CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

FILE COPY

October 1, 2010

Freddie Grisby
1907 East 11th Street North
Wichita, KS 67214

GAT Realty Corporation
Attn: Bob Gage
201 Summit View Drive
Brentwood, TN 37027

Re: **BZA2010-00044: City Administrative Adjustment to reduce the number of parking spaces by up to 10 percent on property zoned LC Limited Commercial.**

Legal Description: Lots 83 -94, Block 7, Ohio Addition, Wichita, Sedgwick County, Kansas; generally located north of 13th Street North between Minneapolis Avenue and Minnesota Avenue.

Dear Sir or Madam:

We have reviewed your request for an Administrative Adjustment to reduce parking requirements for the aforementioned property. You have stated that a new retail building is being constructed on the LC portion of the property (Lots 85-94) for the building, parking and landscaping. The northern 25-foot strip (Lots 83 and 84) is paved as an alley on property zoned B Multi-Family and will remain in this use. The site plan, utilized to its fullest, can provide up to 29 of the 31 parking space requirement.

The Unified Zoning Code allows an Administrative Adjustment to reduce parking requirements by up to 10 percent for any new project (or up to 25 percent for redevelopment of existing sites) when documented that it meets the adjustment criteria. We find that reducing the required parking as requested and up to 10 percent 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: The 10 percent reduction will allow the maximum utilization of the site, without encroaching onto the right-of-way and providing required traffic circulation and drive aisle widths, and will preserve the private alley on Lots 83 and 84 for internal circulation. Therefore, it should not impact the safety and convenience of 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 business. Additional on-street parking along Minneapolis Street, buffered by LC zoning on both sides of the street, offers as many parallel parking spaces as on-site

parking spaces eliminated by the adjustment. The redevelopment of the site should be a positive impact on the nearby commercial corridor, and the landscaping provided, to the extent possible, will enhance the overall appearance of the corridor. The Landscape Plan meets the Landscape Ordinance except for modification of parking lot screening opposite the building façade. The orientation of the vehicles is away from the street and separated by a drive aisle with a narrow strip of sod between the drive aisle and the sidewalk, thus reducing the prominence of the vehicles to traffic along 13th Street North, but separating the parking lot from the pedestrians. The clustering of well-landscaped corners of the lot will further reduce the prominence of the parked vehicles.

3) Compatibility with existing or permitted uses on abutting sites: The reduction in parking requirements is well within allowable adjustments. The proposed use is permitted by right by the LC zoning and keeps the 25-foot buffer alley to the north of the building.

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 reduction in the parking requirements by up to 10 percent 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 and Landscape Plan, and the Landscape Plan is approved as meeting the spirit and intent of the Landscape Ordinance for the partial waiver of parking lot screening along 13th Street North.

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

3) Any violation of these conditions shall render the Administrative Adjustment 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

JS/KS/dg

cc: Gresham, Smith and Partners, Attn: Joe Johnston, Senior Associate, 1400 Nashville City Center, 511 Union Street, Nashville, TN 37219-1733
Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
J.R. Cox, Office of Central Inspection

