Wichita-Sedgwick County Metropolitan Area Planning Department

December 21, 2022

Mike Love Construction Inc.
P.O. Box 7
Valley Center, KS 67147

K.E. Miller Engineering, P.A.
117 E. Lewis Street
Wichita, KS 67202

RE:BZA2022-00055 Administrative Adjustment in the City to reduce the parking requirement from 32 to 24 spaces (25 percent) for multi-family development on property zoned LC Limited Commercial and B Multi-Family Residential; located within one-block west of South Hydraulic Avenue and within one block south of East 31st Street South.

Legal Description: Block 16 EXCEPT the South 200 feet, West 144 feet & EXCEPT East 459.5 feet & EXCEPT the North 120 feet thereof, Rainbow First Addition to Wichita, Sedgwick County, Kansas

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to reduce the parking requirement from 32 to 24 spaces (25 percent) for multi-family development to align with the requirement for duplexes on separate lots.

Sec. V-I.2. (i) of the Unified Zoning Code allows reduction of the parking requirement for remodel/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 the surrounding uses in the immediate area.

3) Compatibility with existing or permitted uses on abutting sites: The zoning districts surrounding the subject property are B Multi-Family and LC Limited Commercial to the north and B Multi-Family and MF-29 Multi-Family Residential to the south. The property abutting the subject property to the east is zoned LC Limited Commercial District, and properties to the west are zoned SF-5 Single-Family Residential District. Therefore, a 25 percent reduction in parking remains compatible with the surrounding uses.

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 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.

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.

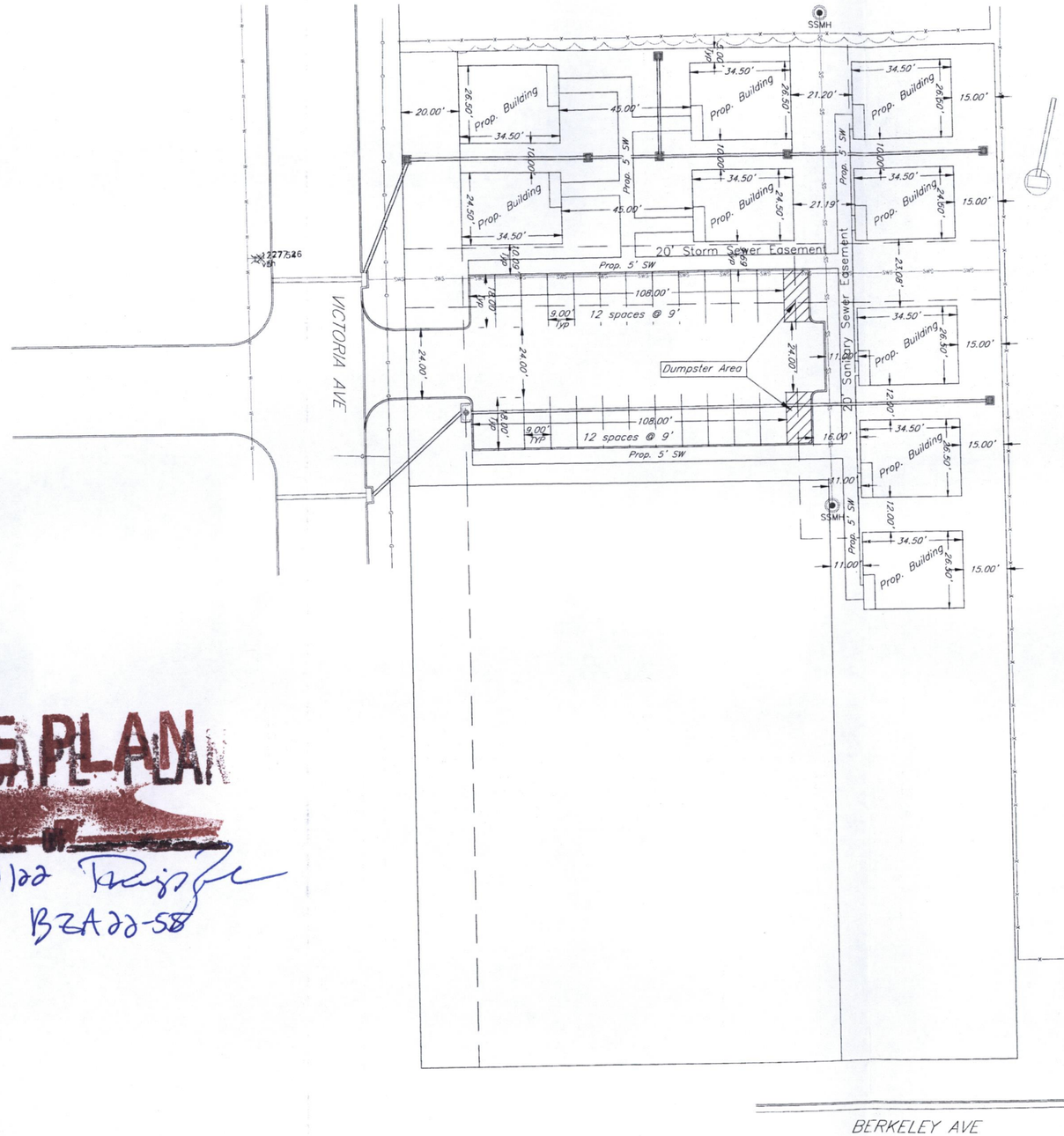
The "Development Application" sign should now be removed from the property.

J.R. Cox III

Scott Wadle, Director
Metropolitan Area Planning Department

Chris Labrum, Director
Metropolitan Area Building and
Construction Department

cc: MABCD
Mike Hoheisel, CM District III
Rebecca Johnson, Community Services Representative District III



SITE PLAN

APPROVED

12/21/22

BZA22-58

LANDSCAPE PLAN

LEGAL DESCRIPTION:

BLOCK 16 EXCLUDING THE SOUTH 200 FT OF THE WEST 144 FT & EXCLUDING THE EAST 459.5 FT & EXCLUDING THE NORTH 120 FT THEREOF RAINBOW FIRST ADDITION

20 0 10 20 40 80

HORIZONTAL SCALE
(IN FEET)
1 inch = 20 ft.

3240 S. Victoria Duplexes

Site Plan

Wichita, Kansas

KEMILLER ENGINEERING PA
117 E. Lewis, Wichita, KS 67202 (316)264-0242

PROJECT NUMBER			
KEM NO. 22075	FILE	DATE 11/2022	SHEET 1.0
DESIGN KM	DRAWN PC	REVISED	

November 29, 2022