



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

February 1, 2024

Lighthouse Properties of Wichita, LLC  
727 North Waco Ave. Ste. 185  
Wichita, KS 67203

Greg Ferris  
Ferris Consulting  
PO Box 573  
Wichita, KS 67201

**RE: BZA2024-00001** Administrative Adjustments in the City to reduce the parking requirement from 25 spaces to 22 spaces and allow more than 50 percent of required spaces to be off-site on an adjacent lot for warehouse/office use/vehicle sales (tiny homes) on property zoned LI Limited Industrial District, located within one-block south of East Harry Street and within two-blocks west of Southeast Boulevard (1122 East Osie Street).

**Legal Description:** South 2 inches of Lot 38, all of even Lots 40-48, & Vacated 10 ft of alley Adjacent to Ida Ave, Ranson & Kay's 3<sup>rd</sup> Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant:

We received and reviewed your request for Administrative Adjustments to

- 1) reduce the parking requirement from 25 to 22 spaces (12 percent); and
- 2) permit 12 out of the 22 (54 percent) of the required off-street parking spaces to be off-site on an adjacent lot.

The property in question is located at 1122 East Osie Street. It is our understanding that the Planning Department determined that the off-street parking requirement for the use on this site is 25 spaces. We also understand that the subject site has 10 off-street parking spaces and has a parking agreement for the use of 12 parking spaces on a property adjacent to the east (1647 South Laura Avenue).

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. The applicant has a parking agreement to use available parking spaces on a property adjacent to the east. The parking agreement does not detract from the minimum number of spaces for the other use on the adjacent lot.

- 3) Compatibility with existing or permitted uses on abutting sites: Properties to the north and east are zoned LI Limited Industrial District and are developed with commercial and industrial uses with associated parking. Property to the south is zoned TF-3 Two-Family Residential District and developed with a single-family dwelling. Property to the west is zoned B Multi-Family District and is a vacant lot. On-street parking is available for all uses in the area along both South Ida Avenue and East Osie Street.
- 4) Effect on public health, safety or welfare: It is not anticipated that the public's safety, health and welfare would suffer significant negative impact.

Section IV-A.10 authorizes the Zoning Administrator, in conjunction with the Planning Director, to permit up to 100 percent of the required off-street parking spaces to be located on a separate lot when the standards of Section IV-A.10."a" through "e" are met. We find that the proposal to provide 54 percent of the off-street parking spaces on a separate lot meets the following standards.

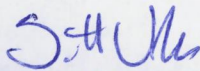
- a) **Necessity.** The applicant shall demonstrate that it is not feasible to locate all of the required parking on the same lot as the principal use.
- b) **Location.** No required off-site parking space shall be located more than 600 feet from the primary entrance of the use served, measured along the shortest legal, practical walking route. Off-site parking spaces shall not be separated from the use by an arterial street, expressway or freeway unless a grade-separated pedestrian walkway is provided.
- c) **Zoning Classification.** Off-site parking areas shall require the same zoning classification as required for the use served, or a zoning classification that permits a commercial parking area or have received Conditional Use approval for an ancillary parking area (and/or accessory drive).
- d) **Agreement for off-site parking.** In the event that an off-site parking area is not under the same ownership as the principal use served, a written agreement between the owners of record shall be submitted to the Register of Deeds for recordation on forms made available to the office of the Zoning Administrator. Proof of recordation of the agreement shall be presented to the Zoning Administrator prior to the issuance of a building permit.
- e) **Parking for religious, educational, and healthcare related institutional uses.** For religious, educational, and healthcare related institutional uses, parking areas may be separated from the zoning lot on which such use is located by a public or private street or alley and still be considered as onsite parking, provided the subject parking area is under the same ownership as the use being served, and the zoning classification of the separate lot is not more restrictive than that of the zoning lot on which the primary use is located.

Our signatures below indicate that the Administrative Adjustments to reduce required parking spaces from 25 to 22 spaces (12 percent) and permit 12 out of the 22 spaces (54 percent) to be off-site on an adjacent lot are 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) Off-site parking shall adhere to Section IV-A.10 of the Unified Zoning Code.

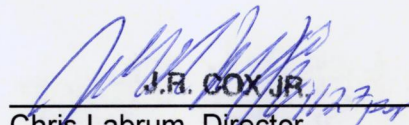
- 3) This adjustment shall apply only to the reduction of parking spaces for the warehouse, office use, and vehicle sales (tiny homes) as shown on the site plan. The number of parking spaces is limited to those as shown on the site plan. Any additional adjustments or variances on the property will require a separate action to be filed with the MAPD.
- 4) All parking on the site shall be paved and marked in accordance with City standards.
- 5) The applicant shall record the shared parking agreement with the Sedgwick County Register of Deeds and provide a copy of the recorded document to the Planning Department.
- 6) 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.B. COX JR.

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Chris Labrum, Director  
Metropolitan Area Building and Construction  
Department

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

# SITE PLAN

APPROVED 2-1-24 BY *W. Perry*  
SEA 24-01

## Site Plan for Parking Adjustments 1122 E. Osie

