June 12, 2007

Mark Nordyke
Nordyke Ventures LLC
8558 W. 21st. Street
Wichita, KS 67205

Re: **BZA2007-00029: An administrative adjustment to reduce the parking requirements for a community retail and restaurant use by 18% percent, from 123 spaces to 101 spaces.**

Legal Description: Lot 1, Block 3, Reflection Ridge 3rd. Addition EXCEPT beginning at the Southeast corner of Reserve F; thence North 72.08 feet; thence Northwesterly along Reflection Road along a curve, 122.14 feet; thence Northerly along Reflection Road, 102.85 feet; thence West 257.16 feet; thence South 284.65 feet to a point on the South line of said Lot 1; thence East 324.80 feet to the point of beginning. Generally located north of 21st Street N. and east of N. Tyler Avenue (8550 & 8558 W. 21st. Street North.)

Dear Mr. Nordyke:

We have reviewed your request for an Administrative Adjustment to allow a 18% reduction in the parking requirements for the retail center and restaurant on the aforementioned property. The application states that the site will be redeveloped, with an addition of a restaurant, totaling approximately 4,600 square feet, in the vacant space available in the retail center. The application states that the parking requirement for the retail businesses, totaling 15,961 square feet, is 64 parking spaces, and the parking requirement for the proposed restaurant (approximately 150 indoor seats and 27 outdoor seats) is 59 spaces. A total of 123 parking spaces are required for these uses in the retail center, but there are only 101 parking spaces available on the site. The 18% reduction in the parking requirement would bring the total required amount of spaces from 123 to 101 spaces.

The Unified Zoning Code allows an Administrative Adjustment that would reduce the parking requirements by up to 25% for all remodeling/expansion projects and all redevelopment of existing sites with new construction. We find that the reduction of parking requirements meets the four conditions required by Section V-I.6 of the Unified Zoning Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is for off-street parking for retail and restaurant businesses that generates increased traffic volumes, but the retail uses are existing uses. The new restaurant will increase traffic to the site, but

all parking and vehicular circulation will remain on site. Public vehicular and pedestrian circulation will not be affected.

2) Impact on existing uses in surrounding areas: There should be no negative impact on the existing uses in surrounding areas as a result of the reduction in parking spaces as there should be no overflow parking requirements for customers or employees at this location.

3) Compatibility with existing or permitted uses on abutting sites: The reduction in parking requirements is within allowable adjustments and will not detract from the existing or permitted use on abutting sites.

4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way, therefore, there should not be a negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that an Administrative Adjustment to allow the reduction in the parking requirements by 18% (from 123 spaces to 101 spaces) for the aforementioned property is hereby granted, subject to the following conditions:

1) The site shall be developed in general conformance with the site plan submitted as part of this application.

2) All parking areas shall be paved and marked.

3) The use of the site shall be limited to the current retail uses and the restaurant proposed for this site or other permitted uses with less restrictive parking requirements.

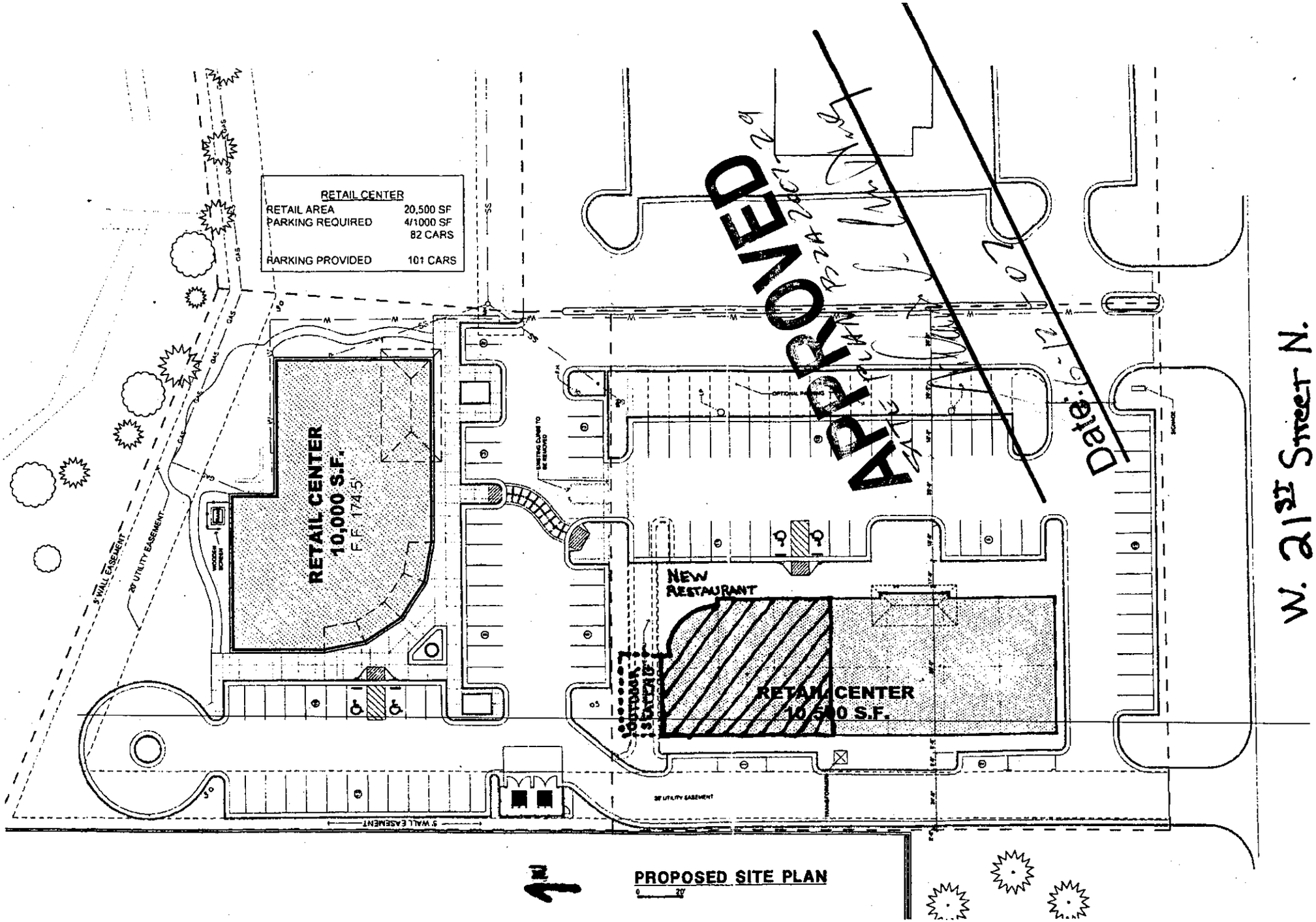
4) Any violation of these conditions shall render the Administrative Adjustment null and void.

The zoning adjustment sign may now be removed from the property.

John L. Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

cc: Paul Hayes, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection
Max Christensen, 8811 East 47th Street South, Derby, KS 67037



PROPOSED SITE PLAN

SPANGENBERG PHILLIPS ARCHITECTURE
121 N. Mead, Suite 201, Wichita, KS 67202 TEL 316 267 4002
www.spangenbergphillips.com FAX 316 267 1509

NORDYKE RETAIL
21st & TYLER

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