CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

January 21, 2013

Scott Riffel Etux
12219 Huntersview
Wichita, KS, 67235

Loyal Order of the Moose, Lodge #138
c/o Thomas Chendorain
PO Box 780426
Wichita, KS, 67278

BZA2012-72: City request for an Administrative Adjustment to reduce parking based on remodeling of a building; generally located east of Zoo Boulevard, on the northeast corner of Mt. Carmel and Central Avenues.

Legal Description: Lot 1, Dotzour's Addition & the South 3 feet of the following described tract: Beginning 637.5 feet East and 330 feet North of the Southwest corner of the Southeast Quarter of Section 13, Township 27, Range 1 West of the 6th P.M. Sedgwick County, Kansas; thence West 82.5 feet; thence North 330 feet; thence East 82.5 feet; thence South 330 feet to the beginning, Wichita, Sedgwick County, Kansas

Dear Applicant,

We have reviewed your Zoning Adjustment request to reduce the parking requirement on the above-referenced property by 25%. The requested reduction of parking due to remodeling of the building, which can be considered as noted in the Unified Zoning Code (UZC), Art.V, Sec.V-I.2.i. The requested reduction of the parking standards is also based on discussions with staff on the proposed use of the remodeled building, from retail/grocery store to Fraternal Order events, dancing, bingo and the consumption of alcoholic and cereal malt beverages with restrictions limited members and their guest; CON2012-00033 Night Club in the city with restrictions and Recreation and Entertainment Indoors. Considerations for required parking are also based on the agreed occupancy capacity of:

(a) Events inside the facility that include dancing, meals and the consumption of alcoholic and cereal malt beverages with restrictions limited to members of the Loyal Order of the Moose and their guests (Night Club in the city), on Monday, Thursday and Saturday nights shall be limited to an occupancy of 200 people. 100 parking spaces shall be provided at these events; UZC, Art.IV, Sec.IV-A., Night Club, one parking space per two occupants. New Year's Eve shall have the same occupancy and parking standards.

(b) Events (as listed in CON2012-00033) in the facility that do not include the consumption of alcoholic and cereal malt beverages shall be limited to occupancy of 300 people. 100 parking spaces shall be provided at these events; UZC, Art.IV, Sec.IV-A., combination of public assembly and restaurant.

Your site plan shows a total of 148 parking spaces for the remodeled building to be used for Night Club in the city with restrictions and Recreation and Entertainment Indoors and abutting Retail/pharmacy. The UZC requires 1 parking space for 333-square feet of Retail. Your site plan allows 48 parking spaces for Retail/pharmacy and 100 parking spaces for Night Club in the city with restrictions and Recreation and Entertainment Indoors.

As stated Sec.V-I.2.i of the Unified Zoning Code allows an adjustment to reduce the parking requirement by 25% when the conditions required by Sec. V-I.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-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. 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 25% 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 25% is hereby granted for the aforementioned property subject to the following conditions:

1) Events inside the facility that include dancing, meals and the consumption of alcoholic and cereal malt beverages with restrictions limited to members of the Loyal Order of the Moose and their guests (Night Club in the city), on Monday, Thursday and Saturday nights shall be limited to an occupancy of 200 people. 100 parking spaces shall be provided at these events; UZC, Art.IV, Sec.IV-A., Night Club, one parking space per two occupants. New Year's Eve shall have the same occupancy and parking standards.
2) Events (as listed in CON2012-00033) in the facility that do not include the consumption of alcoholic and cereal malt beverages shall be limited to occupancy of 300 people. 100 parking spaces shall be provided at these events; UZC, Art.IV, Sec.IV-A., combination of public assembly and restaurant.
3) The site shall be developed in general conformance with the approved site plan.
4) All parking on the site shall be paved and marked in accordance with City standards.
5) 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.

John L. Schlegel Planning Director

Ricky Stubbs, Assistant Director
Metropolitan Area Building and Construction Department

cc: Rick Stubbs, Office of Central Inspection
J.R. Cox, Office of Central Inspection
Paul Hays, Office of Central Inspection
Janet Miller, CM District VI
Terri Dozal, NA District VI

