



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

June 30, 2023

Ha Property, LLC  
Attn: Alan Hsu  
10001 E Kellogg Dr.  
Wichita, KS 67207

SPT Architecture  
Attn: Brad Teeter  
312 South Broadway  
Andover, KS 67202

**RE:BZA2023-00038 Administrative Adjustment in the City to reduce the parking requirement from 1,000 spaces to 941 spaces for Night Club in the City on property zoned GC General Commercial District; generally located 0.09 miles south of East Kellogg Drive and one-quarter mile east of South Webb Road (10001 East Kellogg).**

**Legal Description: BEG 81.9 FT S & 440 FT E NW COR E 1/2 NW 1/4 TH S 520 FT W 440 FT S 558.10 FT E 495 FT N 1078.3 FT W 55 FT TO BEG & EXC N 178 FT E 55 FT & EXC N 149 FT W 400 FT THEREOF SEC 28-27-2E, Wichita, Sedgwick County, Kansas.**

Dear Applicant:

We received and reviewed your request for an Administrative Adjustment to reduce the parking requirement from 1,000 to 941 spaces (6 percent) located at 10001 East Kellogg Drive for a Night Club in the City use. Information provided in the application states that there is a parking agreement with the property owner of 10005 East Kellogg Drive abutting to the south for supplemental parking of 136 spaces in addition to the 941 spaces provided on the subject site.

Sec. V-I.2. (i) of the Unified Zoning Code allows reduction of the parking requirement by up to 10 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:

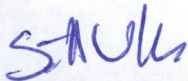
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed reduction in parking requirement should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area.
- 2) Impact on existing uses in surrounding 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: Properties to the north, south, east, and west are zoned GC General Commercial District. Property to the north is developed with an autobody repair shop. Property to the west is developed with retail, warehousing, and distribution. Property to the south is developed with commercial uses. Property to the east is developed with a church/place of worship.

- 4) Effect on public health, safety or welfare: The public's safety, health and welfare should not be impacted.

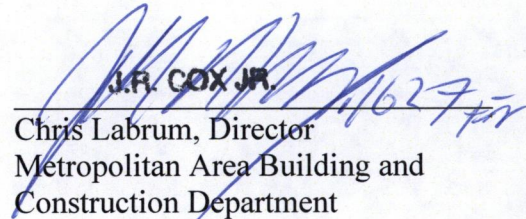
Our signatures below indicate that an Administrative Adjustment to reduce required parking spaces from 1,000 to 941 spaces (6 percent) is hereby granted for the aforementioned property subject to the following conditions:

- 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 Night Club in the City use 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



