CITY OF WICHITA

FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

July 7, 2009

Hunter Health Clinic, Inc.
2312 East Central Avenue
Wichita, KS 67214

Re: **BZA2009-00026: City zoning administrative adjustment to reduce the parking requirement by 10% from 141 to 127 spaces.**

Legal Description: Lot 1, Block 1, Hunter Health Clinic 2nd Addition, Wichita, Sedgwick County, Kansas; generally located northwest of the intersection of Central and Grove. (2312 E. Central)

Dear Applicants:

We have reviewed your request for a Zoning Adjustment to reduce the parking requirement on the above-referenced property. From reviewing your application, we understand that you propose to redevelop the site with a medical office designed to be certified with the Leadership in Energy and Environment Design Certification (LEED). Your application indicates that the parking need for the office will be reduced due to the design elements needed for LEED Certification including storm water detention/treatment, open space requirements and techniques in reducing the urban heat island effect. You have also stated that a large number of people who use the health clinic use public transportation and that you expect that to continue; therefore, you have requested a Zoning Adjustment to reduce the parking requirement from 141 spaces to 127 spaces.

Sec. V-I.2.i of the Unified Zoning Code allows an adjustment to reduce the parking requirement by up to 25 percent for redevelopment of existing sites when the conditions required by Sec. V-I.6 of the Code are met. We find that the reduction of the parking requirement 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: Flexibility is provided within the Code to allow for minor reductions of the parking requirement to encourage reuse or redevelopment of existing buildings. The extent of the parking requirement reduction is within allowable limits; therefore, sufficient on-site parking should be provided such that off-street parking for the building should not exceed the amount of off-street parking available.

2) Impact on existing uses in surrounding areas: There should be no negative impact on uses in surrounding areas as a result of the reduction of the parking requirement, as

sufficient parking should be provided on-site with no resulting off-site parking need being generated by the building that would utilize parking provided for adjacent businesses.

3) Compatibility with existing or permitted uses on abutting sites: There are no other uses that abut the site and the vacant properties to the north are owned by the applicant, so reducing the parking requirement should not compromise existing or permitted uses on abutting sites due to the minor nature of the reduction of the parking requirement.

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 a Zoning Adjustment to reduce the parking requirement from 141 spaces to 127 spaces for the aforementioned property is hereby granted, subject to the following conditions:

1) The site shall be developed in general conformance with the approved site plan.

2) The parking area shall be paved and marked in general conformance with the approved site plan.

3) Redevelopment of the site shall generally comply with the requirements of the Landscape Ordinance per a landscape plan approved by the MAPD prior to the issuance of a building permit.

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 the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

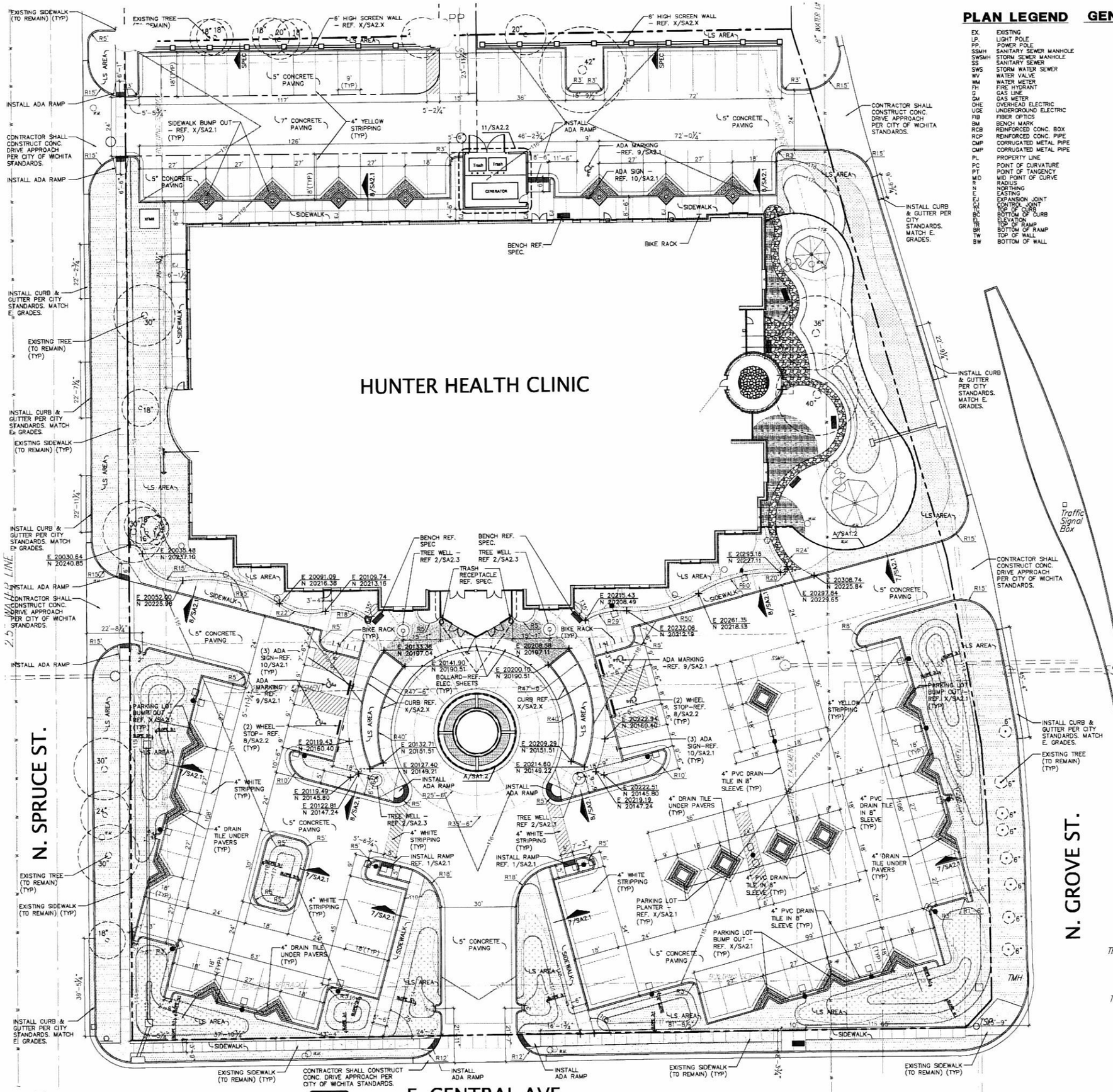
The "Development Application" sign should now be removed from the property.

