CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

May 9, 2011

Tate Construction, LLC
c/o Derick Tate
6117 N. Sullivan
Wichita, KS 67204

Re: **BZA2011-00026: Administrative adjustment to allow a reduction of the required parking by up to 25% on property zoned GC General Commercial ("GC").**

Legal Description: Lots 21, 22, 23 and 24; Block 6, Wilber's Addition, Wichita, Sedgwick County, Kansas; generally located north and west of the intersection of 21st St. N. and N. Grove Avenue (2102 E. 21st St. N.)

Dear Applicant:

We have reviewed your request for an Administrative Adjustment to reduce the parking requirement for the redevelopment of the site on the aforementioned property. From reviewing your application we understand that you propose to remodel an existing office building that will be required to have 44 parking spaces. The resulting parking requirement is eight more spaces than the site can provide, resulting in only 36 available spaces. Therefore, you have requested an Administrative Adjustment to reduce the parking requirement for the remodel from 44 spaces to 36 spaces, or about 19%.

Sec. V-I.2.i of the Code allows up to a 25% reduction of parking requirements for remodeling/expansion projects when the conditions required by Sec. V-I.6 of the Code are met. We find that reducing the parking requirement for the new addition to the existing use from 44 spaces to 36 spaces meet the four conditions required by Section V-I.6 of the Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The extent of the parking reduction is less than the allowable limit of 25%; therefore, sufficient on-site parking should be provided such that on-street parking for the use should not and will not be necessary. Since all parking for the new addition should be off-street, there should not be negative impacts on the safety and convenience of vehicular and pedestrian circulation in the area.

2) Impact on existing uses in surrounding areas: There should not be a negative impact on the existing uses in the surrounding areas as a result of reducing the parking requirement. Parking

for the remodeled use should not encroach or encumber any uses adjacent to this property and will be appropriately landscaped.

3) Compatibility with existing or permitted uses on abutting sites: A reduction of 19% 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 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 reduce the parking requirement for the remodeled office building from 44 spaces to 36 spaces is hereby granted subject to the following conditions:

1) The site shall be developed in accordance 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 Article VIII of 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: 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

EMPTY COMMERCIAL LOT

AREA FOR RENOVATION

EXISTING OVERHEAD DOOR ACCESS TO STORAGE AREA

EXISTING 6' WIDE SIDEWALK

NEW EXIT DOOR, LANDING AND TRANSITION RAMPS TO EXISTING WALK (APPROX 3" DIFFERENCE) SEE DETAIL 2/A81Ø. ALSO SEE DOOR ELEVATION 3/A81Ø.

ACCESSIBLE CIRCULATION TO NEW AND EXISTING ENTRY / EXIT DOORS

APPROX 8'-8" FIELD VERIFY

EXISTING LANDSCAPING

EXISTING STREET ACCESS

SEE DETAIL OF NEW ADA COMPLIANT ENTRY 1/A81Ø

Existing sidewalk and curb remains in place from new access lane and ramp to new front door landing and 3" ramped transition

EXISTING LANDSCAPING

EXISTING HDCP ACCESSIBLE PARKING RESTRIPPED TO MEET NEW 11' WIDE PARKING STALL STANDARDS.

