



Wichita-Sedgwick County Metropolitan Area Planning Department

July 5, 2023

Le Citron, LLC
Attn: Tony Abdayem
120 S Lynwood St.
Wichita, KS 67218

RE: BZA2023-00040 Administrative Adjustment in the City to reduce the parking requirement from 72 spaces to 64 spaces for restaurant and bar uses on property zoned LC Limited Commercial, located on the south side of West Douglas Avenue, between South Walnut Street and South Seneca Street.

Legal Description: Lots 6-12 even, Douglas Ave, TOGETHER WITH Lots 11-19 odd, Texas Ave West Wichita Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant:

We received and reviewed your request for an Administrative Adjustment to reduce the parking requirement from 72 to 64 spaces (11 percent) located at 1019 and 1017 West Douglas Avenue for restaurant and bar uses.

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. The property at 1019 is being redeveloped into a bar, which has a higher parking requirement than the previous use. 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 have significant negative impacts on the surrounding uses in the immediate area.
- 3) Compatibility with existing or permitted uses on abutting sites: Surrounding properties are a mixture of CBD Central Business District, LC Limited Commercial District, GC General Commercial District, and LI Limited Commercial District zoning and developed with commercial uses and associated parking.
- 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 72 to 64 spaces (11 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.

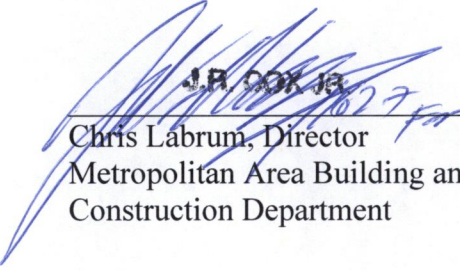
- 2) This adjustment shall apply only to the reduction of parking spaces for the commercial, community assembly, and office uses as shown on the approved site plan. Any additional adjustments on the property will require a separate action to be filed with the MAPD.
- 3) All parking on the site shall 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

cc: MABCD
Jeff Blubaugh, CM District IV
Brooke Kauchak, CSR District IV


J.R. DOK JA

Chris Labrum, Director
Metropolitan Area Building and
Construction Department



3ten co
919 W 2nd St
Wichita KS 67203
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Abdayem - W. Douglas Wichita, Ks

PARKING STUDY:

ALZAVINO WINE TAVERN NOT INCLUDED IN STUDY

TJ'S BURGER: NOT INCLUDED IN STUDY

DRESS GALLERY BRIDAL & TUX SHOP IS NOT INCLUDED IN STUDY

LA GALETTE

OWNER: ABDAYEM, TONY & MICHELLE

OCCUPANCY CLASSIFICATION: A2 (ASSEMBLY)

EXISTING SEATING: 122 SEATS

CALCULATION: 1 PARKING SPACE PER 3 SEATS

122 SEATS / 3 = 40.6 REQUIRED PARKING SPACES

BUSINESS HOURS: 8:30-3PM

DELANO DAQUIRI

OWNER: ABDAYEM, TONY & MICHELLE

OCCUPANCY CLASSIFICATION: A2 (ASSEMBLY)

OCCUPANCY COUNT BREAKDOWN

FRONT (BASED ON SEATING) 29 + 3 EMPLOYEES

BACK (BASED ON SF / 15): 939 SF / 15 SF = 63

TOTAL OCCUPANCY COUNT: 95

CALCULATION: 1 PARKING SPACE PER 3 OCCUPANTS

95 / 3 = 31 REQUIRED PARKING SPACES

BUSINESS HOURS: UNKNOWN

TOTAL PARKING SPACES REQUIRED FOR LA GALETTE &

DELANO DAQUIRI: 40.6 + 31 = 71.6 (72)

SOUTH PARKING LOT:

