



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

March 8, 2001

Phoukhet Sysounthorn  
3141 S. Hillside  
Wichita, KS 67216

**FILE COPY**

**Re: BZA2001-00011: An administrative adjustment to reduce parking requirements by 10%. Generally located north of 31<sup>st</sup> Street South and west of Hillside (3131 & 3141 S. Hillside).**

**Legal Description: Lots 1 & 2, Block A, Hillside Heights Addition, Wichita, Sedgwick County, Kansas.**

Dear Mr. Sysounthorn:

We have reviewed your request for an Administrative Adjustment to reduce parking requirements from 58 spaces to 52 spaces (10%) for the aforementioned property. Your application indicates that you propose to construct a liquor store on the site and cannot provide sufficient parking to meet requirements for the new liquor store as well as the existing restaurant and grocery store. 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 52 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 58 spaces to 52 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 construction of liquor store in addition to an existing restaurant and grocery store on the site. The requested reduction in parking requirements is within allowable adjustments and sufficient drive aisles to provide vehicular circulation are provided; therefore, public vehicular and pedestrian circulation should not be affected.
- 2) Impact on existing uses in surrounding areas: Existing uses in surrounding areas are separated by fencing and screening making it unlikely that parking from the site will occur in surrounding areas. Additionally, reducing the parking requirements will allow the site to

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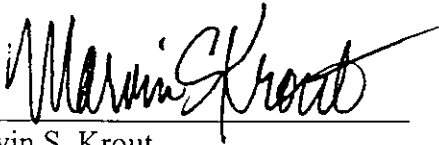
conform to screening and landscaping requirements. Therefore, no negative impacts on existing uses in surrounding areas should result from the reduction in parking requirements.

- 3) Compatibility with existing or permitted uses on abutting sites: The reduction in parking requirements is within allowable adjustments and the proposed liquor store and existing restaurant and grocery store are compatible with abutting uses.
- 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.

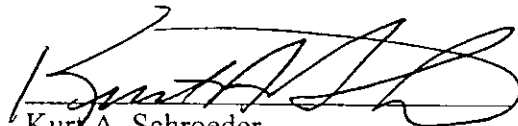
Our signatures below indicate that an Administrative Adjustment to allow the reduction in the parking requirements by 10% (from 58 spaces to 52 spaces) for the aforementioned property is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The maximum occupancy of restaurants on the site shall not exceed 89. If increased occupancy is needed, additional parking spaces shall be required.
- 3) This Administrative Adjustment does not constitute approval of the landscape plan shown on the approved site plan. A landscape plan conforming to all requirements of the Landscape Ordinance shall be submitted for separate approval.
- 4) 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: Sandy Roberts, 667 Oak Forest Ln., Derby, KS 67037  
Donna Goltry, MAPD  
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

DATA BLOCK		
SITE	BUILDING	MECHANICAL
<b>LEGAL DESCRIPTION:</b> LOTS 1 & 2, BLOCK "A" HILLSIDE HEIGHTS ADDITION TO WICHITA SEDGWICK COUNTY, KANSAS  <b>TAX KEY NOS.</b> TO BE PROVIDED BY PROPERTY OWNER  <b>ZONING:</b> LC LIMITED COMMERCIAL <b>PARKING REQUIREMENTS</b> ***** *****	<b>FLOOR AREA:</b> PROPOSED BUILDING 3,400 S.F. <b>BUILDING TYPE:</b> 2-N <b>OCCUPANCIES:</b> B  <b>FIREWALLS</b> ONE HR AT NORTH PROPERTY LINE <b>SEPERATION WALLS</b> NOT REQUIRED <b>DESIGN LOADS</b> SNOW LOAD 20 P.S.F. DEAD LOAD 8 P.S.F. MISC. 5 P.S.F. <b>TOTAL</b> 33 P.S.F. <b>SOIL BEARING</b> 2,000 P.S.F. <b>WIND LOAD</b> 80 M.P.H. <b>EXPOSURE</b> "B"	<b>PLUMBING:</b> SEE SHEET "M" FOR ALL PLUMBING REQUIREMENTS  <b>MECHANICAL:</b> SEE SHEET "M" FOR ALL MECHANICAL REQUIREMENTS  <b>ELECTRICAL:</b> SEE SHEET "E1" FOR ALL ELECTRICAL REQUIREMENTS  <b>SPRINKLERS:</b> NOT REQUIRED