PROPOSED MOOSE LODGE

DANCE/BINGO = 6195 SQ FT

OFFICE = 189 SQ FT

STORAGE = 1394 SQ FT

BATH ROOMS = 370 SQ FT

CONFERENCE ROOM=295

MOOSE ONLY BATHROOMS=113

KITCHEN/BAR = 360 SQ FT

MOOSE MEMBERS ONLY =2203

BINGO

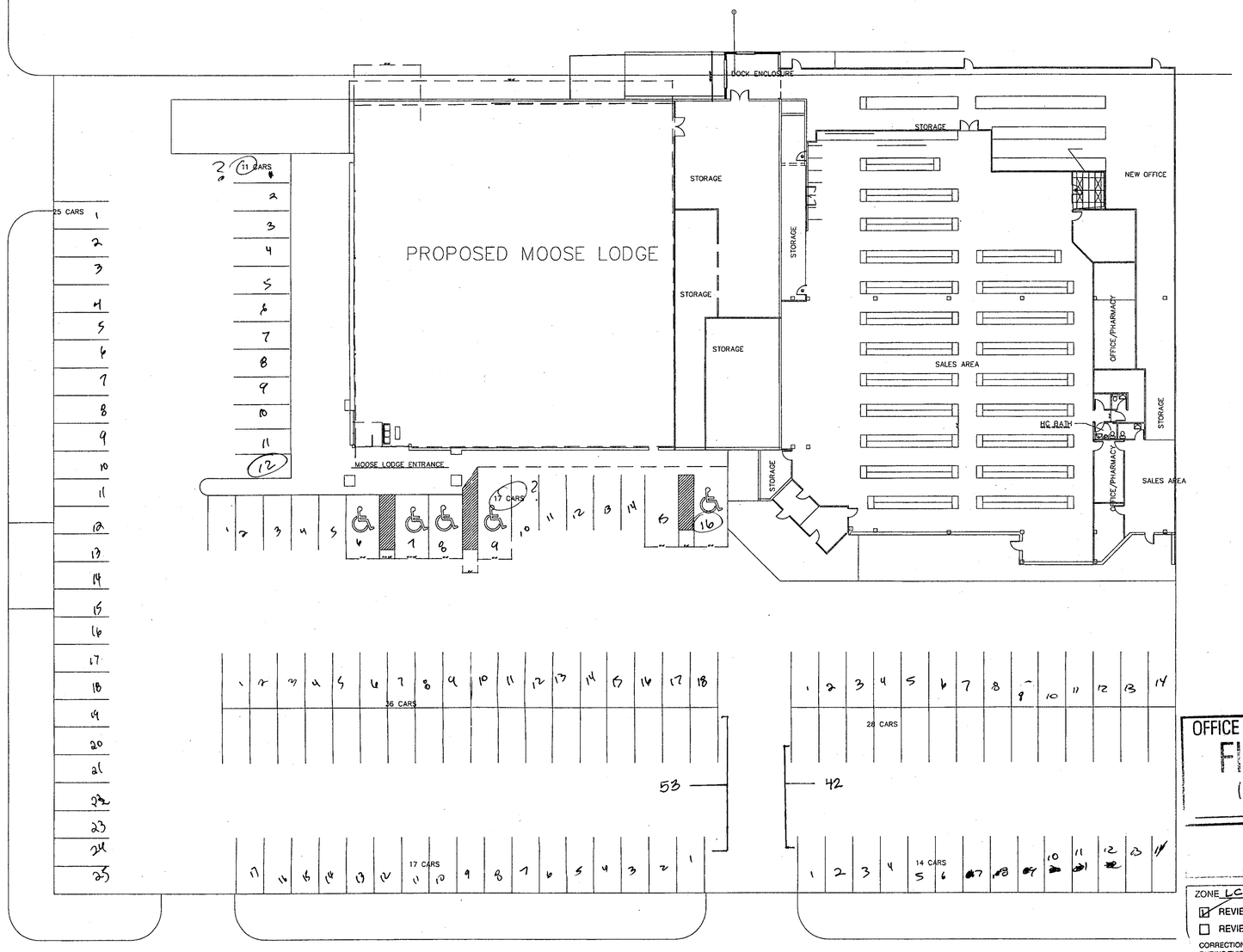
STORAGE=80

~~100 SPACE FOR MOOSE~~

~~EVENTS W/ALCOHOL LIMIT TO 200~~

~~EVENTS WITH NO ALCOHOL LIMIT TO 300~~

Mt Carmel Street



WEST CENTRAL STREET

OFFICE of CENTRAL INSPECTION
FIELD COPY
(KEEP ON JOB SITE)
Date

CITY OF WICHITA
OFFICE OF CENTRAL INSPECTION

ZONE LC OCCUP A-2 CONST TYPE II-B

☑ REVIEWED

☐ REVIEWED AS NOTED

CORRECTIONS OR COMMENTS MADE ON THESE DRAWINGS DURING THIS REVIEW DO NOT RELIEVE CONTRACTOR FROM COMPLIANCE WITH ALL REQUIREMENTS OF THE CODE OF THE CITY OF WICHITA. THIS REVIEW IS ONLY FOR GENERAL CONFORMANCE OF THE CODE. THE CONTRACTOR IS RESPONSIBLE FOR CONFORMING AND CORRELATING ALL TECHNIQUES OF CONSTRUCTION. THIS APPROVAL IS SUBJECT TO PROVISIONS OF SECTION 108.4 OF THE UNIFORM BUILDING CODE.

DATE DEC 17 2012 BY

N

~~PARKING REQD. 47~~

~~SALES/OFFICE 14288/333 = 42.9 SPACES~~

~~STORAGE 9135/2000 = 4.56 SPACES~~

~~TOTAL 42.9 + 4.56 = 48 SPACES~~

BARNEY'S / GIBSON

SALES AREA = 12617 SQ FT = 421 PEOPLE @ 30 SQ FT / PERSON

STORAGE AREA 9135 SQ FT= 17@300SQ FT / PERSON

OFFICE/PHARMACY AREA = 1671 SQ FT=17 PEOPLE @ 100 SQ FT /PERSON

A SITE PLAN
1"=20'

MAX CHRISTENSEN ARCHITECT
8811 E. 47TH ST. SO.
DERBY, KANSAS
(316) 393-1256

PROPOSED MOOSE LODGE
3130 WEST CENTRAL
WICHITA, KANSAS

12-12-12

DATE: 7-2-12

REVISIONS:

10-5-12
11-26-12

SHEET NUMBER:
SA-1
OF