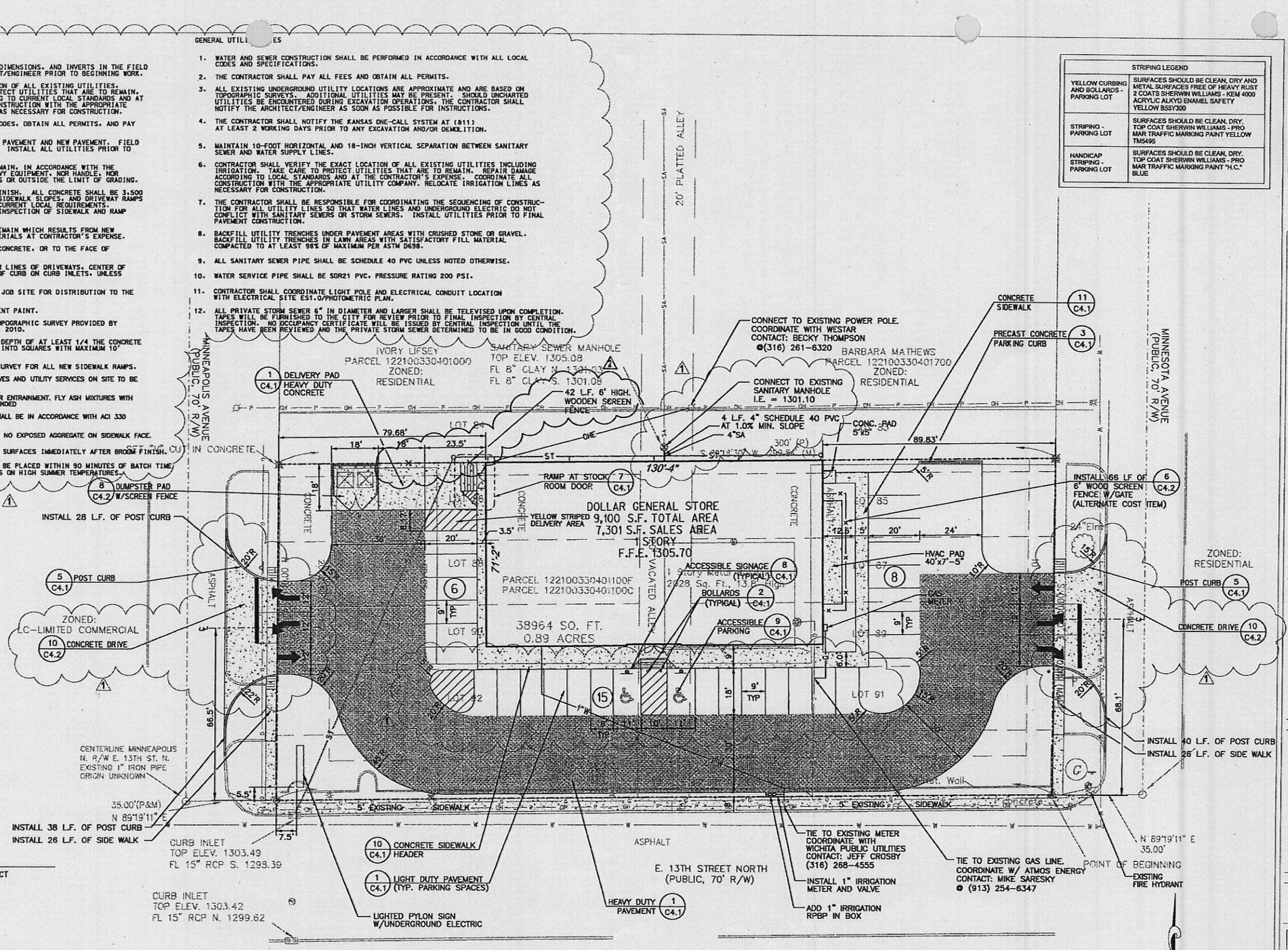
LAYOUT & PAVING NOTES

1. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT/ENGINEER PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, AND REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO CURRENT LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. RELOCATE IRRIGATION LINES AS NECESSARY FOR CONSTRUCTION.
3. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES. OBTAIN ALL PERMITS, AND PAY ALL FEES PRIOR TO BEGINNING WORK.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
5. THE CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN. IN ACCORDANCE WITH THE SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE, NOR STORE MATERIALS WITHIN THE DRIPLINES OF TREES OR OUTSIDE THE LIMIT OF GRADING.
6. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE 3,500 P.S.I. UNLESS OTHERWISE NOTED. CURB RAMPS, SIDEWALK SLOPES, AND DRIVEWAY RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL CURRENT LOCAL REQUIREMENTS. IF APPLICABLE. THE CONTRACTOR SHALL REQUEST INSPECTION OF SIDEWALK AND RAMP FORMS PRIOR TO PLACEMENT OF CONCRETE.
7. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
8. DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
9. COORDINATES ARE FOR FACE OF BUILDINGS, CENTER LINES OF DRIVEWAYS, CENTER OF SANITARY SEWER MANHOLES, AND CENTER AT FACE OF CURB ON CURB INLETS, UNLESS OTHERWISE NOTED.
10. MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ARCHITECT/ENGINEER UPON COMPLETION.
11. PARKING STRIPES SHALL BE 4-INCH YELLOW PAVEMENT PAINT.
12. SCREENED ITEMS INDICATE A PRE-CONSTRUCTION TOPOGRAPHIC SURVEY PROVIDED BY CORNERSTONE REGIONAL SURVEYING DATED JULY 20, 2010.
13. CONTRACTION JOINTS SHALL BE CONSTRUCTED TO A DEPTH OF AT LEAST 1/4 THE CONCRETE THICKNESS, AND SHALL DIVIDE CONCRETE ROUGHLY INTO SQUARES WITH MAXIMUM 10' SEGMENTS.
14. CONTRACTOR SHALL PROVIDE AS-BUILT ELEVATION SURVEY FOR ALL NEW SIDEWALK RAMPS.
15. ALL EXISTING STRUCTURES, CONCRETE PADS/WALKS/DRIVES AND UTILITY SERVICES ON SITE TO BE REMOVED PRIOR TO CONSTRUCTION.
16. ALL CONCRETE TO BE 3500 PSI WITH 5% (+/- 1%) AIR ENTRAINMENT. FLY ASH MIXTURES WITH WATER/CEMENT RATIOS AT 0.5 OR BELOW ARE RECOMMENDED