DRAWING INDEX	
NO.	TITLE
<b>TITLE AND DATA:</b>	
A 1	COVER • DATA SCHEDULES • SITE & LANDSCAPE PLANS •
<b>ARCHITECTURAL:</b>	
A 3	ELEVATIONS • WALL SECTIONS •
A 2	FLOOR PLAN • SCHEDULES • TOILET ELEVATIONS • NOTES •
A 4	SITE GRADING PLAN • DETAILS
<b>STRUCTURAL:</b>	
A 2	FOUNDATION & ROOF FRAMING PLANS • DETAILS • SCHEDULE • NOTES •
<b>MECHANICAL:</b>	
M 1	H.V.A.C. PLAN • DETAILS • SCHEDULES • NOTES • PLUMBING PLAN • DETAILS • SCHEDULES • NOTES •
<b>ELECTRICAL:</b>	
E 1	POWER & LIGHTING PLAN • DETAILS • SCHEDULES • NOTES •

LAND USE:	
BUILDING	96925F
PARKING, DRIVES & WALKS	21,1665F
TOTAL	39,8589F
LANDSCAPE	3,6355F
TOTAL LAND AREA	34,4935F
PERCENTAGE COVERED	
PERCENTAGE UNCOVERED	

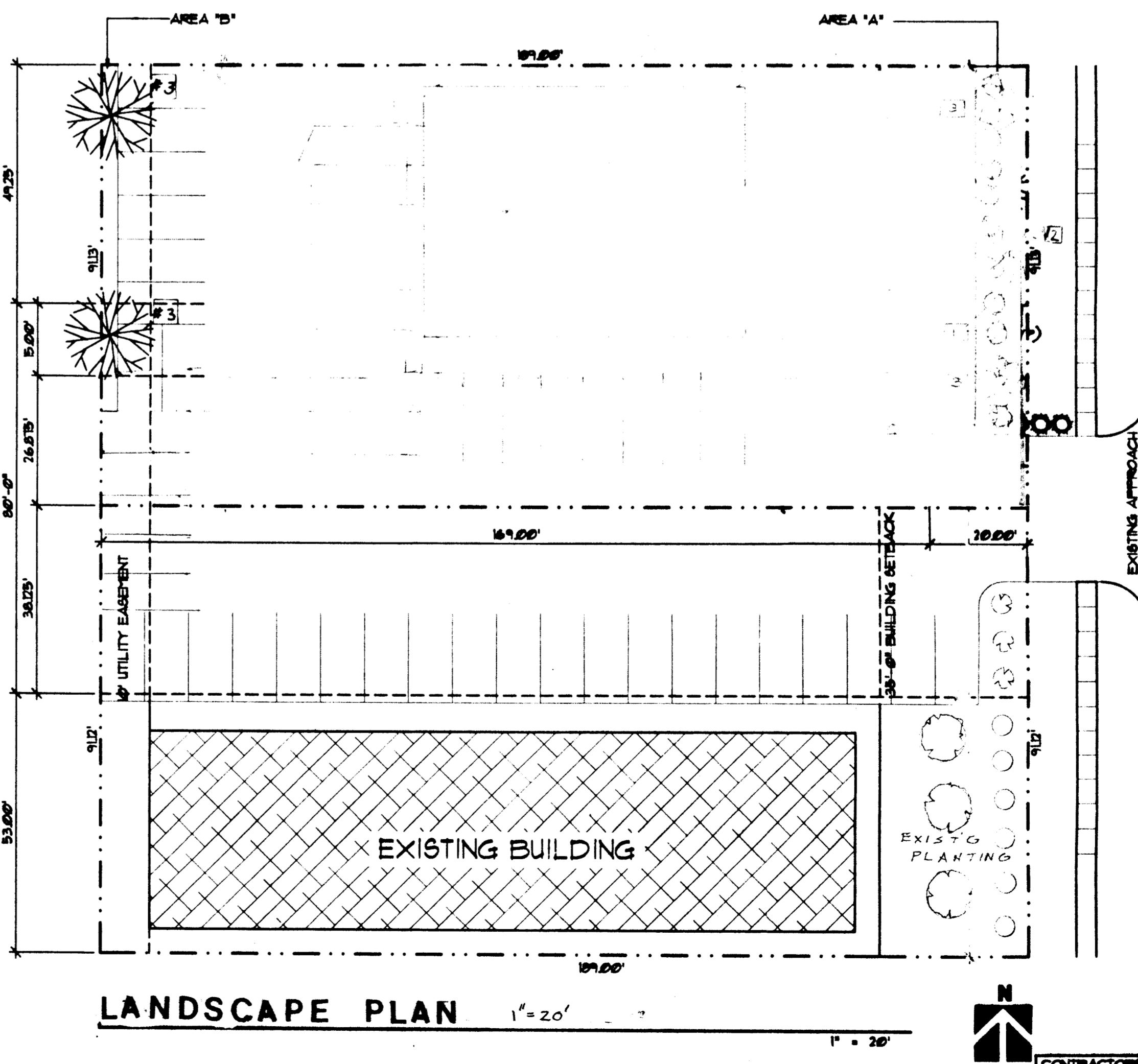
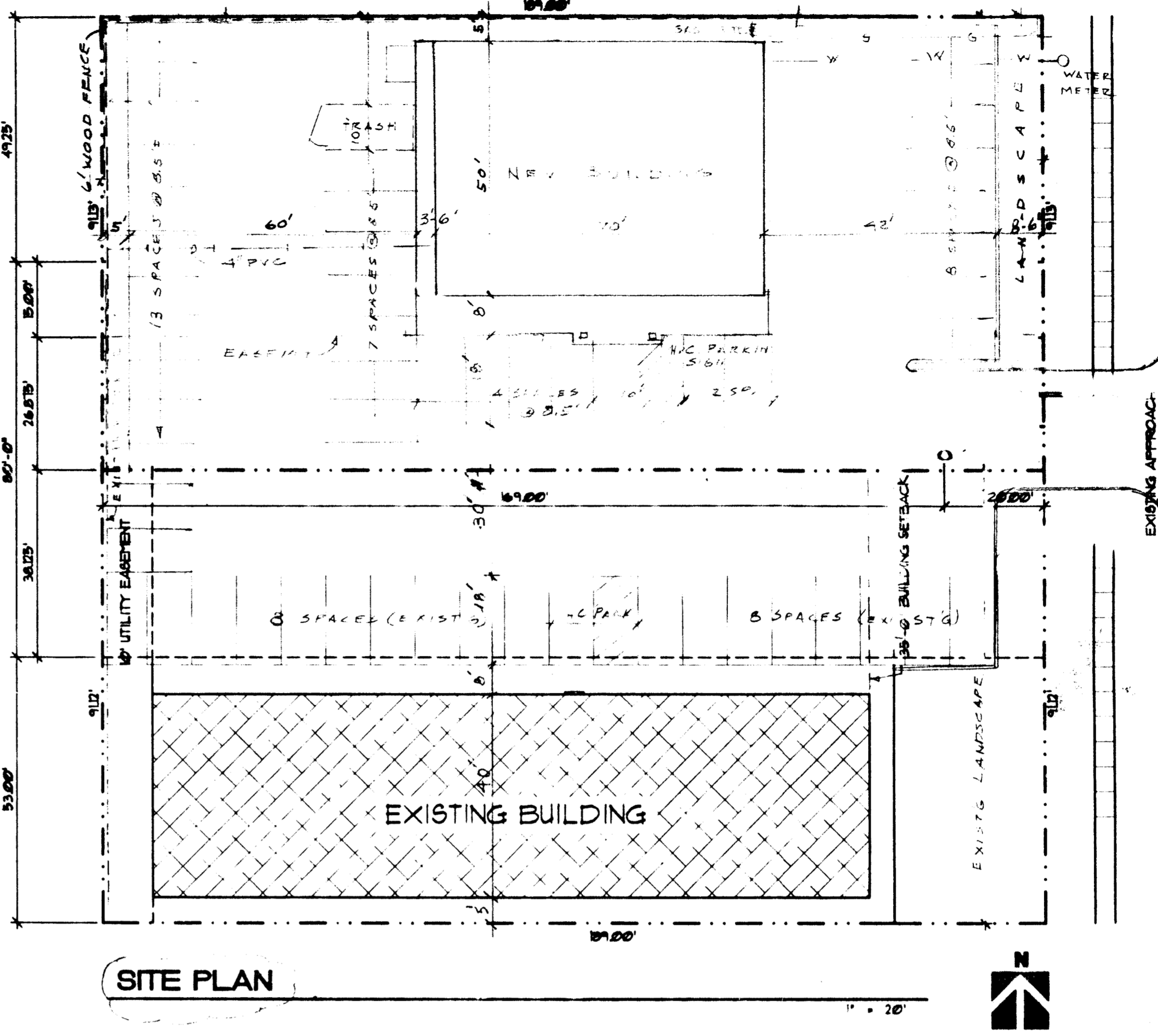
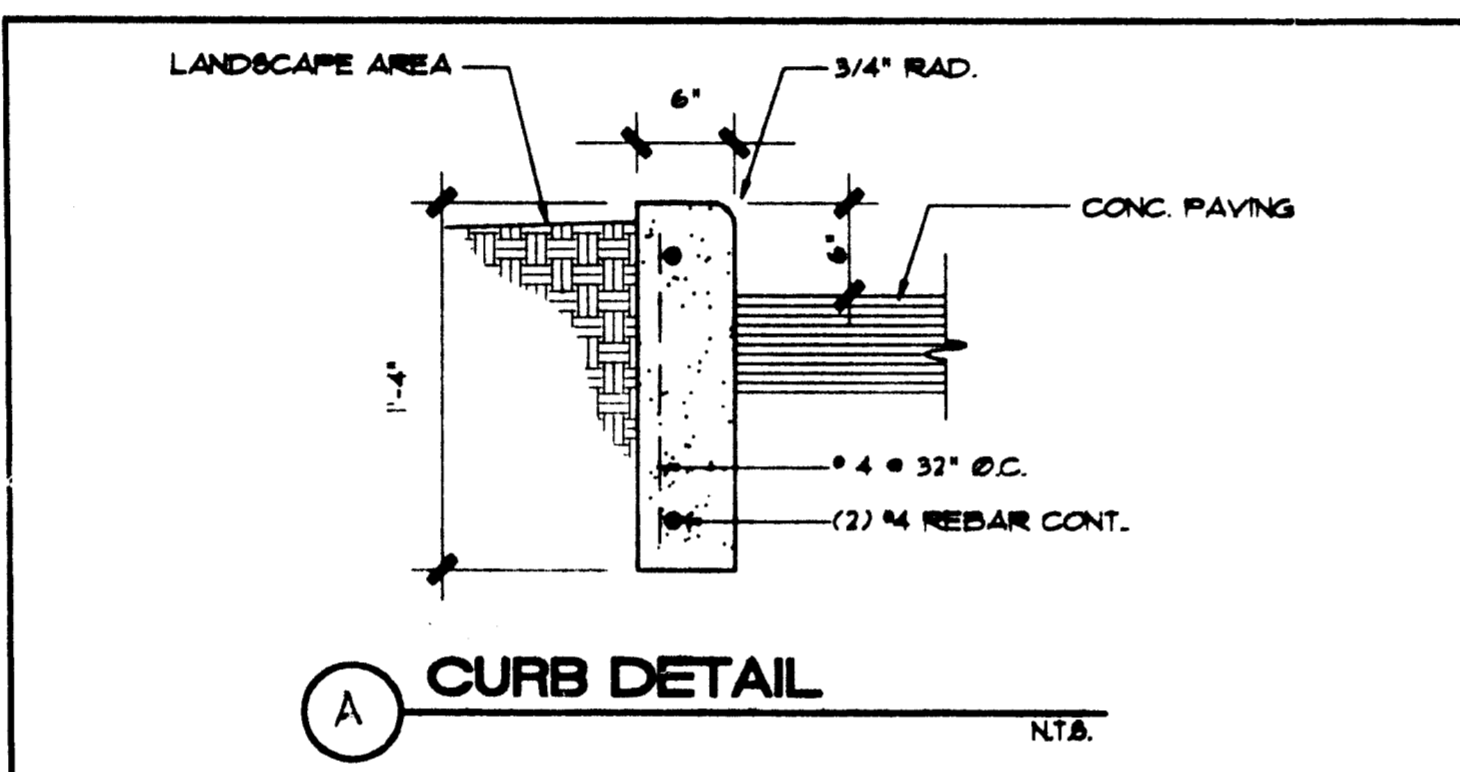
PARKING	
REQUIRED	
EXIST'G BLD'G.	44
NEW BLD'G.	14
	58
PROVIDED	
	52 INCL. 2, 4, C.

