



Wichita-Sedgwick County Metropolitan Area Planning Department

September 2, 2022

2819 E Central, LLC
Attn: Navid Haeri
1009 S Seneca St.
Wichita, KS 67213

RE: BZA2022-00036 Administrative Adjustment in the City to reduce the parking requirement from 70 to 66 spaces for a restaurant in order to provide the required landscaping on property zoned LC Limited Commercial, located on the south side of East Central Avenue and one-half mile west of North Hillside Avenue (2819 East Central Avenue).

Legal Description: East 20 feet of Lot 41 and all of odd lots 43 through 55 on Central, Maple Grove Addition, Wichita, Sedgwick County, Kansas

Dear Applicant:

We received and reviewed your request for an Administrative Adjustment to reduce the parking requirements for a future restaurant located at 2819 East Central Avenue from 70 to 66 spaces (6 percent) in order to provide the required landscape street yard and parking lot screening per the Wichita Landscape Ordinance and as shown on the attached, approved landscape plan.

Sec. V-I.2. (i) of the Unified Zoning Code allows reduction of the parking requirement for remodel/redevelopment projects by up to 25 percent 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:

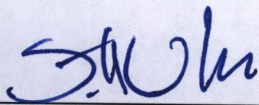
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed reduction in parking requirement should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area.
- 2) Impact on existing uses in surrounding areas: The proposed reduction in parking should not have significant negative impacts the surrounding uses in the immediate area.
- 3) Compatibility with existing or permitted uses on abutting sites: The zoning districts surrounding the subject property are LC Limited Commercial District on the east, north and west sides. The properties to the south are TF-3 Two-Family Residential District. Therefore, a 6 percent reduction in parking remains compatible with the surrounding uses.
- 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 70 to 66 spaces is hereby granted for the aforementioned property subject to the following conditions:

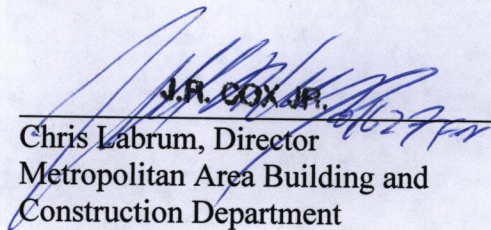
- 1) The site shall be developed in general conformance with the approved site plan.

- 2) This adjustment shall apply only to the reduction of parking spaces for a restaurant use as shown on the approved site plan. Any additional adjustments on the property will require a separate action to be filed with the MAPD.
- 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


J.R. COX JR.

Chris Labrum, Director
Metropolitan Area Building and
Construction Department

cc: MABCD
Brandon Johnson, CM District I
Tasha Hayes, CSR District I

ITZCALI - TENANT
IMPROVEMENTS

2819 E Central Ave Wichita, KS 67214

APPLICANT NAME:

Navid Haeri

AGENT:

Stadium

REDUCTION:

