



Wichita-Sedgwick County Metropolitan Area Planning Department

December 28, 2020

CZACH, Investments, LLC
8558 W. 21st Street North
Wichita, KS 67205

Ferris Consulting
Attn: Greg Ferris
P.O. Box 573
Wichita, KS 67201

Re: BZA2020-00068: City zoning Administrative Adjustment to reduce the parking requirement from 167 spaces to 160 spaces (approximately 4.2%) on property zoned LC Limited Commercial; generally located 600 feet east of North Tyler Road and 325 feet north of West 21st Street North (8558 W. 21st Street North)

Legal Description: THAT PART LOT 1 BEG NW COR S 271.41FT E 228.79 FT N TO N LI NW 257.34 FT TO BEG BLOCK 3 REFLECTION RIDGE 3RD ADD

Dear Applicant,

We reviewed your Zoning Adjustment request to reduce the parking requirement for the above-referenced property owned by CZACH Investments, LLC from 167 to 160 spaces to redevelop the property with four new rental spaces.

Sec. V-I.2. (i) of the Unified Zoning Code allows reduction of the parking requirement for LC Limited Commercial zoning by up to 25% 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 impact the surrounding uses in the immediate area.
- 3) Compatibility with existing or permitted uses on abutting sites: Properties to the south and east are zoned LC Limited Commercial and are developed with retail sales and medical services. Property north of the subject site is zoned SF-5 Single-Family Residential which is Reflection Ridge Golf Course. West of the subject site is zoned GC General Commercial

and is developed with Village Charters, Inc. Therefore a 4.2% parking reduction should not compromise existing or permitted uses on abutting sites. 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.

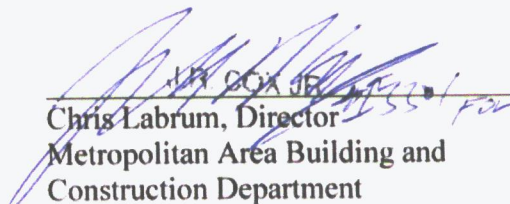
Our signatures below indicate that an Administrative Adjustment to reduce required parking spaces from 167 to 160 spaces is hereby **GRANTED** for the aforementioned property subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) This adjustment shall apply only to the general uses shown on the approved site plan. Any additional uses will require parking standards to be met.
- 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.

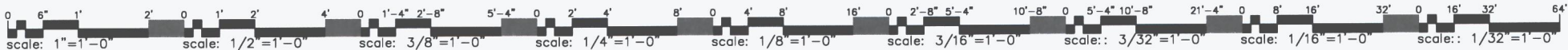


Scott Wadle, Director
Metropolitan Area Planning Department



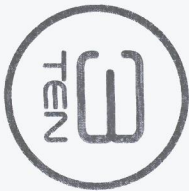
Chris Labrum, Director
Metropolitan Area Building and
Construction Department

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



PARKING COUNT

BUSINESS OCCUPANCY (NORTH BUILDING MULTI-TENANT BUSINESS OFFICES)
5,800 SF AREA = 1 STALLS PER 333 SF = 18 STALLS REQUIRED
ASSEMBLY OCCUPANCY (NORTH BUILDING HUMIDOR)
130 OCCUPANTS (SEATS) = 1 STALL PER 2 OCCUPANTS = 65 STALLS REQUIRED
BUSINESS OCCUPANCY (WEST BUILDING LIQUOR STORE)
2,000 SF (OPEN FLOOR MERCHANTILE) = 1 STALLS PER 333 SF = 7 STALLS REQUIRED
ASSEMBLY OCCUPANCY (WEST BUILDING BAR)
150 OCCUPANTS (SEATS) = 1 STALL PER 2 OCCUPANTS = 75 STALLS REQUIRED
PARKING REQUIRED
18 STALLS + 50 STALLS + 7 STALLS + 75 STALLS = 150 STALLS
HC PARKING REQUIRED
150 STALLS REQUIRED = 101 - 150 STALLS = 51 HC STALLS REQUIRED
PARKING PROVIDED (NORTH & SOUTH LOTS COMBINED)
140 STALLS AVAILABLE = 136 STANDARD & 5 HANDICAP
DEFICIENT STALLS = 107 - 140 = 27 STALLS
ADDITIONAL PARKING AVAILABLE WITH 657
ENCORE DANCE STUDIO = 20 ON-SITE STALLS FOR OVERFLOW



316.447.0555
919 W. 2nd St. Wichita, KS 67203
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The Humidor Parking Lot Modifications

8558 W 21st St N
Wichita, KS 67205

12/09/2020
SITE ANALYSIS

