



Wichita-Sedgwick County Metropolitan Area Planning Department

April 7, 2017

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

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

RE: CON2016-00064 - City Condition Use request for ancillary parking on B Multi-family zoning associated with an Administrative Adjustment to reduce the parking requirement (BZA2017-01); generally located at the northeast corner of Douglas and Madison (2202 E Douglas and 114 N. Madison)

Dear Applicant:

At its regular meeting on **March 9, 2017**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request in accordance with the attached resolution.

No protests were received; therefore, the MAPC's approval is final.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

A handwritten signature in black ink that reads 'Kathy L. Morgan'.

Kathy L. Morgan,
Senior Planner
Current Plans Division

KLM:al
Attachment

Copies to: MABCD
Lavonta Williams, Council Member District I
Kameelah Alexander, CSR District I

CONDITIONAL USE RESOLUTION NO. CON2016-00064

WHEREAS, Breagan LLC, Sean Brennan, (Owner/Applicant), pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests a Conditional Use for Ancillary, off-street parking for commercial redevelopment on lots zoned LC Limited Commercial and B Multi-Family Residential, described as:

LOT 41 LOCUST NOW MADISON AVE. AND LOT 42 SPRUCE AVE PARK PLACE
ADD.ITION. Wichita, Sedgwick County; generally located north of East Douglas Avenue
between Madison Avenue and Spruce Avenue

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

WHEREAS, the MAPC did, at the meeting of March 9, 2017, consider said application; and

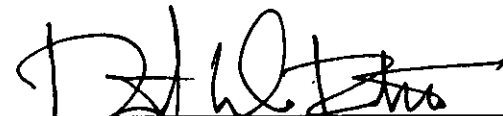
WHEREAS, the MAPC has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Area Planning Commission that this application be approved to allow Ancillary, off-street parking for commercial redevelopment on lots zoned LC Limited Commercial and B Multi-Family Residential, described as:

LOT 41 LOCUST NOW MADISON AVE. AND LOT 42 SPRUCE AVE PARK PLACE
ADD.ITION. Wichita, Sedgwick County; generally located north of East Douglas Avenue
between Madison Avenue and Spruce Avenue

Adopted this 24th Day of March 2017

METROPOLITAN AREA PLANNING COMMISSION



David W. Foster, Chairman MAPC

ATTEST:



