



Wichita-Sedgwick County Metropolitan Area Planning Department

June 7, 2011

RPH Enterprises, LLC
Attn: Steve Austin
1909 East Central
Wichita, KS 67214

Commerce Construction Services, Inc
Attn: Rob Monson, Project Manager
1008 South Santa Fe
Wichita, KS 67211

Re: BZA2011-00034: City Administrative Adjustment to reduce parking by 25% for the expansion of a building on property zoned GC General Commercial.

Legal Description: Lot 2, 4, 6, 8, 10 and 12 Butler and Fisher's Second Addition; Wichita, Sedgwick County, Kansas. Generally located on the southeast corner of Central Avenue and Minnesota Avenue. (1909 East Central)

Dear Sirs:

We have reviewed your request for an Administrative Adjustment to reduce the parking requirement for a building expansion on the aforementioned property. From reviewing your application, we understand that you propose to construct an addition to the south of the existing building for the expansion of the pharmacy business. The resulting Unified Zoning Code parking requirement was calculated as 24 spaces. Your proposed site plan provides 19 spaces, including one accessible space. You have stated that this is a closed door pharmacy with a maximum number of 18 occupants and the average number of occupants being ten. Therefore, you have requested an Administrative Adjustment to reduce the parking requirement by up to 25 percent, or no less than 18 spaces.

Sec. V-I.2.i of the Code allows up to a 25 percent reduction of parking requirements for expansion projects when the conditions required by Sec. V-I.6 of the Code are met. We find that reducing the parking requirement by 25 percent meets 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 on-site parking should be sufficient to meet the needs of this use, 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.

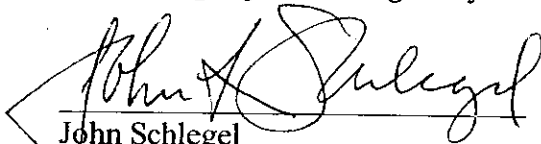
- 2) Impact on existing uses in surrounding areas: There should not be a negative impact on the existing uses in the surrounding areas as a result of reducing the parking requirement. Parking for the expanded facility should not encroach or encumber any uses adjacent to this property and will be appropriately landscaped.
- 3) Compatibility with existing or permitted uses on abutting sites: A reduction of 25 percent 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.

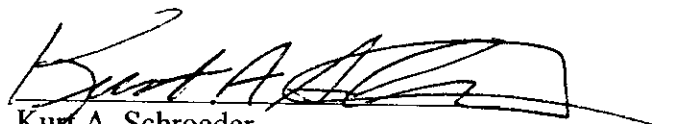
On the basis of our review, we feel that adjusting the parking requirement would not have an adverse effect on the subject site or on adjacent properties.

Our signatures below indicate that an Administrative Adjustment to reduce the parking requirement for the site from 24 to 18 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.

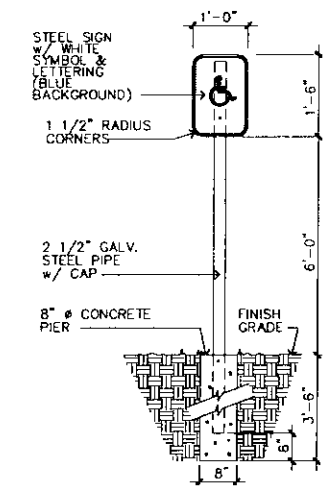

John Schlegel
Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

cc: Paul Hays, Office of Central Inspection
John Williams-Bey, Office of Central Inspection
Leonard Fox, Office of Central Inspection
JR Cox, Office of Central Inspection
Dale Miller, MAPD

GENERAL NOTES:

