



Wichita-Sedgwick County Metropolitan Area Planning Department

August 28, 2020

RDX Rental Properties LLC
Attn: Romaldo Lopez
2055 N. Mosley
Wichita, KS 67214

Re: BZA2020-00037: City zoning Administrative Adjustment to reduce the parking requirement from 23 spaces to 18 spaces (approximately 22%) on property zoned GC General Commercial; generally located at the southeast corner of North Market Street and East 21st Street North (201 E. 21st Street North)

Legal Description: ALL LOTS 2-4-6-8 and NORTH ONE-HALF LOT 10, LENORE ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.

Dear Applicant,

We reviewed your Zoning Adjustment request to reduce the parking requirement for the above-referenced property owned by RDX Rental Properties LLC from 23 to 18 spaces to redevelop the property with four new rental spaces.

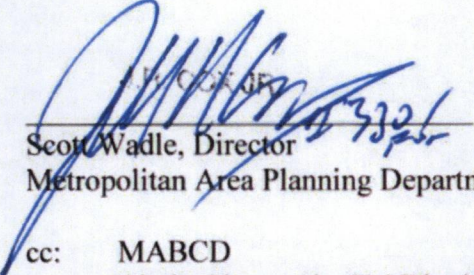
Sec. V-I.2. (i) of the Unified Zoning Code allows reduction of the parking requirement for GC General Commercial zoning by up to 25% when the conditions required by Sec. V-I.6 of the Code are met. We find that the parking requirement reduction as proposed meets the four conditions required by Sec. V-I.6 of the Code as set out below:

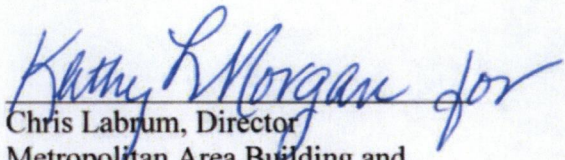
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed reduction in parking requirement should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area.
- 2) Impact on existing uses in surrounding areas: The proposed reduction in parking should not impact the surrounding uses in the immediate area.
- 3) Compatibility with existing or permitted uses on abutting sites: Properties to the south and west are zoned GC General Commercial and are developed with retail sales businesses. Property north and east of the subject site is zoned PUD-31 Nomar International Market and is developed with an open air market and a surface parking lot. Therefore a 22% 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 23 to 18 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 retail uses shown on the approved site plan. Any additional uses will require parking standards to be met.
- 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
Cindy Claycomb, CM District VI
Ana Lopez, Community Services Representative District VI

