



Wichita-Sedgwick County Metropolitan Area Planning Department

August 16, 2010

Tony Krsnich
10334 Lee Blvd.
Leawood, KS 66206

Ben Farha
225 S. Bluff
Wichita, KS 67218

RE: BZA2010-00038: Zoning Administrative Adjustment to allow a parking reduction by 25% for senior housing on property zoned B Multi-family Residential ("B").

Legal Description: Lots 1, 3, 5 and 7; block 8, Fairview Addition, Wichita, Sedgwick County, Kansas; generally located on the northeast corner of East 18th Street North and North Market Street (206 E. 18th Street).

Dear Applicants:

We have reviewed your request for an Administrative Adjustment to reduce the number of parking spaces required for the proposed redevelopment. From reviewing your application and site plan, we understand that you propose to reduce your parking from the required eighteen (18) spaces to fourteen (14) spaces (23% reduction) for a proposed affordable senior housing facility. The site plan shows that the applicant proposes to carve out eight (8) parking spaces from the subject property and road right-of-way, along North Market Street.

The Unified Zoning Code allows an Administrative Adjustment to reduce parking requirements by up to 25% for remodeling/redevelopment projects. We find that reducing the required parking by 23% 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/redevelopment of an existing building. The proposed reduction should not have any detrimental impacts on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. Sufficient parking is to be provided for the anticipated need.

- 2) Impact on existing uses in surrounding areas: Requiring the proposed senior housing facility to comply with all parking requirements would entail further encroachment into the surrounding residential neighborhood and the possible demolition of existing residences. Therefore, allowing the requested adjustment will reduce the impact of the senior housing facility on existing uses in surrounding areas.
- 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 should not be a negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

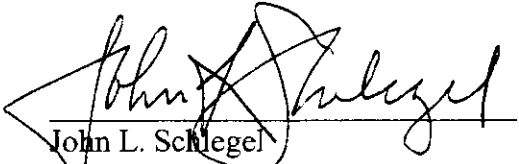
This is a unique site in which the existing structure covers the entire lot and leaves little to no room for off-street parking. According to the site plan attached to this application, all parking for this use will be on-street parking, using the existing six spaces of on-street parking along East 18th Street and creating eight more spaces along North Market Street. The applicant will have to obtain a minor street privilege permit to complete the proposed eight spaces along North Market Street, since the spaces proposed will be extending into the street right-of-way. Another issue the applicant will have to solve in order to complete the proposed eight spaces is parking within the front setback. The code does allow for an adjustment to allow parking within the first eight feet of the front setback. Since the proposed parking area will lie along the property line within the first eight feet of the front setback, the applicant will either have to get a variance to allow this parking arrangement on the property line or dedicate approximately five feet of the applicants property for street right-of-way. If the applicant chooses to dedicate right-of-way, the entire parking area will then be in the right-of-way, thus eliminating the need for the variance.

Our signatures below indicate that a Zoning Adjustment to reduce the parking requirement for the proposed affordable senior housing facility at 206 E. 18th Street from 18 spaces to 14 spaces is hereby granted, subject to the following conditions:

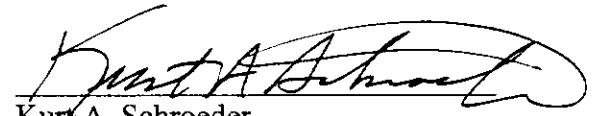
- 1) The applicant will have to obtain a minor street privilege permit for the proposed parking area along North Market Street.
- 2) The applicant will have to either apply for a variance to allow parking within the first eight feet of the front setback or dedicate approximately five feet of right-of-way to remove the parking area from the front setback and the need for a variance.
- 3) The site shall be developed in general conformance with the approved site plan.
- 4) The site shall be developed in conformance with all applicable codes, including but not limited to building, fire, and health codes.
- 5) 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 "Development Application" sign should 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
JR Cox, Office of Central Inspection
Janet Miller, CM District VI

