CITY OF
WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

February 14, 2012

M & J Corporation
7130 W Maple Ste 210
Wichita, KS 67209

Re: **BZA2012-06: City Administrative Adjustment to reduce parking by 15% for the addition of a restaurant in a shopping center on a LC Limited Commercial zoned site.**

Legal Description: BEG SE COR LOT 1 W 150 FT NW 103.08FT W 175 FT TO SW COR N 175 FT NWLY 101.12 FT E 136 FT N 10 FT E 40 FT S 10 FT E 264 FT TO E LI S 300 FT TO BEG. WILLO-ESQUE CENTER ADD.; **Wichita, Sedgwick County, Kansas. Generally located north of Maple and east of Ridge (7130 W Maple).**

Dear Applicants:

We reviewed your request for an Administrative Adjustment to reduce the parking requirement for the shopping center on the aforementioned property. From reviewing your application, we understand that you propose to add a restaurant to the center, which would increase your parking requirement to 177 spaces. Your Administrative Adjustment request is to reduce the required parking down to 151 spaces, including 4 accessible spaces according to your site plan. Therefore, your request is to reduce the parking requirement by 15 percent.

Sec. V-I.2.i of the Code allows up to a 25 percent reduction of parking requirements for expansion projects when the conditions required by Sec. V-I.6 of the Code are met. We find that reducing the parking requirement by 15 percent meets 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 on-site parking should be sufficient to meet the needs of the combined uses on this site. All parking will be off-street; therefore the safety and convenience of vehicular and pedestrian circulation in the area should not be impacted.

2) Impact on existing uses in surrounding areas: The existing uses in the surrounding areas should not be negatively impacted as a result of the parking reduction. Parking for the expanded facility should not encroach or encumber any uses adjacent to this property.

3) Compatibility with existing or permitted uses on abutting sites: A parking requirement reduction of 15 percent 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, the public health, safety and welfare will not be impacted, nor will properties or improvements in the vicinity be materially injured.

On the basis of our review, we feel that adjusting the parking requirement will not have an adverse effect on the subject site or on adjacent properties.

Our signatures below indicate that an Administrative Adjustment to reduce the parking requirement for the site from 177 to 151 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.

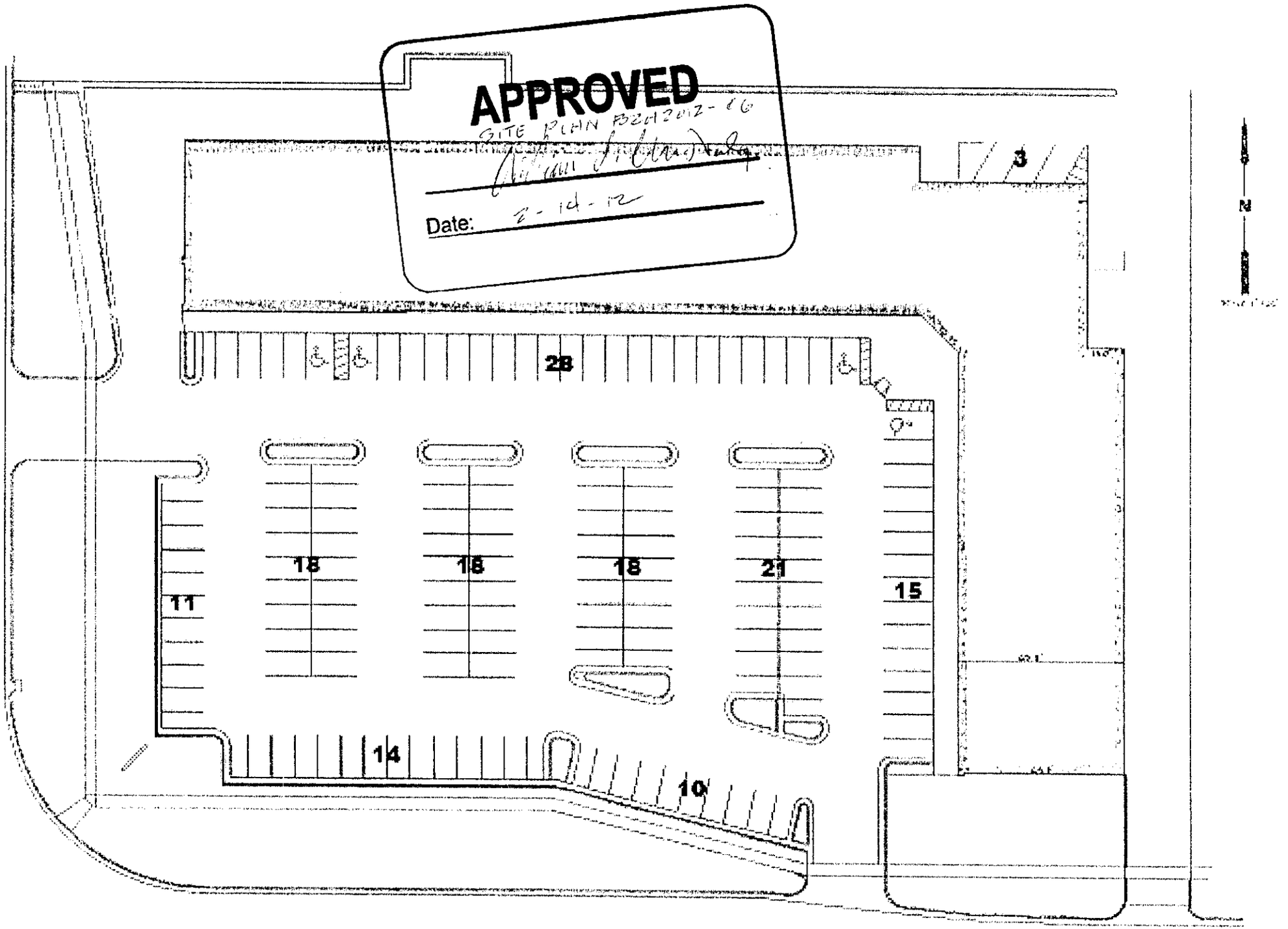
3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that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

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

John Schlegel
Planning Director

Ricky Stubbs
Co-superintendent of Central Inspection

cc: Paul Hays, Office of Central Inspection
Rick Stubbs, Office of Central Inspection
JR Cox, Office of Central Inspection


APPROVED
SITE PLAN #2012-16
Date: 2-14-12
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