CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

August 12, 2016

5900 Central TT, LLC
1861 N. Rock Road, Ste. 200
Wichita, KS 67208

Kurt Schmidt
Picasso's Pizzeria
621 W. Douglas
Wichita, KS 67213

Re: BZA2016-00034: City zoning administrative adjustment to reduce the parking requirement by approximately 12%, from 61 to 54 spaces, in LC Limited Commercial zoning, for redevelopment of an existing building, generally located north of Central and east of Edgemoor (5900 E. Central).

Legal Description: Lot 1 EXC S 10 FT, Huston Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We reviewed your Zoning Adjustment request to reduce the parking requirement on the above-referenced property. From reviewing your application we understand that you redeveloping an existing building on this site and you indicate a desire to reduce the on-site parking requirement from 61 to 54 spaces, approximately a 12% reduction of the Unified Zoning Code (UZC) requirement for the site.

Sec. V-I.2.i of the Unified Zoning Code allows an adjustment to reduce the parking requirement for LC zoning by up to 25% 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 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: Abutting sites are zoned LC and GO, therefore a 12% parking reduction should not compromise existing or permitted uses on abutting sites.

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 parking by 12%, from 61 to 54 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. Permitting shall be obtained and parking improvements completed within one year.

2) All parking on the site shall be paved and marked in accordance with City standards.

3) If the use changes, the number of parking spaces must meet the current zoning code standard.

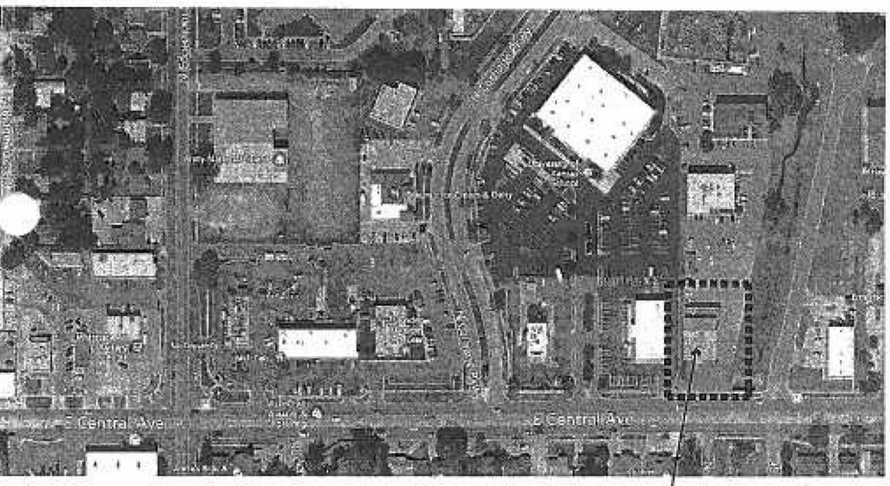
4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, Zoning Administrator may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

