CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 6, 2018

Occidental Management
Attn: Gary Oborny
8111 E. 32nd Street N
Wichita, KS 67226

Joe Hogan
5231 E. Central
Wichita, KS 67208

Re: BZA2018-41: City zoning Administrative Adjustment to reduce the parking requirement for Angelo's restaurant expansion by 25% in LC Limited Commercial zoning, generally located 1,000 feet west of Edgemoor on the south side of East Central Avenue (5231 E. Central Ave.)

Legal Description: LOT 1, BLOCK C, EDGEMOOR PLAZA REPLAT ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.

Dear Applicant,

We reviewed your Zoning Adjustment request to reduce the parking requirement on the above-referenced property. The site currently requires 11 spaces for the office use and 32 spaces required for the restaurant. You are requesting reduction of the on-site parking requirement for the restaurant use from 32 spaces to 24 spaces, a 25% reduction of the Unified Zoning Code (UZC) requirement for the restaurant site.

Sec. V-I.2.i of the Unified Zoning Code allows reduction of the parking requirement for LI zoning by up to 25% when the conditions required by Sec. V-I.6 of the Code are met. We find that the parking 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 industrial uses in surrounding areas.

3) Compatibility with existing or permitted uses on abutting sites: Properties surrounding the site are zoned LC Limited Commercial and SF-5 Single-Family Residential. Therefore a parking reduction should not compromise existing or permitted uses on abutting sites. Street visibility will not be affected.

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 restaurant parking by 25%, from 32 to 24 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 all 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 reduction of parking associated with this application as shown on the approved site plan.

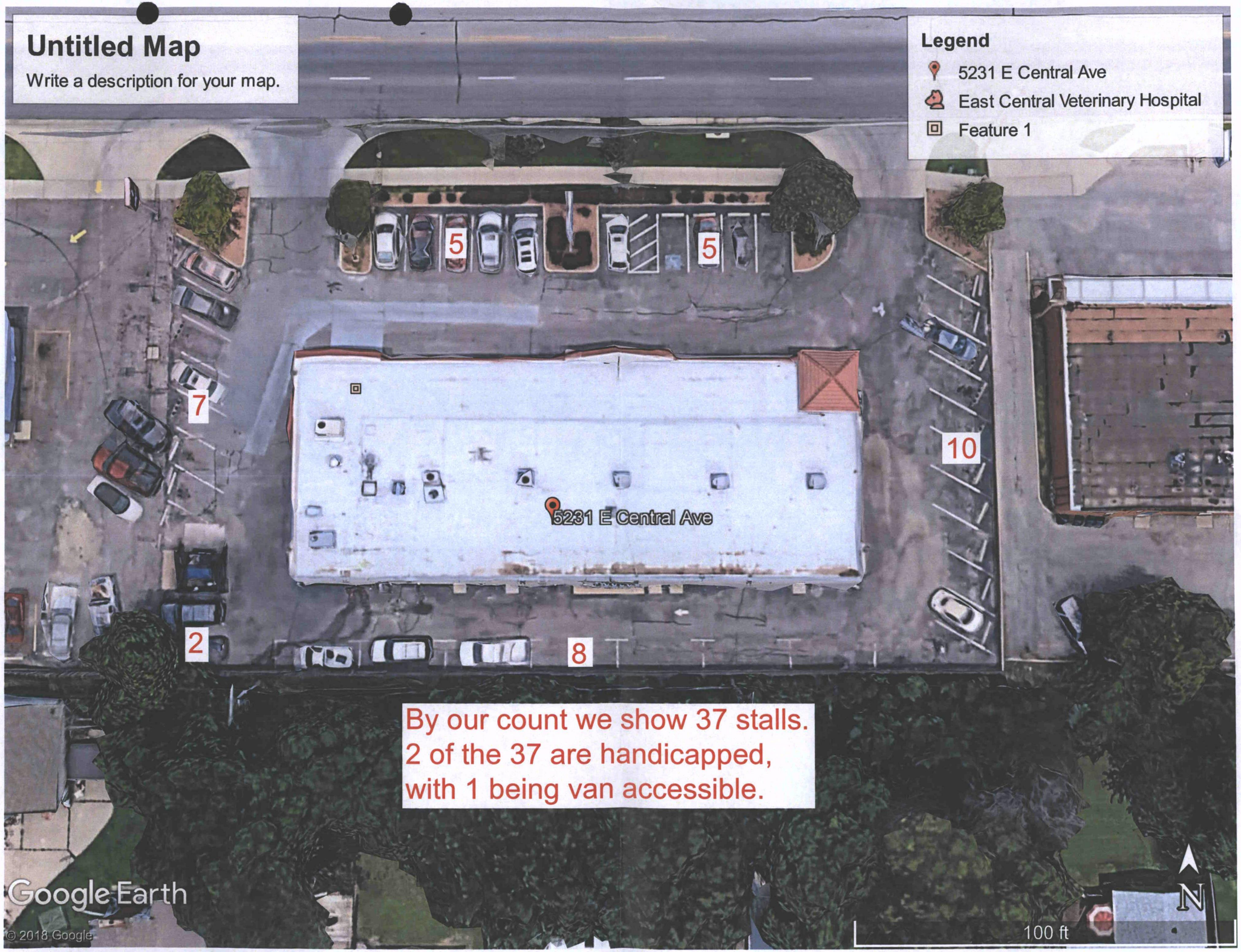
3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Administrative Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

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

Dale Miller, Director
Metropolitan Area Planning Department

Chris Labrum, Director
Metropolitan Area Building and Construction Department

cc: MABCD
Brandon Johnson, CM District I
Kameelah Alexander, Community Services Representative District I



SITE PLAN

APPROVED 7/6/2018