CITY OF WICHITA

January 25, 2010

Wichita-Sedgwick County Metropolitan Area Planning Department

Kansas Elks Training Center for the Handicap
1006 E Waterman
Wichita, KS 67211

Krehbiel Architecture c/o Dustin Randolph
1300 E Lewis
Wichita, KS 67211

Re: **BZA2010-01: City Administrative Adjustment to reduce parking by 25% for the expansion of a residential facility in MF-29 Multi-family Residential zoning; generally located north of N Country Acres Avenue and west of Woodchuck Lane (351 N Country Acres Ave).**

LEGAL DESCRIPTION: Part of Lot 6, Block 1, Whispering Pines Estates, Wichita, Sedgwick County, Knasas, described as beginning of the Southeast Corner of said Lot 6, said point being on a curve to the left having a radius of 303.63', thence Southwesterly along said curve to the left and through a central angle of 21"24'37", a distance of 113.46' to the PT of said curve; thence Southwesterly along hte Southerly line of said Lot 6, a distance of 79.41'; thence Northwesterly at an included angle of 90 degrees 00' 00", a distance of 63.82; thence Northwesterly at an included angle of 158 degrees 35' 18", a distance of 180.00'; thence North at an included angle of 157 degrees 21'02", a distance of 50.00' to a point in the North line of said Lot 6; thence East at an included angle of 90 degrees 00'00", a distance of 204.60' to the Northeast corner of said Lot 6; thence Southeasterly, 156,82' to the point of beginning.

We have reviewed your request for an Administrative Adjustment to reduce parking requirements from 38 to 29 spaces for the aforementioned property. We understand that you intend to renovated existing buildings and add an additional building to the site, which would require 38 total parking spaces under the Zoning Code.

The Unified Zoning Code allows an Administrative Adjustment to reduce parking requirements by up to 25% for renovation projects. We find that reducing the required parking from 38 to 29 spaces on the aforementioned property 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 to reduce the off-street parking requirement for the renovation of and addition to an existing facility. Sufficient parking should be provided on site as residents do not drive. Improvements on the site do not affect public right of way and therefore will not affect vehicular and pedestrian circulation.

2) Impact on existing uses in surrounding areas: Sufficient parking should be provided on site to meet the parking needs of the facility, based on the applicant's information.

3) Compatibility with existing or permitted uses on abutting sites: The reduction in parking requirements is within allowable adjustments, and the proposed use is compatible with abutting 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 be no 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 reduction in the parking requirements from 38 spaces to 29 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 accordance with the site plan.

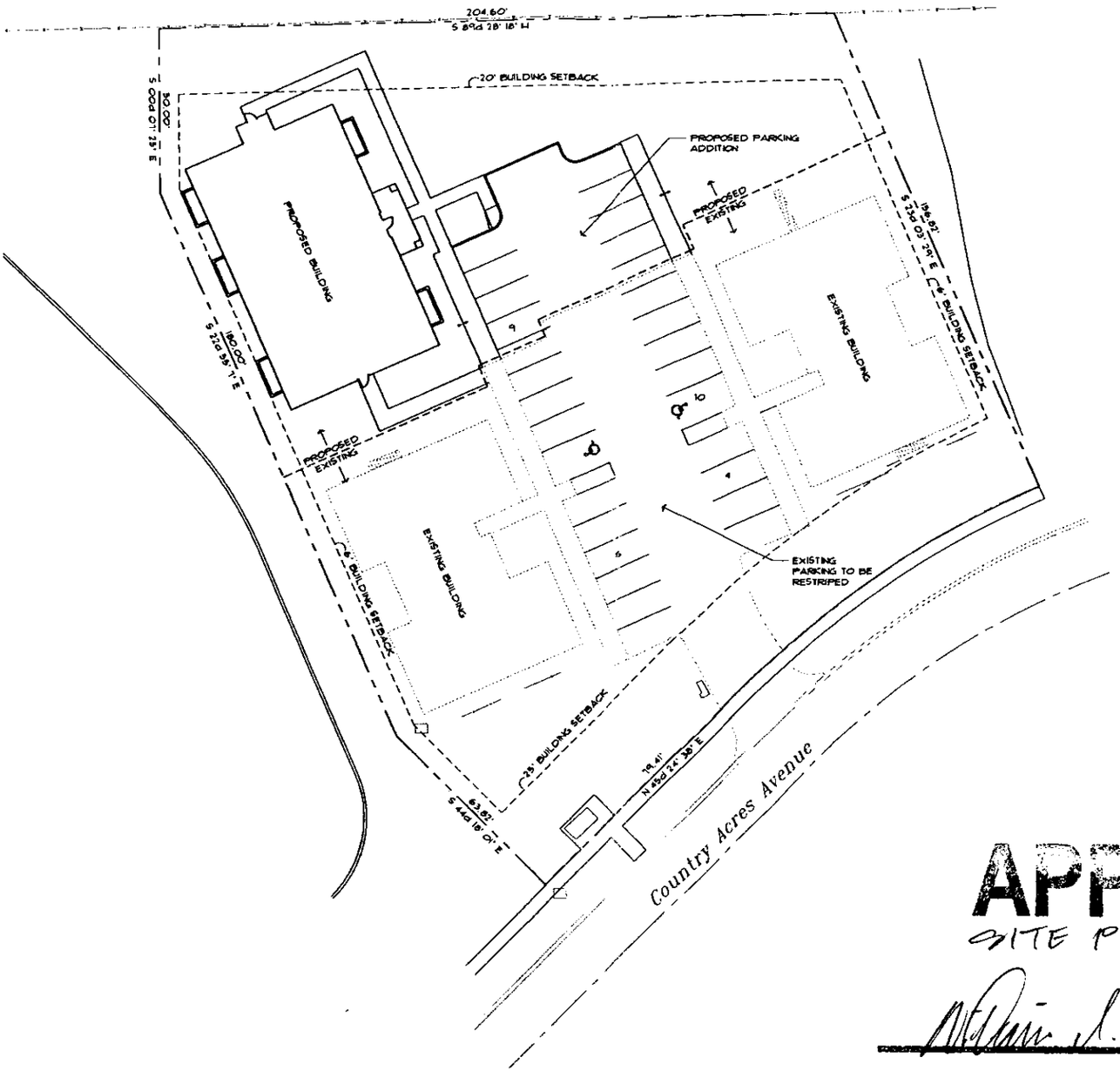
3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

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

John Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
J.R. Cox, Office of Central Inspection
Jeff Longwell, CM District 5



A SITE DEVELOPMENT PLAN
1" = 20'-0"

NORTH

APPROVED
SITE PLAN BZA 2010-01

Date: 1-26-10

DATE DRAWN
11-09-09
REVISIONS

PRINTS ISSUED
ADMINISTRATIVE ADJUSTMENT
12-18-09

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DATE

COUNTRY ACRES APARTMENTS
351 N. COUNTRY ACRES AVENUE
WICHITA, KS.

PROJECT NO.
09060
SHEET TITLE
SITE DEVELOPMENT PLAN

SHEET NO.
SA1.1

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