



**Wichita-Sedgwick County Metropolitan Area Planning Department**

October 30, 2000

Robert L. and Tressa L. Myers  
24 Huntington Rd.  
Augusta, KS 67010-2319

**FILE COPY**

**Re: BZA2000-00050: An administrative adjustment to reduce parking requirements by 10%. Generally located south of Central on the east side of West St. (Pizza Hut at 550 N. S. West St.).**

**Legal Description: The west 170 feet of the south 110 feet of Lot 13, Knight Acres Addition, Wichita, Sedgwick County, Kansas.**

Dear Mr. and Mrs. Myers:

We have reviewed your request for an Administrative Adjustment to reduce parking requirements from 22 to 20 spaces (10%) for the aforementioned property. You state in your application that you propose to reconstruct an existing Pizza Hut restaurant on the site. In reviewing the site plan, we find that all available space after allowing for the requirements of the landscape ordinance has been dedicated to parking and only 20 spaces can be provided on site.

The Unified Zoning Code allows an Administrative Adjustment to reduce parking requirements by up to 10%. We find that reducing the required parking from 22 to 20 spaces on the aforementioned property meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is for off-street parking for the reconstruction of a restaurant that will reduce the seating capacity of the restaurant by 6% and will bring the site into compliance with the landscape ordinance. Public vehicular and pedestrian circulation will not be affected.
- 2) Impact on existing uses in surrounding areas: The current and proposed restaurant use will remain the same, so no additional adverse impacts on existing uses in surrounding areas should result from the reduction in parking requirements.

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[www.wichitagov.org](http://www.wichitagov.org)

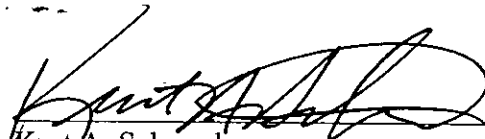
- 3) Compatibility with existing or permitted uses on abutting sites: The reduction in parking requirements is within allowable adjustments and the proposed restaurant use is compatible with abutting uses, which include a restaurant facility with a similar parking arrangement.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way, therefore, there should not be a negative 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 the reduction in the parking requirements by 10% (from 22 spaces to 20 spaces) for the aforementioned property is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the site plan submitted as part of this application.
- 2) The maximum occupancy of the restaurant shall not exceed 60. If increased occupancy is needed, additional parking spaces shall be required.
- 3) Any violation of these conditions shall render the Administrative Adjustment null and void.

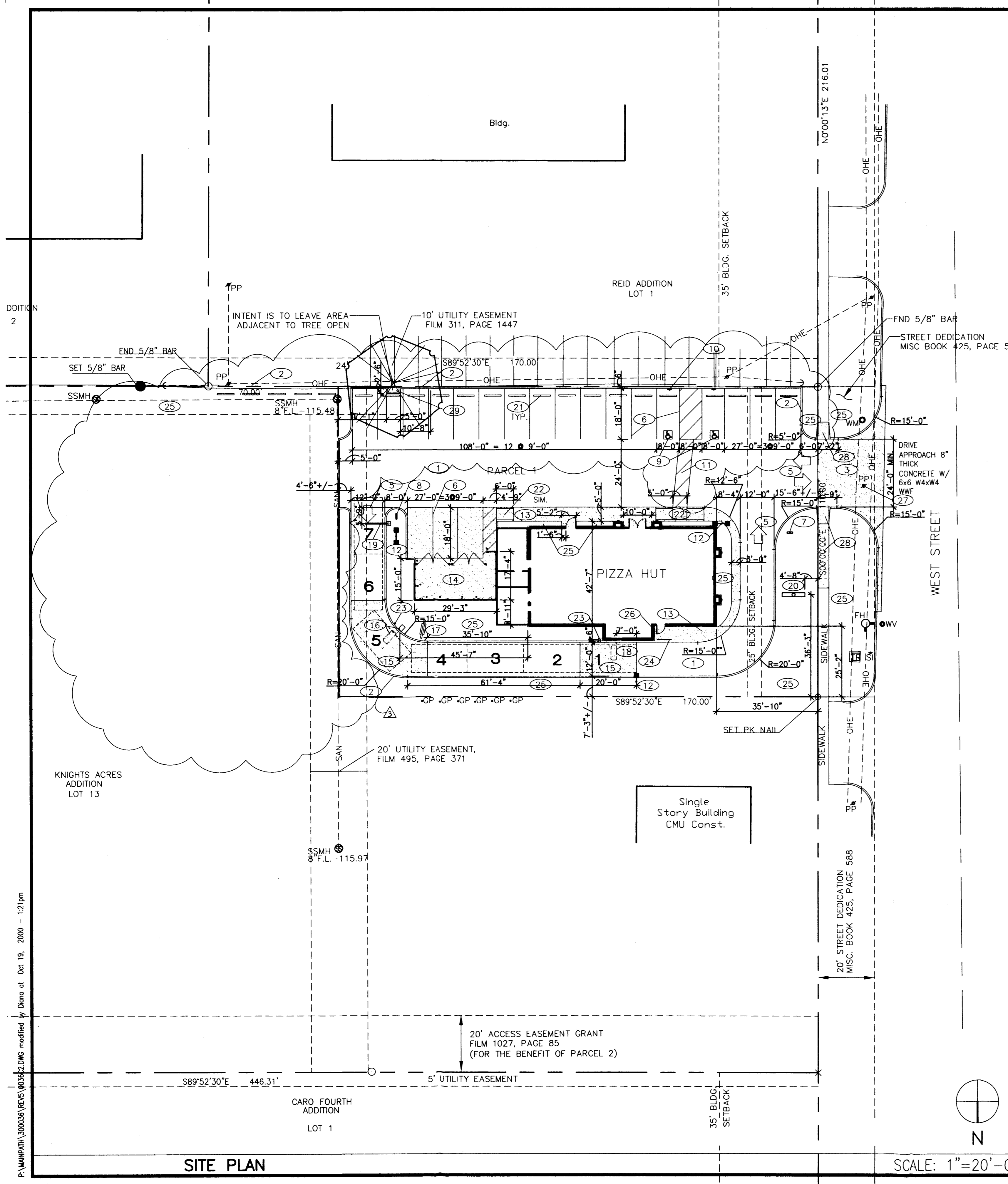
The zoning adjustment sign may now be removed from the property.