- DESIGN AND CONSTRUCTION OF ALL PORTIONS OF THIS PROJECT SHALL CONFORM WITH THE REQUIREMENTS SET FORTH IN THE FOLLOWING BUILDING CODES: 2006 EDITIONS OF THE INTERNATIONAL BUILDING CODE, 2000 INTERNATIONAL PLUMBING CODE, 2006 INTERNATIONAL MECHANICAL CODE, AND THE 2008 NATIONAL ELECTRICAL CODE, AND SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE FEDERAL REGISTER AMERICAN WITH DISABILITIES ACT GUIDELINES DATED 1991.
- NEGOTIATED CONTRACT: THE OWNER HAS NEGOTIATED THE GENERAL CONSTRUCTION HEATING & AIR CONDITIONING, ELECTRICAL AND PLUMBING AS SEPARATE CONTRACTS. THE ARCHITECT WAS NOT ENGAGED TO DESIGN THE SYSTEMS OUTSIDE OF GENERAL CONSTRUCTION. THE VARIOUS SUB CONTRACTORS SHALL BE RESPONSIBLE FOR SUBMITTING THE RESPECTIVE PORTIONS OF THE PROJECT FOR REVIEW AND CODE COMPLIANCE.
- THE ARCHITECTS SEAL DOES NOT MANDATE CONSTRUCTION INSPECTIONS.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PROPERTY LINES AND ALL SITE UTILITIES.
- PROVIDE FIRE EXTINGUISHERS IN ACCORDANCE WITH THE FIRE CODE REQUIREMENTS.
- POST 6' HIGH ADDRESS NUMBERS VISIBLE FROM THE STREET.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, INSPECTION FEES, ETC. REQUIRED.
- REINFORCING STEEL OR STRUCTURAL FRAMEWORK OF ANY PART OF ANY BUILDING OR STRUCTURE SHALL NOT BE COVERED OR CONCEALED WITHOUT RECEIVING INSPECTION APPROVAL BY CENTRAL INSPECTION. IN ADDITION TO REQUIRED ELECTRICAL, MECHANICAL AND PLUMBING INSPECTIONS, THE BUILDING PERMIT HOLDER OR HIS AGENT SHALL REQUEST CENTRAL INSPECTION TO MAKE THE FOLLOWING CALLED BUILDING INSPECTIONS:
 - FOUNDATION INSPECTION PRIOR TO THE POURING OF CONCRETE.
 - FRAME INSPECTION AFTER PIPES, CHIMNEYS AND VENTS ARE INSTALLED BUT PRIOR TO CONCEALING THE FRAMEWORK.
 - FINAL INSPECTION PRIOR TO OCCUPANCY OF THE BUILDING.
- A SET OF BUILDING PLANS AND SPECIFICATIONS APPROVED BY CENTRAL INSPECTION SHALL BE KEPT ON THE PROJECT DURING CONSTRUCTION UNTIL FINAL INSPECTION APPROVAL HAS BEEN MADE.
- CHANGES MADE DURING CONSTRUCTION OF A PROJECT, THAT ARE NOT SHOWN ON THE APPROVED PLANS, SHALL BE SUBMITTED TO C.I.D. PLANS EXAMINATION IN TRIPLICATE FOR REVIEW AND APPROVAL. VERBAL INSTRUCTIONS DO NOT CONSTITUTE OFFICIAL APPROVAL.
- ALL DOORS REQUIRED FOR EGRESS (EXIT DOORS) SHALL BE INSTALLED WITH APPROVED HARDWARES AS LISTED BELOW:
 - EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
 - MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED.
- GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE.
- FIRE HYDRANT DISTANCES ESTABLISHED BY SEDGWICK COUNTY CODE SHALL BE FOLLOWED AND REFLECTED WITH THE PLACEMENT OF THE BUILDING OR NEW HYDRANTS.



1 ADA PARKING SIGN N.T.S.

LEGEND

- PROPERTY LINE: - - - - -
- PROPERTY CORNERS: $\diamond$
- EASEMENTS / SETBACKS: - - - - -
- FENCING: - - X - - X - - X - -
- UNDERGROUND ELECTRIC: - - E - - E - - E - -
- WATER LINE: - - W - - W - - W - -
- SANITARY SEWER LINE: - - SAN - - - - -
- GAS LINE: - - G - - G - - G - -
- MAN HOLE: $\bigcirc$ MH

PARKING REQUIREMENTS

- REQUIRED PARKING
OFFICE AREA (OCCUPIED) • 6,096 SF. / 750 • 24 SPACES
REQUIRED ADA PARKING • 1 SPACES
- PROVIDED PARKING
NEW PARKING • 19 SPACES
NEW ADA PARKING • 1 SPACES
- SEE ADMINISTRATIVE ADJUSTMENT

