CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

November 9, 2016

Ross Parkway Apartments, Inc. and
Central Plains Development
Attn: Robert Snyder
3620 East Sunnybrook, Suite A
Wichita, KS 67210

Caber Associates, Inc.
Attn: Curtis E. McNay II
2506 Green Meadow Circle
Wichita, KS 67205

Re: BZA2016-48: City zoning Administrative Adjustment to reduce the parking requirement by approximately 14% from 126 to 109 spaces, in GC General Commercial zoning, generally located north of 31st Street South and east of Hillside (3703-37-17 & 3803-3809 E. Ross Parkway)

Legal Description: Lot 1, Block A, Plainview Subdivision Number 2, together with Lot 1, Block S, Plainview Subdivision Number 1, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We reviewed your Zoning Adjustment request to reduce the parking requirement on the above-referenced property. From reviewing your application we understand that you are restriping the parking on the existing surface parking lots on this site and you indicate a desire to reduce the on-site parking requirement from 126 to 109 spaces, approximately a 14% reduction of the Unified Zoning Code (UZC) requirement for the site.

Sec. V-I.2.i of the Unified Zoning Code allows an adjustment to reduce the parking requirement for redeveloping of existing sites 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. Sufficient parking is available for the current need and does not interfere with public right-of-way.

2) Impact on existing uses in surrounding areas: The proposed reduction in parking should not impact existing uses in surrounding areas, as all parking for this project should be adequately provided on the site.

3) Compatibility with existing or permitted uses on abutting sites: Abutting sites are zoned MF-29 Multi-Family and GC developed with multi-family and SF-5 Single-Family developed with USD 259 Colvin Elementary School. Therefore a 14% parking reduction should not compromise existing or permitted uses on abutting sites.

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 parking by 14%, from 126 to 109 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. Any required permits shall be obtained and parking improvements completed within one year.

2) All parking on the site shall be paved and marked in accordance with City standards. Gravel and unpaved areas shall have barriers to prevent parking on unimproved surfaces.

3) 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.

Dale Miller, Director
Metropolitan Area Planning Department

Kyle J. McLaren, Interim Director
Metropolitan Area Building and
Construction Department

cc: Kyle J. McLaren, MABCD
Paul Hays, MABCD
JR Cox, MABCD
James Clendenin, CM District III
Teia Wair, Community Services Representative District III

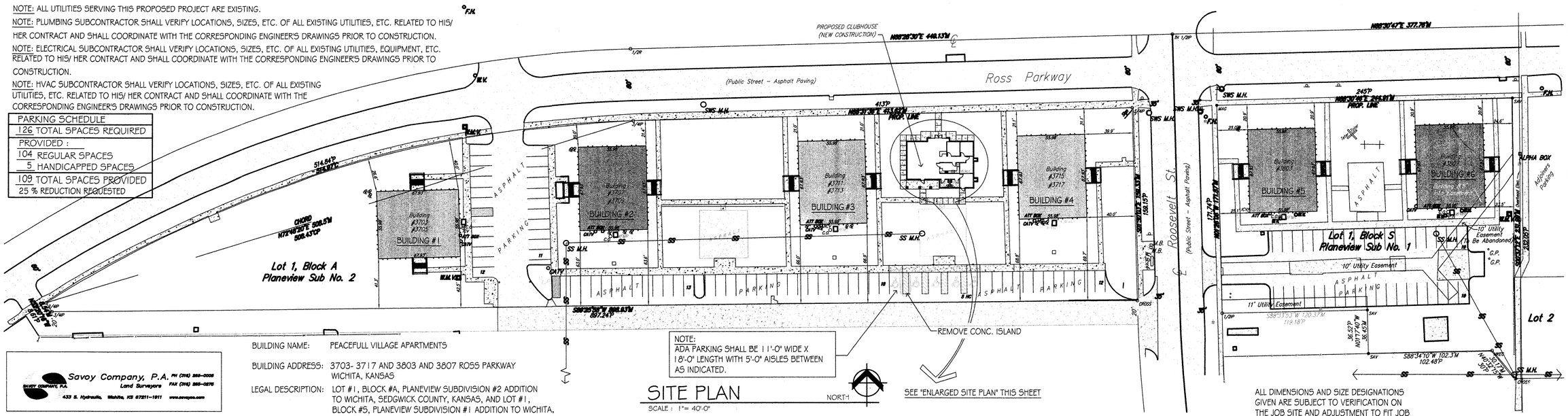
NOTE: ALL UTILITIES SERVING THIS PROPOSED PROJECT ARE EXISTING.

