CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 21, 2011

Market Street, LP
Attn: Steven D. Foutch
6109 NW Hillside Dr.
Kansas City, MO 64152

Re: **BZA2011-00011: City Administrative Adjustment to allow placement of a parking lot to within 8 feet of the right-of-way on Market Street, on property zoned B Multi-family Residential ("B").**

Legal Description: Lots 64 and 66, Munger's Original Town Addition, Wichita, Sedgwick County, Kansas. Generally located on the northeast corner of Market Street and 18th Street North (712 N. Market St).

Dear Mr. Foutch:

We have reviewed your request for a Zoning Adjustment to permit parking within the front setback of a parking lot for the Market Street Lofts on the aforementioned property. From reviewing the application, we understand that you desire to construct parking spaces up to eight feet from the west property line.

Section V-I.2.l of the Unified Zoning Code allows an administrative adjustment for institutional use parking within the front setback, but no closer than eight feet from the property line when the provisions of that section and the Zoning Adjustment Criteria of Section V-I.6 are met. We find that the parking as proposed meets the provisions of Section V-I.2.l and the four criteria required by Section V-1.6 as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The setback encroachment should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as no public right-of-way is affected.

2) Impact on existing uses in surrounding areas: There should be no negative impact on the existing uses in surrounding areas as a result of parking within the front setback; the property is across the street from another parking lot for the City and County. Required plantings to screen the parking lot will enhance the appearance of the parking lot.

3) Compatibility with existing or permitted uses on abutting sites: Parking within the front setback should not reduce compatibility with abutting and adjacent sites. The south property line abuts an office and a parking lot and the north property line abuts the lofts that the parking lot is serving. The property to the east is a garden apartment complex with its parking lot feeding off of the alleyway and the property to the west, across Market Street is a parking lot for the City and County.

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 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 permit parking within the front setback, but no closer than eight feet from the property line, 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) Parking on the site shall be paved and developed in conformance with all other City standards.

3) The site shall maintain conformance with the Landscape Code.

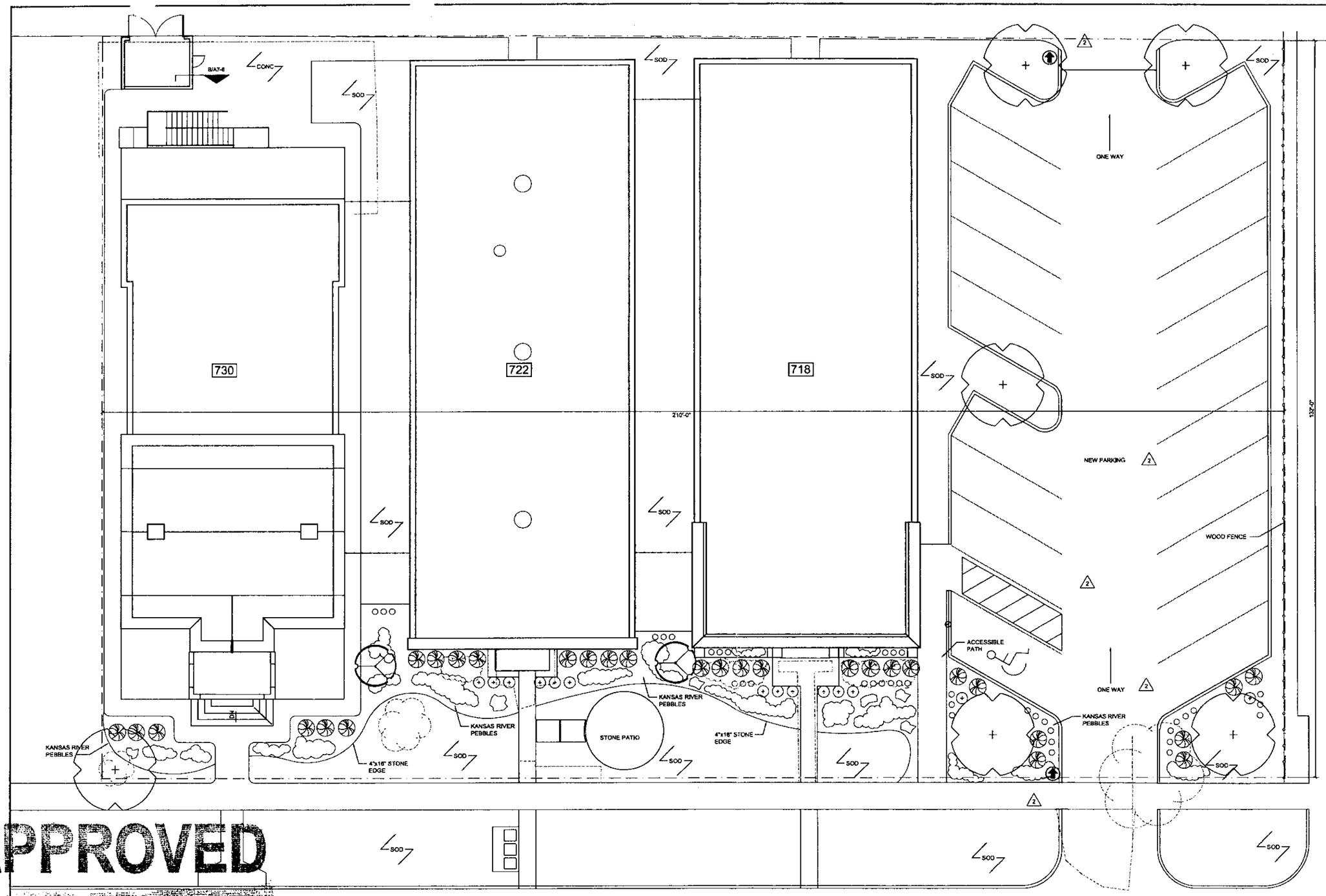
4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment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

