



Wichita-Sedgwick County Metropolitan Area Planning Department

April 12, 2023

Bellaire Apartments, LLC
150 S Washington Ave
Wichita, KS 67202

Ferris Consulting
Attn: Greg Ferris
PO Box 573
Wichita, KS 67201

RE: BZA2023-00017 Administrative Adjustment in the City to reduce the parking requirement from 42 spaces to 38 spaces for a residential and retail uses on property zoned LC Limited Commercial, located on the north side of East Douglas Avenue and within one-block west of North Grove Street (2320 East Douglas Ave).

Legal Description: Lots 2,4 ,6, and 8, Douglas Avenue, Park Place Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant:

We received and reviewed your request for an Administrative Adjustment to reduce the parking requirements for a restaurant use from 42 to 38 spaces (10 percent) located at 2320 East Douglas Ave for a mixed use developed of retail and multi-family residential.

Sec. V-I.2. (i) of the Unified Zoning Code allows reduction of the parking requirement for redevelopment projects by up to 25 percent 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:

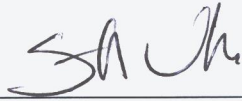
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed reduction in parking requirement should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area.
- 2) Impact on existing uses in surrounding areas: The proposed reduction in parking should not have significant negative impacts the surrounding uses in the immediate area.
- 3) Compatibility with existing or permitted uses on abutting sites: The zoning districts surrounding the subject property are LC Limited Commercial on the south, GC General Commercial on the west, GO General Office on the north, and street right-of-way on the east. Uses generally consist of a school, retail and residential.
- 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 42 to 38 spaces (10 percent) is hereby granted for the aforementioned property subject to the following

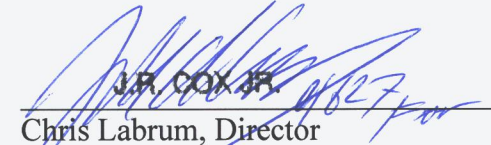
conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) This adjustment shall apply only to the reduction of parking spaces for the residential and retail uses as shown on the approved site plan. Any additional adjustments on the property will require a separate action to be filed with the MAPD.
- 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.