LANDSCAPE CALCULATIONS AND PLANT SCHEDULE	
<b>CALCULATIONS:</b>	
SITE: 91.13' FRONTAGE @ HILLSIDE	AREA OF LANDSCAPE:
91.13 x 10 = 911.3 S.F. REQUIRED LANDSCAPE	AREA "A" 1,850 S.F.
	AREA "B" 195 S.F.
	TOTAL 1,845 S.F.
<b>QUANTITY SCHEDULE:</b>	
ITEM	DESCRIPTION
# 1	MANHATTAN EUONYMUS (EUONYMUS PATENE 'MANHATTAN'). MINIMUM PLANTING SIZE - 2 GALLON
# 2	ENGLISH OAK (ROBUR) OR (CV. FASTIGIATA - UPRIGHT FORM ONLY 10' TO 15' WIDE) MINIMUM PLANTING SIZE 2" CALIPER TRUNK
# 3	OKLAHOMA RED BUD (CERCIS RENIFORMIS OKLAHOMA) MINIMUM PLANTING SIZE 1" CALIPER TRUNK
<b>LANDSCAPE NOTES*</b>	
ALL LABOR SHALL BE DONE IN ACCORDANCE WITH LOCAL INDUSTRY STANDARDS.	
ALL PLANTING MATERIAL SHALL BE AS SPECIFIED AND BE OF A QUALITY 60 AS MEET CITY OF WICHITA LANDSCAPE STANDARDS.	
ALL PLANTING AREAS SHALL BE PREPARED BY KILLING ALL EXISTING VEGETATION WITH "ROUND-UP" OR APPROVED EQUAL.	
CONTRACTOR SHALL INSTALL "DENT REED BARRIER" OR APPROVED EQUAL IN ALL BEDS PRIOR TO MULCHING.	
MULCH 4" DEEP AROUND ALL NEW TREES AND 2" DEEP IN ALL SHRUB PLANTING AREAS WITH SHREDDED CYPRESS MULCH.	
ALL LANDSCAPE FILL MATERIAL SHALL BE CLEAN AND FREE OF ALL DEBRIS AND VEGETATION.	
FERTILIZE ALL TREES AND SHRUBS AREAS WITH MATERIALS STANDARD WITH THE LOCAL INDUSTRY.	
IRRIGATION - WATER FOR ESTABLISHMENT AND MAINTENANCE OF PLANTING MATERIALS WILL BE PROVIDED BY A HOSE BIBBS LOCATED IN THE DOCK TRUCK WELL AND NEAR THE CENTER OF THE WEST ELEVATION FACE OF BUILDING.	

