CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 2, 2011

Rosendo Martinez
2027 N. Jackson St.
Wichita, KS 67204

Re: **BZA2011-00010: City Administrative Adjustment to reduce parking by 25 percent for a remodel of a restaurant/grocery store on property zoned LC Limited Commercial ("LC").**

Legal Description: Lots 41-43 and the East 80 Feet of Lot 45, Arkansas Avenue, Humphrey and Pool's Addition, Wichita, Sedgwick County, Kansas. Generally located west of Arkansas Avenue and 100 feet south of 23rd Street North (2347 N. Arkansas Ave.).

Dear Mr. Martinez:

We have reviewed your request for an Administrative Adjustment to reduce the parking requirement for the redevelopment of the site on the aforementioned property. From reviewing your application we understand that you propose to remodel an existing structure that is currently being used as a grocery store/deli that will be required to have 18 parking spaces. The resulting parking requirement is three more spaces than the site can provide, resulting in only 15 available spaces. Therefore, you have requested an Administrative Adjustment to reduce the parking requirement for the remodel from 18 spaces to 15 spaces, or about 17%.

Sec. V-I.2.i of the Code allows up to a 25% reduction of parking requirements for remodeling/expansion projects when the conditions required by Sec. V-I.6 of the Code are met. We find that reducing the parking requirement for the new addition to the existing use from 18 spaces to 15 spaces meet the four conditions required by Section V-I.6 of the Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The extent of the parking reduction is less than the allowable limit of 25%; therefore, sufficient on-site parking should be provided such that on-street parking for the use should not and will not be necessary. Since all parking for the new addition should be off-street, there should not be negative impacts on the safety and convenience of vehicular and pedestrian circulation in the area.

2) Impact on existing uses in surrounding areas: There should not be a negative impact on the existing uses in the surrounding areas as a result of reducing the parking requirement. Parking

for the remodeled use should not encroach or encumber any uses adjacent to this property and will be appropriately landscaped.

3) Compatibility with existing or permitted uses on abutting sites: A reduction of 17% of the parking requirement should not compromise existing or permitted uses on abutting sites, as all parking for this project should be adequately provided on the site.

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 reduce the parking requirement for the remodeled grocery store/deli from 18 spaces to 15 spaces is hereby granted subject to the following conditions:

1) The site shall be developed in accordance with the approved site plan.

2) The parking area shall be paved and marked in accordance with the site plan.

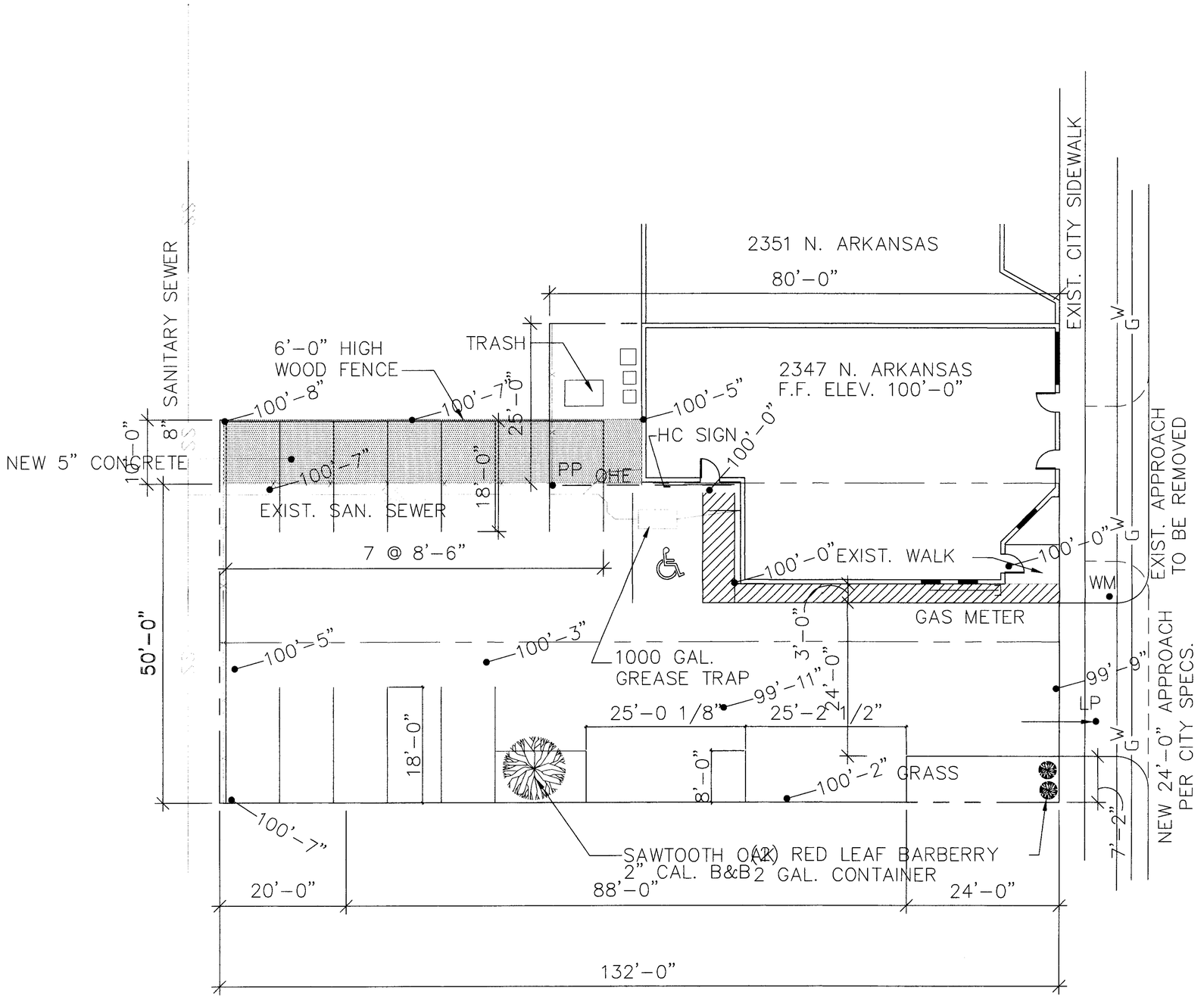
3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

