CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 9, 2017

Breagan, LLC
Attn: Sean Brennan
221 S. Topeka
Wichita, KS 67202

Mike Seiwert
1706 N. Glen Wood Street
Wichita, KS 67230

Re: BZA2017-00001: City Administrative Adjustment to reduce the parking requirement by 25%, from 50 to 39 spaces for redeveloped commercial building zoned LC Limited Commercial; generally located east of Grove on the north side of East Douglas Avenue (2202 E. Douglas and 114 N. Madison)

Legal Description: The north 75 feet of Lots 42 and 44; and all of Lots 46 and 48, on Douglas Avenue, Park Place Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We reviewed your Zoning Adjustment request to reduce the parking requirement on the above referenced property. From reviewing your application we understand that you are rehabilitating two commercial structures on this site and you indicate a desire to reduce the on-site parking requirement from 50 to 39 spaces, approximately a 25% reduction of the Unified Zoning Code (UZC) requirement for the site. This administrative adjustment is requested in conjunction with CON2016-64 to allow ancillary parking on property zoned B Multi-Family to the northeast of the subject site.

Sec. V-I.2.i of the Unified Zoning Code allows an adjustment to reduce the parking requirement for LC zoning by up to 25% 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 existing uses in surrounding areas, as all parking for this project should be adequately provided.

3) Compatibility with existing or permitted uses on abutting sites: Abutting sites are zoned LC, B- Multi-Family and GC General Commercial therefore a 25% parking reduction should not compromise existing or permitted uses on abutting sites.

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 parking by approximately 25%, from 50 to 39 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. Permitting shall be obtained and parking improvements completed within one year.

2) All parking on the site shall be paved and marked in accordance with City standards.

3) If the use changes, the number of parking spaces must meet the current zoning code standard.

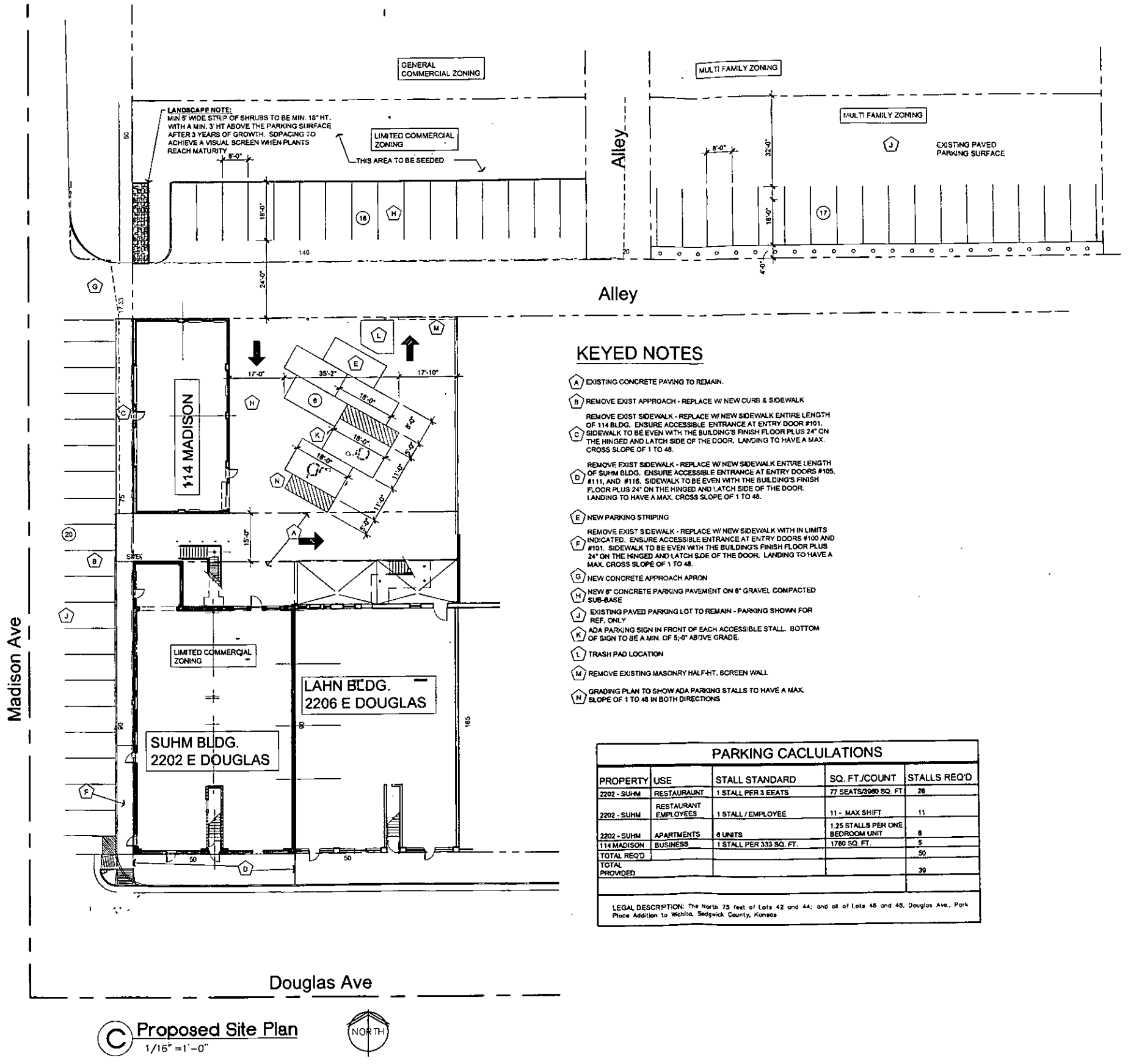
4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, Zoning Administrator may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The "Development Application" sign should now be removed from the property.

