



Wichita-Sedgwick County Metropolitan Area Planning Department

November 21, 2017

Mt. Olive Missionary Baptist Church
Attn: Pastor Robert Washington, Jr.
1306 N. Kansas Avenue
Wichita, KS 67214

Tony Baker
2252 N. Bluff
Wichita, KS 67220

Walter Washington
2116 N. Erie
Wichita, KS 67214

Re: BZA2017-53: City zoning Administrative Adjustment to reduce the parking requirement by 25% from 24 to 18 spaces, in B Multi-Family (B) zoning, generally located at the northeast corner of East 12th Street North and North Kansas Avenue (1306 N. Kansas Ave.)

Legal Description: LOTS 53, 54, 55 and 56, ROSENTHAL'S 2ND ADDITION, 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 you are requesting reduction of the on-site parking requirement for the Mt. Olive Baptist Church Multi-Purpose Facility (church) from 24 to 18 spaces, a 25% reduction of the Unified Zoning Code (UZC) requirement for the site.

Sec. V-I.2.i of the Unified Zoning Code allows an adjustment to reduce the parking requirement for B Multi-Family Residential zoning 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 reduction in parking requirement should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. Sufficient parking is available for the current need and does not interfere with public right-of-way.

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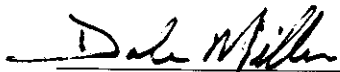
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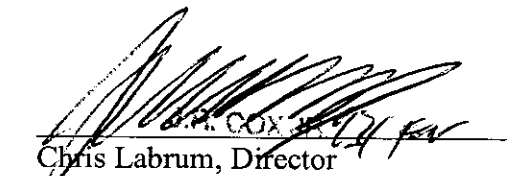
- 2) Impact on existing uses in surrounding areas: The proposed reduction in parking should not impact existing uses in surrounding areas, as all parking for this project should be adequately provided on the site. The Mt. Olive Missionary Baptist Church is located immediately south of the multi-purpose facility on the south side of East 12th Street should additional parking be required.
- 3) Compatibility with existing or permitted uses on abutting sites: Properties surrounding the site are zoned B Multi-Family Residential. Therefore a 25% parking reduction should not compromise existing or permitted uses on abutting sites.
- 4) Effect on public health, safety or welfare: 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 24 to 18 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. Permitting shall be obtained and parking improvements completed within one year.
- 2) All parking on the site shall be paved and marked in accordance with City standards. This Administrative Adjustment applies only to the parking reduction associated with this application.
- 3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Administrative 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.


Dale Miller, Director
Metropolitan Area Planning Department


Chris Labrum, Director
Metropolitan Area Building and
Construction Department

cc: MABCD
Lavonta Williams, CM District I
Kameelah Alexander, Community Services Representative District I