206 E. 18TH STREET APARTMENTS

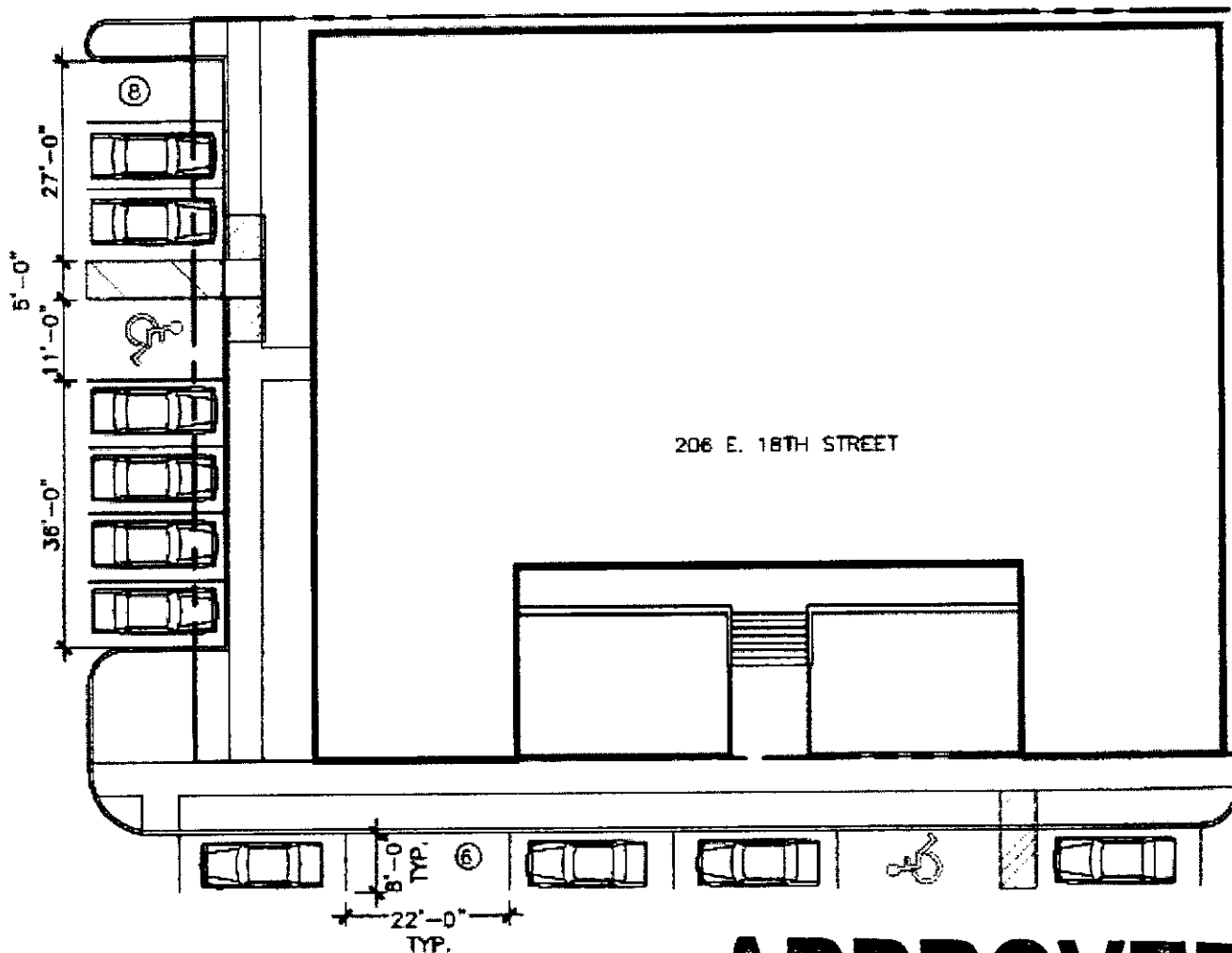
PARKING CONCEPT

8 90° PARKING STALLS

8 STALLS 6 PARALLEL PARKING STALLS = 14 TOTAL PARKING STALLS

OPTION B

SCALE: 1" = 20'-0"



APPROVED

BZA2010-00038

Date: 8/19/10