



**Wichita-Sedgwick County Metropolitan Area Planning Department**

September 9, 2015

Douglas Avenue Ventures  
3220 E. Douglas  
Wichita, KS 67208

**Re: BZA2015-00047: Administrative Adjustment to allow a reduction of the required parking by up to 25% on property zoned GC General Commercial ("GC").**

**Legal Description: East 1/2 of Lot 16, and the West 75 Feet of Lot 17, and the East 25 Feet of Lot 17 and West 45 Feet of Lot 18, and the East 55 Feet of Lot 18, and the East 75 Feet and South 18 1/2 Feet of Lot 15, and the East 50 Feet and North 120 Feet of Lot 15, and the West 1/2 of Lot 14, and the East 1/2 of Lot 14 of the I R & R Subdivision, along with the West 1/2 of Lot 13 and Beginning at the Southwest Corner of the East 1/2 of Lot 13, then North along the West line, East 1/2 of Lot 13 to the Northwest Corner of the East 1/2 of Lot 13, then the East 6 Feet and South 138.65 Feet to the beginning, Wichita, Sedgwick County, Kansas. (3234 E. Douglas Ave.)**

Dear Applicant:

We have reviewed your request for an Administrative Adjustment to reduce the parking requirement for the redevelopment of the site on the aforementioned property. From reviewing your application we understand that you propose to remodel and redevelop a furniture store and row building with other tenants that will be required to have 93 parking spaces. The resulting parking requirement is 23 more spaces than the site can provide, resulting in only 70 available spaces. Therefore, you have requested an Administrative Adjustment to reduce the parking requirement for the remodel from 93 spaces to 70 spaces, or about 25%.

Sec. V-I.2.i of the Code allows up to a 25% reduction of parking requirements for remodeling/expansion projects when the conditions required by Sec. V-I.6 of the Code are met. We find that reducing the parking requirement for the remodel and reconstruction of the furniture business and row building from 93 spaces to 70 spaces meets the four conditions required by Section V-I.6 of the Code as set out below:

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- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The extent of the parking reduction is at the allowable limit of 25%; therefore, sufficient on-site parking should be provided such that on-street parking for the use should not and will not be necessary. Since all parking for the use should be off-street, there should not be negative impacts on the safety and convenience of vehicular and pedestrian circulation in the area.
- 2) Impact on existing uses in surrounding areas: There should not be a negative impact on the existing uses in the surrounding areas as a result of reducing the parking requirement. Parking for the remodeled use should not encroach or encumber any uses adjacent to this property.
- 3) Compatibility with existing or permitted uses on abutting sites: A reduction of 25% of the parking requirement should not compromise existing or permitted uses on abutting sites, as all parking for this project should be adequately provided on the site.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; therefore, there should not be a negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

For this particular application, one of the lots identified as having parking is currently developed with a residence and zoned B Multi-family Residential. This house has been identified to be removed, however the current zoning does not allow for commercial parking. The site would have to be rezoned or a Conditional Use approved for the applicant's request of 70's space to be fulfilled.

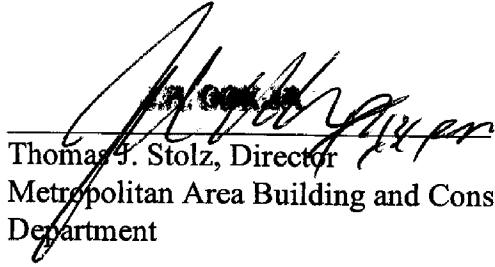
Our signatures below indicate that an Administrative Adjustment to reduce the parking requirement for the remodeled furniture store and row building from 93 spaces to 70 spaces is hereby granted subject to the following conditions:

- 1) The site shall be developed in accordance with the approved site plan.
  - 2) The parking area shall be paved and marked in accordance with the approved site plan.
  - 3) Lot 13 will have to be rezoned to a zone district that allows for commercial parking or have a Conditional Use approved before this adjustment is considered valid and the 70 spaces are useable.
  - 4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.
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The zoning adjustment sign may now be removed from the property.