John L. Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Law-Kingdon Architecture, Attn: Jeff Best, 345 Riverview, Wichita, KS 67203
Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
J.R. Cox, Office of Central Inspection
Dale Miller, Current Plans Manager, MAPD



A SITE ARCHITECTURAL PLAN

1/16" = 1'-0"

NORTH

PLAN LEGEND

EX.	EXISTING
LP.	LIGHT POLE
PP.	POWER POLE
SSMH	SANITARY SEWER MANHOLE
SWSMH	STORM SEWER MANHOLE
SS	SANITARY SEWER
SWS	STORM WATER SEWER
WV	WATER VALVE
WM	WATER METER
FH	FIRE HYDRANT
G	GAS LINE
GM	GAS METER
OHE	OVERHEAD ELECTRIC
UGE	UNDERGROUND ELECTRIC
FIB	FIBER OPTICS
BM	BENCH MARK
RCB	REINFORCED CONC. BOX
RCP	REINFORCED CONC. PIPE
CMP	CORRUGATED METAL PIPE
CMP	CORRUGATED METAL PIPE
PL	PROPERTY LINE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
MID	MID POINT OF CURVE
R	RADIUS
N	NORTHING
E	EASTING
EJ	EXPANSION JOINT
CJ	CONTROL JOINT
TC	TOP OF CURB
BC	BOTTOM OF CURB
EL	ELEVATION
TR	TOP OF RAMP
BR	BOTTOM OF RAMP
TW	TOP OF WALL
BW	BOTTOM OF WALL

GENERAL SITE ARCHITECTURAL NOTES:

1. SITE LAYOUT IS BASED ON A SURVEY PREPARED BY RUGGLES & BOHM. THE ASSUMED BASIS FOR COORDINATE REFERENCE ARE CALLED OUT ON THE PLANS AS HORIZONTAL CONTROL POINTS. THE GENERAL CONTRACTOR IS EXPECTED TO LOCATE AND FLAG THESE POINTS AND PROTECT THEM THROUGH THE DURATION OF THE PROJECT.
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK. DIMENSIONS AT PARKING LOT ARE FROM FACE OF CURB TO FACE OF CURB.
3. GENERAL CONTRACTOR TO CALL KANSAS ONE-CALL 48 HOURS PRIOR TO BEGINNING EXCAVATION OR DEMOLITION WORK AT 316-687-2470 OR 1-800-DIG-SAFE.
4. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES ARE FROM DISK PROVIDED BY CIVIL ENGINEER. THEREFORE, THE RELATIONSHIP BETWEEN PROPOSED WORK AND EXISTING FACILITIES, STRUCTURES AND UTILITIES MUST BE CONSIDERED APPROXIMATE AND SUBJECT TO CHANGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXACT LOCATIONS AND THE EXISTENCE OF ANY NOT SHOWN. NOTIFY THE LANDSCAPE ARCHITECT AND CIVIL ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
5. GENERAL CONTRACTOR TO CONTACT ALL LOCAL UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION TO COORDINATE THE LOCATION OF UTILITIES AND THE POSSIBLE RELOCATION OF EXISTING UTILITIES.