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

Dale Miller, Director
Metropolitan Area Planning Department

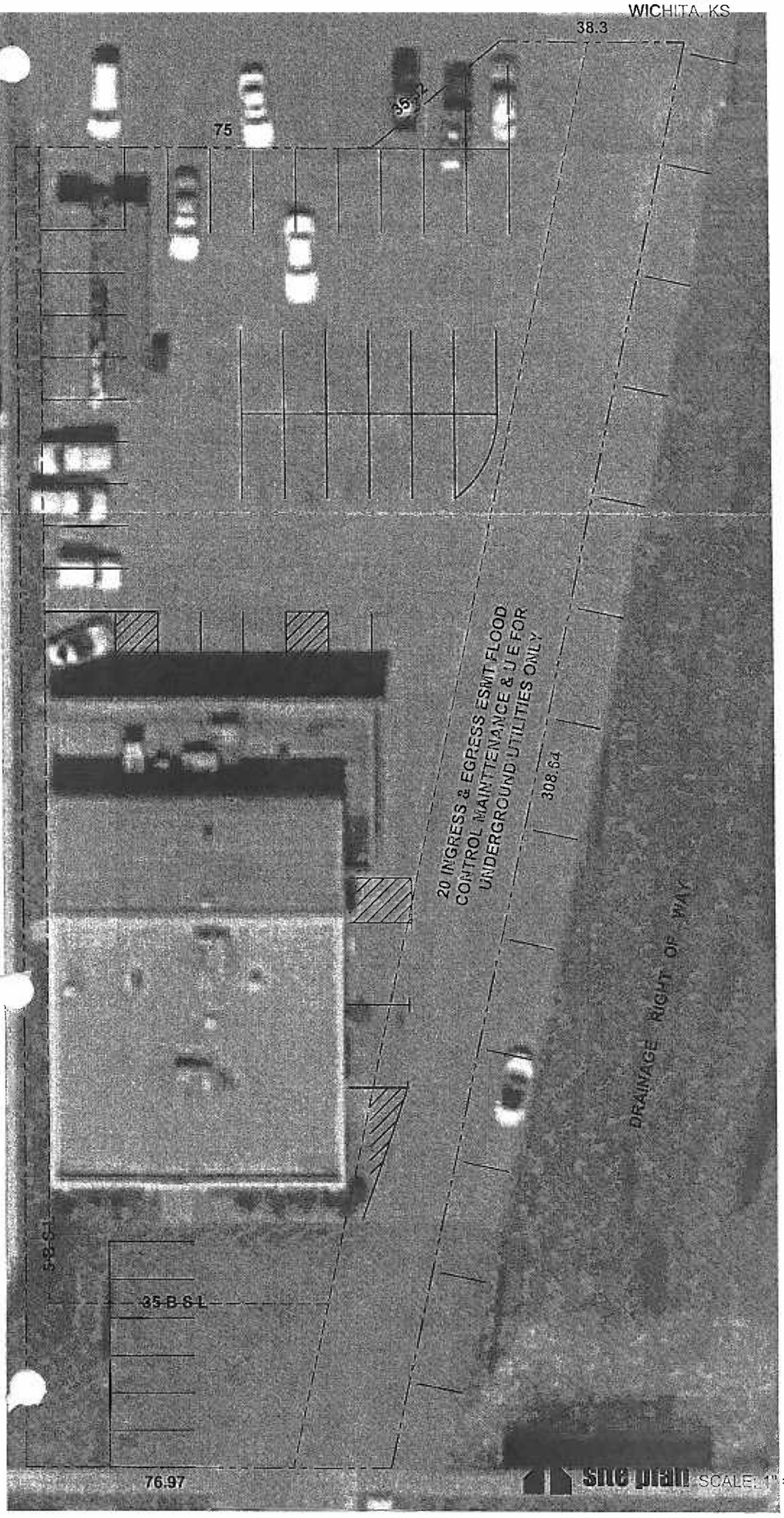
J.R. COX for
Kyle J. McLaren, Interim Director
Metropolitan Area Building and
Construction Department

cc: Paul Hays, MABCD
JR Cox, MABCD
Lavonta Williams, CM District I
Kameelah Alexander, Community Services Representative District I



PROJECT LOCATION:
5900 E Central Avenue
Wichita, Kansas 67208

WICHITA, KS



site plan SCALE: 1" = 20'-0" **A**

CODE ANALYSIS

TENANT IMPROVEMENT: OCCUPANCY GROUP: B--Business/A-2 – Assembly
OF OCCUPANTS: 195 – See code plan
CONSTRUCTION TYPE: V-B
total building area main floor = 6,076 S.F.
total building area second floor = 1,328 S.F.
restaurant = 4,343 S.F.

ALLOWABLE BUILDING AREA: A-2 TYPE V-B CONSTRUCTION ALLOWABLE AREA: 6,000SF
FRONTAGE INCREASE: (236'/335'-.25)= 45% INCREASE = 2,700SF
total allowable area: 8,700sf

FIRE PROTECTION: NON – SPRINKLERED
NO AREA SEPARATION WALLS
NO OCCUPANCY SEPARATION WALLS
NO SPRINKLER REQUIRED PER SEDGWICK COUNTY AMENDMENTS
SECTION 903.2.1.2 OCCUPANT LOAD UNDER 300 OCCUPANTS AND SPACE HAS THREE EXITS

PARKING: **UNCHANGED**
EXISTING PARKING SEE SITE PLAN
REQUIRED BY ZONING: restaurant: 152 seats/3 = 51 stalls
office: 3061sf / 300 = 10 stalls
stalls provided: 53 54

