



Wichita-Sedgwick County Metropolitan Area Planning Department

April 12, 2023

Wichita Business, Inc.
Attn: John Wagle
2431 East Mount Vernon Rd
Wichita, KS 67211

Team Architecture, LLC
Attn: Doug Allison
PO Box 43
Andover, KS 672002

RE: BZA2023-00019 Administrative Adjustment in the City to reduce the parking requirement from 138 spaces to 108 spaces for office, community assembly and commercial uses on property zoned LC Limited Commercial, located on the southeast corner of South Grove Street and East Mount Vernon Road (2431 East Mount Vernon Road).

Legal Description: Reserve, Russell Ross Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant:

We received and reviewed your request for an Administrative Adjustment to reduce the parking requirement from 138 to 108 spaces (22 percent) located at 2431 East Mount Vernon Road for commercial, community assembly, and office uses.

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 on the surrounding uses in the immediate area.
- 3) Compatibility with existing or permitted uses on abutting sites: Property on the north is zoned SF-5 Single-Family Residential District and developed with a school. Properties on the east and south are zoned SF-5 and developed with single-family residences. Properties on the west are zoned LC Limited Commercial District and TF-3 Two-Family Residential District and are developed with commercial and single-family uses respectively.
- 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

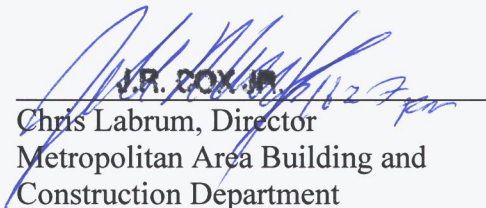
138 to 108 spaces (22 percent) is hereby granted for the aforementioned property subject to the following conditions:

- 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 commercial, community assembly, and office 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



J.R. COX JR.
Chris Labrum, Director
Metropolitan Area Building and
Construction Department

cc: MABCD
Mike Hoheisel, CM District III
Rebecca Johnson, CSR District III

ZONING	LC - LIMITED COMMERCIAL	DAYTIME PARKING	EVENING PARKING (4:00 - 10:00 PM)
EXISTING EAST BUILDING			
BUSINESS (OFFICE)	2,360 S.F. / 333 =	7 PARKING STALL	
EXISTING SOUTH BUILDING			
BINGO (COMMUNITY ASSEMBLY)	5,445 S.F. / 45 =		121 PARKING STALLS
BUSINESS (OFFICE)	5,782 S.F. / 333 =	17 PARKING STALLS	17 PARKING STALLS
NEW BUILDING ADDITION			
PRINTING	6,850 S.F. / 333 =	21 PARKING STALLS	
TOTAL REQUIRED TABULAR PARKING		45 PARKING STALLS	138 PARKING STALLS
ADMINISTRATIVE ADJUSTMENT (-25%)	138 - (138 X 0.25) =	104 PARKING STALLS	
PROVIDED PARKING		108 PARKING STALLS	

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TEAMArchitecture-LLC.co

2431 EAST MT. VERNON RD. - WICHITA, KANSAS

Project No. Drawn: TEA
TA23-001 Checked: DGA
 ARCHITECTURAL SITE PLAN

4/1/23
BZA 2023-00019

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