LEGAL DESCRIPTION

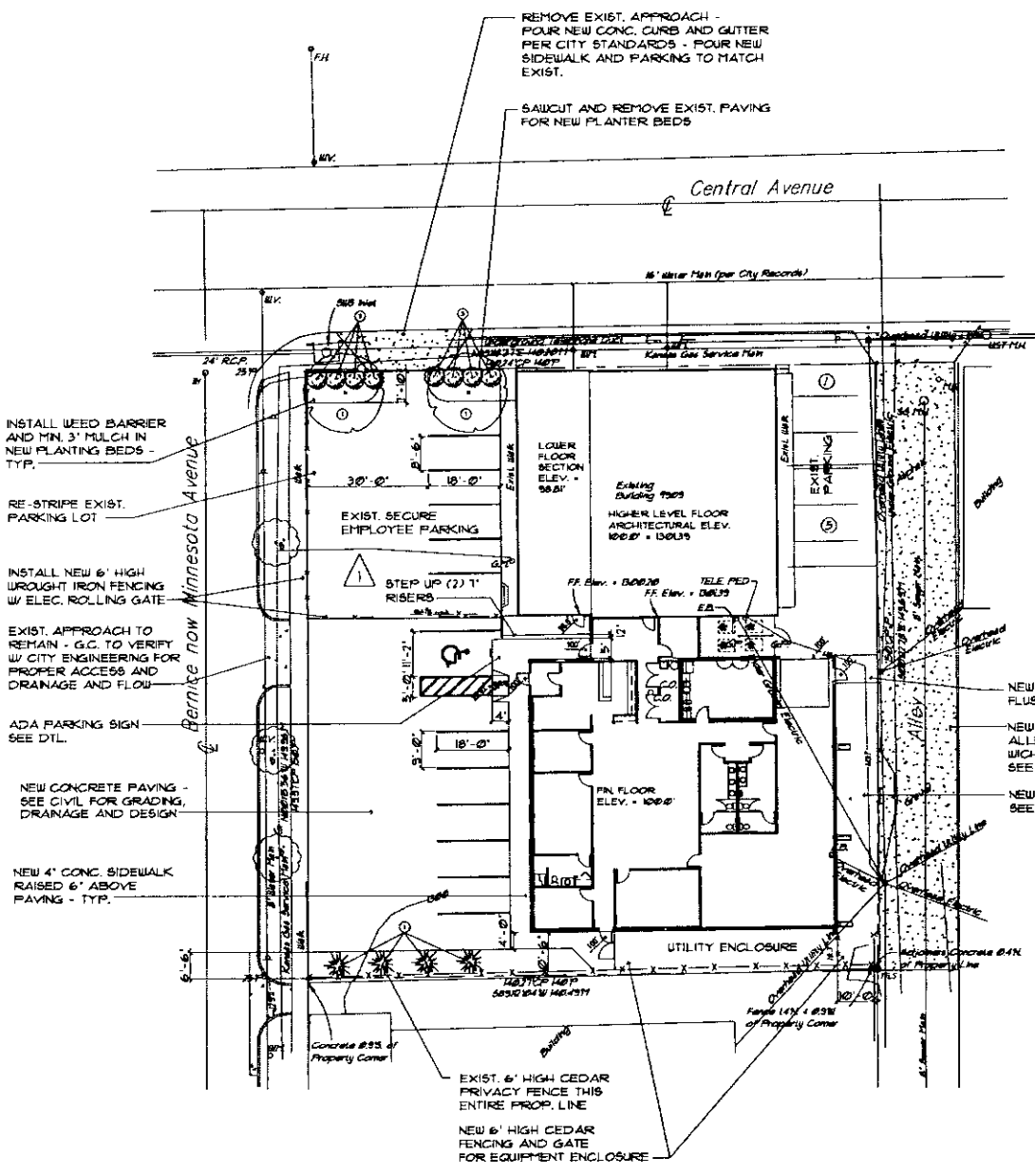
LOTS 2, 4, 6, 8, 10 AND 12 ON BERNICE, NOW MINNESOTA AVENUE, IN BUTLER AND FISHER'S SECOND ADDITION TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS

ZONING

GENERAL COMMERCIAL GC
BZA 3-31

LANDSCAPE REQUIREMENTS

- LANDSCAPE STREET YARD
LOT DEPTH 150' • 2.5' PER LIN. FEET OF WIDTH
140' LOT WIDTH X 8 SF. • 1120 SF. OF LANDSCAPE AREA
1120 SF. / 500 • 2 SHADE TREES
PROVIDE:
2 ORNAMENTAL TREES
8 SHRUBS
- PARKING LOT SCREENING
12 SPACES EXPOSED TO ROAD
PROVIDE:
8 SHRUBS
- RESIDENTIAL SCREENING
CONTINUOUS 6' HIGH CEDAR SCREEN FENCE - EXISTING
1 SHADE TREE OR 2 ORNAMENTAL TREES PER 40' LINEAR FEET OF PROPERTY LINE
140' / 40 • 3.5 SHADE TREES • 7 ORNAMENTAL TREES
PROVIDE:
1 EVERGREENS



ARCHITECTURAL SITE PLAN 1" = 20' - 0"



32A2011-00034
APPROVED

Date: 06-03-11

PLANTING SCHEDULE

PLANT TYPE					
TAG NO.	QUANTITY	COMMON NAME	BOTANIC NAME	SIZE	COMMENTS
ORNAMENTAL TREES					
1	2	OKLAHOMA REDBUD	Cercia reniformis	1" Caliper	
EVERGREEN TREES					
2	4	EMERALD ARBOREVITAE	Thuja occidentalis 'amarago'	6" in height	
SHRUBS					
3	8	MANHATTAN EUCONYTUS	Eucoryne patens 'manhattan'	18" in height	