WICHITA — SEDGWICK COUNTY

WSC

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

February 3, 1998

Dan Schmidt
BCI Construction
453 S. Webb Road #500
Wichita, KS 67207

Re: **Administrative Adjustment 98-3: Administrative Adjustment to reduce the number of required parking spaces from 26 to 24 on property zoned "LC" Limited Commercial and generally located on the northeast corner of 21st St. North and Tallgrass.**

Legal Description: Lot 1, Block 1, Summerfield Second Addition.

Dear Mr. Schmidt:

We have reviewed your request of an administrative adjustment to reduce the number of required parking spaces for an assisted living project on the grounds of the Sterling House Corporation from 26 spaces to not fewer than 24 spaces. It is our understanding that you are constructing four new apartments, sun room and activity room on a portion of your property to continue to provide care for those persons you serve. It has been determined by the Office of Central Inspection that the parking requirement for your new facility is 26 spaces. You have indicated that the assisted living units that you will be providing will not require the 0.75 parking spaces per unit required by the zoning code because the Sterling House provides for the transportation needs of the clients occupying these units as well as only a few of the persons living at Sterling House own vehicles. The vacation of the drainage easement and CUP adjustment are being done separately.

We find that the requested adjustment, which is an 8% reduction of the overall parking requirement for this site, meets the four conditions required by Section V-1.6 of the Unified Zoning Code, as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed parking space reduction should have no impact on vehicular or pedestrian circulation due to persons living at Sterling House do not own cars and do not typically drive. It is expected that sufficient parking will be provided on-site which will provide for safe vehicular and pedestrian circulation.

2) Impact on existing uses in surrounding areas: The parking available to serve this site should

Made with Recycled Paper

be adequate to serve those persons living at the site. Additionally, Sterling House provides transportation to the individuals living there and few occupants own vehicles.

3) Compatibility with existing or permitted uses on abutting sites: The parking that will be provided should be compatible with existing or permitted uses on abutting sites. This site should not have problems meeting the demand for parking.

4) Effect on public health, safety or welfare: The reduction of the required number of parking spaces should have little impact on the health, safety or welfare of the public. Sterling House provides transportation to the occupants of this site. Therefore, there should not be any encroachment into public utility easements or parking on the street right-of-way.

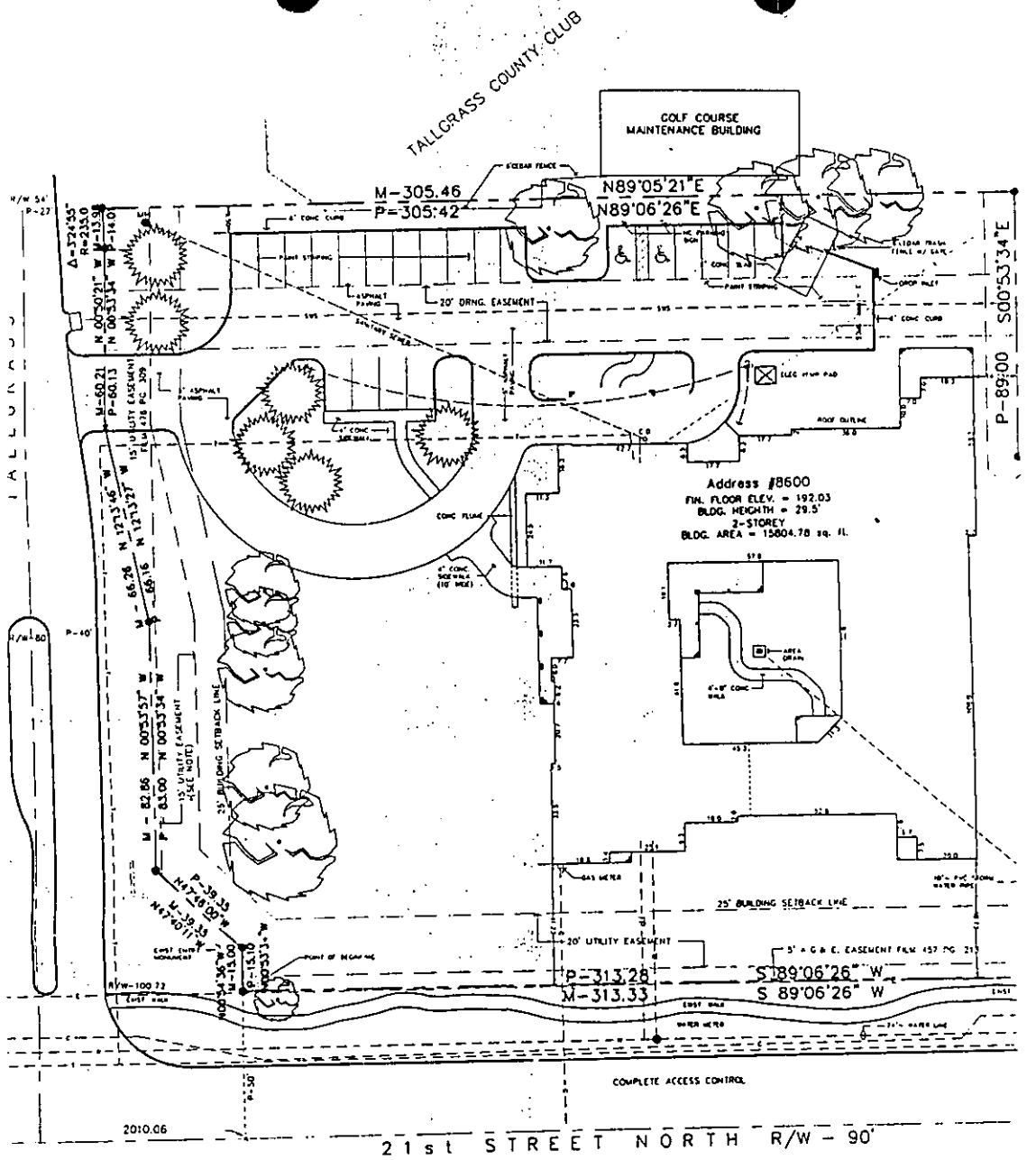
Our signatures below indicate that an administrative adjustment to reduce the parking requirements from 26 to 24 spaces is hereby granted subject to the following condition:

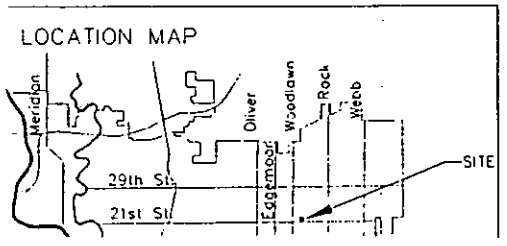
1) This parking reduction from 26 to 24 parking spaces applies only to a residential assisted living project with 30 units or to a use which requires no more than 24 spaces.

The zoning adjustment sign should only be removed after the vacation case has been heard by the Subdivision Committee.

Marvin S. Krout
Director of Planning

Kurt Schroeder
Superintendent of Central Inspection





LEDGEND

- ◉ – Gov. section corner
- ⊠ – chis. "X" in conc. set
- ● – iron bar found W/ "MNEC" cap
- — – sign
- ⊖ – power pole
- ⓜ – manhole

NOTES

1) LOT AREA
2) Building s... recorded
3) By graph... rate Map ... 1986 Edi...
4) Utility Co... by the ...
5) The Propo... water or...
6) The Propo...