



Wichita-Sedgwick County Metropolitan Area Planning Department

February 12, 2021

Pacific Avenue Rentals, LLC
Attn: Tom Keneally
200 West Douglas Avenue, #810
Wichita, KS 67202

K.E. Miller Engineering, P.A.
Attn: Kirk Miller
117 E. Lewis
Wichita, KS 67202

RE:- BZA2021-00006 City Administrative Adjustment to reduce parking requirement from 32 to 31 spaces on property zoned B Multi-Family, Generally located within 400 feet south of East 17th Street North and within 1000 feet east of North Hillside Avenue (1717 N Vassar Ave).

Legal Description: Odd Lots 21 through 29 and the N 4 feet of Lot 31, Fairmount Addition, Wichita, Sedgwick County, Kansas

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to reduce the parking requirements for the Vassar Flats (1717 North Vassar) apartment project from 32 to 31 spaces (approximately 3%).

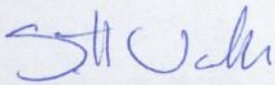
Sec. V-I.2. (i) of the Unified Zoning Code allows reduction of the parking requirement for GC General Commercial zoning by up to 10% when the conditions required by Sec. V-I.6 of the Code are met. We find that the parking requirement reduction as proposed meets the four conditions required by Sec. V-I.6 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 the surrounding uses in the immediate area as it is a pedestrian environment that has access to and is adjacent to Wichita State University Campus.
- 3) Compatibility with existing or permitted uses on abutting sites: The zoning districts surrounding the subject property are B Multi-family to the south, west and east developed with apartments; and LC Limited Commercial to the north, which is a parking lot owned by WSU. Therefore a 1% 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.

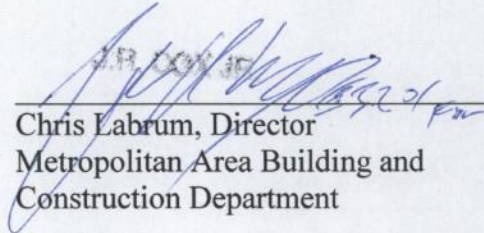
Our signatures below indicate that an Administrative Adjustment to reduce required parking spaces from 32 to 31 spaces is hereby granted for the aforementioned property subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) This adjustment shall apply only to the reduction of parking spaces shown on the approved site plan. Any additional adjustments on the property will require a separate action to be filed with the MAPD.
- 3) All parking on the site shall be paved and marked in accordance with City standards.
- 4) 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.