Dale Miller, Director
Metropolitan Area Planning Department

Kyle J. McLaren, Interim Director
Metropolitan Area Building and Construction Department

cc: MABCD
Lavonta William, CM District I
Kameelah Alexander, Community Services Representative District I



KEYED NOTES

(A) EXISTING CONCRETE PAVING TO REMAIN.

(B) REMOVE EXIST APPROACH - REPLACE W/ NEW CURB & SIDEWALK

(C) REMOVE EXIST SIDEWALK - REPLACE W/ NEW SIDEWALK ENTIRE LENGTH OF 114 BLDG. ENSURE ACCESSIBLE ENTRANCE AT ENTRY DOOR #101. SIDEWALK TO BE EVEN WITH THE BUILDING'S FINISH FLOOR PLUS 24" ON THE HINGED AND LATCH SIDE OF THE DOOR. LANDING TO HAVE A MAX. CROSS SLOPE OF 1 TO 48.

(D) REMOVE EXIST SIDEWALK - REPLACE W/ NEW SIDEWALK ENTIRE LENGTH OF SUHM BLDG. ENSURE ACCESSIBLE ENTRANCE AT ENTRY DOORS #105, #111, AND #116. SIDEWALK TO BE EVEN WITH THE BUILDING'S FINISH FLOOR PLUS 24" ON THE HINGED AND LATCH SIDE OF THE DOOR. LANDING TO HAVE A MAX. CROSS SLOPE OF 1 TO 48.

(E) NEW PARKING STRIPING

(F) REMOVE EXIST SIDEWALK - REPLACE W/ NEW SIDEWALK WITH IN LIMITS INDICATED. ENSURE ACCESSIBLE ENTRANCE AT ENTRY DOORS #100 AND #101. SIDEWALK TO BE EVEN WITH THE BUILDING'S FINISH FLOOR PLUS 24" ON THE HINGED AND LATCH SIDE OF THE DOOR. LANDING TO HAVE A MAX. CROSS SLOPE OF 1 TO 48.

(G) NEW CONCRETE APPROACH APRON

(H) NEW 6" CONCRETE PARKING PAVEMENT ON 8" GRAVEL COMPACTED SUB-BASE

(J) EXISTING PAVED PARKING LOT TO REMAIN - PARKING SHOWN FOR REF. ONLY

(K) ADA PARKING SIGN IN FRONT OF EACH ACCESSIBLE STALL. BOTTOM OF SIGN TO BE A MIN. OF 5'-0" ABOVE GRADE.

(L) TRASH PAD LOCATION

(M) REMOVE EXISTING MASONRY HALF-HT. SCREEN WALL

(N) GRADING PLAN TO SHOW ADA PARKING STALLS TO HAVE A MAX. SLOPE OF 1 TO 48 IN BOTH DIRECTIONS

PARKING CACLULATIONS

PROPERTY	USE	STALL STANDARD	SQ. FT./COUNT	STALLS REQ'D
2202 - SUHM	RESTAURAUNT	1 STALL PER 3 EEATS	77 SEATS/3960 SQ. FT.	26
2202 - SUHM	RESTAURANT EMPLOYEES	1 STALL / EMPLOYEE	11 - MAX SHIFT	11
2202 - SUHM	APARTMENTS	6 UNITS	1.25 STALLS PER ONE BEDROOM UNIT	8
114 MADISON	BUSINESS	1 STALL PER 333 SQ. FT.	1760 SQ. FT.	5
TOTAL REQ'D				50
TOTAL PROVIDED				39

LEGAL DESCRIPTION: The North 75 feet of Lots 42 and 44; and all of Lots 46 and 48, Douglas Ave., Park Place Addition to Wichita, Sedgwick County, Kansas

Proposed Site Plan
1/16" =1'-0"

MIKE SEIWERT & ASSOCIATES
Architecture
316.253.4183
mmseiwert@gmail.com

Suhm Bldg. Renovation
Mixed Use Redevelopment

2202 E. Douglas
Wichita, KS

PRINTS ISSUED
12 20 16 MAPD variance submit

1

MSA No. 15005
drawn: Mm
checked: Mr

Site Plan

SA-1

copyright 2015 msa

Scale:00 Time: 00:00 Date: 00/00/64 Drawing Name: C:\ VX.0W3 Xref's: None