SITE PLAN

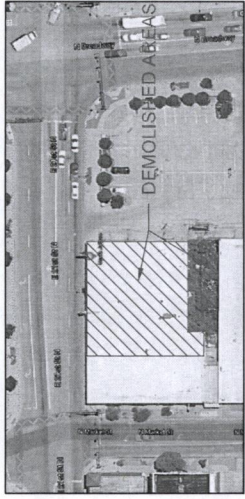
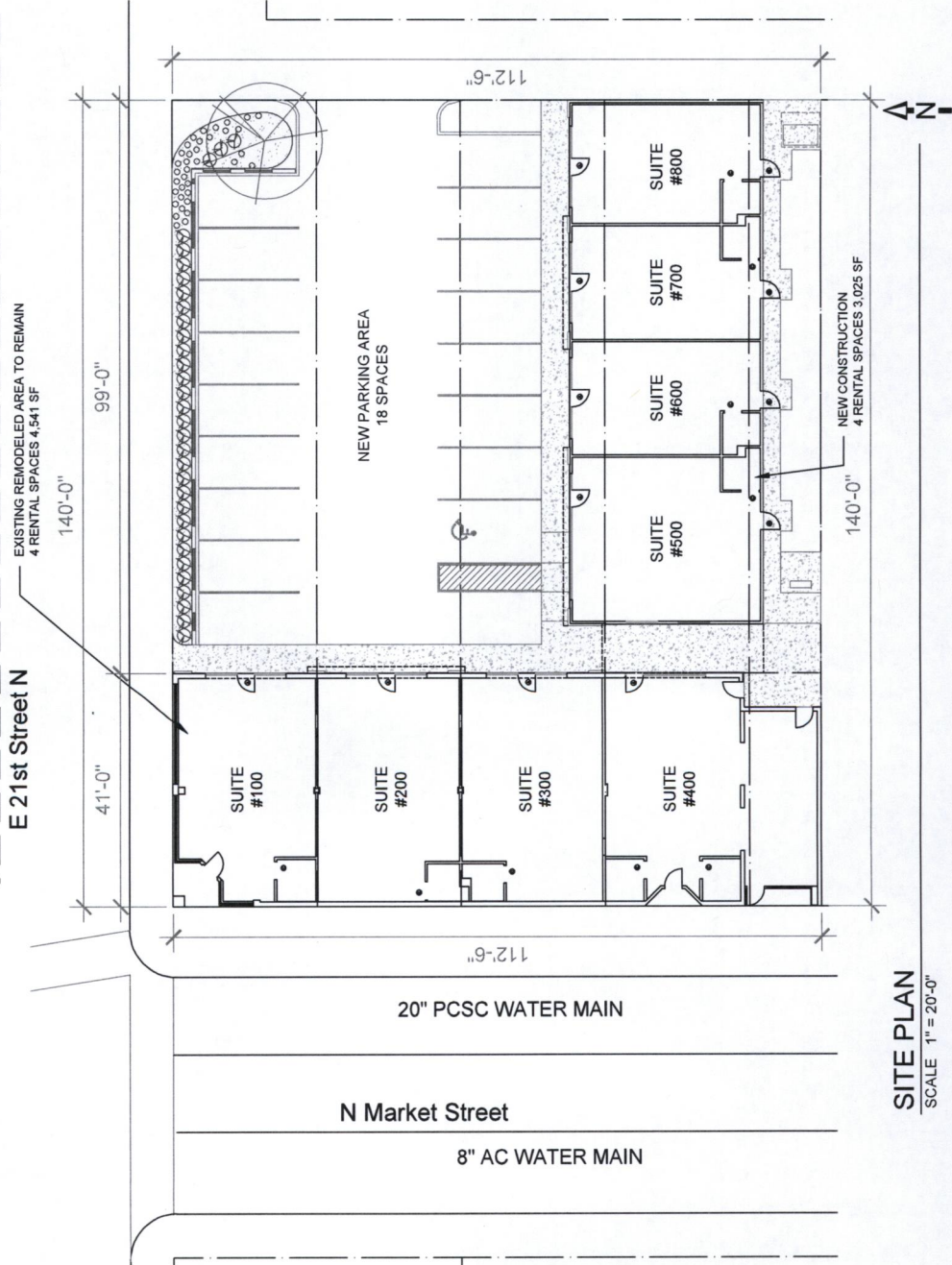
APPROVED 7/28/20 BY *PLM*

ROMALDO LOPEZ
PROJECT
201 E. 21st Street N.
WICHITA, KANSAS 67214

Legal Description:
W 41 FT LOTS 2-4-6-8 & W 41 FT OF N 1/2 LOT 10 MARKET ST. GOSSARD'S SUB OF GOSSARD'S ADD.
&
LOTS 2-4-6-8 EXC W 41 FT & N 1/2 LOT 10 EXC W 41 FT MARKET ST. GOSSARD'S SUB OF GOSSARD'S ADD.

Max Christensen Architect
6572 E. CENTRAL AVE. #206
WICHITA, KANSAS 67206
(316) 393-1256
OCSMAX@GMAIL.COM

DATE: 08-17-2020



SITE BEFORE REDEVELOPMENT
NO SCALE

PROJECT DESCRIPTION:
RETAIL REMODEL WITH REDUCED AREA AND ADDITION OF PARKING
STRUCTURES ON EAST LOT HAVE BEEN DEMOLISHED
WITH THE TWO LOTS TREATED AS ONE, AN ADDITION TO THE BUILDING WILL BE CONSTRUCTED AND OFF-STREET PARKING WILL BE PROVIDED
A LANDSCAPING PLAN HAS BEEN APPROVED WITH SCREENING AND REDUCED AREA OF STREET YARD (INCLUDED IN SUBMISSION)

ACCESS WILL BE THROUGH PAVED ALLY (SHARED WITH ADJOINING PUBLIC PARKING LOT)

WE ARE SEEKING AN ADMINISTRATIVE ADJUSTMENT TO REDUCED THE OFF-STREET PARKING REQUIRED

THE EAST-TO-WEST DIMENSION OF THE PARKING IS FULLY CONSTRAINED AND INCREASING THE NORTH-TO-SOUTH DIMENSION DOES NOT READILY INCREASE THE NUMBER SPACES SO THE LAYOUT SHOWN REPRESENTS A PRACTICAL MAXIMUM OF CONFORMING PARKING

THEREFORE WE REQUEST THAT THE REQUIREMENT BE REDUCED TO THE 18 SPACES SHOWN

RETAIL AREA
OLD 4,541 * NEW 3,025 = 7,566 SF
GENERAL RETAIL STANDARD = 1 SPACE PER 333 SF
7,566 @ 1 SPACE PER 333 = 23 SPACES
WITH 20% REDUCTION
23 * 0.80 = 18 SPACES

SITE PLAN
SCALE 1" = 20'-0"