



Wichita-Sedgwick County Metropolitan Area Planning Department

May 2, 2018

Washington Street Partners, LLC
Attn: Steve Barrett
150 N. Market
Wichita, KS 67202

Baughman Company
Attn: Trevor Wooten
315 Ellis
Wichita, KS 67211

Re: BZA2018-22: City zoning Administrative Adjustment to reduce the required parking by 25% and allow more than 50% of required parking to be off-site from the supported use.

Legal Description: LOTS 13-14-15-16 & 1/2 VAC ALLEY ON W BLOCK B H L & A M TAYLOR ADDITION; ALONG WITH

Location of off-site parking. Legal description: Commencing at a point 248 feet south and 361 feet west of the Northeast corner of the Northwest Quarter of Section 21, Township 27 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas; thence S00°05'08"W along the west line of Mosley Avenue., 137.00 feet for a point of beginning; thence S89°21'56"W, 115.82 feet to the east line of Rock Island Ave.; thence S01°28'40"E along said east line, 243.85 feet to the north line of Third Street; thence N89°50'35"E, 140.50 feet to the west line of Mosley Ave.; thence N00°02'09"W along said west line, 245.01 feet; thence S89°21'56"W, 30.83 feet to the point of beginning.

WICHITA, SEDGWICK COUNTY, KANSAS.

Dear Applicant,

We reviewed your Zoning Adjustment request to reduce the required parking by 25% from 62 required spaces to 47 spaces and allow off-site parking for more than 50% of the required parking (31 spaces) for the subject property.

Sec. V-I.2. (i) of the Unified Zoning Code allows adjustments to parking requirement for LI zoning to allow up to 25% reduction of required parking and off-site parking of more than 50% when the conditions required by Sec. V-I.6 of the Code are met. We find that 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

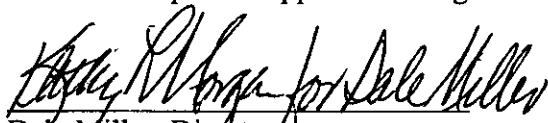
25% parking reduction and off-site parking requirement should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area.

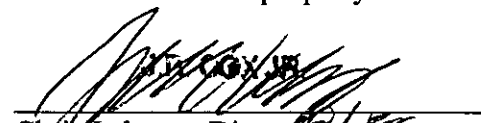
- 2) Impact on existing uses in surrounding areas: The proposed 25% reduction of parking and off-site parking should not impact existing uses in surrounding areas.
- 3) Compatibility with existing or permitted uses on abutting sites: Surrounding properties are zoned LI developed with parking and commercial uses. Therefore allowing a reduction of required parking spaces from 62 to 47 spaces and off-site parking for 31 spaces for 355 N. Washington 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 allow a 25% reduction of required parking and off-site parking for more than 50% of the required on-site parking for 355 N. Washington is hereby granted for the aforementioned property subject to the following conditions:

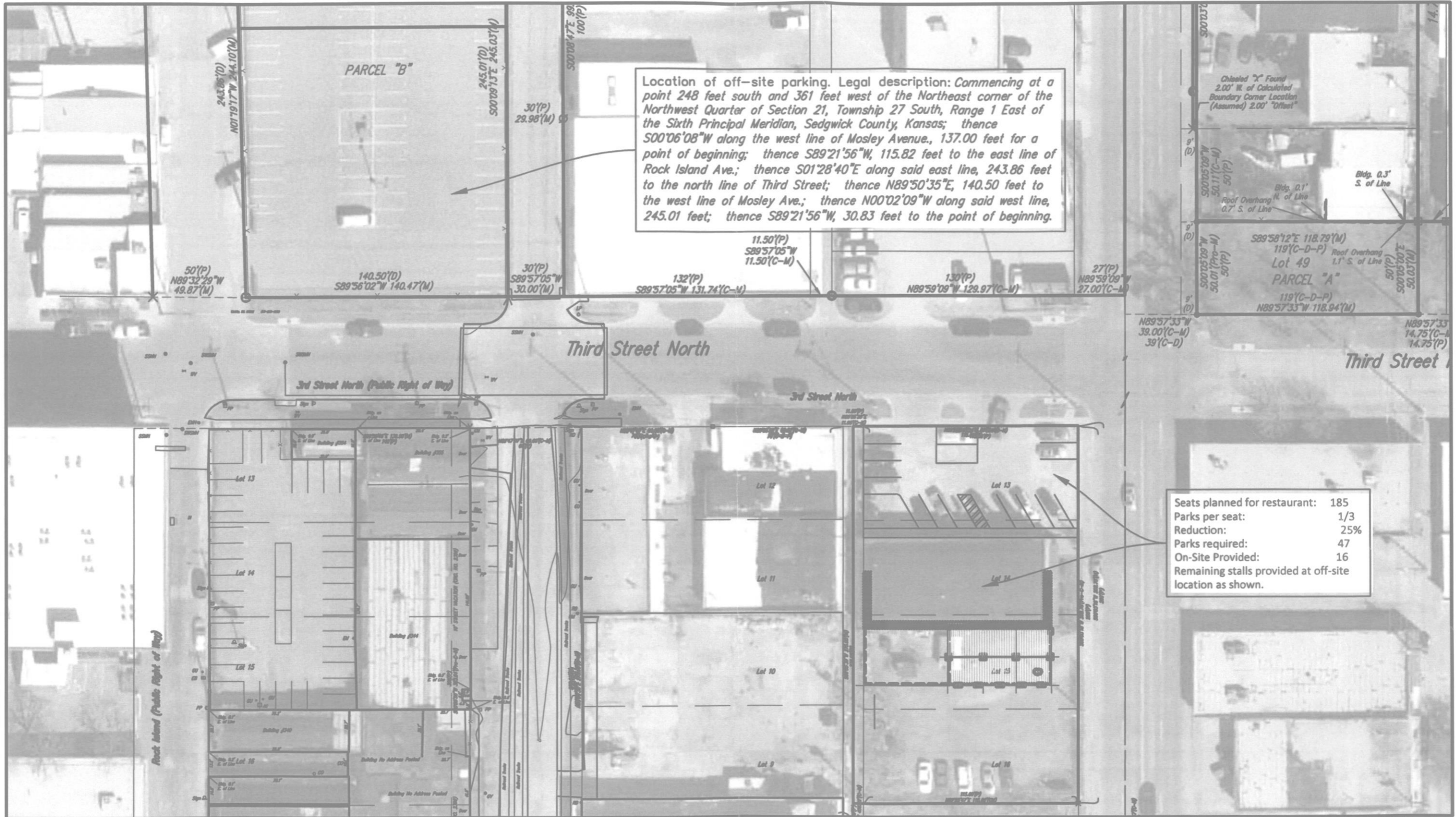
- 1) The site shall be developed in general conformance with the approved site plan. Permitting shall be obtained and all improvements completed within one year.
- 2) All parking shall be paved and marked in accordance with City standards. This Administrative Adjustment applies only to the reduction of required parking and the off-site parking associated with this application as shown on the approved site plan.
- 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.

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


Dale Miller, Director
Metropolitan Area Planning Department


Chris Labrum, Director
Metropolitan Area Building and
Construction Department

cc: MABCD
Cindy Claycomb, CM District VI
Brandon Findley, CSR District VI



Location of off-site parking. Legal description: Commencing at a point 248 feet south and 361 feet west of the Northeast corner of the Northwest Quarter of Section 21, Township 27 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas; thence S00°06'08"W along the west line of Mosley Avenue., 137.00 feet for a point of beginning; thence S89°21'56"W, 115.82 feet to the east line of Rock Island Ave.; thence S01°28'40"E along said east line, 243.86 feet to the north line of Third Street; thence N89°50'35"E, 140.50 feet to the west line of Mosley Ave.; thence N00°02'09"W along said west line, 245.01 feet; thence S89°21'56"W, 30.83 feet to the point of beginning.

Seats planned for restaurant:	185
Parks per seat:	1/3
Reduction:	25%
Parks required:	47
On-Site Provided:	16
Remaining stalls provided at off-site location as shown.	



B&C BBQ
SITE PARKING CONCEPT

SITE PLAN

APPROVED 5/2/2018 BY *[Signature]*