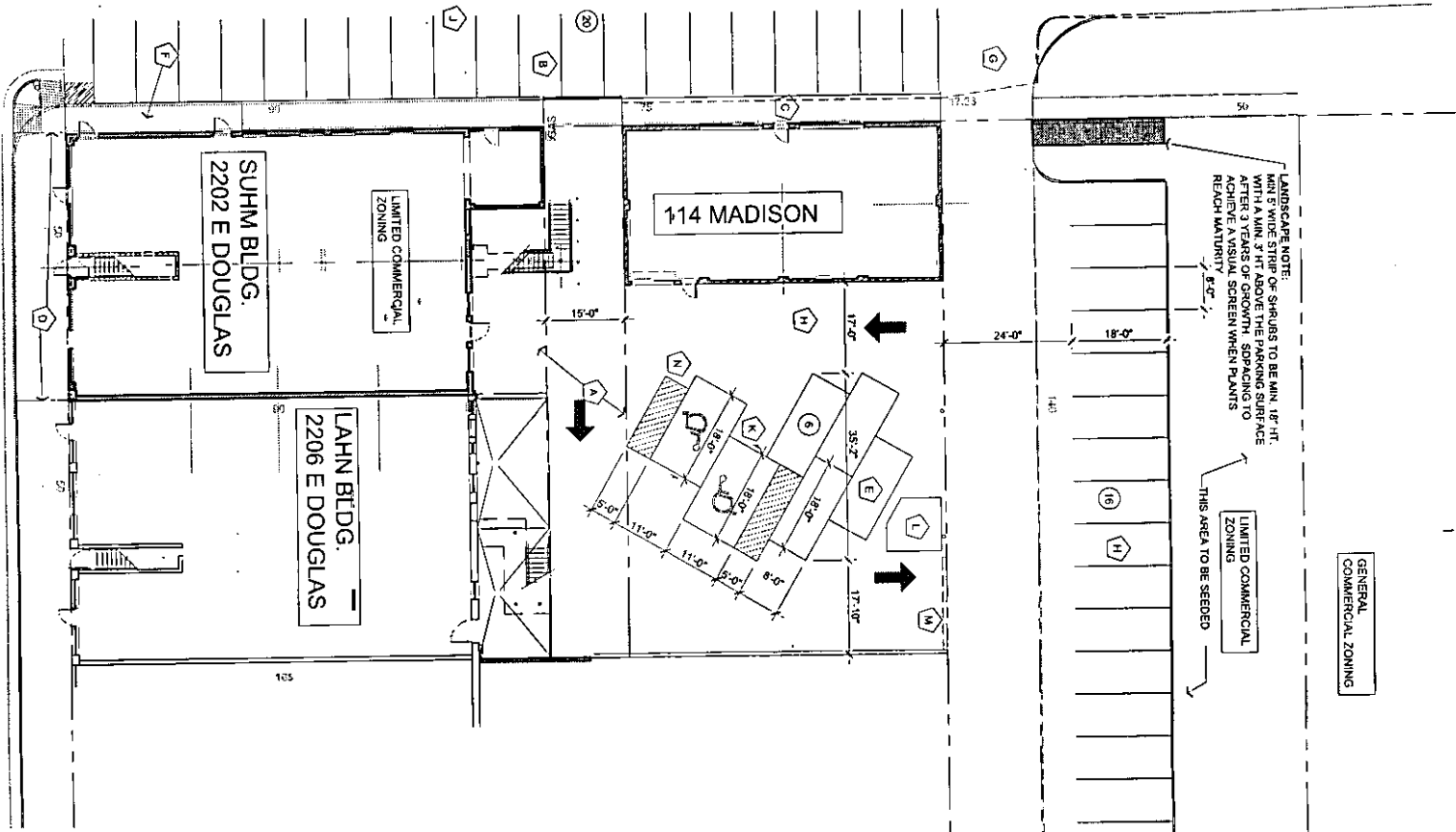
Dale Miller, Secretary

Madison Ave

Douglas Ave

Proposed Site Plan

1/16" = 1'-0"



Alley

Alley

Spruce Street

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 DOORS #100 AND #105. SIDEWALK TO BE EVEN WITH THE BUILDING'S FINISH FLOOR PLUS 2" 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, #110, AND #115. SIDEWALK TO BE EVEN WITH THE BUILDING'S FINISH FLOOR PLUS 2" 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 OF 114 BLDG. ENSURE ACCESSIBLE ENTRANCE AT ENTRY DOORS #100 AND #105. SIDEWALK TO BE EVEN WITH THE BUILDING'S FINISH FLOOR PLUS 2" 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 6" GRAVEL COMPACTED SUBGRADE
- I) EXISTING PAVED PARKING LOT TO REMAIN - PARKING SHOWN FOR REF. ONLY
- J) ADA PARKING SIGN IN FRONT OF EACH ACCESSIBLE STALL - BOTTOM OF SIGN TO BE A MIN. OF 5'-7" ABOVE GRADE
- K) TRASH PAD LOCATION
- L) REMOVE EXISTING MASONRY HALF-HIT SCREEN WALL
- M) GRADING PLAN TO SHOW ADA PARKING STALLS TO HAVE A MAX. SLOPE OF 1 TO 48 IN BOTH DIRECTIONS
- N) REMOVE EXISTING MWM FENCE - REPLACE W/ NEW 6 HT. WOOD PRIVACY FENCE ENTIRE LENGTH OF LOT FROM ALLEY TO SPRUCE STREET

PARKING CALCULATIONS

PROPERTY USE	STALL STANDARD	SQ. FT./COUNT	STALLS REQ'D
2202 - SUHM RESTAURANT	1 STALL PER 3 SEATS	77 SEATS/2960 SQ. FT.	26
2202 - SUHM EMPLOYEES	1 STALL/EMPLOYEE	11 - MAX SHIFT	11
2202 - SUHM APARTMENTS	6 UNITS	128 STALLS PER ONE BEDROOM UNIT	8
114 MADISON BUSINESS	1 STALL PER 333 SQ. FT.	1180 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, Sedgewick County, Kansas

SITE PLAN

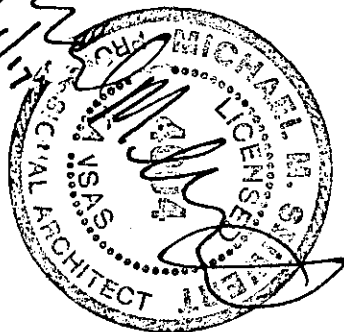
ATTACHED 3/23/2017 *klmaga*

Suhm Bldg. Renovation
Mixed Use Redevelopment

2202 E. Douglas
Wichita, Ks

316.253.4183
mmsewer@gmail.com

msa
Architecture
MIKE SEWERT & ASSOCIATES



USA No. 15005
drawn: Mm
checked: Mm
Site Plan

SA-1