  
Marvin S. Krout  
Planning Director

  
Kurt A. Schroeder  
Superintendent of Central Inspection

MK/KS/sk

cc: Carmen S. Onken, McCluggage, Van Sickle & Perry, P.O. Box 3848, Wichita, KS 67201  
Kurt Schroeder, Office of Central Inspection  
Paul Hays, Office of Central Inspection  
Randy Sparkman, Office of Central Inspection  
J.R. Cox, Office of Central Inspection



### SIGN SCHEDULE

KEY NOTE	TYPE	SIZE	NO.	NON STD.
20	FREESTANDING POLE	AREA= 92 S.F. HGT= 25' O.A.H.	1	
	FREESTANDING MONUMENT	AREA= XX S.F. HGT= XX O.A.H.		
	BUILDING WALL MOUNTED	REFER TO EXTERIOR ELEV'S.		
	MENU BOARD AND SPEAKER	AREA= XX S.F. HGT= XX O.A.H.	1	
19	CLEARANCE BAR	TEXT= "CLEARANCE = 8'-6"	1	
	DIRECTIONAL SIGN	AREA= XX S.F. W/ WITHOUT LOGO HGT= XX O.A.H.		
8	DRIVE THRU	DRIVE THRU	1	
7	DO NOT ENTER / THANK-YOU		1	

**SIGNAGE NOTES:**

- ALL SIGNAGE SHALL BE PERMITTED UNDER SEPARATE SIGN PERMIT BY SIGN VENDOR.
- FOUNDATION BASES FOR FREESTANDING POLE SIGN, DIRECTIONAL SIGNS, DRIVE THRU MENU BOARD AND SPEAKER POST BY SIGN VENDOR.
- G.C. TO PROVIDE ROUGH-IN ELECTRICAL AS NOTED FOR SIGNS.

### SITE AREA BREAKDOWN

DESCRIPTION	AREA	%
SITE	18,700 S.F.	100%
PAVING, SIDEWALKS, TRASH ENC.	12,144 S.F.	65%
LANDSCAPE	3,691 S.F.	20%
BUILDING	2,865 S.F.	15%
OTHER	---	---

### SITE PLAN NOTES

- PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS ETC....
- SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS PIPES, VALVES ETC.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS & SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING & REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER A.S.T.M. TEST D-598. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE, NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- THE A.L.T.A. SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS. SURVEY PREPARED BY MKCC, 411 N. WEBB RD., WICHITA, KS 67206 (PH 316-824-9600).
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS. SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- WATER SERVICE MATERIALS SHALL BE COPPER TYPE "K". DIAMETER SHALL BE AS NOTED ON THESE PLANS AND SHALL BE INSTALLED WITH 24" MINIMUM COVER OR BELOW FROSTLINE WHICH EVER IS GREATER. CONTRACTORS PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.
- ALL CONCRETE SHALL HAVE MINIMUM 2000 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS. DETAILS AND/OR SOILS REPORT.
- BUILDING IS SET PARALLEL AND PERPENDICULAR TO NORTH PROPERTY LINE.
- DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