PEOPLES NATURAL GAS COMPANY:	942-7600
KANSAS GAS SERVICE:	383-9600
AQUILA ENERGY:	1-800-303-0357
WESTAR ELECTRIC:	383-8650
SOUTHWESTERN BELL:	1-800-571-2611
COX COMMUNICATIONS:	262-4270
WICHITA WATER & SEWER DEPARTMENT:	268-4908
WICHITA ENGINEERING DEPARTMENT:	268-4501
OFFICE OF CENTRAL INSPECTION:	268-4481

6. CONTRACTOR IS TO PROVIDE ALL SAFETY BARRIERS, FENCING ETC. AROUND CONSTRUCTION SITE AS REQUIRED BY LOCAL REGULATIONS. ALL CONSTRUCTION ACTIVITY MUST BE CONTAINED WITHIN THE LIMITS OF PROJECT EXTENTS SHOWN ON PLANS.
7. THE CONTRACTOR SHALL RESTORE TO THE ORIGINAL CONDITION, DISTURBED AREAS BY HIS OPERATIONS, AND SHALL BE RESPONSIBLE FOR ALL DAMAGES AND ASSOCIATED COSTS AT NO ADDITIONAL EXPENSE TO OWNER.
8. VERIFY ALL DIMENSIONS AND ANGLES IN THE FIELD PRIOR TO CONSTRUCTION OF ANY PAVEMENT. ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD LAYOUT MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
9. TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND CITY REQUIREMENTS. AT ALL TIMES, TRAFFIC CONTROL AND CONSTRUCTION PROCEDURES SHALL BE PERFORMED IN A WAY AS TO PROTECT PERSONS AND PROPERTY. PROJECT SAFETY AND SECURITY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL WORK ON SITE. THIS INCLUDES, BUT IS NOT LIMITED TO: COORDINATION BETWEEN THE STORM WATER SEWER AND FIRE LINE PROJECTS AND SITE LAYOUT PLANS; THE DEMOLITION AND LAYOUT PLANS; STRUCTURAL DETAILS AND SITE DETAILS. ANY DISCREPANCIES BETWEEN CONTRACT DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.
11. PARKING LOT STALLS SHALL BE A MINIMUM OF 9' X 18' AT THE OUTSIDE EDGE OF THE STALLS. THE 9' WIDTH SHALL BE MEASURED BETWEEN CENTERLINES OF THE 4" PAINTED STRIPE DIVIDING THE STALLS. THE 18' DEPTH SHALL BE MEASURED FROM THE FACE OF CURB TO THE END OF STRIPE.
12. HANDICAP ACCESSIBLE PARKING SHALL BE PAINTED WITH A HANDICAP SYMBOL AND STRIPED. THE GENERAL CONTRACTOR SHALL DEMARK THE HANDICAP STALL WITH A HANDICAP ACCESSIBLE PARKING SIGN AS SHOWN.
13. THE GENERAL CONTRACTOR SHALL SUBMIT ALL REQUIRED SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT A MINIMUM OF TWO WEEKS PRIOR TO SCHEDULED INSTALLATION OR CONSTRUCTION OF THOSE ITEMS.
14. ALL PERFORATED DRAIN PIPE SHALL BE 4" DIAMETER AND HAVE A SOCK INSTALLED OVER THE OUTSIDE OF THE PIPE. REFER TO THE PLAN FOR LOCATIONS OF DRAIN PIPE AND DETAILS FOR INSTALLATION INSTRUCTIONS.
15. PRIOR TO PURCHASE AND DELIVERY OF ALL NATURAL STONE AND BOULDERS, THE GENERAL CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR A MATERIALS INSPECTION AND APPROVAL AT THE MATERIAL'S SOURCE.
16. TRANSITION 6" CURB HEIGHT TO FLUSH WITH PAVEMENT ALONG HANDICAP STALLS. TRANSITION SHALL BE GRADUAL AND CONTINUOUS OVER THE ENTIRE 18' DISTANCE.
17. GENERAL CONTRACTOR TO INSTALL IRRIGATION SLEEVES UNDER PROPOSED SIDEWALKS/PAVING. COORDINATE THIS PORTION OF THE WORK WITH THE IRRIGATION PLANS AND IRRIGATION CONTRACTOR.
18. GENERAL CONTRACTOR SHALL INSTRUCT/CORDINATE ALL CONTRACTORS LEAVING MATERIALS ON SITE FOR EXTEND PERIODS OF TIME TO STORE MATERIALS IN DESIGNATED CONSTRUCTION STAGING AREAS.
19. CONCRETE JOINTS SHALL BE PLACED AS SHOWN ON THE PLANS. WHERE NOT SPECIFICALLY INDICATED ON PLANS, CONTROL JOINTS SHALL BE A MINIMUM OF 6' APART AND EXPANSION EXPANSION JOINTS SHALL BE PLACED A MAXIMUM OF 20' O.C. CONSTRUCTION JOINTS SHALL BE PLACED AT LOCATIONS BETWEEN DIFFERENT CONCRETE POURS.
20. REFER TO PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR LOCATION OF UTILITY STUB-IN AND BUILDING CONNECTIONS.
21. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DEPTHS OF ALL UTILITIES THAT CROSS THE PROJECT AREA TO IDENTIFY ANY POTENTIAL CONFLICTS. IF CONFLICTS WITH EXISTING LINES ARE IDENTIFIED, THE ARCHITECT MUST BE CONTACTED IMMEDIATELY AND WORK MUST STOP AT THOSE LOCATIONS, PENDING RESOLUTION/DIRECTION FROM ARCHITECT.
22. REFER TO CIVIL DRAWINGS FOR LOCATION AND CONSTRUCTION OF SITE UTILITIES.
23. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF WORK WITH WESTAR ELECTRIC AROUND EXISTING OVERHEAD ELECTRIC LINES. WESTAR SHALL BE CONTRACTED SEPARATELY WITH THE OWNER FOR THIS PORTION OF THE WORK.
24. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ALL EXISTING MANHOLE RIMS AND WATER VALVES TO MATCH THE PROPOSED GRADES. THIS SHALL INCLUDE THE RAISING OR LOWERING OF THESE RIMS AS NECESSARY SO THESE ITEMS DO NOT RESULT IN A DEPRESSION OR A TRIP HAZARD.
25. EXISTING SURROUNDING AREAS AND PROPERTY SHALL BE PROPERLY PROTECTED FROM DAMAGE IF DAMAGE OCCURS, IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR IT TO PREVIOUS CONDITION, OR REPLACE IT AS DIRECTED BY THE LANDSCAPE ARCHITECT.
26. REGARDLESS OF LAYOUT SHOWN ON PLANS, CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH CODE REQUIREMENTS REGARDING UTILITY CROSSINGS AND CLEARANCES. NOTIFY LANDSCAPE ARCHITECT AND CIVIL ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.

