CITY OF WICHITA

November 20, 2009

Wichita-Sedgwick County Metropolitan Area Planning Department

Center for Health and Wellness
c/o Beverly White
2707 E 21st Street
Wichita, KS 67214

City of Wichita c/o John Philbrick
455 N Main
Wichita, KS 67202

Re: **BZA2009-50: City Administrative Adjustment to reduce parking from 93 to 86 spaces and to reduce the compatibility setback on property zoned NO Neighborhood Office and MF-29 Multi-Family Residential (requested for GO General Office), generally located south of 21st Street North and west of Erie Street.**

Legal Description: Lots 3,4,5,6,7,8,9,10,11,12 and 13 except the north 18 feet thereof, block 4; Shadybrook Addition to the City of Wichita, Sedgwick County, Kansas. Property includes Lot 1, Center for Health and Wellness Addition.

Dear Applicants:

We have reviewed your request for an Administrative Adjustment to reduce parking requirements from 93 to 86 spaces for the aforementioned property. We understand that you intend to add on to the existing facility, which would require 93 parking spaces under the Zoning Code. We also understand that the proposed addition is 9 feet from the rear property line, 1 foot less than the 10 foot Zoning Code required setback, and not in conformance with the Zoning Code required 25-foot compatibility setback from the bordering TF-3 zoning. We also understand that the proposed dumpster location is 15 feet from the rear property, 5 feet less than the Zoning Code required 20-foot compatibility setback from TF-3 zoning.

The Unified Zoning Code allows an Administrative Adjustment to reduce parking requirements by up to 25% for renovation projects. The Zoning Code also allows up to a 20% reduction in rear setbacks, and a waiver of compatibility setbacks when certain Zoning Code conditions are met. We find that reducing the required parking from 93 to 86, reducing the rear setback from 10 to 9 feet, waiving the building compatibility setback, and reducing the dumpster compatibility setback from 20 to 15 feet 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 off-street parking and setback requirements for the expansion of an existing facility. Sufficient parking should be provided on site. 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. Likewise, screening requirements will ensure the proposed building and dumpster have no impact on surrounding areas.

3) Compatibility with existing or permitted uses on abutting sites: The requested reductions are within allowable adjustment ranges, 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 reducing the required parking from 93 to 86, reducing the rear setback from 10 to 9 feet, waiving the building compatibility setback, and reducing the dumpster compatibility setback from 20 to 15 feet 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) The site shall conform to the City of Wichita Landscape Code with a landscape plan to be approved by planning staff.

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 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
Lavonta Williams, CM District 1

SURVEY:

LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 AND 13, EXCEPT THE NORTH 18 FEET THEREOF, BLOCK 4, SHADYBROOK ADDITION TO THE CITY OF WICHITA, SEDGWICK COUNTY KANSAS.
PROPERTY INCLUDES LOT 1, CENTER FOR HEALTH AND WELLNESS ADDITION.

SURVEYOR: SAVOY COMPANY, P.A.
455 N. HYDRAULIC
WICHITA, KS 67214-1911
316-265-0706

GENERAL NOTES:

- BIDDERS SHALL FULLY ACQUAINT THEMSELVES WITH THE SITE AND FIELD VERIFY ALL EXIST. CONDITIONS AND DIMENSIONS PRIOR TO SUBMITTING BID.
- TEMPORARY EROSION CONTROL TO BE PROVIDED BY THE GENERAL CONTRACTOR.
- CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY EXISTING UTILITIES ENCOUNTERED WHICH ARE NOT SHOWN ON THE SURVEY. RELOCATION IF REQUIRED SHALL BE PAID FOR BY THE OWNER.
- CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS AT THE PROJECT, AND SHALL NOTIFY ARCHITECT/ENGINEER IF DIFFERENT THAN SHOWN.
- CALL UTILITY LOCATION SERVICE (1-800-DIG-SAFE) / HAVE UTILITIES LOCATED, BEFORE STARTING WORK.
- ALL WORK SHOWN BY CONTRACTOR UNLESS NOTED OTHERWISE
- DIMENSIONS SHOWN ARE TO BACK OF CURB & GUTTER.
- STRIPING OF PARKING SPACES TO BE PAINTED WHITE.
- SALVAGE EXIST. TREES THAT ARE NOT NOTED TO BE REMOVED.
- NEW CURB & GUTTER AT STREET & ACCESS DRIVES TO ALIGN W/ FT. OF EXIST. CURBS.
- CUT EXIST. CONC. SIDEWALKS, CURB & GUTTER, ... TO BE REMOVED AT NEAREST EXIST. JOINT. REPLACE NEW CONC., ... TO EXIST. JT.
- CONTRACTOR TO PROVIDE GEOTECHNICAL ENGINEERING TESTING SUBGRADE SERVICES AS A PART OF THIS CONTRACT. GEOTECHNICAL ENGINEER TO COPY OWNER ON SUBGRADE REPORT.
- PROVIDE #4 DWLS. @ 2'-0" O.C. & SEALANT OVER FILLER/BACKER @ ALL CONC. CONSTRUCTION JTS.