### SITE LIGHTING

REFER TO SHEET E2

- ### KEY NOTES
- |   |   |  |
|---|---|--|
| <ul style="list-style-type: none"> <li>1 NEW ASPHALT PAVING RE 13/C2.2</li> <li>2 NEW CONC. CURB RE: 1/C2.1</li> <li>3 NEW CONCRETE DRIVE APPROACH PER CITY STANDARDS. G.C. SHALL OBTAIN SEPARATE DRIVE APPROACH PERMIT FROM CITY.</li> <li>4 CONCRETE FLUME. RE: 1/C3</li> <li>5 PAINTED TRAFFIC ARROWS-WHITE, PER 4/C2.1 - USE "THERMOPLASTIC" PAINT</li> <li>6 PAINT, 4" SOLID STRIPE - WHITE (USE BLUE AT DIAGONAL DISABLED STRIPING)</li> <li>7 DOUBLE-FACED ILLUMINATED DIRECTIONAL SIGN BY SIGN VENDOR. ROUGH ELEC. BY G.C. SIGNAGE UNDER SEPARATE PERMIT, &amp; CONC. BASE RE: 6/C2.2</li> <li>8 DOUBLE-FACED ILLUMINATED DIRECTIONAL SIGN, AS PER 7 ABOVE.</li> <li>9 PAINT HANDICAP SYMBOL, WHITE ON BLUE BACKGROUND, RE: 11/C2.2</li> <li>10 ACCESSIBLE PK'G. SIGN PER LOC. CODE AND DETAIL, RE: 12/C2.2</li> <li>11 DIAGONAL STRIPING PER ADA</li> <li>12 SITE LIGHTING POLE &amp; BASE, RE: 6/C2.1 FIXTURES &amp; PHOTOMETRICS, SEE 'E2'</li> <li>13 CONCRETE SIDEWALK, RE: 10/C2.1</li> </ul> | <ul style="list-style-type: none"> <li>14 CONSTRUCT NEW R.S.C. DUMPSTER PAD &amp; 8 FT. HIGH ENCLOSURE, RE: 8,14,16/C2.1</li> <li>15 PROVIDE NEW CONCRETE PAVING @ DRIVE-THRU, RE: 14/C2.2</li> <li>16 SENSOR LOOP, SPEAKER PEDESTAL AND FOUNDATIONS BY SIGN VENDOR. ROUGH ELEC. BY G.C. RE: 7/C2.2</li> <li>17 MENU BOARD AND FOUNDATION BY SIGN VENDOR. ROUGH ELECTRICAL BY G.C. RE: 18/C2.2</li> <li>18 SENSOR LOOP @ CURB/WINDOW, RE: 1/C2.2</li> <li>19 PIZZA HUT SOFFIT CLEARANCE SIGN, SUPP. BY OWNER, INSTALLED BY G.C. RE: 3/C2.2</li> <li>20 PIZZA HUT POLE SIGN. SUPP. &amp; INSTALLED BY SIGN VENDOR. ROUGH ELEC. BY G.C. SIGNAGE UNDER SEPARATE PERMIT. FOUNDATION BY SIGN VENDOR.</li> <li>21 PRECAST CONCRETE WHEELSTOPS RE: 3/C2.1</li> <li>22 HANDICAP ACCESS RAMP, RE: 2/C2.1</li> <li>23 GUARD POSTS. RE: 4/C2.2</li> <li>24 GUARDRAIL @ EMERG. EXIT, RE: 19/C2.2</li> <li>25 LANDSCAPE/PLANTER RE: L2</li> <li>26 TRENCH DRAINS UNDER SIDEWALK OR THROUGH TO CURB OPENING. RE: 9/C2.1. PRECAST CONCRETE SPLASHBLOCKS WHERE DOWNSPOUTS DRAIN ONTO LANDSCAPE AREA.</li> </ul> | <ul style="list-style-type: none"> <li>27 EXISTING UTILITY POLE TO BE RELOCATED PER UTILITY COMPANY. G.C. SHALL COORDINATE WITH UTILITY COMPANY.</li> <li>28 NEW CONCRETE SIDEWALKS AND RAMPS PER CITY STANDARDS.</li> <li>29 PAVEMENT CUT-OUT FOR EXISTING TREE.</li> </ul> |
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### SITE EQUIPMENT SCHEDULE

NO.	QTY.	SUPPLIER			INSTALLER			ITEM	AMS#	REMARKS
		O	G.C.	S.V.	O	G.C.	S.V.			
T99A	1	⊙			⊙			DRIVE-THRU CLEARANCE SIGN	73880	LINCOLN INDUSTRIES 8'-6"
T99D	1	⊙			⊙			ANCHOR BOLT SET WITH TEMPLATE	73851	LINCOLN INDUSTRIES
T99E	1	⊙			⊙			E-Z INSTALL CAGE	73881	LINCOLN INDUSTRIES
T99F	1	⊙			⊙			MENU BOARD	82551	
T99G	1	⊙			⊙			SPEAKER POST	82829	
T99H	2	⊙			⊙			U/G LOOP DETECTOR	82417	
	2	⊙			⊙			DIRECTIONAL SIGN		
	1	⊙			⊙			POLE SIGN		
	3	⊙			⊙			SITE LIGHT		

### SITE PLAN

550 N. WEST STREET  
WICHITA, KANSAS 67211

SITE NO. 11-7198

REVISIONS		
NO.	DATE	DESCRIPTION
1	10/30/00	ADMINISTRATIVE REVISION
2		
3		
4		
5		
6		
7		
8		
9		
10		

CONTRACT DATE  
**07.26.00**

BUILDING TYPE  
**MAINPATH**

PROJECT NUMBER  
**P-60MC-00A**

PROTOTYPE ISSUE DATE  
**06.01.00**

PROJECT NUMBER  
**300036**

SHEET NUMBER  
**C2**

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SITE PLAN

SCALE: 1"=20'-0"