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

John Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

cc: Paul Hays, Office of Central Inspection
Richard Chamberlin, Office of Central Inspection
Leonard Fox, Office of Central Inspection
JR Cox, Office of Central Inspection
Dale Miller, MAPD
MKEC Engineering Consultants, Inc. c/o: Gene Rath, 411 N. Webb Rd., Wichita, KS 67202
Intelligent LineA+D, LLC, c/o: Caleb Buland, 9728 N. Highland Ter., Kansas City, MO, 64155



APPROVED

BZA 2011-00011

Date: 3/23/11

LEGAL DESCRIPTION

LOTS 64, 66, 68, 70, 72, 74, AND 76; ON MARKET STREET, MUNGER'S ORIGINAL TOWN OF WICHITA, SEDGWICK COUNTY, KANSAS.

LANDSCAPE ORDINANCE CALCULATIONS

LANDSCAPE REQUIRED :	220 adj. street frontage x 8 req. sq. ft. factor = 1760 total sq. ft. required
LANDSCAPE SHOWN :	2860 sq. ft.
SHADE TREES REQUIRED :	FOUR (4) SHADE
SHADE TREES SHOWN:	THREE (3) SHADE TWO (2) ORNAMENTALS
PARKING STALLS REQUIRED :	20 STALLS; 2 SHADE TREES
PARKING STALLS SHOWN :	20 STALLS; 5 SHADE TREES

PLANT KEY:

NOTE:
SEE PLANT SCHEDULE, ON L1-3, FOR PLANT DESCRIPTION AND QUANTITY.

KEY BELOW ONLY APPLIES TO THIS SHEET.

SKY

RRC

HOL

BLK

DAY

CAT

BOULDER

HANDICAP PARKING SIGN

TRAFFIC SIGNAGE TO READ ONE-WAY

DEMO KEY:

------- DEMO / REMOVED

PROJECT NORTH
0 4' 8' 16'
SCALE: 1/8" = 1'-0"

intelligent line a+d, llc
Architecture Interiors Landscape
9728 N Highland Tr.
Kansas City, MO 64155
(816) 746-5284
www.intelligentline.com

CALEB G. BULAND LICENSED 5786 KANSAS ARCHITECT 3/23/11

KEYPLAN

Market Street Lofts

718-730 N. Market Street
Wichita, Kansas

REVISIONS #	DATE	DESCRIPTION
2	03.04.11	CITY COMMENTS
4	03.04.11	CITY COMMENTS

DATE: 01.07.11
PROJECT NO.: 10-321-00
DRAWN BY: KRM
REVIEWED BY: CGB

PACKAGE: PERMIT DOCUMENTS

SHEET TITLE: LANDSCAPE PLAN
SHEET NO.: L1-1

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