Wichita-Sedgwick County Metropolitan Area Planning Department

December 18, 2020

Waterfront Commercial Properties
Attn: Stephen L. Clark
P.O. Box 782257
Wichita, KS 67278

George Youssef
1550 N. Webb Road
Wichita, KS 67206

GLMV Architecture
Attn: Dan Wilson
1525 E. Douglas Avenue
Wichita, KS 67211

Re: BZA2020-00063: City Administrative Adjustment to reduce the parking requirement by approximately 10% from 122 spaces to 118 spaces in LI Limited Industrial zoning; generally located northeast of North Webb Road and East 13th Street North (1550 North Webb Road).

Legal Description: Lot 2, Block 1, Waterfront 3rd Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We reviewed your Zoning Adjustment request to reduce the parking requirement on the above-referenced property. You are requesting reduction of the on-site parking requirement from 122 spaces to 118 spaces, a 10% reduction of the Unified Zoning Code (UZC) requirement for the site.

Sec. V-I.2.d of the Unified Zoning Code allows reduction of the parking requirement for LI zoning by up to 25% when the conditions required by Sec. V-I.6 of the Code are met. We find that the parking 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.

2) Impact on existing uses in surrounding areas: The proposed reduction in parking should not impact existing commercial uses in surrounding area.

3) Compatibility with existing or permitted uses on abutting sites: Properties surrounding the site are zoned Limited Industrial, with Webb Road right-of-way west of the subject property. Therefore a parking reduction should not compromise existing or permitted uses on abutting sites. All parking for this project should be adequately provided on this site. 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 parking by 10%, from 122 spaces to 118 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 all 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 reduction of parking associated with this application as shown on the approved site plan.

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.

Scott Wadle, Director
Metropolitan Area Planning Department

Chris Labrum, Director
Metropolitan Area Building and
Construction Department

cc: MABCD
Becky Tuttle, CM District II
Cory Buchta, Community Services Representative District II

PARKING CALCULATIONS

TOTAL EXISTING PARKING ON LOT:		118
TOTAL EXISTING PARKING ON ADJACENT LOT:		44
TOTAL EXISTING PARKING CURRENTLY BEING UTILIZED:		162
TOTAL SEATING COUNT FOR EXISTING PARKING ON LOT:	(118X3+16)	370
TOTAL SEATING COUNT FOR EXISTING PARKING ON ADJACENT LOT:	(44X3)	132
TOTAL SEATING CAPACITY FOR EXISTING PARKING CURRENTLY BEING UTILIZED:	(162X3+16)	502
EXISTING SEATING COUNT:		244
PROPOSED TOTAL SEATING COUNT WITH NEW PATIO ADDITION:		382
REQUIRED PARKING WITH EXISTING SEATING COUNT:	(244-16/3)	76
REQUIRED PARKING WITH PROPOSED SEATING COUNT:	(382-16/3)	*122

*REQUESTING THAT TOTAL EXISTING PARKING ON LOT (118) BE ALLOWED FOR 382 PROPOSED SEATING COUNT.

EXISTING PARKING ON ADJACENT LOT

LOT LINE

EXISTING BUILDING

NEW PATIO ADDITION

EXISTING PARKING ON LOT

CHESTER'S CHOPHOUSE & WINE BAR | 1550 N. WEBB RD WICHITA, KS

PROJECT#: 15005.19002

SHEET: PK-1

SITE PLAN

SCALE: 1" = 50'-0"

DATE: 11/25/2020

APPROVED 12/10/20 BY

PROJECT:

ADJUSTMENT: ALLOW 118 PARKING STALLS FOR 382 OCCUPANTS

APPLICANT: GEORGE YOUSSEF (BUILDING OWNER)

AGENT: DAN WILSON (ARCHITECT)

GLMV Architecture
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