



Wichita-Sedgwick County Metropolitan Area Planning Department

July 25, 2022

Catholic Charities, Inc.
Attn: Bill Wallisch
437 North Topeka
Wichita, KS 67202

GT Wichita, LLC
Attn: Tyler Nepote and Phillip Graves
12021 E 13th Street North
Wichita, KS 67206

RE: BZA2022-00030 Administrative Adjustment in the City to reduce parking requirement for a K-12 school from 40 to 32 spaces (20 percent) in LC Limited Commercial zoning; generally located on the north side of West Central Avenue and within one-quarter mile west of I-235 (5920 West Central Avenue).

Legal Description: Lots 4 and 5, Block D, West Central Gardens Addition, Wichita, Sedgwick County, Kansas

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to reduce the parking requirements for a remodel of a building located at 5920 West Central Avenue from 40 to 32 spaces (20 percent) in order to open a K-12 school that assists homeschool families with teachers in a classroom environment.

Sec. V-I.2. (i) of the Unified Zoning Code allows reduction of the parking requirement for remodel/redevelopment projects by up to 25 percent 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:

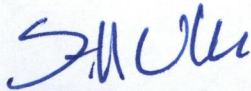
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed reduction in parking requirement should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area.
- 2) Impact on existing uses in surrounding areas: The proposed reduction in parking should not significant negative impacts the surrounding uses in the immediate area.
- 3) Compatibility with existing or permitted uses on abutting sites: The zoning districts surrounding the subject property are LC Limited Commercial on the east, south and west sides. The properties to the north are SF-5 Single-Family Residential. Therefore, a 20 percent reduction in parking remains compatible with the surrounding uses.

- 4) Effect on public health, safety or welfare: The public's safety, health and welfare should not be impacted.

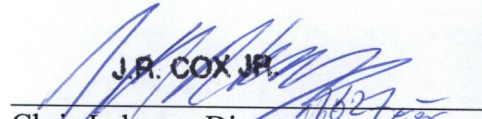
Our signatures below indicate that an Administrative Adjustment to reduce required parking spaces from 40 to 32 spaces is hereby granted for the aforementioned property subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) This adjustment shall apply only to the reduction of parking spaces shown on the approved site plan. Any additional adjustments on the property will require a separate action to be filed with the MAPD.
- 3) All parking on the site shall be paved and marked in accordance with City standards.
- 4) 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.



Scott Wadle, Director
Metropolitan Area Planning Department


J.R. COX JR.

Chris Labrum, Director
Metropolitan Area Building and
Construction Department

cc: MABCD
Bryan Frye, CM District V
Cory Buchta, Community Services Representative District V



SITE PLAN

APPROVED

7/25/22

22

6

1

11

10

9

ARCHITECTURE

CODE FOOTPRINT SITE
PLAN

CF2