



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

September 29, 2010

H. Russell Bomhoff  
2804 West Bentbay Circle  
Wichita, KS 67204

Dan Winter, Architect  
1024 East 1<sup>st</sup> Street  
Wichita, KS 67214-3903

A rectangular stamp with the words 'FILE COPY' in a bold, sans-serif font, tilted slightly to the right.

**Re: BZA2010-00042: Administrative adjustment to reduce the parking requirement to expand restaurant use on property zoned LC Limited Commercial.**

**Legal Description: LOT 2 EXC BEG SE COR W 244.41 FT NWLY 100 FT W 53.18 FT N 233 FT E 65 FT N 20 FT E 20 FT N 72 FT W 20 FT N 200 FT E 166.92 FT S 35.42 FT E 110 FT M-L SWLY 108 FT SE 216 FT S 208 FT TO BEG BLOCK 1 AULL'S 1ST ADDITION, Wichita, Sedgwick County, Kansas; generally located east of Rock Road and north of Central (550 North Rock Road).**

Dear Sir or Madam:

We have reviewed your request for an Administrative Adjustment to reduce the parking requirements to expand restaurant use on property described herein. The property is zoned LC Limited Commercial and located east of Rock Road and north of Central (550 North Rock Road). We understand that you have requested to reduce the parking requirements 25 percent. However, you have submitted documentation of an actual need in the range of approximately four spaces, which is three percent of the 128 space parking requirement. Reductions for remodeling projects can be granted up to 25 percent, but generally are restricted to correspond to the ability of the site to yield parking spaces. Further documentation would need to be provided to support a 25 percent reduction; demonstrating: (1) site constraints prohibit reaching a higher compliance percentage and (2) variations of in peak parking demand of the tenant mix can compensate for the more substantial reduction, documented through a parking study.

Based on Article IV of the Unified Zoning Code, the parking requirement for this shopping center was calculated to be 128 spaces, and the site plan shows 124 spaces. The possibility exists, however, that the final amount may be in the range of 120 to 124 spaces, due to ADA and outdoor work and storage area encroachment into a few spaces. Therefore, a best estimate of parking yield for the site is between 120 and 124 spaces. This represents a six to seven percent reduction, well within the 10 percent general guideline for parking reductions by administrative action.

We find that reducing the required parking by seven percent (120 parking spaces) on the aforementioned property meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4427 F 316.268.4390

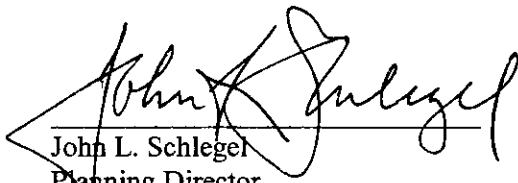
[www.wichita.gov](http://www.wichita.gov)

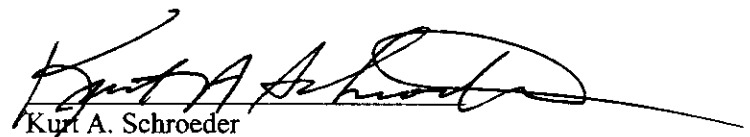
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The seven percent reduction will allow the maximum utilization of the site, without encroaching onto the right-of-way and providing required traffic circulation and drive aisle widths. Therefore, it should not impact the safety and convenience of vehicular and pedestrian circulation.
- 2) Impact on existing uses in surrounding areas: At the level granted, sufficient parking should be provided on site at any given time to meet the parking needs for the mix of tenants, consisting of restaurant, retail, personal care and office uses. This is important since patrons and employees do not have privileges to use other parking areas located nearby.
- 3) Compatibility with existing or permitted uses on abutting sites: The use of this site is in conformance to the LC zoning of the site. Another restaurant is located on the south property line, office buildings are located on the west property lines, and multi-family residential is located to the north, but is buffered from this site and no cross-lot circulation is allowed between the site and the multi-family residential development.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way, therefore, there should be no 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 a reduction in the parking requirements by seven percent or nine parking spaces for the aforementioned property is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with a revised and approved site plan.
- 2) The parking area shall be paved and marked in accordance with the site plan.
- 3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning 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 zoning adjustment sign may now be removed from the property.

  
John L. Schlegel  
Planning Director

  
Kurt A. Schroeder  
Superintendent of Central Inspection

cc: Kurt Schroeder, Office of Central Inspection  
Paul Hays, Office of Central Inspection  
J.R. Cox, Office of Central Inspection  
Rick Stubbs, Office of Central Inspection  
Dale Miller, MAPD  
Sue Schlapp, CM District II



