



Wichita-Sedgwick County Metropolitan Area Planning Department

October 30, 2000

Robert L. and Tressa L. Myers
24 Huntington Rd.
Augusta, KS 67010-2319

FILE COPY

Re: BZA2000-00050: An administrative adjustment to reduce parking requirements by 10%. Generally located south of Central on the east side of West St. (Pizza Hut at 550 N. S. West St.).

Legal Description: The west 170 feet of the south 110 feet of Lot 13, Knight Acres Addition, Wichita, Sedgwick County, Kansas.

Dear Mr. and Mrs. Myers:

We have reviewed your request for an Administrative Adjustment to reduce parking requirements from 22 to 20 spaces (10%) for the aforementioned property. You state in your application that you propose to reconstruct an existing Pizza Hut restaurant on the site. In reviewing the site plan, we find that all available space after allowing for the requirements of the landscape ordinance has been dedicated to parking and only 20 spaces can be provided on site.

The Unified Zoning Code allows an Administrative Adjustment to reduce parking requirements by up to 10%. We find that reducing the required parking from 22 to 20 spaces on the aforementioned property meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

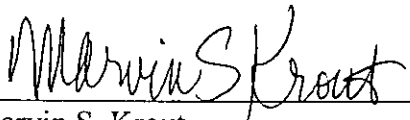
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is for off-street parking for the reconstruction of a restaurant that will reduce the seating capacity of the restaurant by 6% and will bring the site into compliance with the landscape ordinance. Public vehicular and pedestrian circulation will not be affected.
- 2) Impact on existing uses in surrounding areas: The current and proposed restaurant use will remain the same, so no additional adverse impacts on existing uses in surrounding areas should result from the reduction in parking requirements.

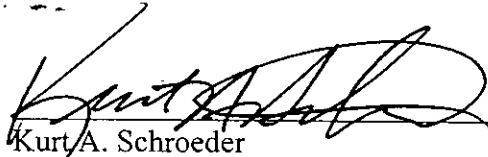
- 3) Compatibility with existing or permitted uses on abutting sites: The reduction in parking requirements is within allowable adjustments and the proposed restaurant use is compatible with abutting uses, which include a restaurant facility with a similar parking arrangement.
- 4) Effect on public health, 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 allow the reduction in the parking requirements by 10% (from 22 spaces to 20 spaces) for the aforementioned property is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the site plan submitted as part of this application.
- 2) The maximum occupancy of the restaurant shall not exceed 60. If increased occupancy is needed, additional parking spaces shall be required.
- 3) Any violation of these conditions shall render the Administrative Adjustment null and void.

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


Marvin S. Krout
Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

MK/KS/sk

cc: Carmen S. Onken, McCluggage, Van Sickle & Perry, P.O. Box 3848, Wichita, KS 67201
Kurt Schroeder, Office of Central Inspection
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