Scott Wadle, 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



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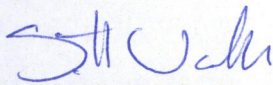
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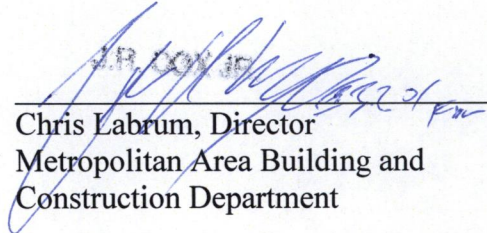
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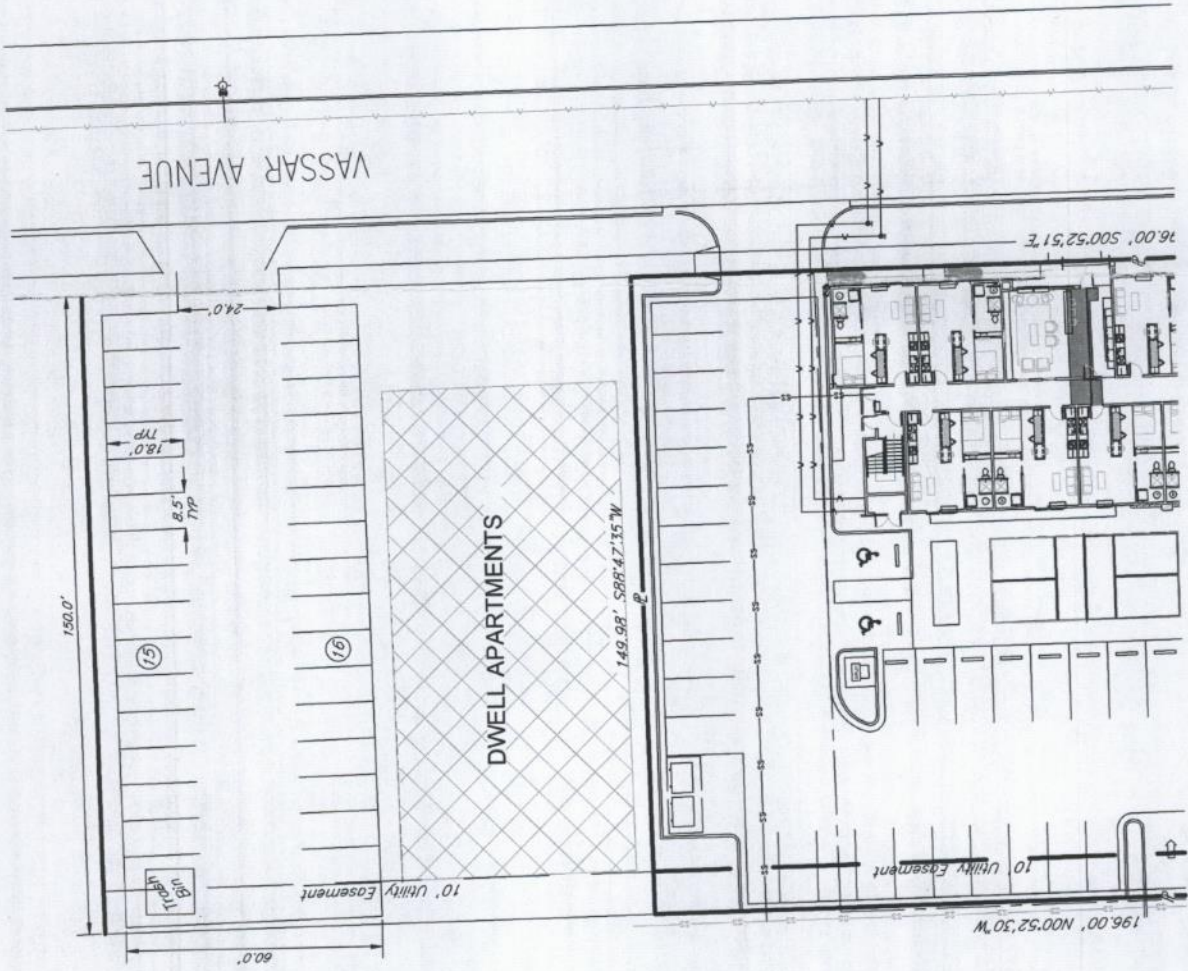
Scott Wadle, Director
Metropolitan Area Planning Department



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Construction Department

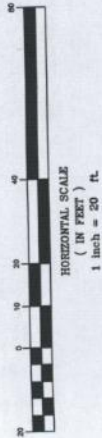
cc: MABCD
Brandon Johnson, CM District I
Kameelah Alexander, Community Services Representative District I

 KEMILLER ENGINEERING PA 117 E. Lewis, Wichita, KS 67202 (316)364-0242	KEM NO.	FILE 20085	DATE 01/20/21	SHEET 5.0
	DESIGN KM	DRAWN DM	REVISED	



SITE PLAN

APPROVED 2-11-2021 BY *Blmorgo*



Dwell Apartments
Parking Site Plan
Wichita, Kansas

PROJECT NUMBER			
KEMILLER ENGINEERING PA 117 E. LINDA, WICHITA, KS 67202 (316) 244-0242	KEM NO. 20085	FILE 20085	DATE 07/2021
	DESIGN KJM	DRAWN DM	REVIEWED
			SHEET 5.0