



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

February 14, 2022

Wichita United Church of Christ  
Attn: Kimberly Rix  
5200 E. 31<sup>st</sup> St. S.  
Wichita, KS 67210

**Re: BZA2022-00001: City Administrative Adjustment to reduce the parking requirement for a church on property zoned GO General Office; generally located northwest of East 31st Street South and South George Washington Boulevard (5200 E. 31st St. S.).**

**Legal Description:** Lot 1, Block 2, Washington Heights 5<sup>th</sup> Addition, Wichita, Sedgwick County, Kansas

Dear Applicant,

We reviewed your Zoning Adjustment request to reduce the parking requirement in conjunction with a church expansion for the above-referenced property from 83 to 62 spaces.

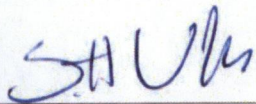
Sec. V-I.2. (i) of the Unified Zoning Code allows reduction of the parking requirement for GO General Office zoning by up to 25% when the conditions required by Sec. V-I.6 of the Code are met. We find that the parking requirement reduction as proposed meets the four conditions required by Sec. V-I.6 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.
- 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: Properties to the east are zoned LC Limited Commercial and are developed with apartments. Property north of the subject site is zoned GO that is developed with storage. South of the subject site is zoned LI Limited Industrial and is developed with historic Wichita Municipal Airport/Kansas Aviation Museum. West of the subject site is zoned TF-3 and developed with duplexes. Therefore a 25% 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.

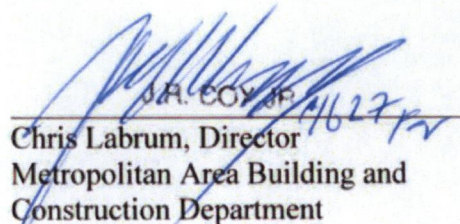
Our signatures below indicate that an Administrative Adjustment to reduce required parking spaces from 83 to 62 spaces is hereby **GRANTED** for the aforementioned property subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) This adjustment shall apply only to the general uses shown on the approved site plan. Any additional uses, change in uses, or occupancy level 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 Director of Planning, declare that the Zoning Adjustment is null and void.

The "Development Application" sign should now be removed from the property.



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Scott Wadle, Director  
Metropolitan Area Planning Department



J.A. COY JR  
4/16/22

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Chris Labrum, Director  
Metropolitan Area Building and  
Construction Department

cc: MABCD  
Mike Hoheisel, CM District III  
Maddy Campbell, Community Services Representative District III

