FILE COPY

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

January 31, 2002

Shirley Gross
148 N. Rutan
Wichita, KS 67208

Re: **BZA2001-00069: An administrative adjustment to reduce parking requirements.**

Legal Description: Lots 91, 93, 95, & 97 on Douglas Ave., Hyde's Addition, Wichita, Sedgwick County, Kansas. Located at the southeast corner of Douglas and Ida (1109 E. Douglas).

We have reviewed your request for an Administrative Adjustment to reduce parking requirements from 31 to 25 spaces for the aforementioned property. You state in your application that you propose to remodel the existing building for use as a restaurant. In reviewing the site plan, we find that all available land, even land that should be reserved to meet the requirements of the landscape ordinance, has been dedicated to parking, and only 25 spaces can be provided on site.

Since sufficient land is not being reserved to meet the requirements of the landscape ordinance, a waiver of landscape requirements will be needed. The conditions of approval indicate the minimum landscaping requirements for the site, and you are encouraged to contact Donna Goltry in the MAPD for assistance with getting your landscape plan and waiver of landscape requirements approved.

The Unified Zoning Code allows an Administrative Adjustment to reduce parking requirements by up to 25% for remodeling projects. We find that reducing the required parking from 31 to 25 spaces on the aforementioned property meets the four conditions required by Section V-I.6 of the Unified Zoning Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is for off-street parking for the remodeling of existing retail/office space into a restaurant with an occupancy of 93 customers. Sufficient parking should be provided on site to mitigate negative impacts on public vehicular and pedestrian circulation in the vicinity. In fact, the adjustment may actually improve vehicular circulation in the area, since the retail/office space did not provide off-street parking spaces.

2) Impact on existing uses in surrounding areas: Sufficient parking should be provided on site to meet the parking needs of the business. On-street parking is available on both Douglas and Ida should temporary overflow parking be needed on-street. There are no residential structures in the near vicinity, so any on-street parking should not have a negative impact on surrounding uses.

3) Compatibility with existing or permitted uses on abutting sites: The reduction in parking requirements is within allowable adjustments, and the proposed use is compatible with abutting uses, which are primarily retail or office in nature.

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4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way, therefore, there should not be a negative 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 from 31 spaces to 25 spaces for the aforementioned property is hereby granted, subject to the following conditions:

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

2) The parking area shall be paved and marked in accordance with the site plan.

3) At a minimum, the following landscaping shall be provided:
   a) Two shade trees within "cut-outs" of the sidewalk, with one tree on each side of the parking lot drive to Douglas. Alternatively, the two shade trees may be located on the subject property north of the parking area, but this method is not preferred.
   b) Parking lot screening shrubs along the north property line.
   c) Three shade trees located west of the sidewalk along the Ida frontage.

4) The administrative adjustment is for a parking reduction for a 93 occupancy restaurant only. If restaurant occupancy is increased or if the requirements of the Unified Zoning Code require parking to be provided for other uses on the subject property, then additional parking spaces over and above 25 shall be provided.

5) Any violation of these conditions shall render the Administrative Adjustment null and void.

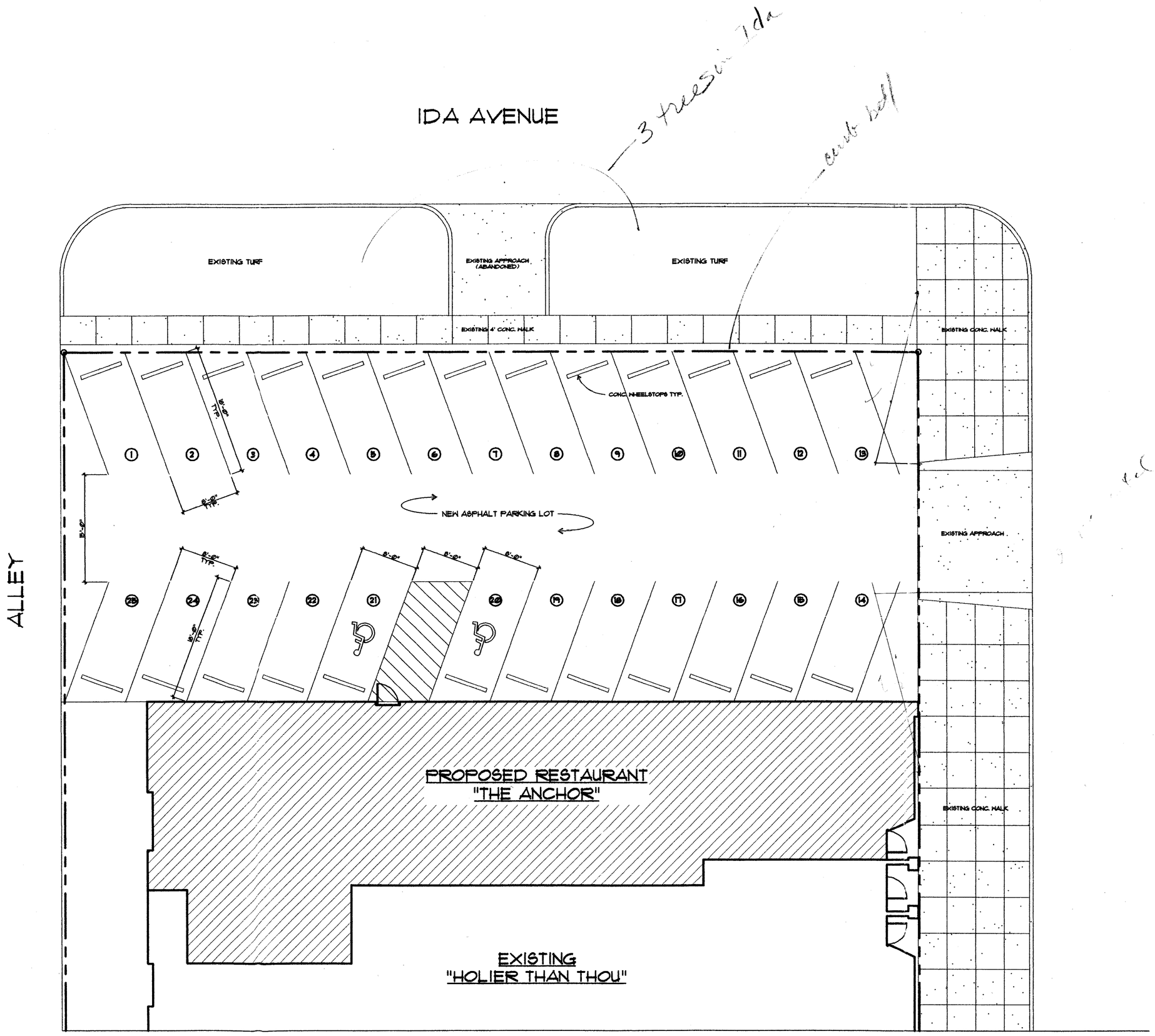
The zoning adjustment sign may now be removed from the property.

Marvin S. Krout
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

MK/KS/sk

cc: Daniel R. Winter, 1024 E. First, Wichita, KS 67214
Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection
Donna Goltry, MAPD



A SITE PLAN
1" = 10'-0"

NORTH

BZA2001-00069

SITE PLAN

APPROVED 1-31-02 BY SLC

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PROPOSED RESTAURANT "THE ANCHOR"
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WICHITA, KANSAS 67211

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WICHITA, KS
67214
PH. (316) 267-7142
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PROJECT ARCHITECT
DAN

DATE
12/12/01

TITLE
SITE PLAN

SHEET NO.
SP-1