From 70 to 68 stalls

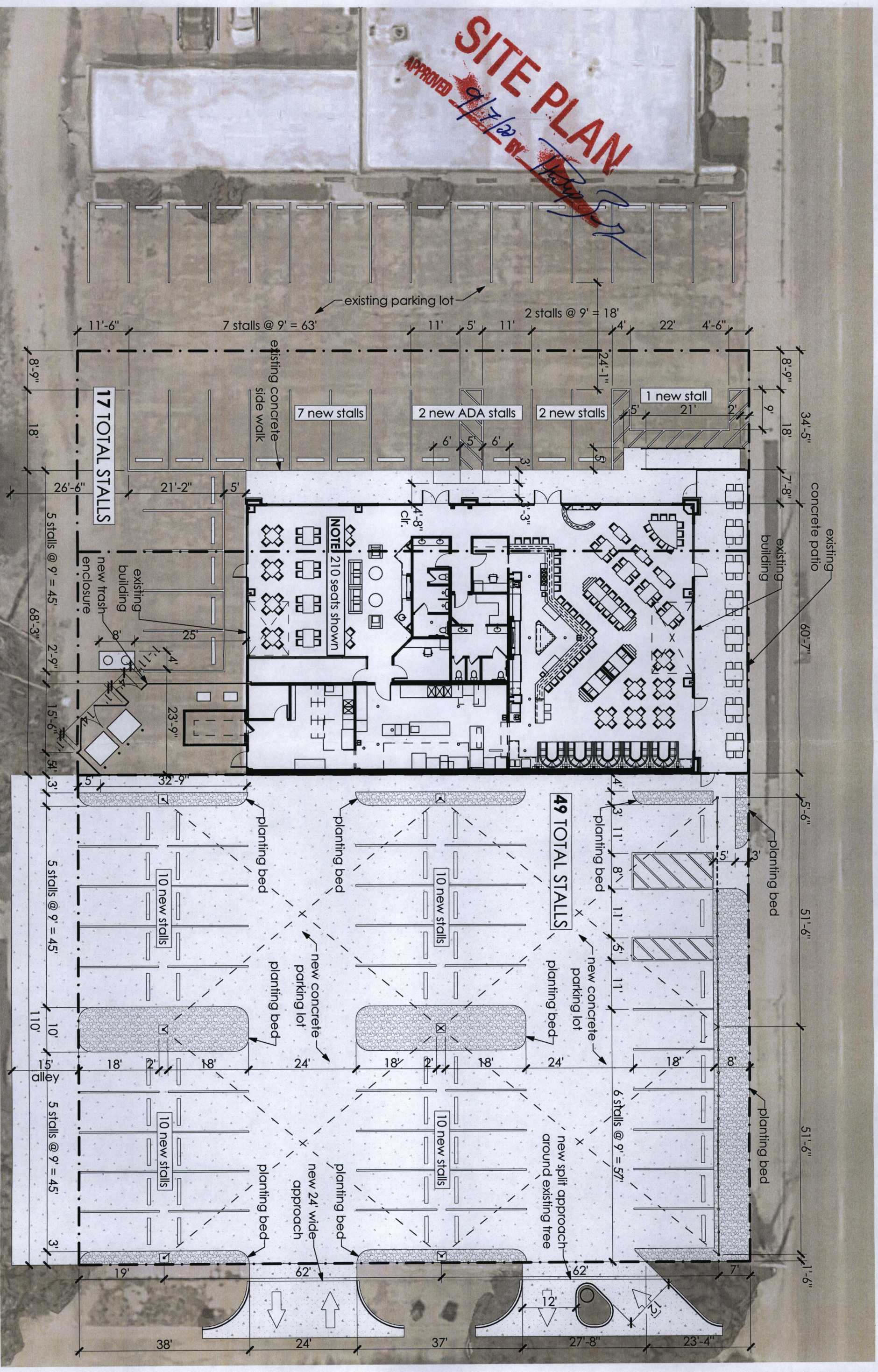
Site Plan For Parking Reduction | 01

0" = 20'

1" = 20'

0" = 20'

