



Wichita-Sedgwick County Metropolitan Area Planning Department

February 24, 2023

Autohouse Properties, LLC
1106 E. 2nd Street
Wichita, KS 67214

Ferris Consulting
Attn: Greg Ferris
PO Box 573
Wichita, KS 67201

RE: BZA2023-00009 Administrative Adjustment in the City to reduce the parking requirement from 19 spaces to 15 spaces for a new restaurant use on property zoned LI Limited Industrial, located one block east of North Washington Avenue and one block south of East Central Avenue (1115 East 3rd Street North).

Legal Description: The North 16 feet of Lot 43; Lot 45, EXCEPT that part commencing at the SE corner of Lot 45; thence West 22.70 feet; thence North 14.18 feet to the Point of Beginning; Thence West 60 feet, thence North 30 feet; thence East 60 feet; thence South 30 feet to the Point of Beginning; and all of Lot 47, Wabash Avenue, Mathewson's 2nd Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant:

We received and reviewed your request for an Administrative Adjustment to reduce the parking requirements for a restaurant use from 19 to 15 spaces (21 percent) located at 1115 East 3rd Street North.

Sec. V-I.2. (i) of the Unified Zoning Code allows reduction of the parking requirement for 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. Unrestricted on-street parking is available on both side of East 3rd Street and North Wabash Avenue
- 2) Impact on existing uses in surrounding areas: The proposed reduction in parking should not have 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 LI Limited Industrial on all sides and developed with commercial and/or industrial 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

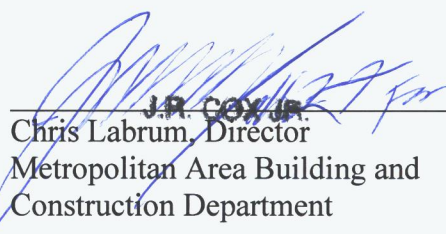
19 to 15 spaces (21 percent) is hereby granted for the aforementioned property subject to the following conditions:

- 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 for the restaurant use as 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
Brandon Johnson, CM District I
Tasha Hayes, CSR District I

**OF
SHEETS**