Wichita-Sedgwick County Metropolitan Area Planning Department

April 12, 2023

Wichita Business, Inc.
Attn: John Wagle
2431 East Mount Vernon Rd
Wichita, KS 67211

Team Architecture, LLC
Attn: Doug Allison
PO Box 43
Andover, KS 672002

RE:BZA2023-00019 Administrative Adjustment in the City to reduce the parking requirement from 138 spaces to 108 spaces for office, community assembly and commercial uses on property zoned LC Limited Commercial, located on the southeast corner of South Grove Street and East Mount Vernon Road (2431 East Mount Vernon Road).

Legal Description: Reserve, Russell Ross Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant:

We received and reviewed your request for an Administrative Adjustment to reduce the parking requirement from 138 to 108 spaces (22 percent) located at 2431 East Mount Vernon Road for commercial, community assembly, and office uses.

Sec. V-I.2. (i) of the Unified Zoning Code allows reduction of the parking requirement for redevelopment projects by up to 25 percent 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 have significant negative impacts on the surrounding uses in the immediate area.

3) Compatibility with existing or permitted uses on abutting sites: Property on the north is zoned SF-5 Single-Family Residential District and developed with a school. Properties on the east and south are zoned SF-5 and developed with single-family residences. Properties on the west are zoned LC Limited Commercial District and TF-3 Two-Family Residential District and are developed with commercial and single-family uses respectively.

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

138 to 108 spaces (22 percent) 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 for the commercial, community assembly, and office uses as 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.

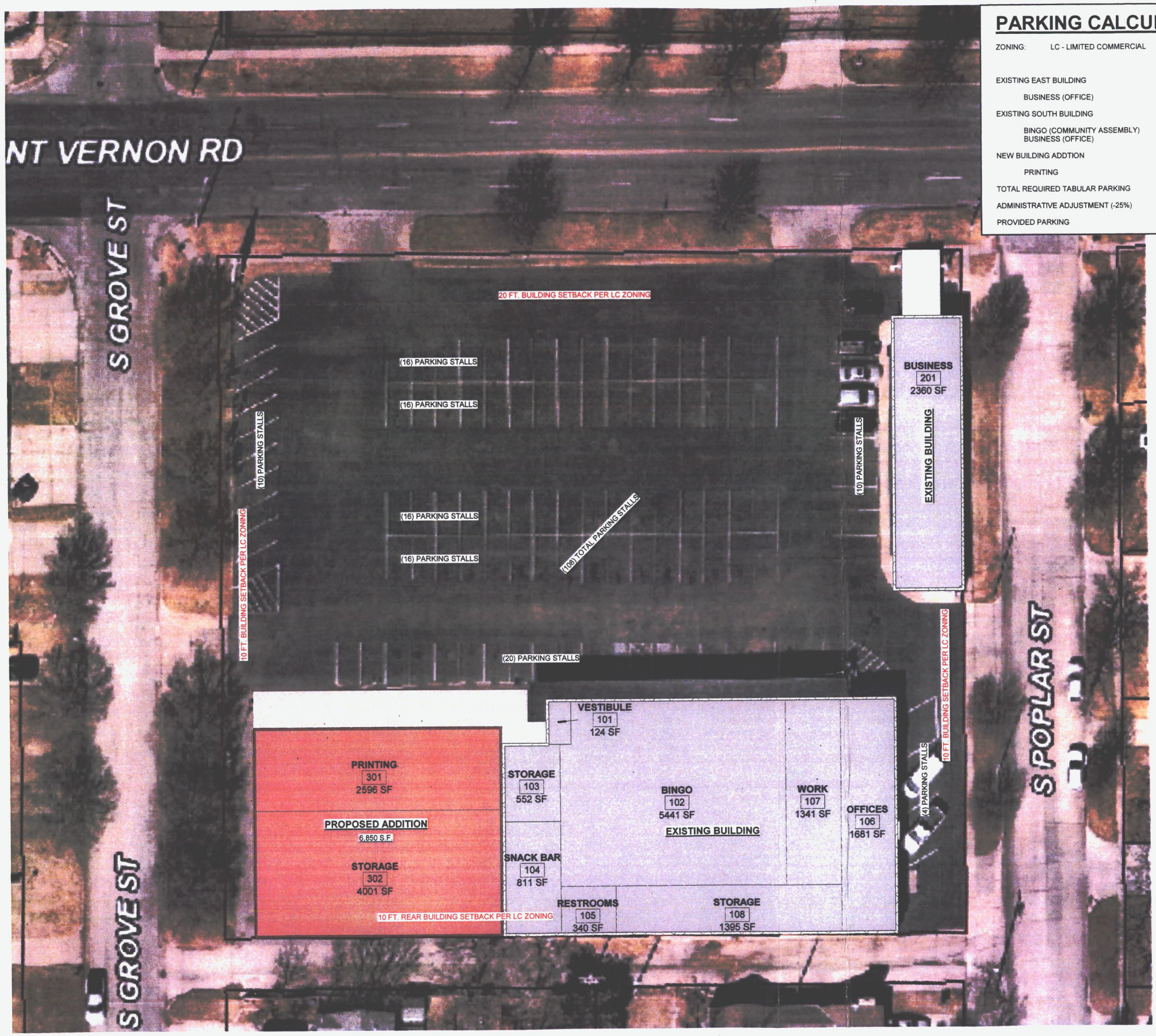
The "Development Application" sign should now be removed from the property.

