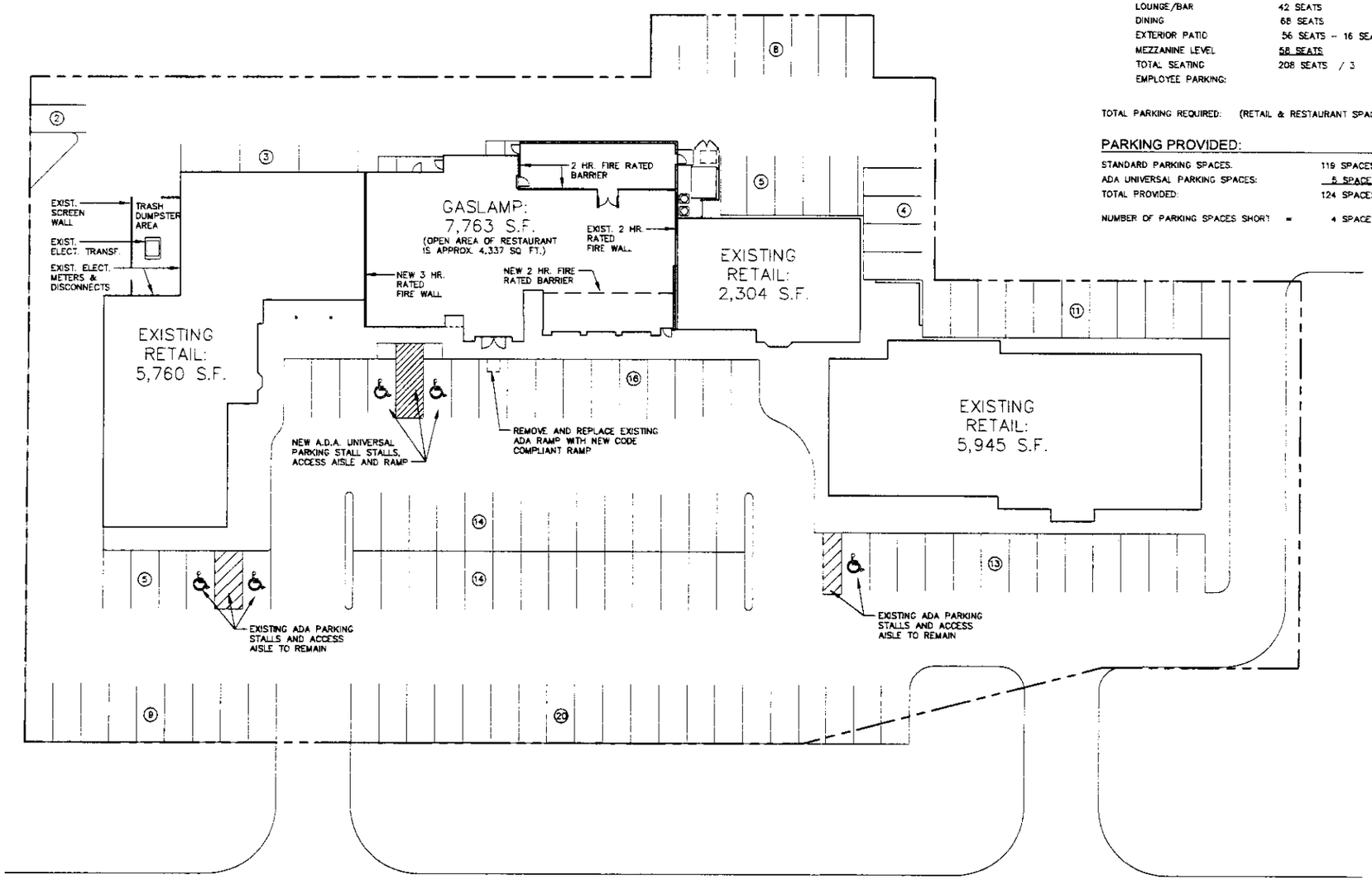
cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
J.R. Cox, Office of Central Inspection
Rick Stubbs, Office of Central Inspection
Dale Miller, MAPD
Sue Schlapp, CM District II

PARKING REQUIRED:

SQ. FT. OF RETAIL AREA:	14,008 SQ FT. / 250 =	56 PARKING SPACES
SQ. FT. OF RESTAURANT AREA:	7,763 SQ FT.	
RESTAURANT OCCUPANTS:		
LOUNGE/BAR	42 SEATS	
DINING	68 SEATS	
EXTERIOR PATIO	56 SEATS – 16 SEATS = 40 SEATS	
MEZZANINE LEVEL	58 SEATS	
TOTAL SEATING	208 SEATS / 3 =	69 PARKING SPACES
EMPLOYEE PARKING:		3 PARKING SPACES
TOTAL PARKING REQUIRED:	(RETAIL & RESTAURANT SPACES)	128 PARKING SPACES

PARKING PROVIDED:

STANDARD PARKING SPACES:	119 SPACES
ADA UNIVERSAL PARKING SPACES:	5 SPACES
TOTAL PROVIDED:	124 SPACES
NUMBER OF PARKING SPACES SHORT =	4 SPACES



SITE PLAN

APPROVED 09-29-10 BY DB

Ⓐ PARTIAL ARCHITECTURAL SITE PLAN
SCALE: 1"= 20'-0"

NORTH

CODE DATA

BUILDING CODE:	2006 INTERNATIONAL BUILDING CODE
PLUMBING CODE:	2000 UNIFORM PLUMBING CODE
MECHANICAL CODE:	2006 INTERNATIONAL MECHANICAL CODE
ELECTRICAL CODE:	2008 NATIONAL ELECTRIC CODE
BUILDING TYPE:	V-B
OCCUPANCY TYPE:	A2
FIRE SPRINKLED:	NO
OCCUPANT LOAD:	208 PEOPLE

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DAN WINTER, ARCHITECT

GASLAMP GRILL
550 NORTH ROCK ROAD
WICHITA, KS 67206

WINTER ARCHITECTS
1024 EAST FIRST STREET
WICHITA, KS. 67214
PH. 316-267-7142

EXISTING SITE PLAN

DATE
09/10/10

DRAWN BY:
HM
CHECKED BY:
DW

SHEET NO.
SA1