



Wichita-Sedgwick County Metropolitan Area Planning Department

January 10, 2019

New Friends LLC
Attn: Abdul Arif
401 East 1st Street
Wichita, KS 67202

Kaw Valley Engineering
Attn: Levi Bond
200 N. Emporia, Suite 100
Wichita, KS 67202

Re: BZA2019-01: City zoning Administrative Adjustment to reduce the parking requirement by up to 25% in LC Limited Commercial zoning, generally located at the northeast corner of West University Avenue and South Seneca Street (510-524 S. Seneca Street)

Legal Description: Lots 2 and 3 and vacated alley, Block 6 Lawrence's Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We reviewed your Zoning Adjustment request to reduce the parking requirement on the above-referenced property. You are requesting reduction of the on-site parking requirement from 137 spaces to up to 120 spaces, approximately 12% reduction of the Unified Zoning Code (UZC) requirement for the site.

Sec. V-I.2.i of the Unified Zoning Code allows reduction of the parking requirement for LI zoning by up to 25% when the conditions required by Sec. V-I.6 of the Code are met. We find that the parking 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 impact existing commercial and residential uses in surrounding area.
- 3) Compatibility with existing or permitted uses on abutting sites: Properties surrounding the site are zoned LC and SF-5 Single-Family Residential. Therefore a parking reduction should not compromise existing or permitted uses on abutting sites. All parking for this

project should be adequately provided on this site. Street visibility will not be affected.

- 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 approximately 12%, from 137 to 120 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. Permitting shall be obtained and all 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 reduction of 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.



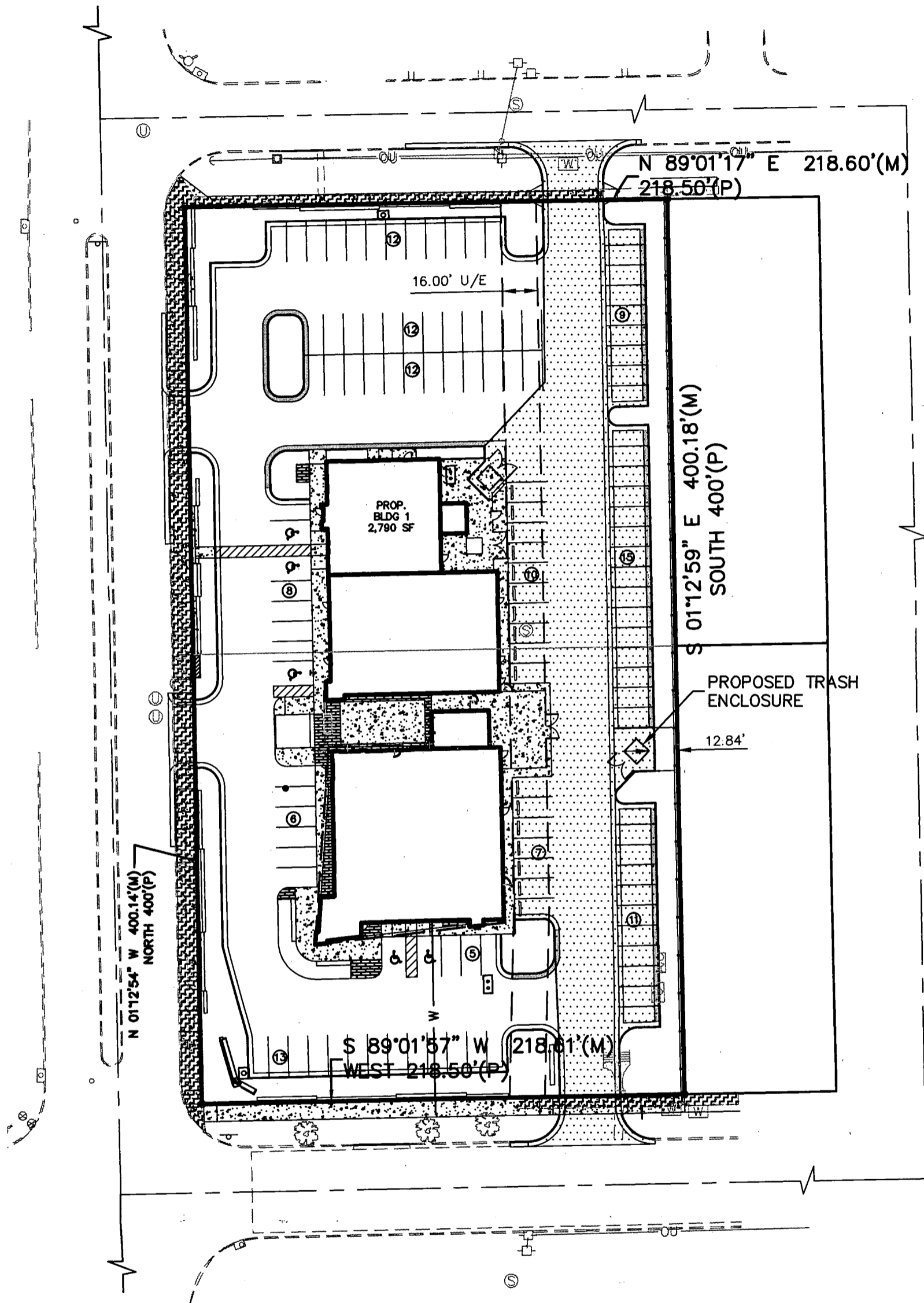
Dale Miller, Director
Metropolitan Area Planning Department



Chris Labrum, Director
Metropolitan Area Building and
Construction Department

cc: MABCD
Jeff Blubaugh, CM District IV
Rebecca Fields, Community Services Representative District IV

ADMINISTRATIVE ADJUSTMENT SITE EXHIBIT



SITE PLAN

APPROVED 1/10/2019 BY plm



SCALE: 1" = 50'



200 N. EMPORIA, SUITE 100
WICHITA, KANSAS 67202
PH. (316) 440-4304 | FAX (316) 440-4309
wh@kveng.com | www.kveng.com

KAW VALLEY ENGINEERING

NOTE: THIS SITE SKETCH DOES NOT CONSTITUTE A SURVEY
AND IS THEREFORE SUBJECT TO CHANGE.

2018-11-08
0678SP