



**Wichita-Sedgwick County Metropolitan Area Planning Department**

November 7, 2019

Edgehill Happiness Plaza LLC  
Attn: Tory Demarce  
4455 E. Camelback Rd, Suite A-242  
Phoenix, AZ 85018-2843

Edgehill Happiness Plaza LLC  
Attn: Ryan Francisco  
4455 E. Camelback Rd, Suite A-242  
Phoenix, AZ 85018-2843

Edgehill Happiness Plaza LLC  
Attn: Anthony Francisco  
4455 E. Camelback Rd, Suite A-242  
Phoenix, AZ 85018-2843

**Re: BZA2019-45: City zoning Administrative Adjustment to reduce parking requirement from 82 spaces to 64 spaces (22% reduction); generally located at the southwest corner of East Douglas Avenue and South Clifton Avenue (3555, 3429, and 3543 East Douglas Ave.)**

**Legal Description:** LOT 1 & W 23 1/4 FT LOT 3 & 20 FT VAC ST ON N & 7 1/2 FT VAC ALLEY ON S EXC W 6.10 FT N 120.13 FT THEREOF; E 1 3/4 FT LOT 3 ALL LOTS 5-7 & 20 FT VAC ST ON N & 7 1/2 FT VAC ALLEY (ON S LENORE ADD.); LOTS 9-11 EXC S 9 FT & 20 FT VAC ST (ON N LENORE ADD.); N 9 FT S 18 FT LOTS 13-15; LOTS 13-15 EXC S 18 FT-ALL LOT 17 & 20 FT VAC ALLEY ON N DOUGLAS AVE.; LOTS 19-21-23 & 20 FT VAC ST ON N & 7 1/2 FT VAC ALLEY (ON S LENORE ADD.), LENORE ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.

Dear Applicant,

We reviewed your Zoning Adjustment request to reduce the parking requirement for the above-referenced property on parking lots owned by Edgehill Happiness Plaza from 82 to 64 spaces.

Sec. V-1.2. (i) of the Unified Zoning Code allows reduction of the parking requirement for LC Limited Commercial zoning by up to 25% when the conditions required by Sec. V-1.6 of the Code are met. We find that the parking requirement reduction as proposed meets the four conditions required by Sec. V-1.6 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.

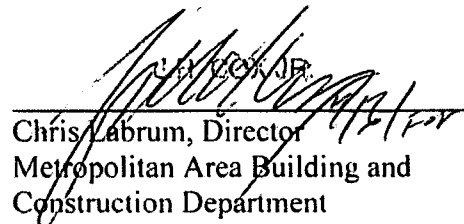
- 2) Impact on existing uses in surrounding areas: The proposed reduction in parking should not impact the surrounding uses in the immediate area.
- 3) Compatibility with existing or permitted uses on abutting sites: Surrounding properties are zoned LC and TF-3 Two-Family Residential and are developed with uses permitted those zoning districts. Therefore a 22% parking reduction should not compromise existing or permitted uses on abutting sites. Street visibility will not be affected.
- 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 required parking spaces from 82 to 64 spaces is hereby granted for the aforementioned property subject to the following conditions:

