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 right of way or utility easements; the public's safety, health and welfare should not be impacted.

Our signatures below indicate that an administrative adjustment to reduce parking by 25%, from 83 to 62 spaces is hereby granted for the aforementioned property subject to the following conditions:

1) The site shall be developed in general conformance with the approved site plan.
2) All parking on the site shall be paved and marked in accordance with City standards.
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 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

~~Ricky Stubbs~~ Tom Stolz
Interim Co-superintendent of MABCD

cc: Rick Stubbs, MABCD
Paul Hays, MABCD
James Clendenin, CM District III

EDGEMOOR STREET

CHRISTINE STREET

230'-0" PROPERTY LINE

155'-0" PROPERTY LINE

155'-0" PROPERTY LINE

16

7

7

16

62 TOTAL EXISTING SPACES

9

7

230'-0" PROPERTY LINE

LINCOLN STREET

SITE/ PARKING

RESTAURANT - 120 TOTAL SEATS - 1 SPACE PER 3 SEATS = 40 SPACES REQUIRED
GROCERY SALES AREA - 780 S.F. - 1 SPACE PER 333 S.F. = 2.34 =3 SPACES REQUIRED
BAKERY/RETAIL - 1,863 S.F. - 1 SPACE PER 333 S.F. = 5.56 = 6 SPACES REQUIRED
BAR/TAVERN - 56 SEATS - 1 SPACE PER 2 SEATS = 28 SPACES REQUIRED.
KITCHEN/STORAGE - 5 SPACES REQUIRED

83 SPACES TOTAL REQUIRED

THE RESTAURANT'S PRIMARY BUSINESS IS LUNCH.
THE BAR PRIMARY BUSINESS IS IN THE EVENING.
THE STORAGE AREAS ARE NOT OCCUPIED AND ARE TO SUPPORT THE RESTAURANT.

REQUIRED PARKING:
RESTAURANT (40) + GROCERY (3) + BAR(28) + BAKERY(6) + KITCHEN/STORAGE(5) = 83 SPACES
(2) ACCESSIBLE SPACES REQUIRED.

EXISTING PARKING:
(62) PUBLIC PARKING SPACES PROVIDED
(2) ACCESSIBLE SPACES PROVIDED

83 SPACES / 4 = 20.75 SPACES (25% of total)
83 TOTAL - 21 SPACES (25%) = 62 SPACES REQUIRED
62 SPACES REQUIRED, 62 SPACES PROVIDED = OK

A PARKING PLAN

SCALE 1" = 10'-0"

NORTH

GRAPHIC SCALE
0 2 5 10 20 40

BZA 2013-11 SITE PLAN
APPROVED
Date: 4-26-13

HA ARCHITECTS

MARTIN R. HANNEY LICENSED 3005 KANSAS PROFESSIONAL ARCHITECT
04/25/13

HANNEY & ASSOCIATES, ARCHITECTS
[redacted]

2013 N & J's CAFE

5600 EAST LINCOLN + WICHITA, KANSAS 67218-2642

DRAWINGS ISSUED		
NO.	DATE	ITEM ISSUED
1	5/10/13	PERMIT

COMPUTER DRAWING
CODE_CO.DWG

DATE: JANUARY 2013
DRAWN BY: GH BS
CHECKED BY: MRH

SHEET
PARKING
OF ONE SHEETS

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 26, 2013

Builders Inc.
5600 E. Lincoln
Wichita, KS 67218

Haney & Associates Architects c/o Brent Sontag
1726 South Hillside
Wichita, Kansas 67211

Re: BZA2013-11:City Administrative Adjustment to reduce the parking requirement by 25% (from 83 spaces to 62) for a strip center in LC Limited Commercial zoning, generally located east of Edgemore and north of Lincoln (5600 E. Lincoln).

Legal Description: RESERVE BLOCK 3 CHRISTY MANOR ADD., Wichita, Sedgwick County, Kansas

Dear Applicants,

We reviewed your Zoning Adjustment request to reduce the parking requirement on the above-referenced property. From reviewing your application we understand that a renovation on the subject site required the site to come into conformance with the Unified Zoning Code (UZC) requirements for the site. You indicate a desire to reduce the on-site parking requirement from 83 to 62 spaces, a 25% reduction of the Unified Zoning UZC parking requirement for the site.

Sec. V-I.2.i of the Unified Zoning Code allows an adjustment to reduce the parking requirement for renovation projects by up to 25% when the conditions required by Sec. V-I.6 of the Code are met. We find that the parking requirement reduction as proposed meets the four conditions required by Sec. V-I.6 of the Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed parking requirement reduction should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. Sufficient parking should be available for the anticipated need; parking spaces do not interfere with public right-of-way.

2) Impact on existing uses in surrounding areas: The proposed reduction in parking should not impact existing uses in surrounding areas, as all parking for this project should be adequately provided on the site. The number of parking spaces on the site is not changing; this site has functioned for many years without negative impacts on surrounding properties.

3) Compatibility with existing or permitted uses on abutting sites: A 25% parking reduction should not