CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 26, 2007

Kroger Limited Partnership I
800 Ridgelake Blvd.
Memphis, TN 38120

Andy Phelan
Pickering Inc.
6775 Lenox Center Court #300
Memphis, TN 38115

******REVISED LEGAL DESCRIPTION***

Re: **BZA2007-15**: Zoning Adjustment to reduce the parking requirement by 16%, from 358 to 302, in LC and GC zoning, generally located south of 31st Street South and west of S Seneca (3211 S Seneca).

Legal Description: Lots 1 and 2, Block 1, Dillon 10th Addition; Lots 6-8, Block A, Loma-Linda Gardens Addition; and Bare Addition to Wichita, Sedgwick County, Kansas.

Dear Applicants,

We have reviewed your Zoning Adjustment request to reduce the parking requirement on the above-referenced property. From reviewing your application we understand that you propose to expand the grocery store on the site. Your plan indicates 302 parking spaces, a 16% reduction of the 358 spaces required by the Unified Zoning Code (UZC).

Sec. V-I.2.i. of the Unified Zoning Code allows an adjustment to reduce the parking requirement 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: The proposed reduction in parking requirement should have no detrimental impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. Sufficient parking should be available for the anticipated need, and the parking 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: A reduction of 16% 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 right of way or utility easements; therefore there should be no impact on the public's safety, health or welfare.

Our signatures below indicate that an administrative adjustment to reduce parking by 16%, from 358 to 302 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.
2) The parking area shall be paved and marked.
3) 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 the Zoning Adjustment null and void.

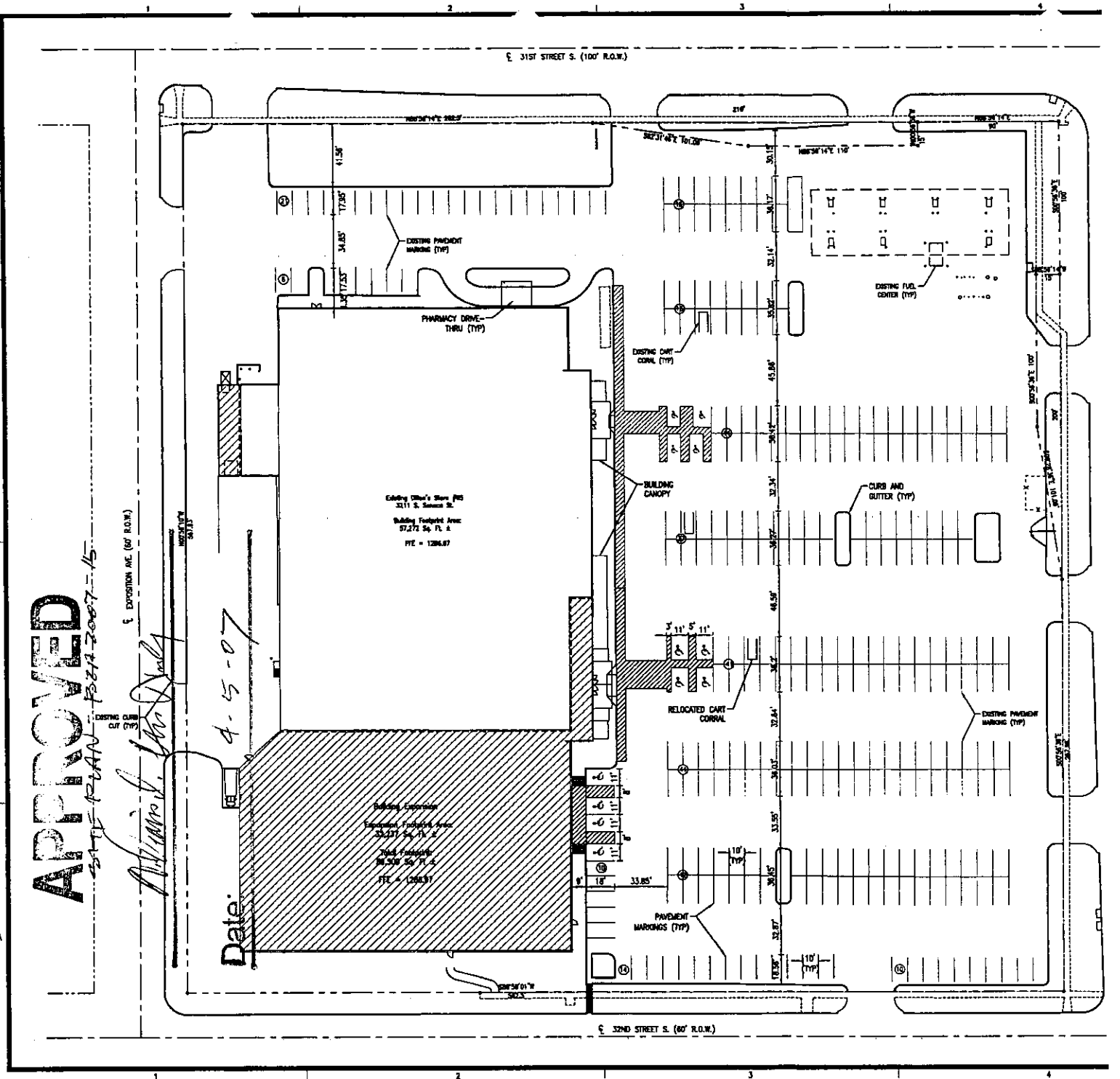
The "Development Application" sign should now be removed from the property.

John L. Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, OCI
Paul Hays, OCI


℄ 31ST STREET S. (100' R.O.W.)
℄ DEPOSITION AVE. (60' R.O.W.)
℄ 32ND STREET S. (60' R.O.W.)
EXISTING PAVEMENT MARKING (TYP)
PHARMACY DRIVE-THRU (TYP)
EXISTING FUEL CENTER (TYP)
EXISTING CART CORRAL (TYP)
BUILDING CANOPY
CURB AND GUTTER (TYP)
RELOCATED CART CORRAL
EXISTING PAVEMENT MARKING (TYP)
EXISTING CURB CUT (TYP)
PAVEMENT MARKINGS (TYP)
Existing Office's Store #95
3211 S. Seneca St.
Building Footprint Area:
57,272 Sq. Ft. ±
FFE = 1286.67
Building Expansion
Expansion Footprint Area:
33,237 Sq. Ft. ±
Total Footprint:
90,508 Sq. Ft. ±
FFE = 1288.33
APPROVED
Date: 4-5-07