



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

July 5, 2023

Le Citron, LLC  
Attn: Tony Abdayem  
120 S Lynwood St.  
Wichita, KS 67218

**RE: BZA2023-00040 Administrative Adjustment in the City to reduce the parking requirement from 72 spaces to 64 spaces for restaurant and bar uses on property zoned LC Limited Commercial, located on the south side of West Douglas Avenue, between South Walnut Street and South Seneca Street.**

**Legal Description: Lots 6-12 even, Douglas Ave, TOGETHER WITH Lots 11-19 odd, Texas Ave West Wichita Addition, Wichita, Sedgwick County, Kansas.**

Dear Applicant:

We received and reviewed your request for an Administrative Adjustment to reduce the parking requirement from 72 to 64 spaces (11 percent) located at 1019 and 1017 West Douglas Avenue for restaurant and bar 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. The property at 1019 is being redeveloped into a bar, which has a higher parking requirement than the previous use. 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: Surrounding properties are a mixture of CBD Central Business District, LC Limited Commercial District, GC General Commercial District, and LI Limited Commercial District zoning and developed with commercial uses and associated parking.
- 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 72 to 64 spaces (11 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.



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Scott Wadle, Director  
Metropolitan Area Planning Department

cc: MABCD  
Jeff Blubaugh, CM District IV  
Brooke Kauchak, CSR District IV



JR DOK JB

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Chris Labrum, Director  
Metropolitan Area Building and  
Construction Department

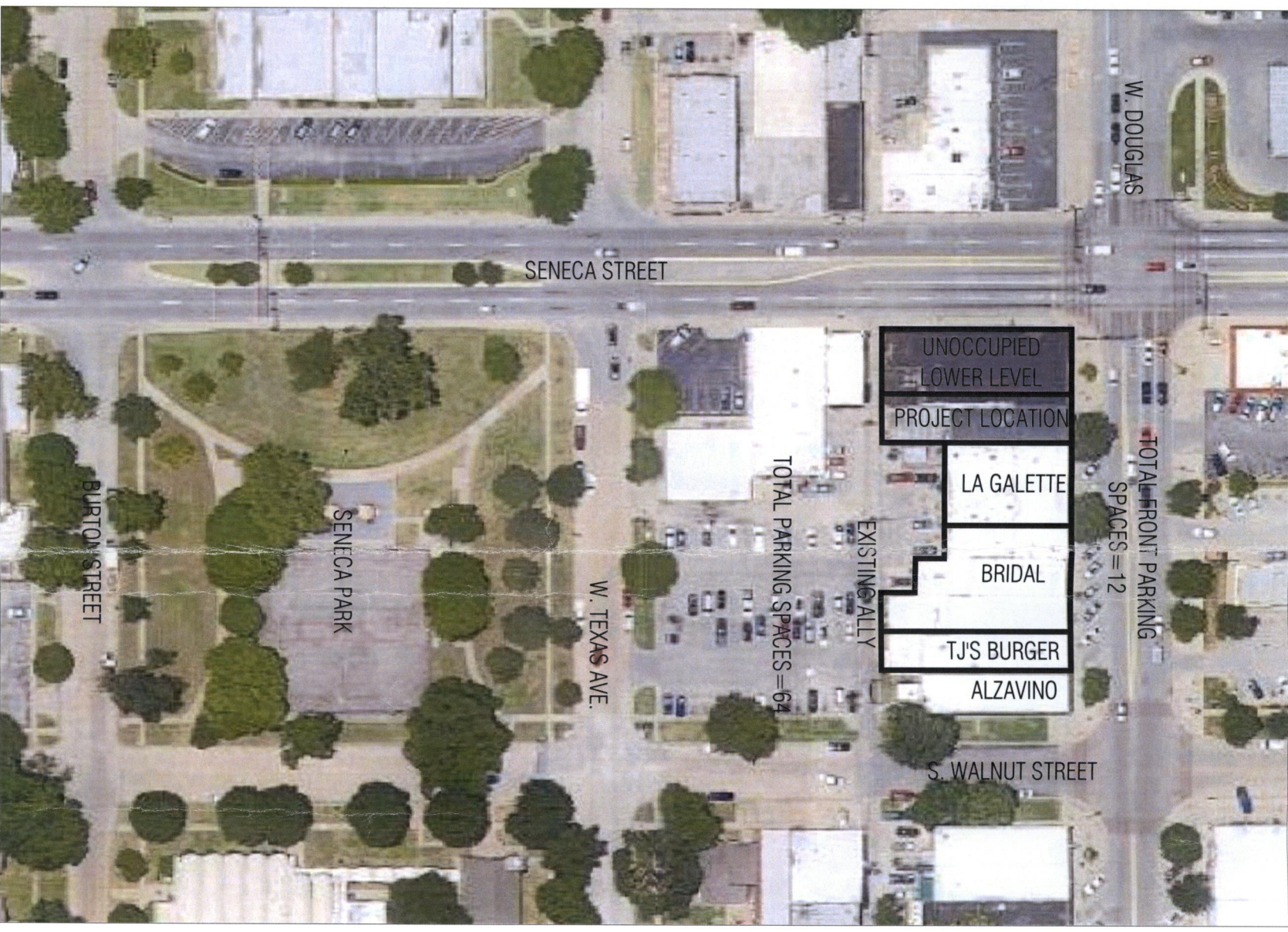


3ten, inc  
919 W 2nd St  
Wichita, KS 67203  
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# Abdayem - W. Douglas Wichita, Ks

## FOR REVIEW June 19, 2023

### PARKING STUDY:



TOTAL FRONT PARKING SPACES = 12

TOTAL PARKING SPACES = 64

### PARKING STUDY:

ALZAVINO WINE TAVERN NOT INCLUDED IN STUDY

TJ'S BURGER: NOT INCLUDED IN STUDY

DRESS GALLERY BRIDAL & TUX SHOP IS NOT INCLUDED IN STUDY

#### LA GALETTE

OWNER: ABDAYEM, TONY & MICHELLE  
OCCUPANCY CLASSIFICATION: A2 (ASSEMBLY)  
EXISTING SEATING: 122 SEATS  
CALCULATION: 1 PARKING SPACE PER 3 SEATS  
122 SEATS / 3 = 40.6 REQUIRED PARKING SPACES  
BUSINESS HOURS: 8:30-3PM

#### DELANO DAQUIRI

OWNER: ABDAYEM, TONY & MICHELLE  
OCCUPANCY CLASSIFICATION: A2 (ASSEMBLY)  
OCCUPANCY COUNT BREAKDOWN  
FRONT (BASED ON SEATING) 29 + 3 EMPLOYEES  
BACK (BASED ON SF / 15): 939 SF / 15 SF = 63  
TOTAL OCCUPANCY COUNT: 95  
CALCULATION: 1 PARKING SPACE PER 3 OCCUPANTS  
95 / 3 = 31 REQUIRED PARKING SPACES  
BUSINESS HOURS: UNKNOWN

#### TOTAL PARKING SPACES REQUIRED FOR LA GALETTE & DELANO DAQUIRI: 40.6 + 31 = 71.6 (72)

#### SOUTH PARKING LOT:

OWNER: ABDAYEM, TONY & MICHELLE  
EXISTING PARKING SPACES: 64

ADMINISTRATION ADJUSTMENT REDUCTION CALCULATION:  
72 - 11% = 64 PARKING SPACES

## SITE PLAN

APPROVED 7/5/23 W. *Handwritten Signature*

VICINITY MAP n.t.s. 1

