



Wichita-Sedgwick County Metropolitan Area Planning Department

August 15, 2025

Bellaire Apartments, LLC
150 S Washington Ave
Wichita, KS 67202

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

Re: BZA2025-00052: Administrative Adjustment in the City to reduce the parking requirement from 47 spaces to 40 spaces (15 percent) for residential, retail, and restaurant uses on property zoned LC Limited Commercial, located on the north side of East Douglas Avenue and within one-block west of North Grove Street (2320 East Douglas Ave).

Legal Description: Lots 2,4 ,6, and 8, Douglas Avenue, Park Place Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant:

We received and reviewed your request for an Administrative Adjustment to reduce the parking requirements for apartments, retail, and restaurant uses from 47 to 40 spaces (15 percent) located at 2320 East Douglas Ave for a mixed use developed. The following is an analysis of the required parking spaces per use:

- 17, one-bedroom apartments (1.25 spaces per apartment): 21.25 parking spaces
- 5,400 square feet of retail (1 space per 333 square feet): 16.22 parking spaces
- 28 restaurant seats (1 space per 3 seats): 9.33 parking spaces
- **Total Required: 46.80 (47) parking spaces**

The off-street parking on the site consists of 40 automobile parking spaces plus 3 motorcycle spaces.

Sec. V-1.2. (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-1.6 of the Code are met. We find that the parking requirement reduction as proposed meets the four conditions required by Sec. V-1.6 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 the surrounding uses in the immediate area. In addition to the available off-street parking, East Douglas Avenue is along two transit routes, and there are on-street bike facilities within two blocks north along East 1st Street and East 2nd Street.

- 3) Compatibility with existing or permitted uses on abutting sites: The subject site is within the Established Central Area. The existing buildings along East Douglas Avenue are built with a zero setback along the front and side property lines. The subject site has available parking behind and to the east of the subject building. Permitting a parking reduction maintains the existing character and does not encourage demolition of nearby structures in order to provide parking.
- 4) Effect on public health, safety or welfare: The public's safety, health and welfare should not be impacted.

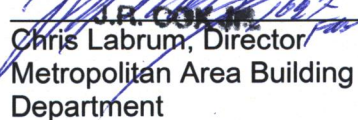
Our signatures below indicate that an Administrative Adjustment to reduce required parking spaces from 47 to 40 spaces (25 percent) is hereby granted for the aforementioned property subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) This adjustment supersedes the previously approved adjustment BZA2023-00017
- 3) This adjustment shall apply only to the reduction of parking spaces for the residential, retail and restaurant 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.
- 4) All parking on the site shall be paved and marked in accordance with City standards.
- 5) 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
Brandon Johnson, CM District I
Cameron Jackson, CSR District I