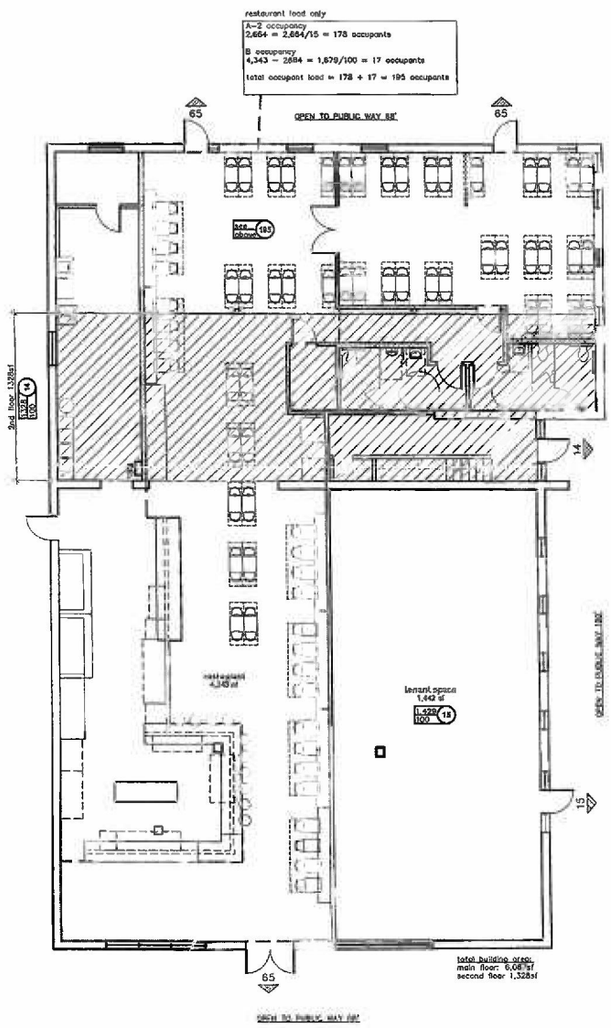
PLUMBING:
'B' OCCUPANCY **REQUIRED MINIMUM**

OCCUPANT LOAD AS CALCULATED: ASSUME 50% MALE, 50% FEMALE

OCCUPANT LOAD = 195 OCCUPANTS
W.C. 1 per 75
LAVATORY 1 per 200

	REQUIRED	PROVIDED
WATER CLOSETS	4	4
LAVATORY	2	2
DRINKING FOUNTIAN	0*	0*

*WATER WILL BE PROVIDED TO CUSTOMERS



code plan SCALE: 1/8" = 1'-0" **B**

1. ALL WORK ON THIS PROJECT SHA SUB CODES AND BUILDING DEPAR CONTRACTOR TO CONTACT LOCA REQUIREMENTS FOR THIS USE.
2. THE CONSTRUCTION MANAGER IS DIMENSIONS AND IS TO CONTACT WALLS, IF THERE IS A QUESTION.
3. ALL CONTRACTORS SHALL BE BOI POSSESSING GOOD LABOR RELAT WORKMANSHIP IN HARMONY WITH PROJECT. PRIOR TO AWARDING E POTENTIAL SUBCONTRACTORS IS
4. THE CONSTRUCTION MANAGER, A SERVICES COMPLETING WORK ON THE PROVISIONS OF O.S.H.A. (OC
5. ALL PRODUCT SUBSTITUTIONS M CONSTRUCTION MANAGER IS RES EACH SUBSTITUTION FOR APPRO
6. THE CONSTRUCTION MANAGER AI WORK ON THIS PROJECT SHALL M ADJACENT PREMISES IN SUCH MA OR MISCELLANEOUS DEBRIS FRO OPERATION.
7. REQUEST CLARIFICATIONS OF AN NOT SCALE DRAWINGS.
8. FOR ALL SURVEY / STAKING REQU COORDINATE WITH THE ARCHITEC FILES NECESSARY TO COMPLETE STRUCTURAL ELEMENTS SHOWN

SITE PLAN

APPROVED 8/18/2020