Scott Wadle, Director
Metropolitan Area Planning Department

J.R. Cox Jr.

Chris Labrum, Director
Metropolitan Area Building and
Construction Department

cc: MABCD
Mike Hoheisel, CM District III
Rebecca Johnson, CSR District III



PARKING CALCULATION TABLE:

ZONING: LC - LIMITED COMMERCIAL

		DAYTIME PARKING	EVENING PARKING (4:00 - 10:00 PM)
EXISTING EAST BUILDING			
BUSINESS (OFFICE)	2,360 S.F. / 333 =	7 PARKING STALL	
EXISTING SOUTH BUILDING			
BINGO (COMMUNITY ASSEMBLY)	5,445 S.F. / 45 =		121 PARKING STALLS
BUSINESS (OFFICE)	5,782 S.F / 333 =	17 PARKING STALLS	17 PARKING STALLS
NEW BUILDING ADDTION			
PRINTING	6,850 S.F. / 333 =	21 PARKING STALLS	
TOTAL REQUIRED TABULAR PARKING		45 PARKING STALLS	138 PARKING STALLS
ADMINISTRATIVE ADJUSTMENT (-25%)	138 - (138 X 0.25) =	104 PARKING STALLS	
PROVIDED PARKING		108 PARKING STALLS	

REQUEST FOR ADMINISTRATIVE ADJUSTMENT:

THE OWNER WOULD LIKE TO CONSTRUCT A BUILDING ADDITION TO THE WEST OF THE EXISTING COMMUNITY ASSEMBLY BUILDING ON THIS SITE. THIS BUILDING ADDITION WILL HOUSE THE OWNER'S PRINTING OPERATION & RELATED STORAGE FUNCTIONS. THE ADDITION WILL ELIMINATE SOME OF THE EXISTING PARKING AREA. OUR DUE DILIGENCE INCLUDES A PARKING CALCULATION. THE PARKING CALCULATION TABLE ON THIS SHEET INDICATES A NEED FOR THE 25% REDUCTION ALLOWED BY ADMINISTRATIVE ADJUSTMENT TO MEET THE ZONING REQUIREMENTS FOR PARKING. IT IS THE OWNER'S EXPERIENCE THAT THERE IS AMPLE PARKING TO ACCOMMODATE THEIR NORMAL OPERATIONS & WHILE THE BUILDING ADDITION IMPLIES ADDITIONAL PARKING NEEDS FOR 21 CARS, THE OWNER DOES NOT ANTICIPATE SUCH A MANPOWER ADDITION TO THEIR STAFF.

