



Wichita-Sedgwick County Metropolitan Area Planning Department

October 26, 2017

Bell Management
Attn: Rusty Bell
310 W. Central
Wichita, KS 67202

Sean Fallis
P.O. Box 129
Haysville, KS 67060

Re: BZA2017-42: City zoning Administrative Adjustment to reduce the parking requirement by approximately 25% from 11 to 8 spaces, in GC General Commercial zoning, generally located at the northeast corner of South Broadway and 55th Street South (5550 S. Broadway Ave.) **(AMENDMENT TO APPROVED ADMINISTRATIVE ADJUSTMENT concerning waiver of Compatibility Setbacks on east property line.)**

Legal Description: LOT 1, LEAR 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 building a new 1,500 square foot building and require a parking reduction because of limitations of the site. You are requesting reduction of the on-site parking requirement from 11 to 8 spaces, a 25% reduction of the Unified Zoning Code (UZY) requirement for the site.

Sec. V-1.2.i of the Unified Zoning Code allows an adjustment to reduce the parking requirement for GC zoning by up to 25% when the conditions required by Sec. V-1.6 of the Code are met. We find that the parking requirement reduction as proposed meets the four conditions required by Sec. V-1.6 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. Sufficient parking is available for the current need and does not interfere with public right-of-way.
- 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

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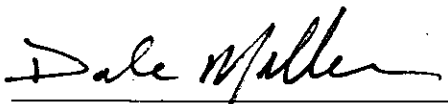
provided on the site.

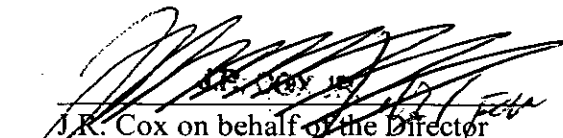
- 3) Compatibility with existing or permitted uses on abutting sites: Property to the north and east of the site is zoned SF-5 Single-Family Residential. Property west and south are zoned GC General Commercial. Therefore a 25% parking reduction should not compromise existing or permitted uses on abutting 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 up to 25%, from 11 to 8 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. 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. This Administrative Adjustment applies only to the new building associated with this application.
- 3) 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.

NOTE: This approval is further amended, under the authority of the Wichita-Sedgwick County Unified Zoning Code Article V, Sec. V-I.2.d., to "waive" the Compatibility Setbacks required by the Wichita-Sedgwick County Unified Zoning Code Article IV, Sec. IV-C.4, for the Jiffy Lube Tire Shop Overflow at 5550 S. Broadway, and authorize the proposed building to permit the east exterior wall of the building within 10 ft. of the east property line.


Dale Miller, Director
Metropolitan Area Planning Department

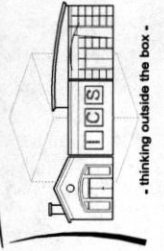

J.R. Cox on behalf of the Director
Metropolitan Area Building and
Construction Department

cc: MABCD
James Clendenin, CM District III
Teia Wair, Community Services Representative District III

SITE PLAN

APPROVED 9/13/2017 *[Signature]*

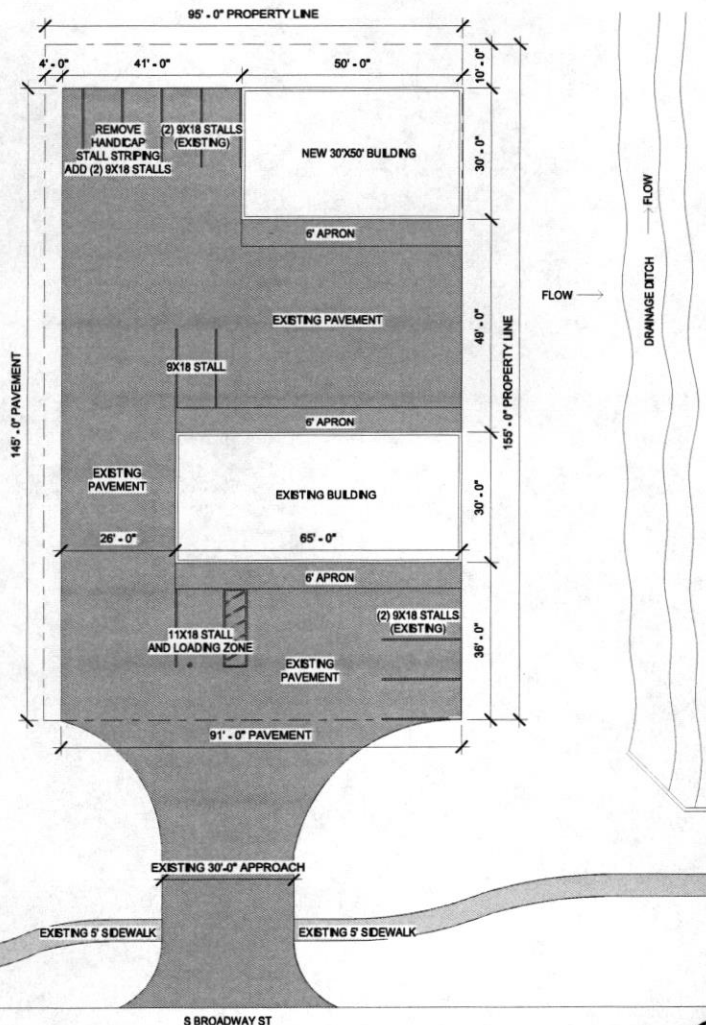
ICS
INNOVATIVE CONSTRUCTION
SERVICES, INC.
316-260-1644
1725 E. Vinland
Wichita, KS 67216
Lic. 8451



**JIFFY LUBE BUILDING ADDITION AT
5550 S BROADWAY WICHITA, KS 67216
REQUEST FOR PARKING ADJUSTMENT
AS SHOWN BELOW ON SITE PLAN AND
PARKING REQUIREMENT CALCULATIONS**

REQUIRED PARKING
60X30 = 1950/333 = 5.85
60X30 = 1500/333 = 4.5
TOTAL REQUIRED = 11

25% ADJUSTMENT REQUESTED
11.25 = 8.25
TOTAL PARKING REQUESTED = 8



**JIFFY LUBE TIRE
SHOP OVERFLOW**
WICHITA, KS 67216
5550 S. BROADWAY

PROPERTY OF INNOVATIVE
CONSTRUCTION SERVICES, INC.
UNLAWFUL TO REPRODUCE
SEAL

WA

WOLF & ASSOCIATES
ARCHITECTURE
12225 DOVE HILL CT.
DERBY, KANSAS 67037
TEL. 1-316-775-1110
CELL 1-316-305-6811

WILLIAM E. WOLF
LICENSED
2991
KANSAS
ARCHITECT

WILLIAM E. WOLF
REGISTERED ARCHITECT
KANSAS LICENSE NO. 2991

DATE: 8/16/2017
DR. BY: LSC

PROJECT NO.
17-131

REVISIONS:

SHEET
SA1

① Site
1" = 20'-0"