17. CONSTRUCTION OF REINFORCED CONCRETE PAVEMENTS SHALL BE IN ACCORDANCE WITH ACI 330 STANDARD SPECIFICATIONS.
18. CONCRETE SIDEWALKS SHALL HAVE A BROOM FINISH WITH NO EXPOSED AGGREGATE ON SIDEWALK FACE.
19. CURING COMPOUND TO BE APPLIED TO ALL CONCRETE SURFACES IMMEDIATELY AFTER BROOM FINISH.
20. CONTRACTOR SHALL REJECT CONCRETE IF IT CANNOT BE PLACED WITHIN 90 MINUTES OF BATCH TIME. EXPIRATION TIME SHALL BE REDUCED TO 75 MINUTES ON HIGH SUMMER TEMPERATURES.

GENERAL UTILITY NOTES

1. WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL CODES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL PAY ALL FEES AND OBTAIN ALL PERMITS.
3. ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND ARE BASED ON TOPOGRAPHIC SURVEYS. ADDITIONAL UTILITIES MAY BE PRESENT. SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS.
4. THE CONTRACTOR SHALL NOTIFY THE KANSAS ONE-CALL SYSTEM AT (811) AT LEAST 2 WORKING DAYS PRIOR TO ANY EXCAVATION AND/OR DEMOLITION.
5. MAINTAIN 10-FOOT HORIZONTAL AND 18-INCH VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER SUPPLY LINES.
6. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES INCLUDING IRRIGATION. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. RELOCATE IRRIGATION LINES AS NECESSARY FOR CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO FINAL PAVEMENT CONSTRUCTION.
8. BACKFILL UTILITY TRENCHES UNDER PAVEMENT AREAS WITH CRUSHED STONE OR GRAVEL. BACKFILL UTILITY TRENCHES IN LAWN AREAS WITH SATISFACTORY FILL MATERIAL COMPACTED TO AT LEAST 98% OF MAXIMUM PER ASTM D698.
9. ALL SANITARY SEWER PIPE SHALL BE SCHEDULE 40 PVC UNLESS NOTED OTHERWISE.
10. WATER SERVICE PIPE SHALL BE SDR21 PVC, PRESSURE RATING 200 PSI.
11. CONTRACTOR SHALL COORDINATE LIGHT POLE AND ELECTRICAL CONDUIT LOCATION WITH ELECTRICAL SITE ES1.0/PHOTOMETRIC PLAN.
12. ALL PRIVATE STORM SEWER 6" IN DIAMETER AND LARGER SHALL BE TELEVISED UPON COMPLETION. TAPES WILL BE FURNISHED TO THE CITY FOR REVIEW PRIOR TO FINAL INSPECTION BY CENTRAL INSPECTION. NO OCCUPANCY CERTIFICATE WILL BE ISSUED BY CENTRAL INSPECTION UNTIL THE TAPES HAVE BEEN REVIEWED AND THE PRIVATE STORM SEWER DETERMINED TO BE IN GOOD CONDITION.

