



Wichita-Sedgwick County Metropolitan Area Planning Department

August 28, 2006

LLC Team Players
123 S Dellrose
Wichita, KS 67208

Mike Seiwert
WDM Architects
105 N Washington
Wichita, KS 67202

Re: BZA2006-61: Zoning Adjustment to reduce the parking requirement by 25% for redevelopment in "LC" Limited Commercial zoning, generally located south of Central and east of Pershing (4605 E Central).

Lots 1, 3, 5, 7, and the N 4.3 feet of Lot 9, on Pershing Ave., and the west 18.75 feet of Lots 2, 4, 6, 8 and the west 18.75 feet of the north 4.3 feet of Lot 10, on Dellrose Avenue, East Lawn 2nd Addition to Wichita, Sedgwick County, Kansas.

Dear Applicants,

We have reviewed your Zoning Adjustment request to reduce the parking requirement on the above-referenced property. From reviewing your application we understand that you propose to renovate the existing building on the site for a restaurant. Your site plan indicates 17 parking spaces on the site, and your off-site parking agreement indicates that 10 spaces are provided across Pershing. The 27 total spaces is less than the 34 spaces required by the Unified Zoning Code (UZC).

Sec. V-I.2.i. of the Unified Zoning Code allows an adjustment to reduce the parking requirement by 25% when the conditions required by Sec. V-I.6. of the Code are met. We find that the reduction of the parking requirement 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 not have a detrimental impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area.

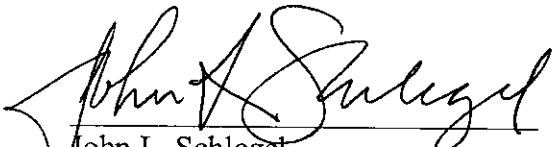
Sufficient parking should be available for the anticipated need, and the parking does not interfere with public right-of-way.

- 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 and through an off-site parking agreement.
- 3) Compatibility with existing or permitted uses on abutting sites: A reduction of 7 parking spaces should not compromise existing or permitted uses on abutting sites, as all parking for this project should be adequately provided.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public right of way or utility easements; therefore there should be no impact on the public's safety, health or welfare.

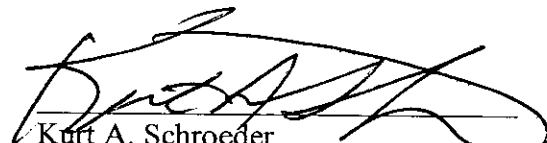
Our signatures below indicate that an administrative adjustment to reduce parking by 7 spaces, from 34 to 27, is hereby granted for the aforementioned property subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The parking area shall be paved and marked.
- 3) An off-site parking agreement for 10 spaces shall be recorded and filed with the Office of Central Inspections.
- 4) Any violation of these conditions shall render the Administrative Adjustment null and void.

The "Development Application" sign should now be removed from the property.



John L. Schlegel
Planning Director



Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, OCI
Paul Hays, OCI

22
32
N. Dean L. Perry
PERSHING AVENUE

Date _____

8-51-06

Approximate Location: W
(Not Field Verified)

20.70'(0)

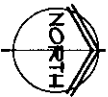
DIRECTIONAL SIGNAL

EX. PYMIT-
TO REMAIN

NOTE:
CONTRACTOR TO VERIFY THAT ALL GRADES MEET CURRENT ADA GUIDELINES.

AREAS OF PAVEMENT TO BE
REMOVED

PARKING PLAN

$$1^{\circ} = 20' - 0^{\circ}$$


PROPOSED

CENTRAL AVENUE

39.99'(M)
40.0'(P)