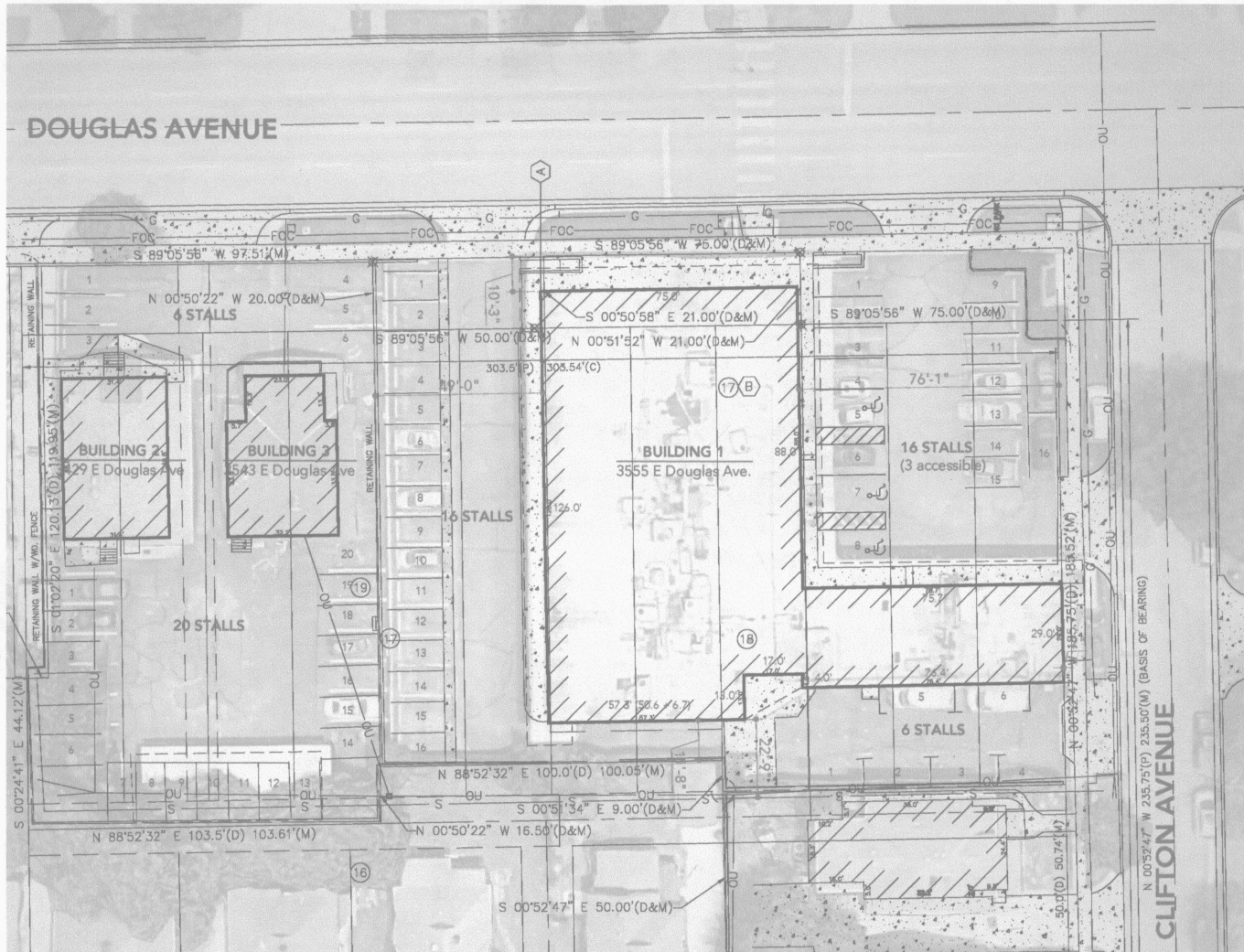
- 1) The site shall be developed in general conformance with the approved site plan.
- 2) This adjustment shall apply only to the restaurant and retail uses indicated on the approved site plan. Any additional uses will require parking standards to be met.
- 3) All parking on the site shall be paved and marked in accordance with City standards.
- 4) 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  
Brandon Johnson, CM District I  
Kameelah Alexander, Community Services Representative District I



**A** PARKING ADMINISTRATIVE ADJUSTMENT PLAN  
1"=30'-0"

**ADMIN. ADJUST. REQUEST**

**DESCRIPTION**

The property Owners + Architect request an administrative adjustment to reduce the required parking count by 25% for the Happiness Plaza building located at 3555 E Douglas Ave., Wichita KS 67218.

The request is made due to the constraints of the existing conditions and urban location of the project. A restaurant is being introduced to the building which increases the parking requirements from their previous count and therefore an adjustment is needed. Additional parking, while not considered part of this project, can be found on the surrounding streets.

**APPLICANT NAME(s)**

Tory Demarce Owner - Happiness Plaza Concepts LLC, 3555 E Douglas Ave., Wichita KS 67218, torydemarce@gmail.com, (480) 682-8058  
Michael Cathcart Architect - Cathcart Architects LLC, 843 E Cypress Court, Derby KS 67037, michael@cathcartarchitects.com, (316) 262-3100

**PARKING**

(Sedgwick County Zoning Code)  
Parking will be shared with 2 commercial buildings to the west of this building. 3429, 3543 and 3555 E Douglas Ave. All properties are owned by the same entity.

Building 1 (3555 E Douglas Ave)  
A-2 Occupancy Req'd.: 1 per 3 seats or 169 (total inside + out) - 16 (patio reduction) = 153 / 3 = 51 stalls  
Tenants in Bldg. 1 (1 per 333 sf) 7,367/333=22.1  
Building 2 (3429 E Douglas Ave) (1 per 333 sf) 1500/333=4.5  
Building 3 (3543 E Douglas Ave) (1 per 333 sf) 1600/333=4.8  
Subtotal 82.4 stalls required  
Request Admin.Reduction: 82.4 x 25% = 20.6  
Total Req'd.: 82.4 - 20.6 = 61.8 or 62 stalls req'd  
Accessible Req'd.: 3 req'd.  
Total Provided: 64 parking stalls provided, 3 are accessible



10/18/19