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

cc: MABCD  
Becky Tuttle, CM District I  
Teresa Veazey, CSR District III

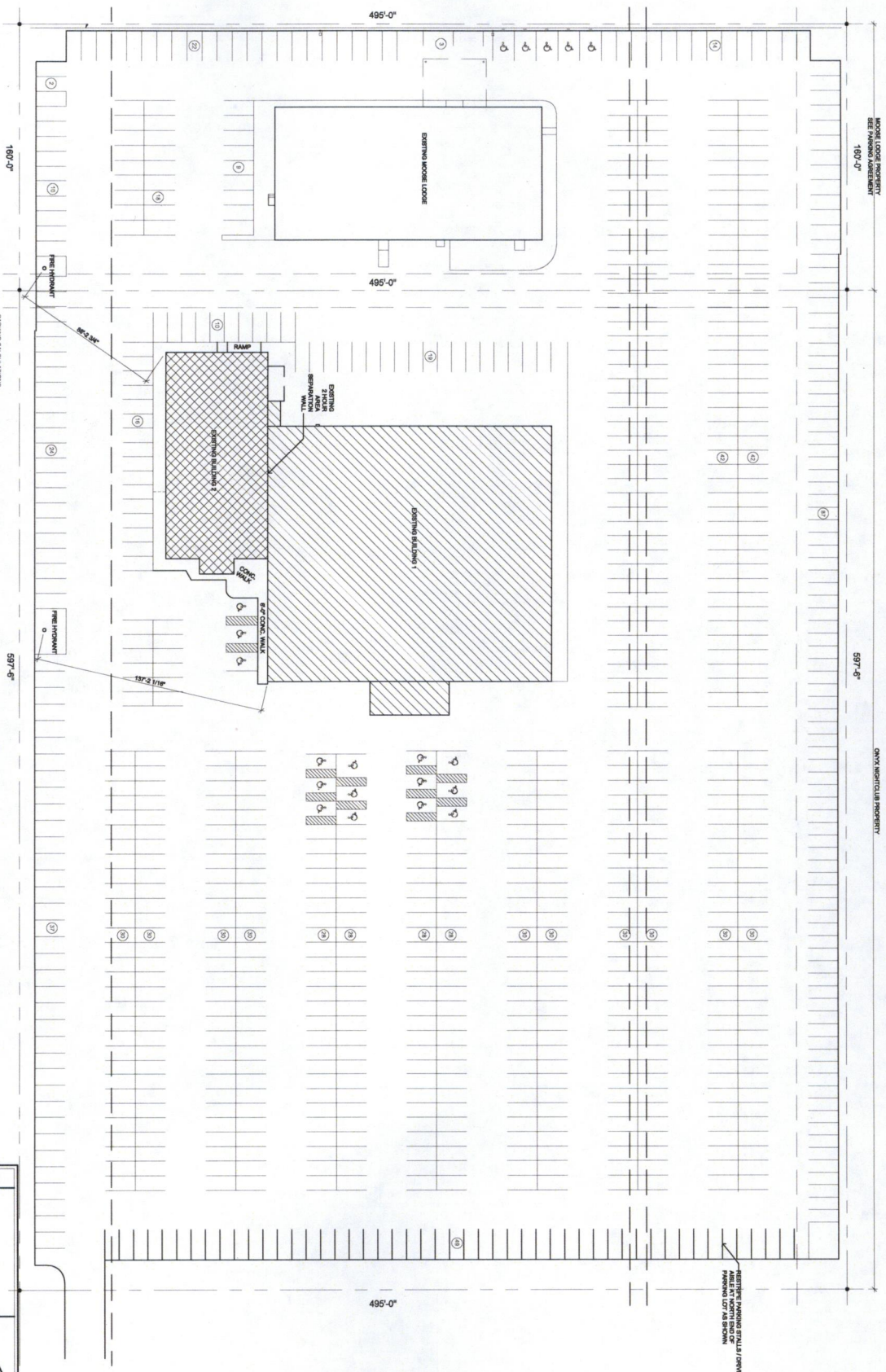
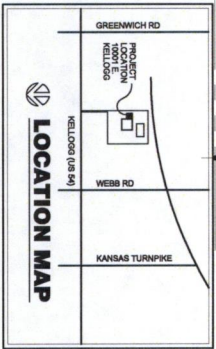
APPROVED 7/5/23  
 BETA 2023-00033

# SITE PLAN

**PARKING CALCULATIONS:**  
 STALLS REQUIRED: 1598 (2 x 1,000 SPACES (BASED ON NON-BUILDING OCCUPANCY APPROVED THROUGH MAJORITY VARIANCE ON 04/02/2023))  
 STALLS SHOWN: 1,000 (EXISTING)  
 STALLS TO BE ADDED: 598 (NEW PARKING ADJACENT TO EXISTING BUILDING)  
 NET TOTAL SPACES: 1,598 (NET TOTAL SPACES SHOWN SHORT OF REQUIRED SPACES)  
 ACCESSIBLE PARKING STALLS: 15 SPACES



**CODE FOOTPRINT SITE PLAN**



CF2

04/11/2023  
 CODE FOOTPRINT  
 SITE PLAN

**ONYX NIGHTCLUB**

10001 E. KELLOGG, WICHITA, KS.



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