EXISTING STREET ACCESS

EXISTING LANDSCAPING

OPTION TO CLOSE THIS ACCESS TO PARKING AND ADD 2 ADDITIONAL PARKING SPACES

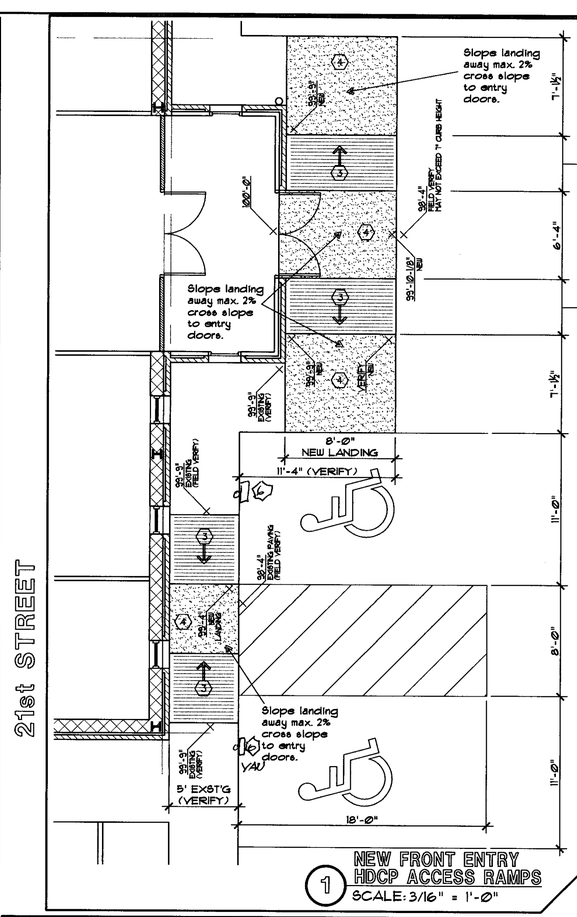
21st STREET

PIATT STREET

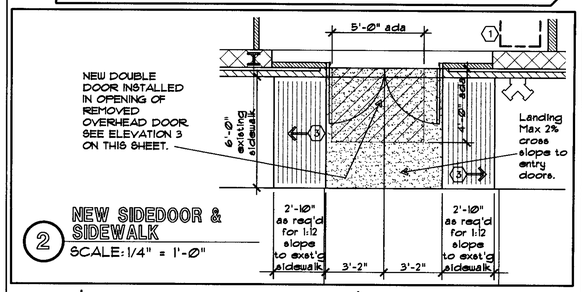
PLAN NOTES

1. NEW EXIT DOOR OPENING SHALL MEET ADA ACCESS REQUIREMENTS INCLUDING 2% MAXIMUM SLOPE. REFERENCE DETAIL 1/81Ø FOR ADA CLEARANCE REQUIREMENTS.
2. OWNER WILL APPLY FOR A REDUCTION OF THE PARKING REQUIRED FROM 44 SPACES TO 36 SPACES AS IS ILLUSTRATED ON THE EXISTING SITE PLAN.
3. INDICATES NEW TEXTURED CONCRETE RAMP (VERIFY REQUIREMENTS FOR TEXTURE) MAX SLOPE 1:12. ARROW INDICATES SLOPE OF RAMP DOWN.
4. ALL NEW SIDEWALKS SHALL HAVE A MAXIMUM OF 2% CROSS SLOPE MEETING ACCESSIBILITY STANDARDS
5. HATCHED AREA ON PLAN INDICATES NEW CONCRETE WORK AREAS IN EXISTING SIDEWALK FOR ACCESSIBILITY.
6. HDCP PARKING SIGN

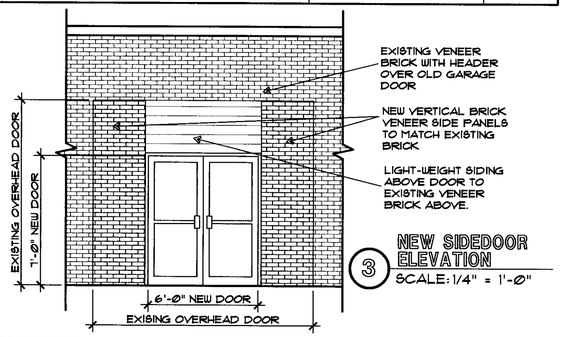
A EXISTING SITE PLAN
SCALE: 1" = 1Ø'



1 NEW FRONT ENTRY HDCP ACCESS RAMPS
SCALE: 3/16" = 1'-Ø"



2 NEW SIDEDOOR & SIDEWALK
SCALE: 1/4" = 1'-Ø"



3 NEW SIDEDOOR ELEVATION
SCALE: 1/4" = 1'-Ø"

TRANSTECS CORPORATION - CORPORATE OFFICES

COMPTON ASSOCIATES

R.Tom Compton, AIA
7701 EAST KELLOGG / SUITE 722
WICHITA, KANSAS 67207 / 316-684-3333

Transtecs Corporation
2102 E. 21st Street
Wichita, KS

City Review Comments Dated 29 Mar 2011 - and REVISED 25 APRIL 2011 ALTERING DETAIL 1 AND ADDING AN ELEVATION OF THE NEW SIDE DOOR EXIT FROM NEW OFFICE REMODEL AREA.

OVERALL BUILDING PLAN

PROJECT ID **AS 1.0**

RELEASE DATE 7 APR 2011

APPROVED

BZA2011-00026

Date: 5/9/11