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

John Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

cc: Paul Hays, Office of Central Inspection
Richard Chamberlin, Office of Central Inspection
Leonard Fox, Office of Central Inspection
JR Cox, Office of Central Inspection
Dale Miller, MAPD
Max Christensen, 8811 E 47th Street S., Derby, KS 67037



A SITE PLAN
1"-~~10~~'-0"
10'

LEGAL DESCRIPTION
LOTS 41–43 & E 80 FT LOT 45
& THE SOUTH 10 FT OF THE WEST 52' OF LOT 45
ARKANSAS AVE HUMPHREY & POOL'S ADD
WICHITA, SEDGWICK COUNTY, KANSAS

TOTAL LOT AREA 9,120 SQ. FT
IMPERVIOUS AREA 8,842 SQ. FT.
PERVIOUS AREA 278 SQ. FT.

LANDSCAPING REQUIREMENTS (reviewed on previous remodel)
LANDSCAPING REQUIRED 600 SQ. FT.
LANDSCAPING PROVIDED 278 SQ. FT.
ALL LANDSCAPING TO BE MANUALLY WATERED

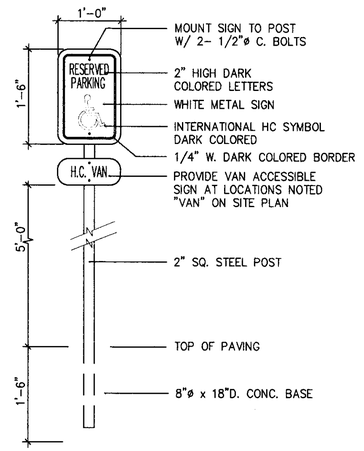
1 STREET YARD TREE PROVIDED
SAWTOOTH OAK (QUERCUS ACUTISSIMA)
2" CAL., B&B

GRASS
BUFFALOGRASS (BUCHLOE DACTYLOIDES)
SEED RATE 1–2 LBS./1,000 SQ. FT.

PARKING REQUIREMENTS
RETAIL–646 SQ. FT. 3 SPACES REQUIRED
DINING–44 SEATS 15 SPACES REQUIRED
TOTAL SPACES REQUIRED 18
TOTAL SPACES PROVIDED 15 – REQUEST PARKING REDUCTION

ADA PARKING REQUIRED 1 SPACE
ADA PARKING PROVIDED 1 SPACE

ZONING – LIMITED COMMERCIAL
CONSTRUCTION TYPE – V–N
OCCUPANCY CLASSIFICATION – M
ALLOWABLE AREA – M – 9,000 SQ. FT.



B H.C. SIGN DETAIL
3/4"=1'-0"

8811 E. 47TH ST. SO.
DERBY, KANSAS
(316) 393–1256
MAX CHRISTENSEN ARCHITECT

Las Manaitas Remodel
GROCERY STORE/DELI
2347 N. ARKANSAS
WICHITA, KANSAS

DATE: 2–10–11

REVISIONS: