



Wichita-Sedgwick County Metropolitan Area Planning Department

April 29, 2021

Builders Inc.
Attn: Dennis Fitzroy and Corey Way
1081 S. Glendale Street
Wichita, KS 67206

Hanney and Associates, Architects
Attn: Martin Hanney
1726 S. Hillside
Wichita, KS 67211

Re: BZA2021-00021: City zoning Administrative Adjustment to reduce the parking requirement from 83 spaces to 76 spaces (approximately 8.5%) on property zoned LC Limited Commercial and TF-3 Two-Family Residential; generally located 500 feet west of North Oliver Avenue on the north side of East Central Avenue (4816 East Central Avenue)

Legal Description:

LOTS 125-126 & N 1/2 VAC ALLEY ADJ ON S LOT 126 OVERLOOK ADDITION,
LOTS 127-128 & N 1/2 VAC ALLEY ADJ ON S LOT 127 OVERLOOK ADDITION,
LOTS 651-652 & S 1/2 VAC ALLEY ADJ ON N OVERLOOK ADDITION,
LOTS 653-654-655-656 & S 1/2 VAC ALLEY ADJ ON N OVERLOOK ADDITION, AND
LOTS 648-649-650 & S 1/2 VAC ALLEY ADJ ON N OVERLOOK ADDITION;
Wichita, Sedgwick County, Kansas

Dear Applicant,

We reviewed your Zoning Adjustment request to reduce the parking requirement for the above-referenced property owned by Builders Inc. from 83 to 76 spaces to provide outdoor seating in an existing tenant space in College Hill Plaza.

Sec. V-I.2. (i) of the Unified Zoning Code allows reduction of the parking requirement for LC Limited Commercial zoning by up to 10% 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

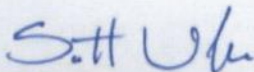
not impact the surrounding uses in the immediate area.

- 3) Compatibility with existing or permitted uses on abutting sites: Properties to the south and east are zoned LC Limited Commercial and are developed with retail sales, restaurants and automotive services. Property north of the subject site is zoned TF-5 Two-Family Residential that is developed with single family dwellings. West of the subject site is zoned LC and is developed automobile services. Therefore a 10% parking reduction should not compromise existing or permitted uses on abutting sites. There is solid screening between the commercial parking space and the residences to the north. Street visibility will not be affected.
- 4) Effect on public health, safety or welfare: The public's safety, health and welfare should not be impacted.

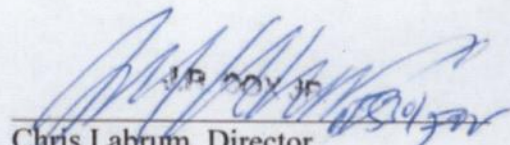
Our signatures below indicate that an Administrative Adjustment to reduce required parking spaces from 83 to 76 spaces is hereby **GRANTED** for the aforementioned property subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) This adjustment shall apply only to the general uses shown on the approved site plan. Any additional uses, change in uses, or occupancy level will require parking standards to be met.
- 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



Chris Labrum, Director
Metropolitan Area Building and
Construction Department

cc: MABCD
Brandon Frye, CM District I
Kameelah Alexander, Community Services Representative District I



RVA ARCHITECTS
 1000 S. W. 10th Ave., Suite 100
 Ft. Lauderdale, FL 33304
 Phone: (954) 561-1111
 Fax: (954) 561-1112
 Email: info@rva.com