- GENERAL NOTES**
- ALL LABOR AND MATERIAL SHALL MEET ALL CODES "BUILDING" - "ELECTRICAL" - "MECHANICAL" - "PLUMBING" AND "A. D. A." AS ENFORCED BY THE CITY OF WICHITA OFFICE OF CENTRAL INSPECTION.
  - GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS INCLUDING UTILITIES, PRIOR TO BEGINNING EACH PHASE OF WORK. ARCHITECT SHALL BE NOTIFIED OF ANY AND ALL DISCREPANCIES BEFORE PROCEEDING WITH THE WORK INVOLVED.
  - FOR ALL ROOF MOUNTED OR SUSPENDED EQUIPMENT AS REQUIRED - COORDINATE WITH STRUCTURAL AND MECHANICAL CONTRACTOR.
  - ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF FOUNDATION UNLESS OTHERWISE NOTED.
  - GENERAL CONTRACTOR SHALL PROVIDE STRUCTURAL SUPPORT FOR ALL ROOF MOUNTED OR SUSPENDED EQUIPMENT AS REQUIRED - COORDINATE WITH STRUCTURE AND MECHANICAL CONTRACTOR.
  - GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING AT ALL ATTACHMENTS TO WALLS.
  - GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL TOILET ACCESSORIES AS SPECIFIED TO MEET HANDICAP ACCESSIBILITY REQUIREMENTS.

# NEW BUILDING FOR: PHOUKHET SYSOUNTHORN

WICHITA, KANSAS



**SITE PLAN**

SOUTH HILLSIDE

SOUTH HILLSIDE

APPROVED 3-20-01 BY SK  
 WITTED: Copy of 1  
 Submission of 1  
 Adjustment of 1  
 Get Landscape Plan required!

NEW BUILDING FOR PHOUKHET SYSOUNTHORN - 3131 S. HILLSIDE  
**SANDY ROBERTS ARCHITECT** 667 OAK FOREST LANE, DERRY, KS. (316) 789-6699

PROJ. NO:	
DATE: 8/26/00	
REVISED:	1/17/01
SHEET	A.1
OF	4

CONTRACTOR & SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS IN FIELD AND PRIOR TO CONSTRUCTION START. NOTIFY ARCHITECT OF ERR.