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DAN WINTER, ARCHITECT

**GASLAMP GRILL**  
550 NORTH ROCK ROAD  
WICHITA, KS 67206

**WINTER  
ARCHITECTS**

1024 EAST  
FIRST STREET  
WICHITA, KS.  
67214  
PH. 316-267-7142

**EXISTING  
SITE PLAN**

DATE  
09/10/10

DRAWN BY:  
HM  
CHECKED BY:  
DW

SHEET NO.  
**SA1**

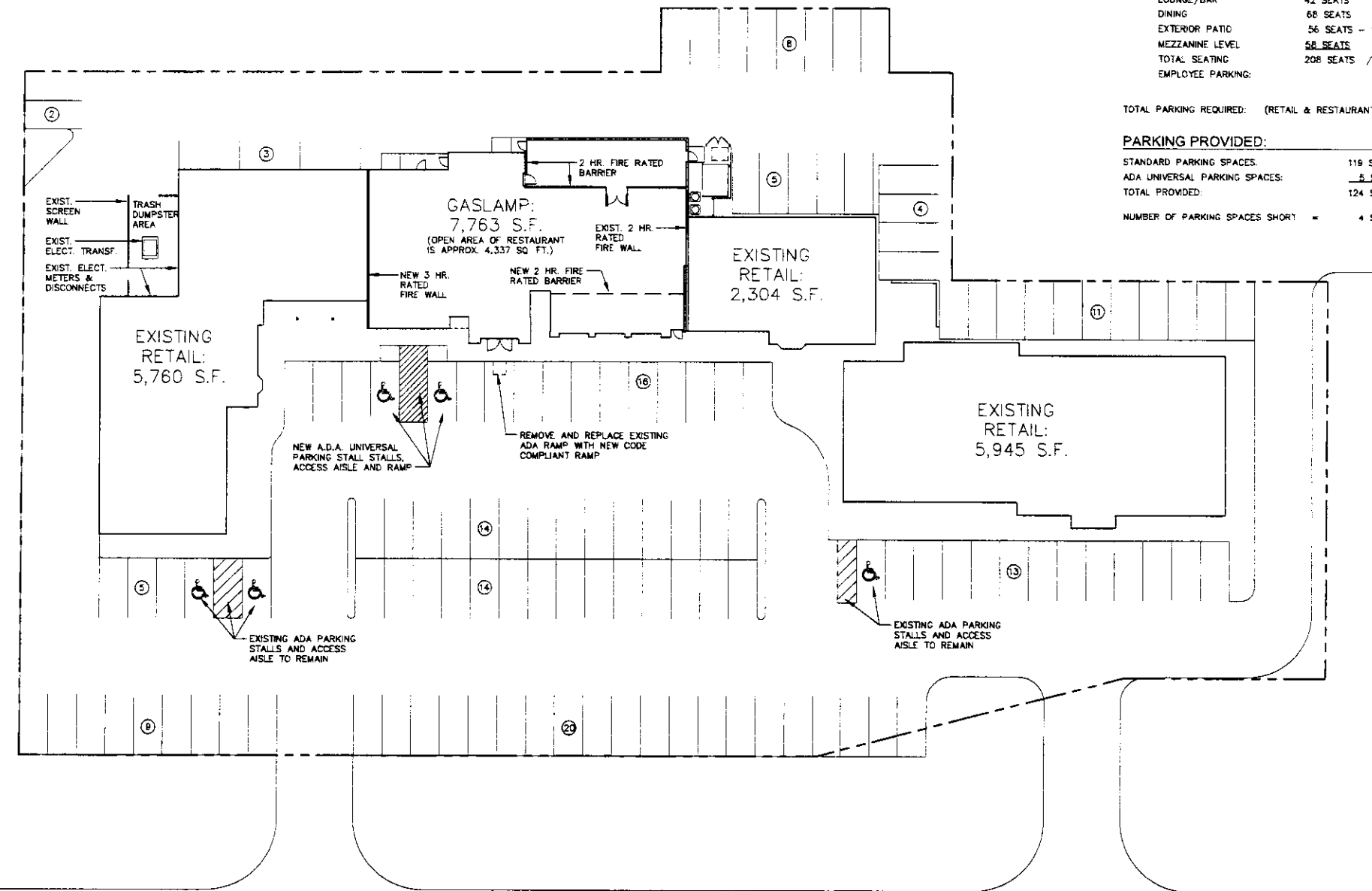
**PARKING REQUIRED:**

|                             |                                |                   |
|-----------------------------|--------------------------------|-------------------|
| SQ. FT. OF RETAIL AREA:     | 14,009 SQ. FT. / 250 =         | 56 PARKING SPACES |
| SQ. FT. OF RESTAURANT AREA: | 7,763 SQ. FT.                  |                   |
| RESTAURANT OCCUPANTS:       |                                |                   |
| LOUNGE/BAR                  | 42 SEATS                       |                   |
| DINING                      | 68 SEATS                       |                   |
| EXTERIOR PATIO              | 56 SEATS - 16 SEATS = 40 SEATS |                   |
| MEZZANINE LEVEL             | 58 SEATS                       |                   |
| TOTAL SEATING               | 208 SEATS / 3 =                | 69 PARKING SPACES |
| EMPLOYEE PARKING:           |                                | 3 PARKING SPACES  |

TOTAL PARKING REQUIRED: (RETAIL & RESTAURANT SPACES) 128 PARKING SPACES

**PARKING PROVIDED:**

|                                  |            |
|----------------------------------|------------|
| STANDARD PARKING SPACES:         | 119 SPACES |
| ADA UNIVERSAL PARKING SPACES:    | 9 SPACES   |
| TOTAL PROVIDED:                  | 124 SPACES |
| NUMBER OF PARKING SPACES SHORT = | 4 SPACES   |



ROCK ROAD

**SITE PLAN**

**A PARTIAL ARCHITECTURAL SITE PLAN**  
SCALE: 1" = 20'-0"



**CODE DATA**

|                  |                                    |
|------------------|------------------------------------|
| BUILDING CODE:   | 2006 INTERNATIONAL BUILDING CODE   |
| PLUMBING CODE:   | 2000 UNIFORM PLUMBING CODE         |
| MECHANICAL CODE: | 2006 INTERNATIONAL MECHANICAL CODE |
| ELECTRICAL CODE: | 2008 NATIONAL ELECTRIC CODE        |
| BUILDING TYPE:   | V-B                                |
| OCCUPANCY TYPE:  | A2                                 |
| FIRE SPRINKLED:  | NO                                 |
| OCCUPANT LOAD:   | 208 PEOPLE                         |

APPROVED 09-29-10 BY *DB*