CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

June 5, 2001

Jim Osterlund
Facility Project Services Department
Sedgwick County
510 N. Main, Ste. 602
Wichita, KS 67203

FILE COPY

Re: **BZA2001-00026: An administrative adjustment to temporarily reduce the parking requirements for a remodeling project by 25 percent (from 50 spaces to 37 spaces).**

Legal Description: Lots 58, 60, 62, 64, 66, 68, 70, & 72, J.P. Hilton's Addition, Wichita, Sedgwick County, Kansas. Located at the northwest corner of Central and Santa Fe (622 E. Central)

Dear Mr. Osterlund:

We have reviewed your request for an Administrative Adjustment to allow a temporary 25% reduction in the parking requirements for a remodeling project for the Adult Residential Facility to be operated by the Sedgwick County Department of Corrections on the aforementioned property. You state in your application that the Adult Residential Facility will be occupied in phases and that 37 parking spaces will be adequate for staff and visitors during the start-up phase. You further state in your application that additional parking, perhaps as much as 80 total spaces, will be provided in 2002 prior to the facility being fully occupied and staffed.

The Unified Zoning Code allows an Administrative Adjustment that would reduce the parking requirements by up to 25% for remodeling projects. We find that the reduction of parking requirements meets the four conditions required by Section V-I.6 of the Unified Zoning Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is for a temporary reduction in off-street parking requirements for a remodeling project. Since sufficient parking to meet parking requirements will be provided prior to the facility being fully occupied and staffed, public vehicular and pedestrian circulation will not be affected.

2) Impact on existing uses in surrounding areas: There should be no negative impact on the existing uses in surrounding areas as a result of the reduction in parking spaces as there should be no overflow parking requirements for customers or employees at this location due to the temporary nature of the reduction in parking requirements.

3) Compatibility with existing or permitted uses on abutting sites: The reduction in parking requirements is within allowable adjustments and will not detract from the existing or permitted uses on abutting sites. Additionally, the temporary reduction in parking requirements will allow the applicant sufficient time to acquire additional land and construct additional parking that will comply with landscaping requirements and, therefore, increase compatibility with surrounding uses.

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.

Our signatures below indicate that an Administrative Adjustment to allow a temporary reduction in the parking requirements by 25% (from 50 spaces to 37 spaces) for the aforementioned property is hereby granted, subject to the following conditions:

1) The reduction in parking requirements shall remain in effect only until June 30, 2002.
2) The temporary parking shall be developed in general conformance with the approved site plan.
3) The temporary parking area shall be paved and marked.
4) The permanent parking area for the Adult Residential Facility shall provide sufficient spaces to meet parking requirements, shall comply with a Landscape Plan approved by the Planning Director, and shall become operational on or before July 1, 2002.
5) Any violation of these conditions shall render the Administrative Adjustment null and void.

The zoning adjustment sign may now be removed from the property.

Marvin S. Krout
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection

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