CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

Healthcore Clinic
c/o Teresa Lovelady
2707 E 21st Street
Wichita, KS 67214

July 10, 2015

Architectural Innovations, LLC
c/o Dale Hermes
7701 E. Kellogg Suite 650
Wichita, KS 67207

Re: **BZA2015-00034: City Administrative Adjustment to reduce parking from 120 spaces to 92 spaces on property zoned 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 and Lot 1, Block 1; Center for Health and Wellness Addition to the City of Wichita, Sedgwick County, Kansas.

Dear Applicants:

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 expand an existing medical office building that will be required to have 120 parking spaces. The resulting parking requirement is 28 more spaces than the site can provide, resulting in only 92 available spaces. Therefore, you have requested an Administrative Adjustment to reduce the parking requirement for the expansion from 120 spaces to 92 spaces, or about 23%.

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 expansion to the existing use from 120 spaces to 92 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 expansion 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 23% 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 expanded medical office building from 120 spaces to 92 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.

for John L. Schlegel, Director
Metropolitan Area Planning Department

Thomas J. Stolz, Director
Metropolitan Area Building and
Construction Department

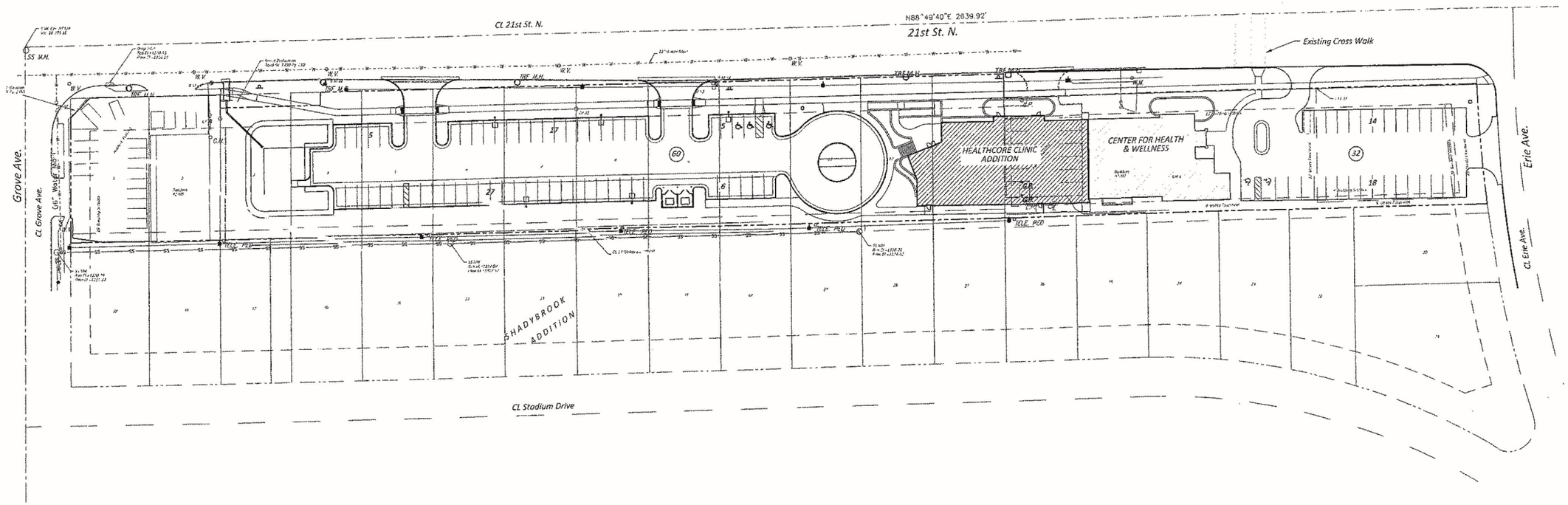
cc: J.R. Cox, MABCD
Paul Hays, MABCD
Lavonta Williams, CM District I
Julie Scott, CLD I

DATE: 06-22-15

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.

PROJECT:	HEALTHCORE CLINIC (formerly Center For Health & Wellness)
OWNER/REP:	TERESA LOVELADY
BUS. ADDRESS:	2707 EAST 21st. STREET WICHITA, KANSAS
COUNTY	SEDGWICK
OCCUPANCY:	B – BUSINESS
PROJECT SCOPE:	MAJOR BUILDING ADDITION W/ SLIGHT RENOVATION OF EXISTING. 9117 (Exist) + 30831 (New) = 39,949/333= 120 PARKING REQD.

PARKING:
EXISTING: 29 EAST LOT 13 WEST LOT 42 TOTAL *2 HC
PROPOSED: 32 EAST LOT 60 WEST LOT 92 TOTAL *3 HC
120–92= 28 STALLS SHORT 28/120= 23%
Requested Administrative Adjustment: 23%
*** 5 total HC stalls – ADA Count is based on 120 stalls (No reduction taken)



OVERALL SITE PLAN
1" = 40'-0"

0 20' 40' 80'
SCALE: 1 = 40'-0"

Architectural Innovations, LLC
architects
www.arch-innovations.com
project director

project no. 1505

CONSTRUCTION DOCUMENTS
HEALTHCORE CLINIC:
ADDITION & ALTERATIONS
2707 EAST 21ST. NORTH
WICHITA, KANSAS 67214

sheet
A1.1
ARCHITECTURAL SITE PLAN