

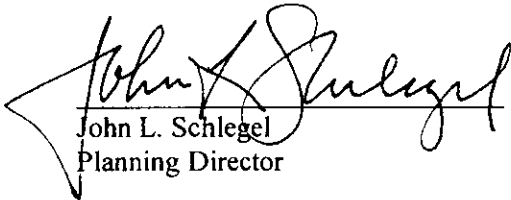
compromise existing or permitted uses on abutting sites, as all parking for this project should be adequately provided on the site.

- 4) Effect on public health, safety or welfare: There will be no encroachment into public right of way or utility easements; the public's safety, health and welfare should not be impacted.

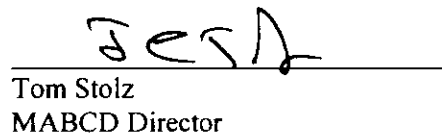
Our signatures below indicate that an administrative adjustment to reduce parking by 7.4%, from 27 to 25 spaces is hereby granted for the aforementioned property subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) All parking on the site shall be paved and marked in accordance with City standards.
- 3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning 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.

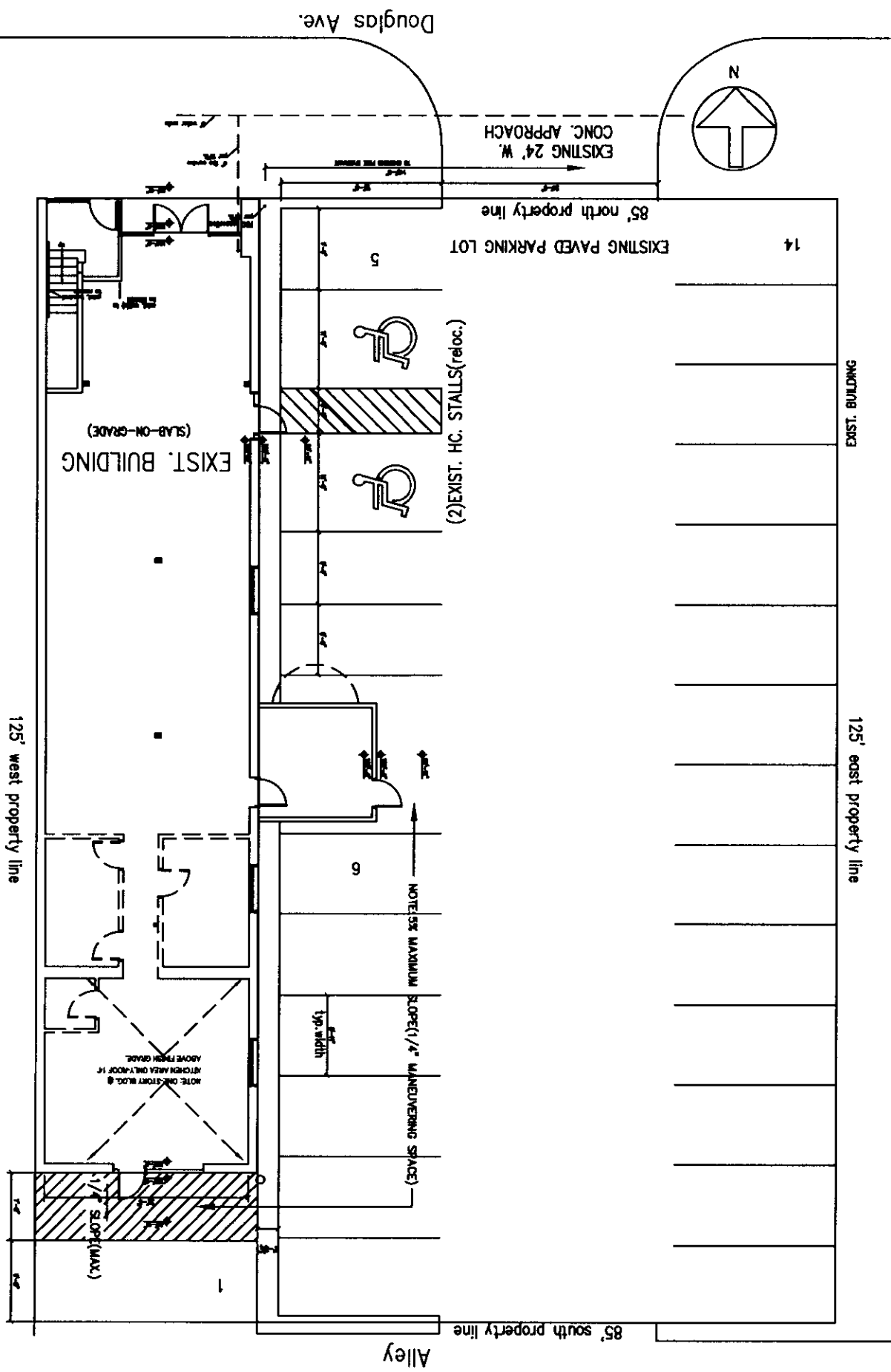


John L. Schlegel
Planning Director



Tom Stolz
MABCD Director

cc: Paul Hays, MABCD
JR Cox, MABCD
Jeff Blubaugh, CM District IV





Wichita-Sedgwick County Metropolitan Area Planning Department

May 28, 2013

915 Arch Partners LLC
229 S Ellis
Wichita, KS 67211

Jim Foulston
229 S Ellis
Wichita, KS 67211

Re: BZA2013-20: City Administrative Adjustment to reduce the parking requirement by up to 25% (from 27 spaces to 25) for a commercial building in LC Limited Commercial zoning, generally located south of W. Douglas and east of Seneca (915 W. Douglas).

Legal Description: W 45 FT LOTS 21-23-25-27-29 & 1/2 VAC ALLEY ON W WICHITA NOW HANDLEY ST. WEST WICHITA ADD., Wichita, Sedgwick County, Kansas

Dear Applicants,

We reviewed your Zoning Adjustment request to reduce the parking requirement on the above-referenced property. From reviewing your application we understand that a renovation on the subject site required the site to come into conformance with the Unified Zoning Code (UZC) requirements for the site. You indicate a desire to reduce the on-site parking requirement from 27 to 25 spaces, a 7.4% reduction of the Unified Zoning UZC parking requirement for the site.

Sec. V-I.2.i of the Unified Zoning Code allows an adjustment to reduce the parking requirement for renovation projects by up to 25% 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 parking requirement reduction should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. Sufficient parking should be available for the anticipated need; parking spaces do not interfere with public right-of-way.
- 2) Impact on existing uses in surrounding areas: The proposed reduction in parking should not impact existing uses in surrounding areas, as all parking for this project should be adequately provided on the site. The number of parking spaces on the site is not changing; this site has functioned for many years without negative impacts on surrounding properties.
- 3) Compatibility with existing or permitted uses on abutting sites: A 25% parking reduction should not

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichita.gov