NOTE: PLUMBING SUBCONTRACTOR SHALL VERIFY LOCATIONS, SIZES, ETC. OF ALL EXISTING UTILITIES, ETC. RELATED TO HIS/ HER CONTRACT AND SHALL COORDINATE WITH THE CORRESPONDING ENGINEER'S DRAWINGS PRIOR TO CONSTRUCTION.

NOTE: ELECTRICAL SUBCONTRACTOR SHALL VERIFY LOCATIONS, SIZES, ETC. OF ALL EXISTING UTILITIES, EQUIPMENT, ETC. RELATED TO HIS/ HER CONTRACT AND SHALL COORDINATE WITH THE CORRESPONDING ENGINEER'S DRAWINGS PRIOR TO CONSTRUCTION.

NOTE: HVAC SUBCONTRACTOR SHALL VERIFY LOCATIONS, SIZES, ETC. OF ALL EXISTING UTILITIES, ETC. RELATED TO HIS/ HER CONTRACT AND SHALL COORDINATE WITH THE CORRESPONDING ENGINEER'S DRAWINGS PRIOR TO CONSTRUCTION.

PARKING SCHEDULE
126 TOTAL SPACES REQUIRED
PROVIDED :
104 REGULAR SPACES
5 HANDICAPPED SPACES
109 TOTAL SPACES PROVIDED
25 % REDUCTION REQUESTED



NOTE:
ADA PARKING SHALL BE 11'-0" WIDE X 18'-0" LENGTH WITH 5'-0" AISLES BETWEEN AS INDICATED.

SITE PLAN

SCALE : 1"= 40'-0"

ALL DIMENSIONS AND SIZE DESIGNATIONS GIVEN ARE SUBJECT TO VERIFICATION ON THE JOB SITE AND ADJUSTMENT TO FIT JOB CONDITIONS.

Savoy Company, P.A. PH (316) 265-2006 FAX (316) 265-0276
Land Surveyors
433 S. Hydraulic, Wichita, KS 67211-1611 www.savoyco.com

BUILDING NAME: PEACEFULL VILLAGE APARTMENTS

BUILDING ADDRESS: 3703- 3717 AND 3803 AND 3807 ROSS PARKWAY WICHITA, KANSAS

LEGAL DESCRIPTION: LOT #1, BLOCK #A, PLANEVIEW SUBDIVISION #2 ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, AND LOT #1, BLOCK #S, PLANEVIEW SUBDIVISION #1 ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

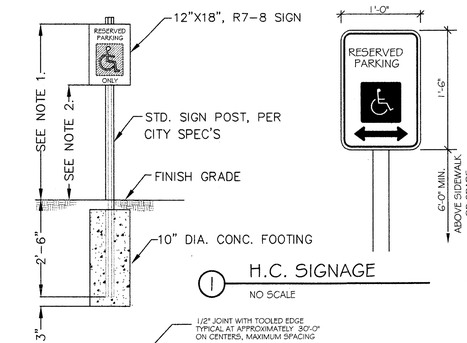
GENERAL NOTES - SITE

1. PRIOR TO ANY SITE WORK, TRENCHING, TREE REMOVAL, ETC., LOCATE ALL UTILITIES BY CALLING KANSAS ONE-CALL CENTER, 1-800-DIG SAFE (344-7233) OR 316-687-2470

2. EXISTING UTILITIES (IF ANY): LOCATE BY HAND EXCAVATION AND PROVIDE PROTECTION FROM DAMAGE. COOPERATE WITH OWNER AND UTILITY COMPANIES FOR MAINTAINING SERVICES. DO NOT BREAK UTILITY CONNECTIONS WITHOUT PROVIDING TEMPORARY SERVICES, AS ACCEPTABLE TO THE ARCHITECT. REPAIR DAMAGES TO EXISTING UTILITIES AS DIRECTED BY UTILITY COMPANY.

3. PROTECTIONS: AS MAY BE REQUIRED, THE GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY FENCES, BARRICADES, COVERINGS, OR OTHER PROTECTIONS TO PRESERVE EXISTING ITEMS TO REMAIN AND TO PREVENT INJURY OR DAMAGE TO PERSONS OR PROPERTY. APPLY PROTECTIONS TO ADJACENT PROPERTIES AS REQUIRED. RESTORE DAMAGED WORK TO THE CONDITION EXISTING PRIOR TO THE START OF WORK, UNLESS OTHERWISE DIRECTED. DO NOT INTERFERE WITH NORMAL TRAFFIC ON ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS AS REQUIRED BY GOVERNING REGULATIONS. PROTECT EXISTING TREES AND VEGATATION WHICH ARE TO REMAIN FROM PHYSICAL DAMAGE. COMPLY WITH REGULATIONS OF AUTHORITIES HAVING JURISDICTION.

