CITY OF
WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

December 3, 2012

Russ LLC c/o H. Russell Bomhoff
2804 Bentbay Circle
Wichita, KS 67204

Ken Saville
156 N. Emporia
Wichita KS 67208

Poe and Associates, Inc. c/o Dan Austin
5940 E. Central Ste. 200
Wichita KS 67208

Re: BZA2012-67: Administrative adjustment to reduce the parking requirement by 10% from 122 spaces to 110 spaces for mixed commercial uses, generally located east of North Rock and north of Central (550 N. Rock) in LC Limited Commercial zoning.

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

Dear Applicants,

We reviewed your Zoning Adjustment request to reduce the parking requirement on the above-referenced property. From reviewing your application we understand that you propose a renovation within the subject center. You indicate a desire to reduce the on-site parking to 110 spaces, a 10% reduction of the 122 spaces required by the Unified Zoning Code (UZC) for the commercial center.

Sec. V-F.2.i of the Unified Zoning Code allows an adjustment to reduce the parking requirement when the conditions required by Sec. V-F.6 of the Code are met. We find that the reduction of the parking requirement as proposed meets the four conditions required by Sec. V-F.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. Sufficient parking should be available for the anticipated need, and the parking does not interfere with public right-of-way.

2) Impact on existing uses in surrounding areas: The proposed reduction in parking should not impact existing uses in surrounding areas, as all parking for this project should be adequately provided on the site.

3) Compatibility with existing or permitted uses on abutting sites: A 10% parking reduction should not compromise existing or permitted uses on abutting sites, as all parking for this project should be adequately provided on the site.

4) Effect on public health, safety or welfare: There will be no encroachment into public right of way or utility easements; the public's safety, health and welfare should not be impacted.

Our signatures below indicate that an administrative adjustment to reduce parking by 10%, from 122 spaces to 110 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) All parking on the site shall be paved and marked in accordance with City standards.
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 "Development Application" sign should now be removed from the property.