NOTES:

1. NEW BACKLIT MONUMENT SIGN
2. REMOVE EXISTING CHAIN LINK FENCE - PROVIDE NEW 6'-0" TALL WOOD FENCE TO MATCH EXISTING.
3. REMOVE EXIST. TREE.
4. REMOVE EXISTING CONCRETE CURB & GUTTER
5. EXISTING ASPHALT PAVING TO REMAIN
6. REMOVE EXIST. PAVING / CURB & GUTTER, PREP. FOR NEW CONSTRUCTION
7. REMOVE EXIST. CONC. APPROACH PAVING / CURB.
8. REMOVE EXIST. CURB & GUTTER, PREP. FOR NEW CONSTRUCTION.
9. 6" CONC. APPROACH W/ 6x6- W2.9xW2.9 OR 6x6-W4.0xW4.0 WWF - FLAT SHEETS ONLY - ON SLAB BOLSTER CHAIRS @ MIN. 24" O.C. OVER 6" SUBBASE.
10. NEW VAN ACCESSIBLE HANDICAP SIGN, REF: 7/77.
11. CONSTRUCTION JT. BETWEEN CONC. CURB/GUTTER & CONC. APPROACH
12. ASPHALT PAVING
13. 4" CONC. SIDEWALK OVER 4" SUBBASE.
14. EXIST. L.P. TO REMAIN
15. 6" PIPE BOLLARD, SEE 7/77
16. CURB RAMP, MAX. 1:12 SLOPE

LEGEND

E	ELECTRIC
OE	OVERHEAD ELECTRIC
PP	POWER POLE
LP	LIGHT POLE
CTV	CABLE
G	GAS
GM	GAS METER
T	TELEPHONE
OT	OVERHEAD TELEPHONE
FC	FIBEROPTIC
W	WATER
WM	WATER METER
WM	WATER METER
SS	SANITARY SEWER
MH	MANHOLE
SP	STORM WATER PIPE
RLP	RAIN LEADER PIPE
FPD	FOUNDATION DRAIN (PERFORATED PIPE)
FLP	FOUNDATION DRAIN LEADER PIPE

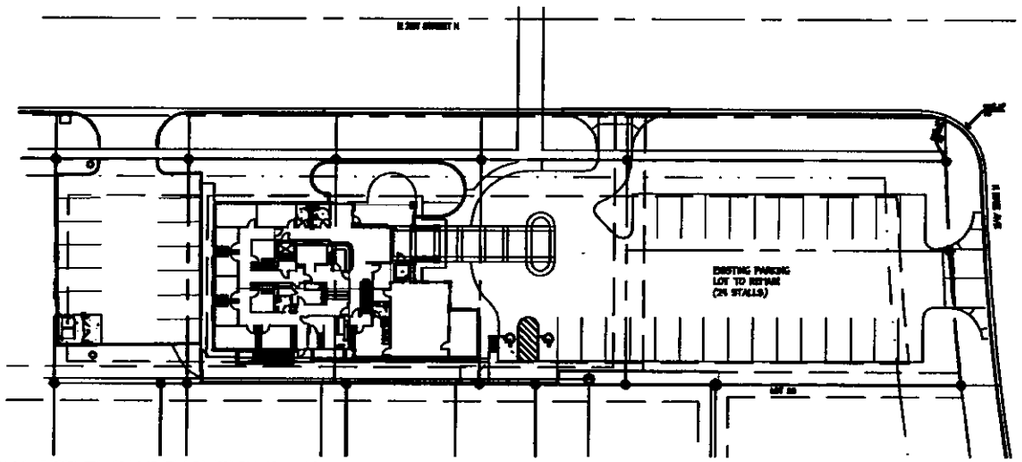
100.00 — NEW FINISHED GRADE ELEVATION

100.00 — EXISTING GRADE ELEVATION

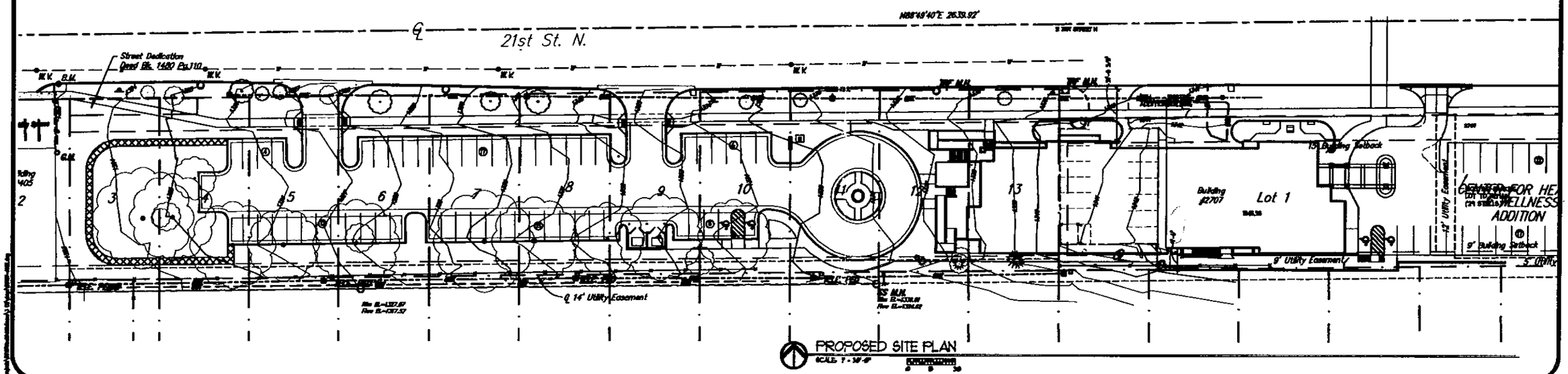
⊕ — SOIL BORING ; SEE GEOTECHNICAL REPORT

APPROVED
SITE PLAN BRA2009-50

Date: Nov 20 '09



EXISTING SITE PLAN/ DEMOLITION PLAN
SCALE: 1" = 30'-0"



PROPOSED SITE PLAN
SCALE: 1" = 30'-0"

DATE: 11-06-09

Architectural Innovations, LLC

project no. 0819

CONSTRUCTION DOCUMENTS
ADDITION AND ALTERATIONS TO:
CENTER FOR HEALTH AND WELLNESS
2707 E. 21ST STREET
WICHITA, KANSAS

sheet
A1.2
SITE PLAN