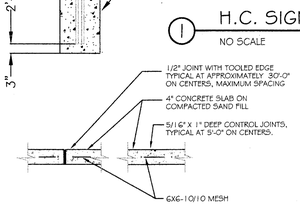
4. SITE CLEARING: THE EXTENT OF SITE CLEARING IS SHOWN ON THE DRAWINGS.
SITE CLEARING WORK INCLUDES (AS MAY BE REQUIRED), BUT IS NOT LIMITED TO,
THE FOLLOWING:
PROTECTION OF EXISTING TREES.
REMOVAL OF TREES AND OTHER VEGETATION.
TOPSOIL STRIPPING.
STRIPPING AND STOCKPILING AND REUSABLE MATERIAL FROM EXISTING SITE.
BURNING OF WASTE MATERIALS ON THE SITE IS NOT PERMITTED.
USE OF EXPLOSIVES WILL NOT BE PERMITTED.



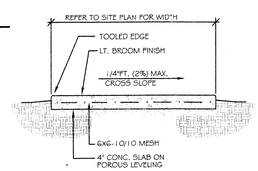
NOTE:
ALL FINISH GRADES SHOWN ARE TO TOP OF CORRESPONDING MATERIALS, I.E. ASPHALT, GRASS, CONCRETE, ETC.

NOTE:
1. H.C. SIGNS, MOUNTING HEIGHT AND INSTALLATION SHALL BE PER THE FEDERAL #R7-8 SIGN REQUIREMENTS.
2. ANY HANDICAP SIGN PLACED WITHIN 24' OF A SIDEWALK MUST HAVE 60" CLEARANCE FROM THE TOP SURFACE OF THE SIDEWALK TO THE BOTTOM OF THE SIGN. ANY HANDICAP SIGN PLACED GREATER THAN 24" FROM A SIDEWALK MUST HAVE 60" MINIMUM CLEARANCE FROM THE SURFACE OF THE SIDEWALK TO THE BOTTOM OF THE SIGN