HOURS OF OPERATION

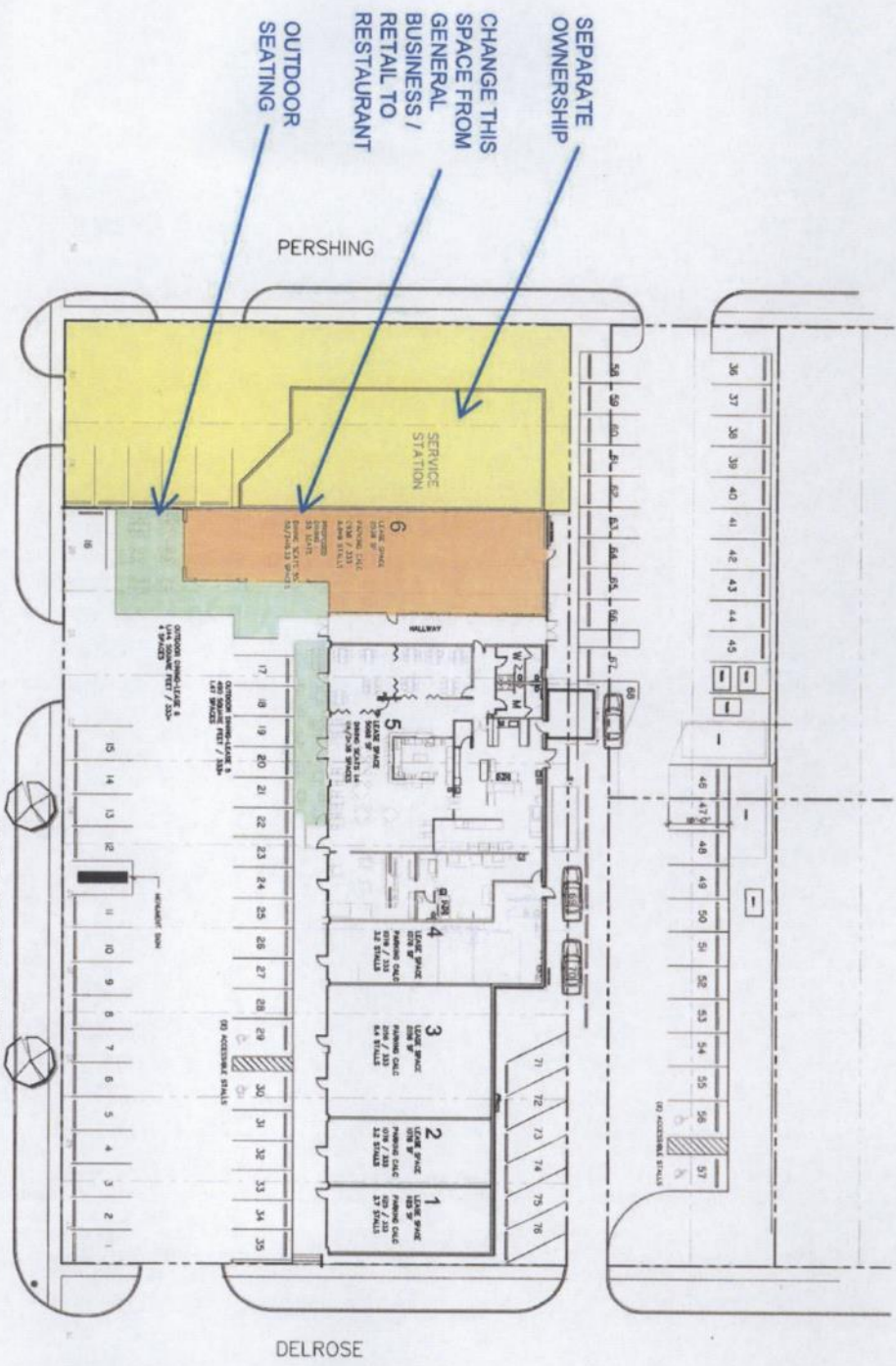
- Lease Spaces 1, 2, and 4: 8:00 am to 5:30 pm
- Lease Space 3 (Metro PC): 9:00 am to 8:00 pm
- Lease Space 5 (Georges): 11:00 am to 2:00 pm (lunch) 4:30 pm to 10:00 pm (dinner)

SITE PLAN

APPROVED *[Signature]*

2021 COLLEGE HILL PLAZA PARKING STUDY

4618 EAST CENTRAL - WICHITA, KANSAS



ADOPTED BUILDING CODES	Architectural	EXISTING BUILDING	PARKING CALCULATION	ZONING - OFFICE, STREET PARKING
BUILDING CODE: 2008 International Building Code (IBC)	IBC 2003 Building Code	Code of Construction: 1-18	Lease Space 1 - 2 Minimum Required 9 Parking Spaces Required	OFFICE, GENERAL - ONE PER 300 Square Feet
MECHANICAL CODE: 2008 International Mechanical Code (IMC) - Amendment 03B-037	IMC 2003 Mechanical Code	Code of Construction: 1-18	Lease Space 3 - 4 Minimum Required 9 Parking Spaces Required	OFFICE, GENERAL - ONE PER 300 Square Feet
PLUMBING CODE: 2009 Uniform Plumbing Code (UPC) - Amendment 03B-037	UPC 2003 Plumbing Code	Code of Construction: 1-18	Lease Space 5 - 8 Minimum Required 9 Parking Spaces Required	OFFICE, GENERAL - ONE PER 300 Square Feet
ELECTRICAL CODE: 2007 National Electrical Code (NEC)	NEC 2003 National Electrical Code	Code of Construction: 1-18	Lease Space 9 - 12 Minimum Required 9 Parking Spaces Required	OFFICE, GENERAL - ONE PER 300 Square Feet
FIRE CODE: 2002 International Fire Code (IFC)	IFC 2003 International Fire Code	Code of Construction: 1-18	Lease Space 13 - 16 Minimum Required 9 Parking Spaces Required	OFFICE, GENERAL - ONE PER 300 Square Feet
AIA SDC/CHECKS: 2009 International Building Code (IBC)	AIA SDC/CHECKS 2009 International Building Code	Code of Construction: 1-18	Lease Space 17 - 20 Minimum Required 9 Parking Spaces Required	OFFICE, GENERAL - ONE PER 300 Square Feet

DATE	DESCRIPTION
01/15/2021	DATE APPROVED
01/15/2021	DATE PREPARED
01/15/2021	DATE CHECKED
01/15/2021	DATE REVISION

SP-1
SHEETS