STRIPING LEGEND	
YELLOW CURBING AND BOLLARDS - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY AND METAL SURFACES FREE OF HEAVY RUST 2 COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55Y300
STRIPING - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY, TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT YELLOW TM5495
HANDICAP STRIPING - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY, TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT "H.C." BLUE



SITE DATA TABLE

1. PROPERTY ZONED: "LC" LIMITED COMMERCIAL DISTRICT
2. SET BACKS: FRONT = 10'
   SIDE (LEFT) = 20'
   SIDE (RIGHT) = 10'
   REAR = 0'
3. SITE AREA: 38,964 S.F. = 0.89 ACRES
4. BUILDING AREA: DOLLAR GENERAL STORE = 9,100 S.F. ONE STORY
   7,301 S.F. SALES AREA
5. PARKING REQUIRED BY ZONING: (1 SPACE PER 250 RETAIL S.F. PLUS 1 SPACE PER 1,000 S.F. STORAGE) = 31 SPACES
   (6.5% REDUCTION REQUIRED) = 29 SPACES
   PARKING PROVIDED: 29 SPACES
6. IMPERVIOUS AREA (EXISTING) - 34,809 s.f. (0.80 ACRES) = 90%
   IMPERVIOUS AREA (PROPOSED) - 32,670 s.f. (0.75 ACRES) = 84%
   LANDSCAPE AREA - 0.13 ACRES = 15%
7. PROPERTY DESCRIPTION
   Lots 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, and 94, EXCEPT the north 20 feet of Lots 83 and 84 as dedicated to the public for alley purposes in Book Misc. 300, Page 46 AND that portion of the vacated alley lying south of a line parallel to and 20 feet south of the north line of Lots 83 and 84, Block 7, Ohio Addition to the City of Wichita, Kansas, Sedgwick County, Kansas.

WATER COMPANY
WICHITA PUBLIC UTILITIES
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(316) 268-4555

SANITARY
WICHITA PUBLIC UTILITIES
CONTACT: VANESSA MCLELLEN
(316) 268-4341

GAS
KANSAS GAS SERVICE
CONTACT: ED KOEHLER
(316) 832-3177

ELECTRIC
WESTAR
CONTACT: BECKY THOMPSON
(316) 261-6320

TELEPHONE
SOUTHWESTERN BELL
(210) 821-4105

BZA2010-00044

SITE PLAN

APPROVED 10-1-10 BY DG

GRAPHIC SCALE 20' 0 20' 40'

MM ARCHITECTS
ARCHITECTURE
PLANNING
ENGINEERING
GRAPHICS
105 BROADWAY
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www.gbtrealty.com

DOLLAR GENERAL

STORE #: 12646
WICHITA, KS
AT 13th STREET

08.03.10
MJM 10182

1	CITY COMMENTS 09.01.10
2	CITY COMMENTS 09.15.10

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SITE LAYOUT & UTILITY PLAN

C2.1

SEAL | CONSULTANT | OWNER | LOCATION | DATE | SHEET

BZA2010-44