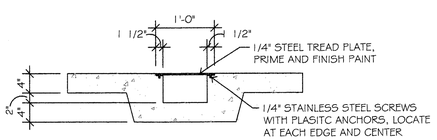
① H.C. SIGNAGE
NO SCALE



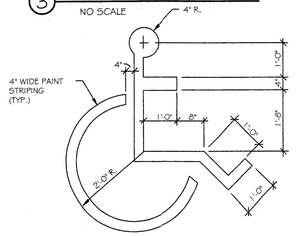
② SIDEWALK JOINTS
NO SCALE



③ TYP. CONC. WALK
NO SCALE



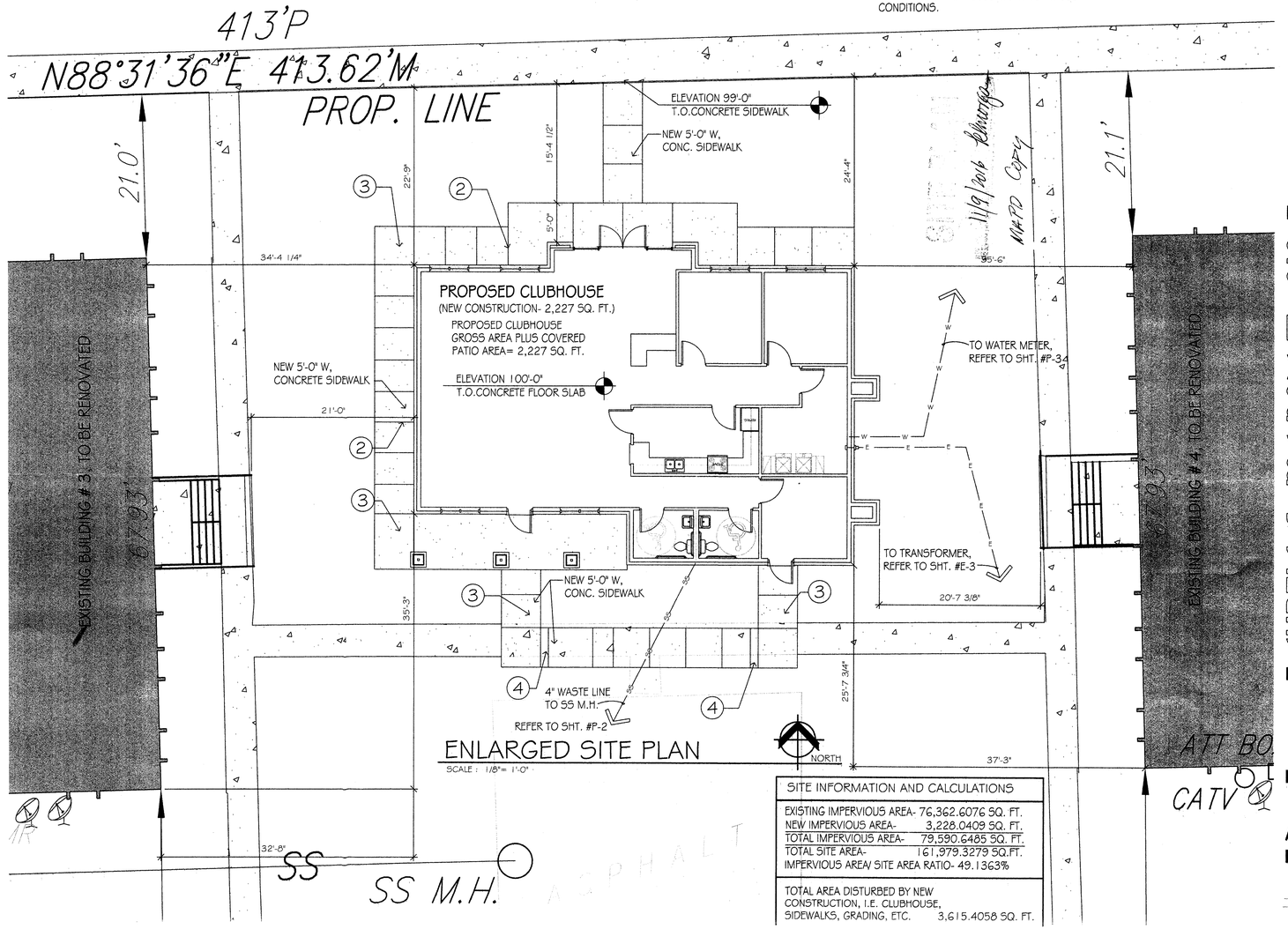
④ SIDEWALK DETAIL AT FLUME LOCATIONS
NO SCALE



⑤ H.C. SYMBOL
NO SCALE

SITE DETAILS

SCALE: SHOWN



ENLARGED SITE PLAN

SCALE : 1/8"= 1'-0"

SITE INFORMATION AND CALCULATIONS	
EXISTING IMPERVIOUS AREA-	76,362.6076 SQ. FT.
NEW IMPERVIOUS AREA-	3,228.0409 SQ. FT.
TOTAL IMPERVIOUS AREA-	79,590.6485 SQ. FT.
TOTAL SITE AREA-	161,979.3279 SQ.FT.
IMPERVIOUS AREA/ SITE AREA RATIO-	49.1363%
TOTAL AREA DISTURBED BY NEW CONSTRUCTION, I.E. CLUBHOUSE, SIDEWALKS, GRADING, ETC.	3,615.4058 SQ. FT.

REVISIONS

THIS DRAWING AND ALL INFORMATION HEREIN IS THE EXCLUSIVE PROPERTY OF CURTIS E. MCNAY II, ARCHITECT, AND IS NOT TO BE COPIED OR USED IN ANY WAY WITHOUT THE EXPRESS WRITTEN CONSENT OF CURTIS E. MCNAY II, ARCHITECT. ALL DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT.

FILE NO.:
PEACEFULL VILLAGE WKG DWG

CURTIS E. MCNAY II
REGISTERED
3296
KANSAS
PROFESSIONAL ARCHITECT
7-29-2016 arch only

PROJECT:
PROPOSED BUILDING RENOVATIONS FOR:
PEACEFULL VILLAGE APARTMENTS
3703- 3717 AND 3803- 3807 ROSS PARKWAY
WICHITA, KANSAS

CURTIS E. MC NAY II, AIA
ARCHITECT/ DESIGNER/ PLANNER
2506 GREEN MEADOW CIRCLE
WICHITA, KANSAS 67205 (316) 773-7900

DATE:
JUNE, 2016

PROJECT NO.:
371W16

SHEET NO.:
A-0.11

MEMO:
PKG 109

SEAL 2016-48