



Wichita-Sedgwick County Metropolitan Area Planning Department

January 28, 2010

Delano Partners, LLC
Attn: Dan Unruh
8100 E. 22nd Street North, #2100-4
Wichita, KS 67226



FILE COPY

Hutton Construction
Attn: Ray Lowen
2229 S. West Street
Wichita, KS 67213

Re: BZA2010-00003: Administrative adjustment to reduce the parking requirement by 25 percent.
Legal Description: Lots 93, 95, 97, and 99, West Wichita Addition, Wichita Sedgwick County, Kansas; generally located on the northwest corner of Douglas Avenue and Sycamore Street (608 W. Douglas Avenue).

Dear Sirs:

We have reviewed your request for an Administrative Adjustment to reduce the parking requirements by 25 %, from 24 to 20 spaces, for the aforementioned property. We understand that you intend to remodel and convert the existing building to a multi-tenant building. The past uses of the building include a grocery store and multi-tenant office use.

The site is located on the corner of the roundabout of Douglas Avenue and Sycamore Street, which may have reduced the parking by one or two spaces. The presence of an off-street parking lot on the site is an advantage many other buildings in the Delano area do not share. The original Delano shopping district was built with zero-lot setbacks along Douglas prior to the common use of automobiles and before the requirements for off-street parking. Instead, Delano businesses have relied on curbside parking, with a few spaces carved out of the rear service areas off the alleys for more parking. Relative to these businesses, this site offers more customer parking and can achieve 75 % compliance with the current code.

The Unified Zoning Code allows an Administrative Adjustment to reduce parking requirements by up to 25 % for remodeling projects. We find that reducing the required parking by 25 % on the aforementioned property 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 reducing the off-street parking requirement for the remodeling of an existing building. Sufficient parking should be provided by the onsite parking lot (meets 75 % of requirements) and on-street parking on Douglas Avenue (one space in front of the building) and several along Sycamore Street. Improvements on the site do not affect public right of way and therefore will not affect vehicular and pedestrian circulation.

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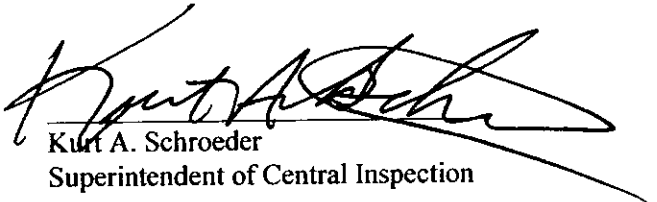
- 2) Impact on existing uses in surrounding areas: Sufficient parking should be provided on site, in combination with on-street parking that is typically used to meet part of the parking needs in Delano.
- 3) Compatibility with existing or permitted uses on abutting sites: The reduction in parking requirements is within allowable adjustments, and the proposed use is compatible with abutting uses.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way, therefore, there should be no 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 a reduction in the parking requirements by 25 percent for the aforementioned property is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The parking area shall be paved and marked in accordance with the site plan.
- 3) The site shall be developed in accordance to an approved Landscape Plan, with the notation that due to the site constraints and zero-lot setback of the site, the Landscape Plan will be modified to allow a partial waiver but that meets the spirit and intent of the Landscape Ordinance.
- 4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning 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 zoning adjustment sign may now be removed from the property.


John L. Schlegel
Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
J.R. Cox, Office of Central Inspection
Paul Gray, CM District 4