LEGAL DESCRIPTION:

Lots 1 & 2, Hunter Health Clinic 2nd Addition, Wichita, Sedgwick County, Kansas

SITE INFORMATION:

- PROPOSED USE: MEDICAL SERVICE
- TOTAL IMPROVED SITE AREA: 130,418.8 sf (2.99 ACRES)
- IMPERVIOUS AREA:
  - Building: 35,169 square feet
  - Pavement: 66,980 square feet
  - Total: 102,149 square feet
- TOTAL PARKING STALLS:
  - Medical Service – 1 stall/250 square feet
    - Ground Floor: 35,169 square feet = 141 stalls required
    - Basement: 10,518 square feet
      - 6,600 sf unused space
      - 3,918 sf support space
    - Total Required Parking: 141 stalls
    - Total Provided Parking: 131 stalls
    - – Owner shall apply for Administrative Adjustment to reduce required parking by 10% (127 stalls shall be required).
- PROPOSED BUILDING AREA:
  - First Floor Area: 35,169 square feet
  - Basement Area: 10,518 square feet
  - Total Building Area: 45,687 square feet
- FLOOD ZONE:
  - According to the FEMA/FIRM Community Panel No. 20032B 0025 B, effective May 15, 1986, the property shown hereon is located in Zone B
- EXISTING ZONING:
  - Property to the north, west and east are zoned TF-3.
  - Property to the south, southwest and southeast are zoned LC.
  - Subject property is zoned LC, GO AND TF-3.

PRINTS ISSUED		
DATE	PURPOSE	NO.
05/01/09	90% OWNER REVIEW	
05/12/09	PERMIT & PRICING	

FOR CONSTRUCTION:

REVISIONS		
DATE	ITEM	NO.

LAWKINGDON
345 Riverview, Wichita, KS 67203
Phone (316) 268-0290 Fax: 9316) 268-0205
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DRAWN	CHECKED
WAW	JAB

RELATED DRAWINGS

SHELL	
DETAILS	
STRUCTURE	
MECHANICAL	
ELECTRICAL	
OTHER	

SEQUENCE NUMBER

OF ___ SHEETS

HUNTER HEALTH CLINIC, INC.

WICHITA, KANSAS

PROJECT NUMBER 05540

SITE ARCHITECTURAL PLAN

SHEET NUMBER

SA1.1

OF ___ SHEETS