W. David Barber, Interim Director  
Metropolitan Area Planning Department



Thomas J. Stolz, Director  
Metropolitan Area Building and Construction  
Department

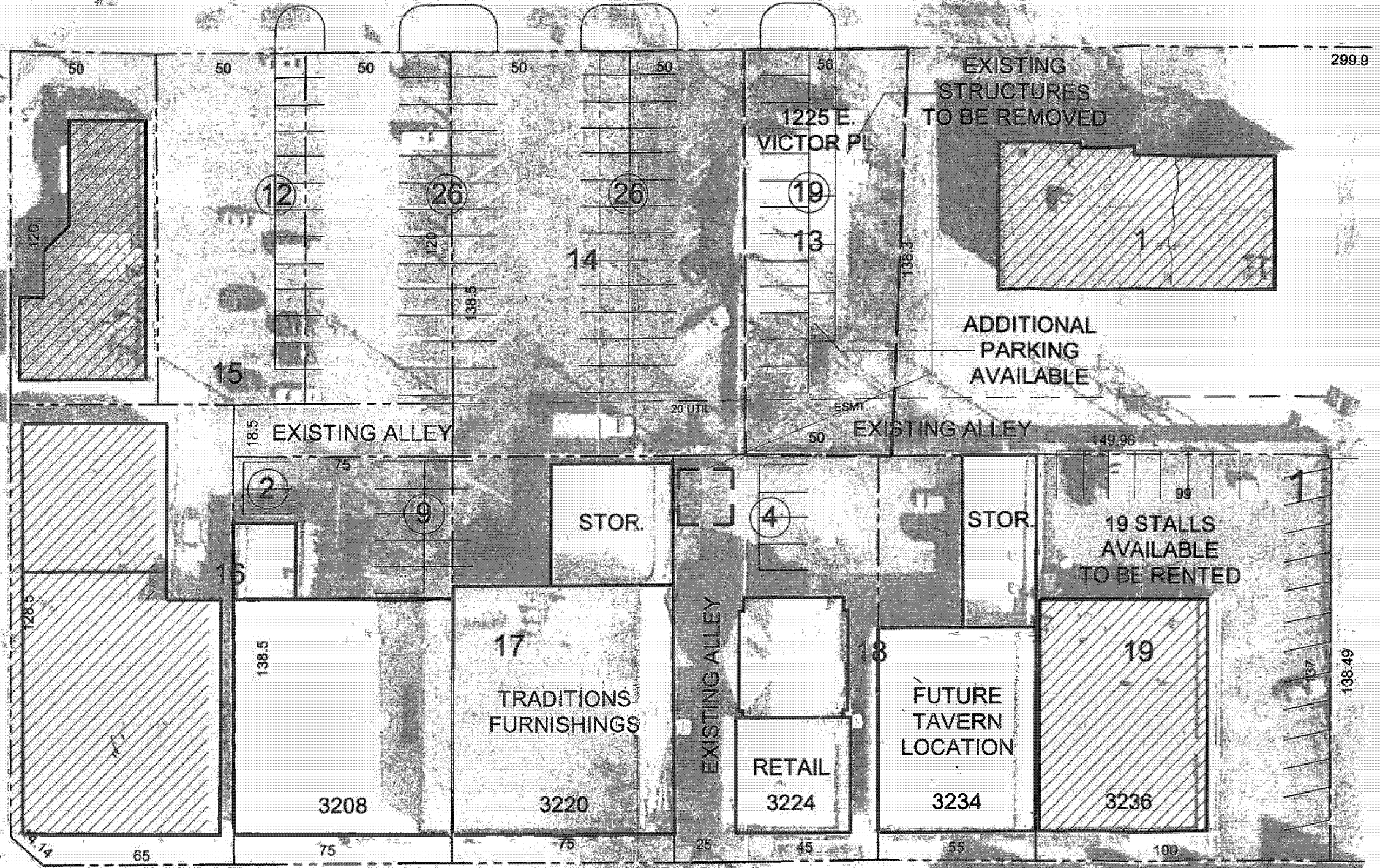
cc: J.R. Cox, MABCD  
Paul Hays, MABCD  
Lavonta Williams, CM District I  
Julie Scott, CLD I

VICTOR PL

VICTOR PL

VICTOR PL

HILLSIDE AVE



DOUGLAS

SITE PLAN

① SITE PLAN  
1"=20'

APPROVED 9/10/15 BY *[Signature]*