Dale Miller for

John L. Schlegel
Planning Director

Ricky Stubbs
Interim Co-superintendent of Central Inspection

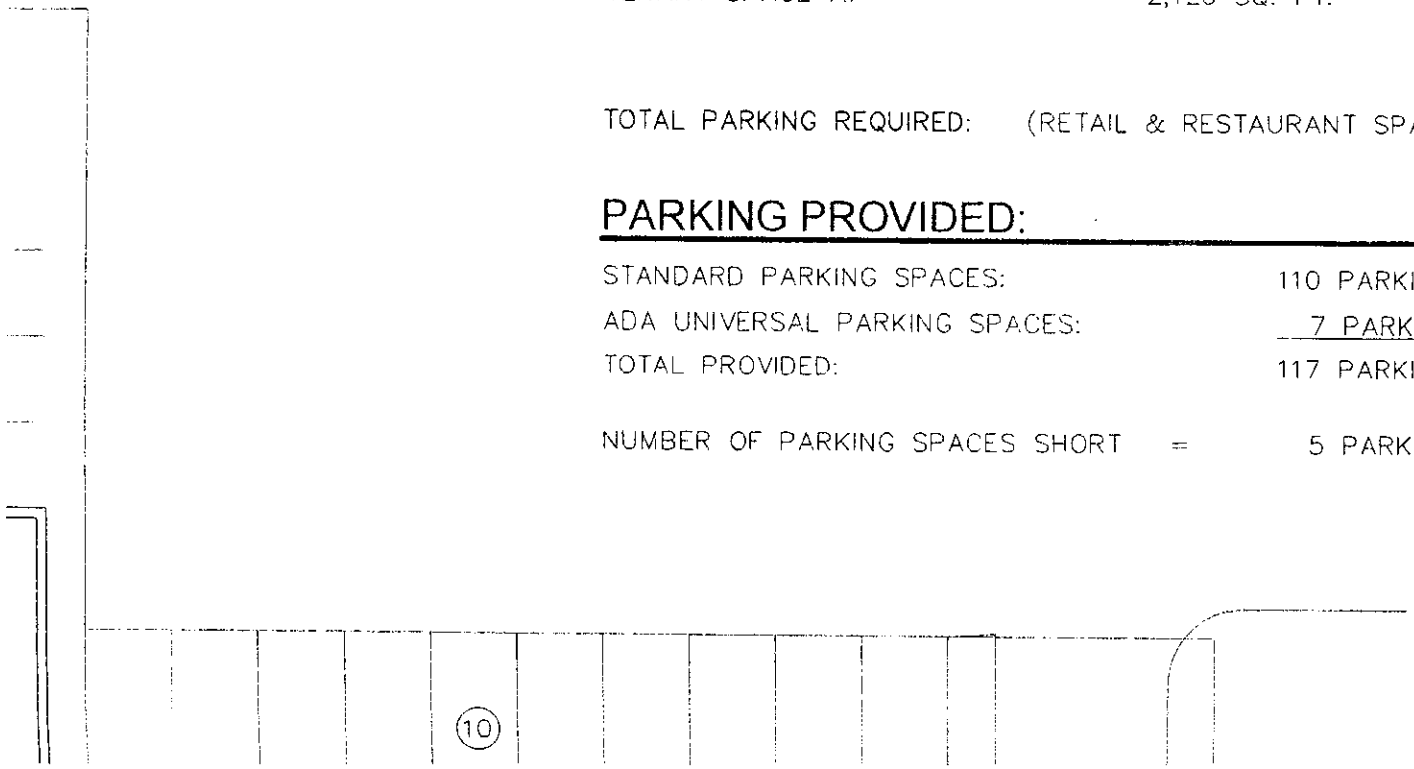
cc: Rick Stubbs, Office of Central Inspection
J.R. Cox, Office of Central Inspection
Paul Hays, Office of Central Inspection
Pete Meitzner, CM District II
Antione Sherfield, NA District II

PARKING REQUIRED:

SQ. FT. OF RETAIL AREA: TENANT SPACE B, D, & E:	11,883 SQ. FT. / 333 =	36 PARKING SPACES
SQ. FT. OF RESTAURANT AREA: TENANT SPACE C:	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	
EMPLOYEE PARKING:	3	72 PARKING SPACES
TENANT SPACE A:	2,126 SQ. FT.	14 PARKING SPACES
TOTAL PARKING REQUIRED:	(RETAIL & RESTAURANT SPACES)	122 PARKING SPACES

PARKING PROVIDED:

STANDARD PARKING SPACES:	110 PARKING SPACES
ADA UNIVERSAL PARKING SPACES:	7 PARKING SPACES
TOTAL PROVIDED:	117 PARKING SPACES
NUMBER OF PARKING SPACES SHORT =	5 PARKING SPACES



TRASH DUMPSTER AREA

B

C

GASLAMP:
7,763 S.F.
(OPEN AREA OF RESTAURANT IS APPROX. 4,337 SQ. FT.)

4 / SA2

5 / SA2

2 HR. FIRE RATED BARRIER

EXIST. 2 HR. RATED FIRE WALL

NEW 3 HR. RATED FIRE WALL

NEW 2 HR. FIRE RATED BARRIER

D

EXISTING RETAIL:
2,304 S.F.

EXISTING RETAIL:
3,634 S.F.

A

2,126 S.F.

NEW A.D.A. UNIVERSAL PARKING STALL STALLS, ACCESS AISLE AND RAMP

1 / SA2

REMOVE AND REPLACE EXISTING ADA RAMP WITH NEW CODE COMPLIANT RAMP

E

EXISTING RETAIL:
5,945 S.F.

APPROVED
Date 12-4-12

EXISTING ADA PARKING STALLS AND ACCESS AISLE TO REMAIN

EXISTING ADA PARKING STALLS AND ACCESS AISLE TO REMAIN