CONDITIONAL USE REQUEST:

THE OWNER WOULD LIKE TO OPERATE A PRINTING AND PUBLISHING, GENERAL BUSINESS OUT OF THE PROPOSED NEW BUILDING ADDITION. LIMITED COMMERCIAL (LC) ZONING ALLOWS PRINTING AND PUBLISHING, GENERAL AS A CONDITIONAL USE. THEREFORE WE REQUEST APPROVAL FOR THIS CONDITIONAL USE ON THIS SITE.

VARIANCE REQUEST:

LIMITED COMMERCIAL (LC) ZONING CALLS FOR A 10 FT. BUILDING SETBACK @ THE REAR PROPERTY LINE. THE EXISTING BUILDING WAS CONSTRUCTED ON THE SOUTH PROPERTY LINE ADJACENT TO THE EXISTING ALLEY WITH NO BUILDING SETBACK. WE WOULD LIKE FOR OUR PROPOSED NEW BUILDING ADDITION TO ALIGN WITH THE SOUTH WALL OF THE EXISTING BUILDING. WE BELIEVE ENFORCING THE 10 FT. SETBACK ON THE NEW BUILDING ADDITION WILL CREATE A SPACE THAT WILL BE DIFFICULT TO MONITOR AND MAINTAIN, THEREBY ENCOURAGING UNDESIRABLE PUBLIC BEHAVIOR.

VARIANCE CONDITIONS:

a. The variance requested arises from condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action of the property owner or the applicant.

LC ZONING CALLS FOR A 10 FT. BUILDING SETBACK @ THE REAR PROPERTY LINE THE EXISTING BUILDING WAS CONSTRUCTED ON THE SOUTH PROPERTY LINE ADJACENT TO THE EXISTING ALLEY WITH NO BUILDING SETBACK. WE WOULD LIKE FOR THE BUILDING ADDITION TO ALIGN WITH THE SOUTH WALL OF THE EXISTING BUILDING.

b. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents

WE DO NOT BELIEVE THIS VARIANCE WILL ADVERSELY AFFECT THE RIGHTS OF ADJACENT PROPERTY OWNERS. THE EXISTING ALLEY PROVIDES A BUFFER

c. The strict application of the provisions of the applicable Code from which a variance is requested will constitute an unnecessary hardship upon the property owner represented in the application.

A 10 FT. BUILDING SETBACK AT THE NEW BUILDING ADDITION WOULD CREATE A POTENTIAL VANDALISM & MAINTENANCE PROBLEM.

d. The variance desired will not adversely affect the public health, safety morals, order, convenience, prosperity, general welfare, or the harmonious development of the community.

WE DO NOT BELIEVE THIS VARIANCE WILL ADVERSELY AFFECT ANY OF THE ABOVE LISTED ITEMS. WE BELIEVE THE VARIANCE WILL HAVE A POSITIVE AFFECT ON ALL OF THE ITEMS LISTED ABOVE.

e. Granting the variance desired will not be opposed to the general spirit and intent of the applicable Code.

WE BELIEVE THE EXISTING ALLEY PROVIDES ADEQUATE BUFFER BETWEEN PROPERTIES AND THAT THE GRANTING OF THE VARIANCE WILL IMPROVE PUBLIC HEALTH, SAFETY AND WELFARE.

SITE PLAN

APPROVED 4/12/23 BY

BZA2023-00019

A ARCHITECTURAL SITE PLAN
1" = 20'-0"
0' 10' 20' 40'
NORTH

TEAM ARCHITECTURE, LLC
P.O. Box 43
Andover, KS 67002
(316) 347-7755
TEAMArchitecture-LLC.com

VARIETY PAPER
BUILDING ADDITION

2431 EAST MT. VERNON RD. - WICHITA, KANSAS

PRINTS ISSUED:
MARCH 20, 2023 - ZONING

REVISIONS:

Project No. TA23-001 Drawn: TEAM Checked: DGA

ARCHITECTURAL SITE PLAN

A0.2

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