OWNER: ABDAYEM, TONY & MICHELLE

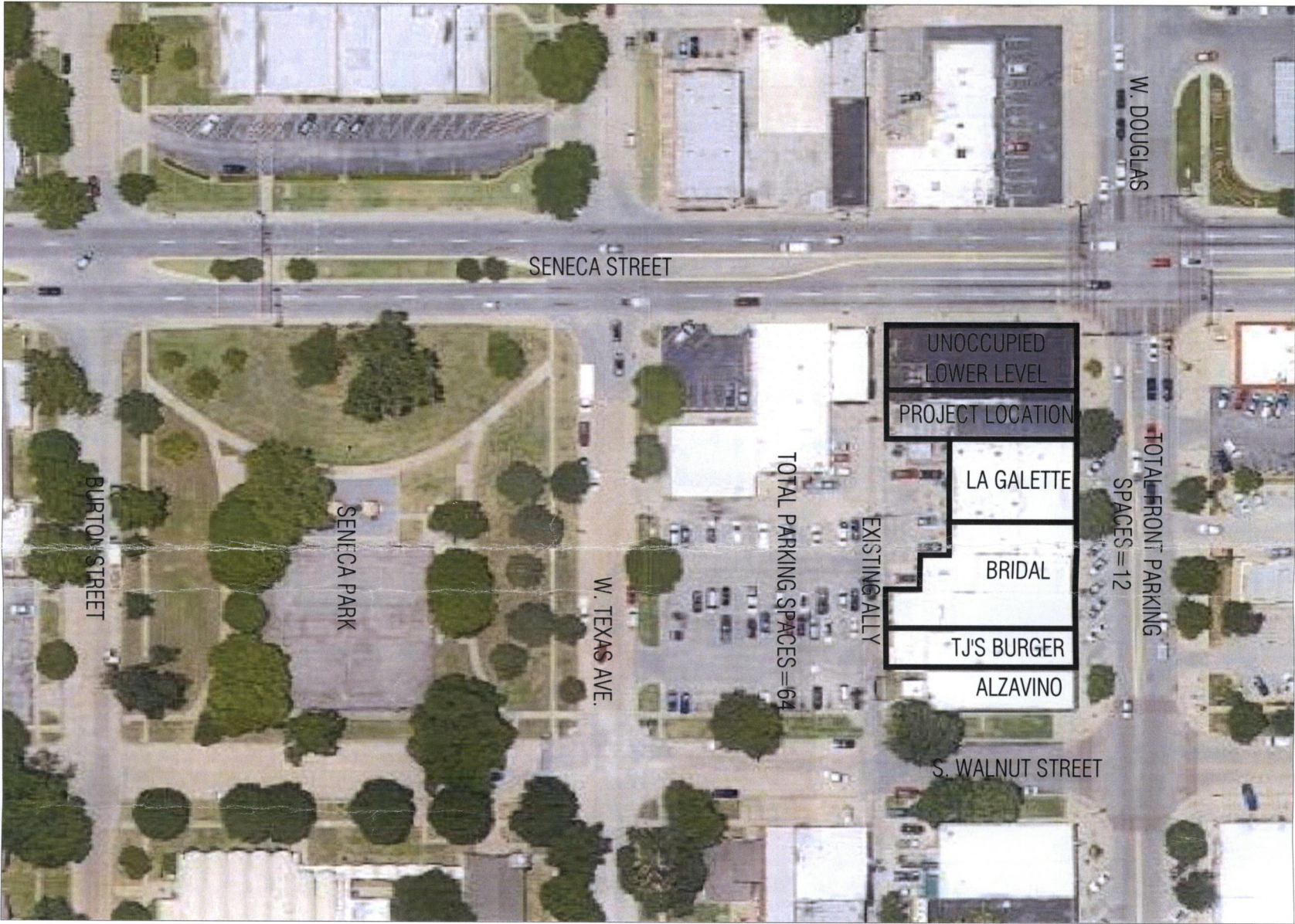
EXISTING PARKING SPACES: 64

ADMINISTRATION ADJUSTMENT REDUCTION CALCULATION:

72-11%=64 PARKING SPACES

SITE PLAN

APPROVED 7/5/23 BY



VICINITY MAP n.t.s. 1

FOR REVIEW
June 19, 2023

