



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

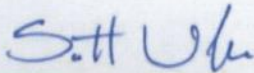
not impact the surrounding uses in the immediate area.

- 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.

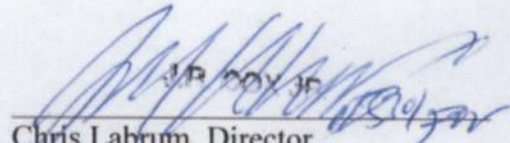
Our signatures below indicate that an Administrative Adjustment to reduce required parking spaces from 83 to 76 spaces is hereby **GRANTED** for the aforementioned property subject to the following conditions:

- 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



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)

Lease Space 6 (future) 11:00 am to 2:00 pm (lunch) 4:30 pm to 10:00 pm (dinner)

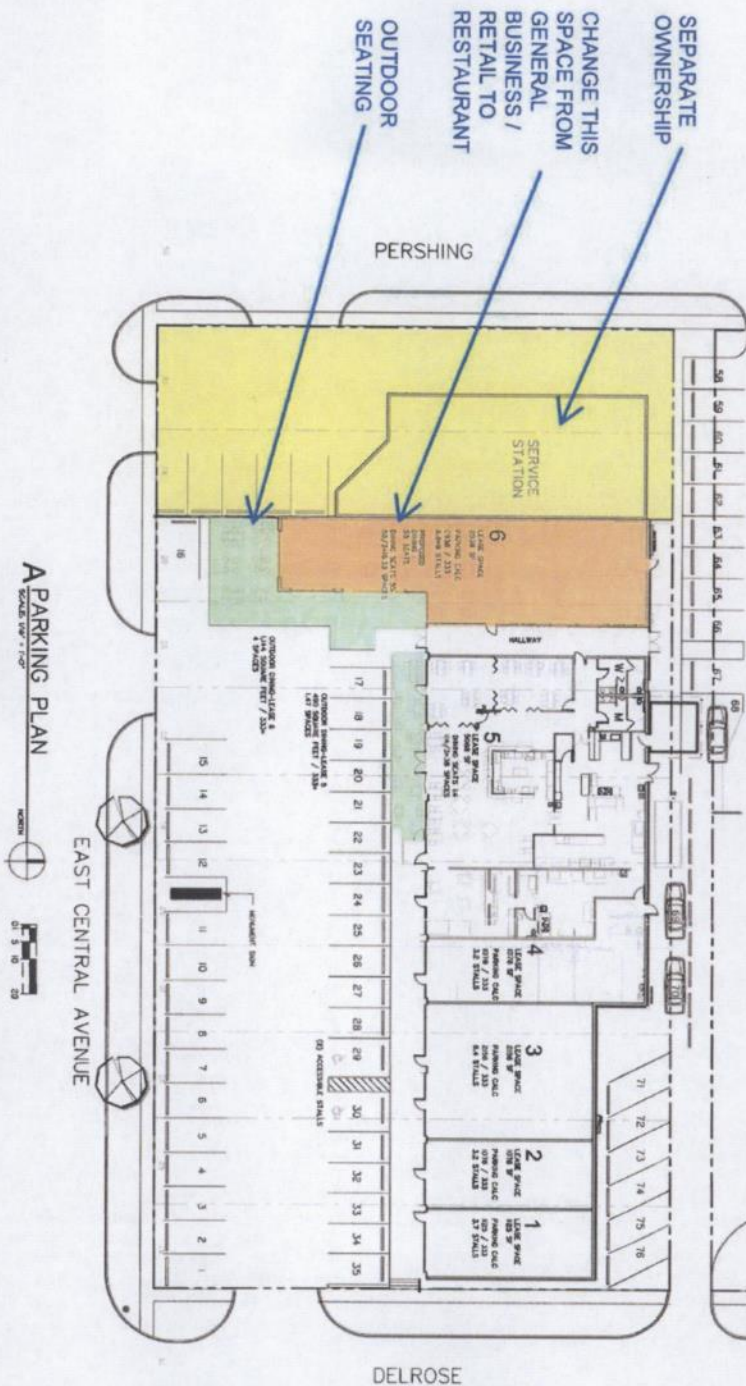
SITE PLAN

APPROVED

2021

COLLEGE HILL PLAZA PARKING STUDY

4618 EAST CENTRAL - WICHITA, KANSAS



ADOPTED BUILDING CODES

BUILDING CODE	208 International Building Code (IBC)	(with Local Amendments)
MEDICAL CODE	208 International Healthcare Code (IHC)	(with Local Amendments)
PULPING CODE	209 Uniform Pulpwood Code (UPC)	American
ELECTRICAL CODE	209 National Electrical Code (NEC)	
FIRE CODE	202 International Fire Code (IFC)	
AIR POLLUTIONS	209 American with Standards Act (ASA)	

A PARKING PLAN

EXISTING BUILDING

Type of Construction: II-B

PARKING CALCULATION

[illegible]

ZONING - OFFICE STREET PARKING

OFFICE, GENERAL - one per 200 square feet
RETAIL, GENERAL - one per 200 square feet
RESTAURANT - one per 300 sq. ft.

According to our latest Parking Survey for the City of San Francisco, the average number of parking spaces in a new or existing building is as follows:

There are 10 to 15 different types of buildings, and the following spaces per building:

(1) Parking spaces included in building	(15) Parking spaces included in building
(2) 100 spaces or more	(16) 100 spaces or more
(3) 500 spaces or more	(17) 500 spaces or more
(4) 1000 spaces or more	(18) 1000 spaces or more

Administrative buildings for business use are not included in the survey.

See Chapter 22.03A.

See Chapter 22.03B.

[illegible]