



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

October 26, 2017

Bell Management  
Attn: Rusty Bell  
310 W. Central  
Wichita, KS 67202

Sean Fallis  
P.O. Box 129  
Haysville, KS 67060

**Re: BZA2017-42:** City zoning Administrative Adjustment to reduce the parking requirement by approximately 25% from 11 to 8 spaces, in GC General Commercial zoning, generally located at the northeast corner of South Broadway and 55<sup>th</sup> Street South (5550 S. Broadway Ave.) **(AMENDMENT TO APPROVED ADMINISTRATIVE ADJUSTMENT concerning waiver of Compatibility Setbacks on east property line.)**

**Legal Description: LOT 1, LEAR ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.**

Dear Applicant,

We reviewed your Zoning Adjustment request to reduce the parking requirement on the above-referenced property. From reviewing your application we understand that you are building a new 1,500 square foot building and require a parking reduction because of limitations of the site. You are requesting reduction of the on-site parking requirement from 11 to 8 spaces, a 25% reduction of the Unified Zoning Code (UZC) requirement for the site.

Sec. V-I.2.i of the Unified Zoning Code allows an adjustment to reduce the parking requirement for GC zoning 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 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. Sufficient parking is available for the current need and 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

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provided on the site.

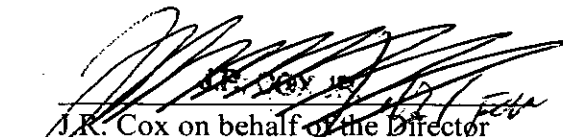
- 3) Compatibility with existing or permitted uses on abutting sites: Property to the north and east of the site is zoned SF-5 Single-Family Residential. Property west and south are zoned GC General Commercial. Therefore a 25% parking reduction should not compromise existing or permitted uses on abutting sites.
- 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 parking by up to 25%, from 11 to 8 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. Permitting shall be obtained and parking improvements completed within one year.
- 2) All parking on the site shall be paved and marked in accordance with City standards. This Administrative Adjustment applies only to the new building associated with this application.
- 3) 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.

**NOTE:** This approval is further amended, under the authority of the Wichita-Sedgwick County Unified Zoning Code Article V, Sec. V-I.2.d., to "waive" the Compatibility Setbacks required by the Wichita-Sedgwick County Unified Zoning Code Article IV, Sec. IV-C.4, for the Jiffy Lube Tire Shop Overflow at 5550 S. Broadway, and authorize the proposed building to permit the east exterior wall of the building within 10 ft. of the east property line.

  
Dale Miller, Director  
Metropolitan Area Planning Department

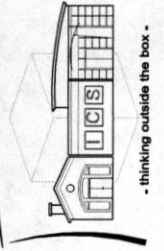
  
J.R. Cox on behalf of the Director  
Metropolitan Area Building and  
Construction Department

cc: MABCD  
James Clendenin, CM District III  
Teia Wair, Community Services Representative District III

# SITE PLAN

APPROVED 9/13/2017 *[Signature]*

**ICS**  
 INNOVATIVE CONSTRUCTION SERVICES, Inc.  
 316-260-1644  
 1725 E. Wessell  
 Wichita, KS 67216  
 Lic. 8451



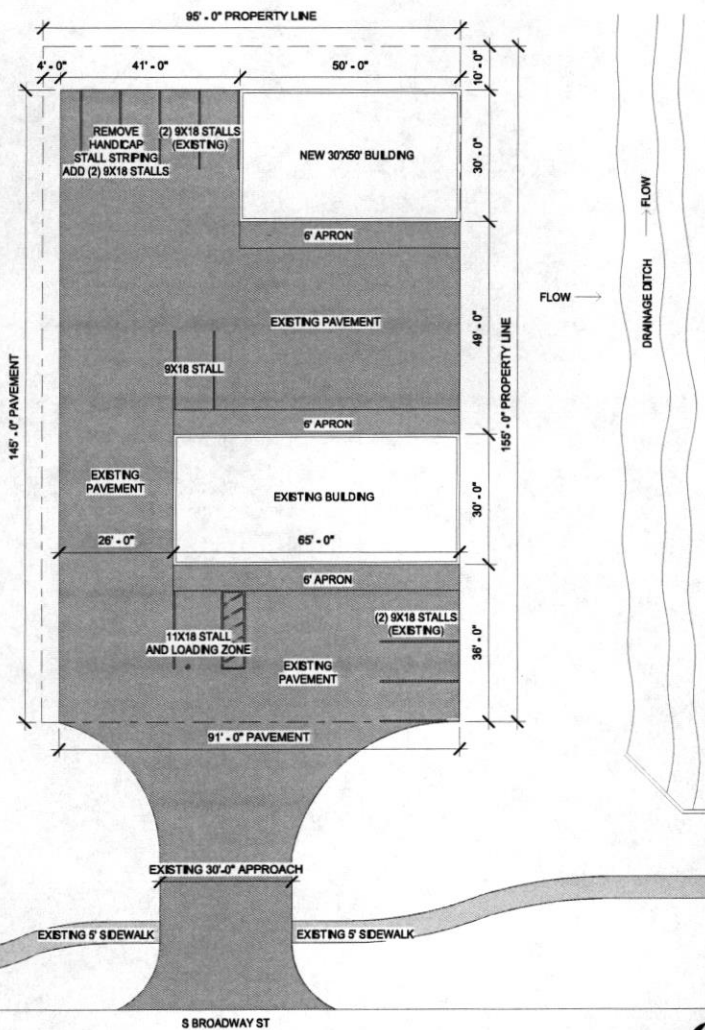
- thinking outside the box -

**JIFFY LUBE BUILDING ADDITION AT  
 5550 S BROADWAY WICHITA, KS 67216  
 REQUEST FOR PARKING ADJUSTMENT  
 AS SHOWN BELOW ON SITE PLAN AND  
 PARKING REQUIREMENT CALCULATIONS**

REQUIRED PARKING  
 $60 \times 30 = 1800 / 333 = 5.25$   
 $60 \times 30 = 1800 / 333 = 4.5$   
 TOTAL REQUIRED = 11

25% ADJUSTMEN REQUESTED  
 $11 \times 2.75 = 8.25$   
 TOTAL PARKING REQUESTED = 8

N  
E  
W  
S



**JIFFY LUBE TIRE  
 SHOP OVERFLOW**  
 WICHITA, KS 67216  
 5550 S. BROADWAY

PROPERTY OF INNOVATIVE CONSTRUCTION SERVICES, Inc.  
 UNLAWFUL TO REPRODUCE  
 SEAL

**WA**

WOLF & ASSOCIATES ARCHITECTURE  
 12225 DOVE HILL CT.  
 DERBY, KANSAS 67037  
 TEL. 1-316-775-1110  
 CELL 1-316-305-6811

WILLIAM E. WOLF  
 LICENSED  
 2991  
 KANSAS ARCHITECT

WILLIAM E. WOLF  
 REGISTERED ARCHITECT  
 KANSAS LICENSE NO. 2991

DATE: 8/16/2017  
 DR. BY: LSC

PROJECT NO.  
**17-131**

REVISIONS:

SHEET  
**SA1**

1 Site  
 1" = 20'-0"