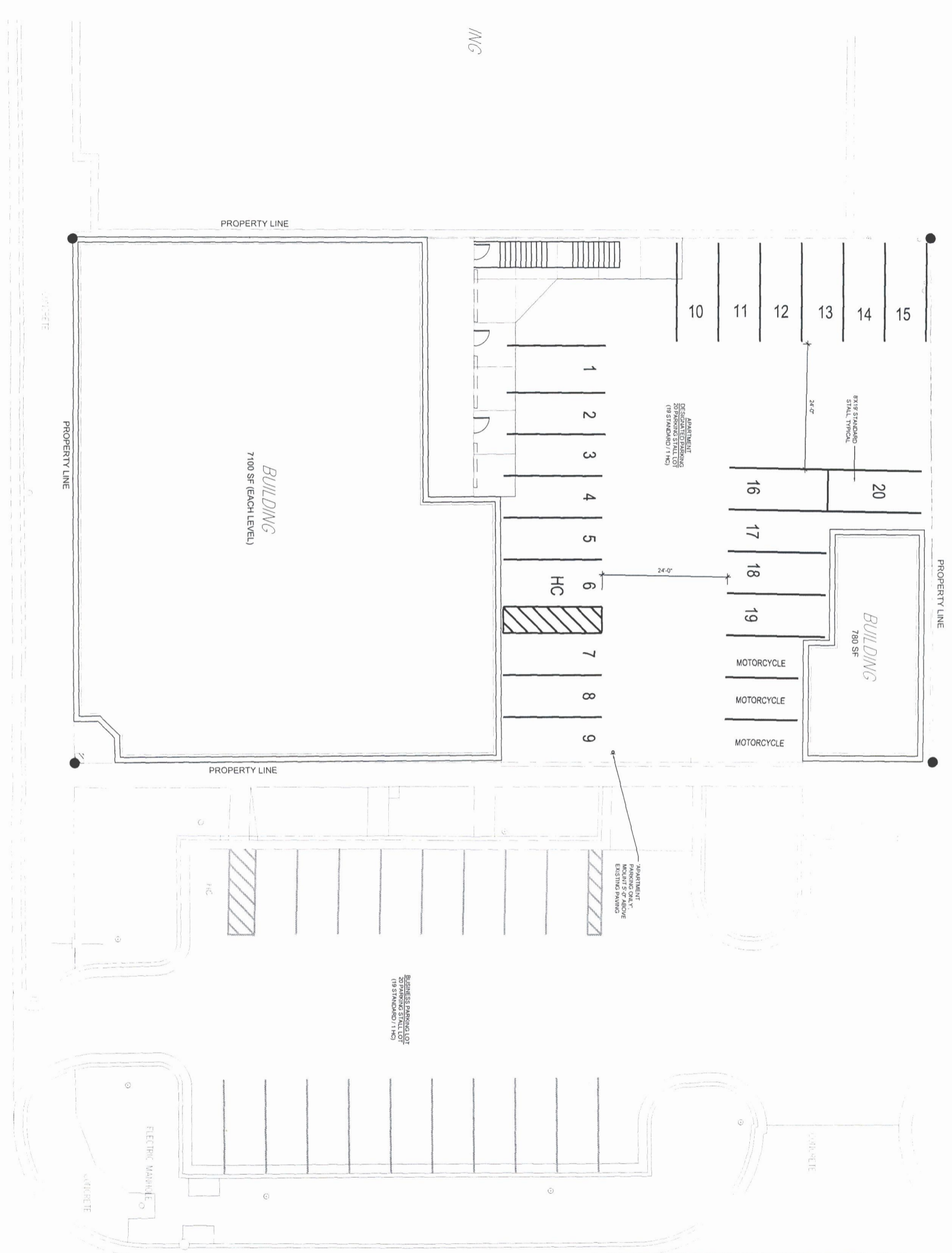
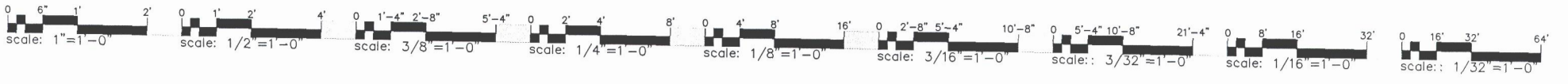


Scott Wadle, Director
Metropolitan Area Planning Department



Chris Labrum, Director
Metropolitan Area Building and
Construction Department

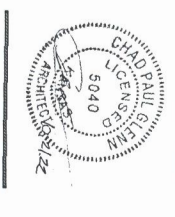
cc: MABCD
Brandon Johnson, CM District I
Tasha Hayes, CSR District I



PARKING PLAN 1" = 10'-0"



316.444.0856
919 W. 2nd St. Wichita, KS 67203
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PARKING REQUIREMENTS:

LOWER LEVEL TYPE BUSINESS / MERCHANDISE BUSINESS BUILDING AREA = 7100 SF (BOTH BUILDINGS) 7100 / 333 = 22 STALLS REQUIRED	1
UPPER LEVEL TYPE RESIDENTIAL APARTMENTS = 125 PER UNIT 18 UNITS X 125 = 20 STALLS REQUIRED	1

PARKING PROVIDED:

TOTAL PARKING REQUIRED = 22 + 20 = 42 STALLS	1
TOTAL PARKING PROVIDED = 42 STALLS	1
28 STALLS (BOTH LEVELS)	1
14 STALLS (UPPER LEVEL)	1

SITE PLAN

APPROVED 4/12/23
BZA 2023-17

BELLAIRE APARTMENTS
2320-2328 E DOUGLAS AVE.
WICHITA, KS 67214

- 10.21.2022 PERMIT SET
- 01.13.2023 MABCD COMMENTS
- 02.10.2023 MABCD COMMENTS
- 03.05.2023 MABCD COMMENTS
- 03.25.2023 MABCD COMMENTS

AS1.3