North Arrow





ITZCALI - TENANT IMPROVEMENTS

2819 E Central Ave Wichita, KS 67214

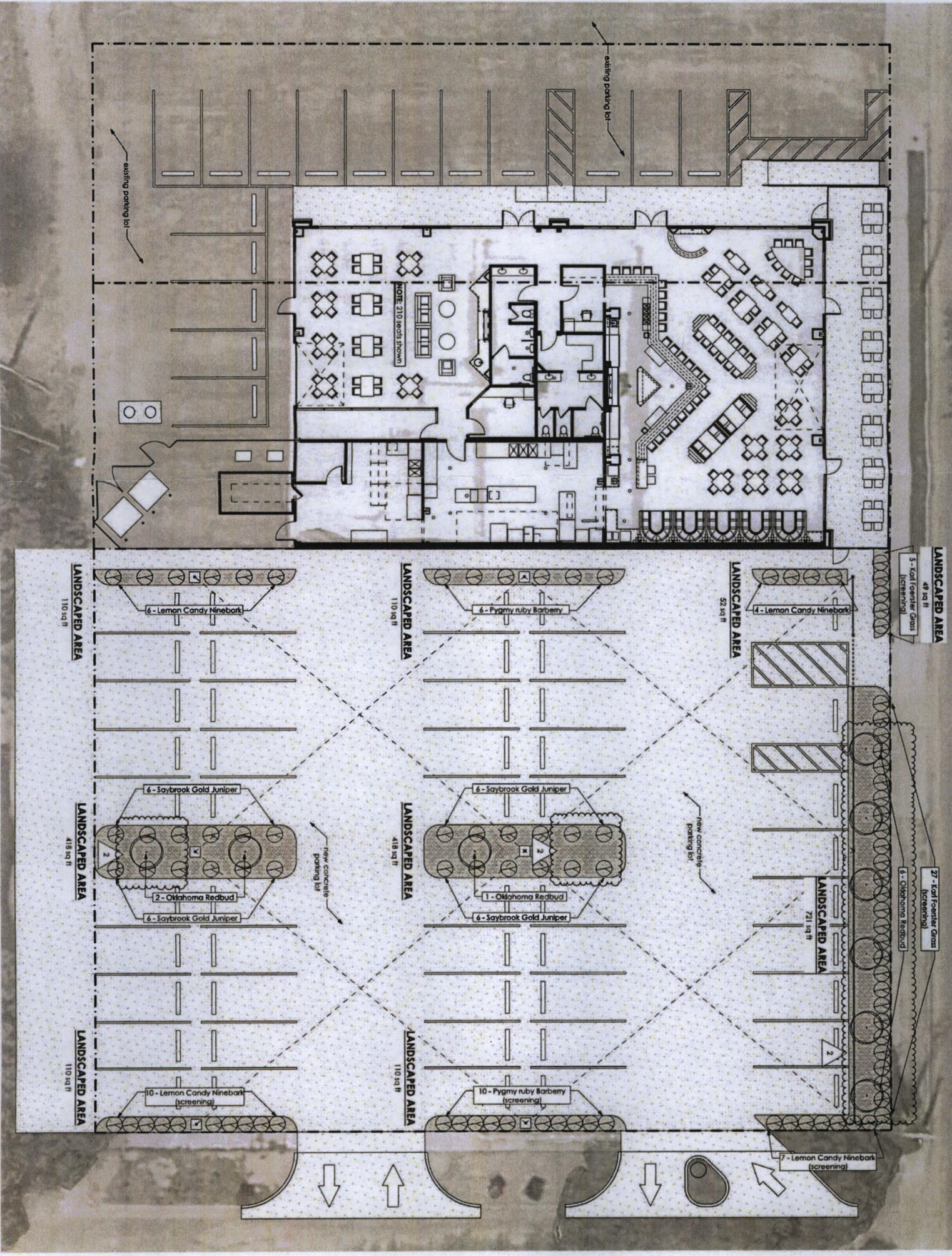
OWNER
CENTRAL LLC
2819 E CENTRAL AVE & 2831 E
CENTRAL AVE
WICHITA, KS 67213
PO BOX 901000
WICHITA, KS 67290
email: central@centralllc.com

GENERAL CONTRACTOR
STUDIUM BLDG
PO BOX 442
WICHITA, KS 67202
studio@wichita.com

MEP ENGINEER
MEEC
411 N. West St.
Wichita, KS 67202
info@meec.com

LANDSCAPE ARCHITECT
ASI:2
111 N. Academy St. 200
Wichita, KS 67202
info@asi2.com

PROJECT # 20026
DATE 05.04.22
REVISION 1
REVISION 2
DATE 07.28.22
DATE 08.11.22



LANDSCAPE CALCULATIONS

LANDSCAPE STREET YARD
110' x 157' = 240' TOTAL STREET FRONTAGE
240' x 8' = 2,080

LANDSCAPED STREET YARD REQUIRED = 2,080 SF
LANDSCAPED STREET YARD PROVIDED = 2,096 SF

STREET YARD TREES REQUIRED = 5 SHADE TREES
STREET YARD TREES PROVIDED = 6 ORNAMENTAL TREES + 40 SHRUBS = 7 SHADE TREES

PARKING LOT TREES REQUIRED = 3 SHADE TREES
PARKING LOT TREES PROVIDED = 6 ORNAMENTAL TREES = 3 SHADE TREES

PARKING LOT SCREENING PROVIDED WITH SHRUBS

NO BUFFER REQUIRED

PLANT SCHEDULE

QUANTITY	SHRUB, COMMON NAME	BOTANICAL NAME	SIZE
32	Kalm's Foxtail Ferns Head Grass	Cortaderia x acutellata Kalm's Foxtail	3 Gal
12	Pyramy Ruby Barberry	Pyramy Ruby Barberry	3 Gal
24	Saybrook Gold Juniper	Juniperus Chienensis Saybrook	3 Gal
9	ORNAMENTAL TREE, COMMON NAME	BOTANICAL NAME	SIZE
1	Oklahoma Redbud	Cercis canadensis Var. lewisii Oklahoma	1.5
2	SHRUB TREE, COMMON NAME	BOTANICAL NAME	SIZE
2	Saybrook Oak	Quercus Acutiflorus	2.5

LANDSCAPE PLAN
8/14/22
OF 1/65