3) Compatibility with existing or permitted uses on abutting sites: Office uses and accessory uses such as parking are permitted in the "LC" Limited Commercial zoning district, and reducing the parking requirement should not compromise existing or permitted uses on abutting sites due to the minor nature of the reduction of the parking requirement.

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 a Zoning Adjustment to reduce the parking requirement from 70 spaces to 56 spaces 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) The parking areas shall be paved and marked in general conformance with the approved site plan.

3) The Zoning Adjustment is for a parking requirement reduction only for a maximum of 14,000 square feet of office uses or other uses determined by the Zoning Administrator as to not increase the parking requirement. The remainder of the square footage in the building shall be limited to training areas used predominantly for on-site staff, a staff lounge, storage, mechanical rooms, and similar uses as determined by the Zoning Administrator. If an increase in building square footage and/or a change in use increases the parking requirement of the Unified Zoning Code for the property, then additional parking spaces over and above 56 shall be provided

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

John L. Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Troy Hertel, Schaffer, Johnson, Cox, Frey, 257 N. Broadway, Wichita, KS 67202
Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection

FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

June 30, 2004

Roger D. Baston
Farm Credit Services of Central Kansas
7940 W. Kellogg Dr.
Wichita, KS 67209

Re: **BZA2004-00050: Zoning Adjustment to reduce the parking requirement from 70 spaces to 56 spaces.**

Legal Description: Lot 4, Ridge Plaza 2nd Addition and Lot 1, Ridge Plaza 6th Addition, Wichita, Sedgwick County, Kansas. Located on the northeast corner of Kellogg Drive and Woodchuck Lane (7940 W. Kellogg Dr.).

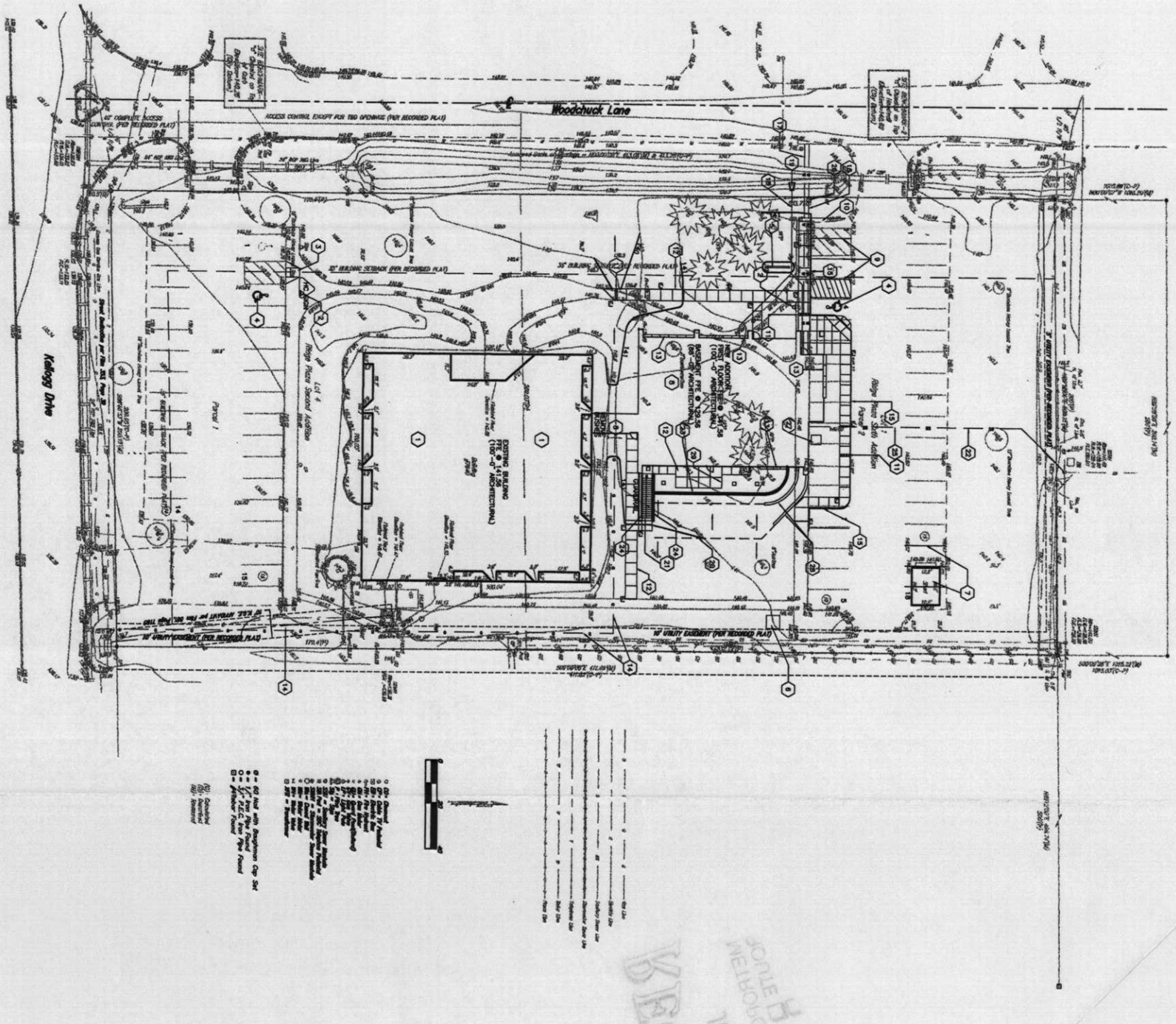
Dear Mr. Baston:

We have reviewed your request for a Zoning Adjustment to reduce the parking requirement on the above-referenced property. From reviewing your application, we understand that you propose to construct an addition to the existing commercial building and that the addition will have a full basement. We further understand that most of the basement will be used for staff training, a staff lounge, and storage and will not generate a need for additional parking spaces. Therefore, you have requested a Zoning Adjustment to reduce the parking requirement from 70 spaces to 56 spaces.

Sec. V-I.2.i. of the Unified Zoning Code allows an adjustment to reduce the parking requirement by up to 25 percent for remodeling/expansion projects when the conditions required by Sec. V-I.6. of the Code are met. We find that the reduction of the parking requirement as proposed meets the four conditions required by Sec. V-I.6 of the Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: Most of the basement will be used for staff training, a staff lounge, and storage; therefore, the occupancy of the building is lower than anticipated by the parking requirements. Such instances are the reason flexibility is provided within the Code to allow for minor reductions of the parking requirement. The extent of the parking requirement reduction is within allowable limits; therefore, sufficient on-site parking should be provided such that on-street parking for the building should not be necessary. Since all parking for the building 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 be no negative impact on uses in surrounding areas as a result of the reduction of the parking requirement, as sufficient parking should be provided on-site with no resulting off-site parking need being generated by the building that would utilize parking provided for adjacent businesses.



GENERAL NOTES:

A. CONTRACTOR TO VERIFY EXISTING SITE AND BUILDING CONDITIONS
B. ALL DIMENSIONS TO BACK SIDE OF CURB UNLESS OTHERWISE NOTED.
C. REF. ELECT. FOR CONCRETE BASE FOR LIGHT POLES – CONCRETE BASE BY G.C.

KEYED NOTES

1. EXISTING BUILDING TO REMAIN
2. NEW HANDICAP SIGN – "VAN ACCESSIBLE" – REF. D2.01A
3. NEW HANDICAP RAMP – CUT INTO EXISTING SIDEWALK – REF. D2.09B, D2.07A
4. NEW HANDICAP STRIPING – PAINT ON EXISTING ASPHALT – REF. D2.09A
5. NEW MONUMENT SIGN – REF D4.05A, D4.06B AND D4.06A
6. EXISTING SHED TO BE MOVED BY OWNER TO NEW LOCATION AND RE-ROOFED BY G.C. – REF ELECT. AND D2.02A
7. REF. D2.09A
8. NEW PARKING STRIPING – REF. D2.09A
9. NEW CONCRETE PAVING
10. NEW CONCRETE SIDEWALK – REF. D2.05B
11. 6" X 12" CONCRETE MONOLITHIC CURB AND SIDEWALK – REF. D2.01B
12. 4" CONCRETE SIDEWALK AND CURB – REF D2.10A
13. 1" WATER LINE – REF. MECH.
14. 6" ROOF DRAIN LINE – REF. MECH.
15. CONCRETE HEADWALL. PROVIDE RIP RAP AT END OF HEADWALL
16. CONCRETE STAIR – REF. STRUCT.
17. EXISTING SEWER LINE – REF MECH.
18. CONCRETE RETAINING WALL WITH SANDBLAST FINISH.
19. WROUGHT IRON FENCE – REF. SPEC.
20. PATCH EXISTING ASPHALT WHERE NEW SEWER LINE IS INSTALLED.
21. ALTERNATE: GENERATOR AND CONCRETE PAD – REF. MECH. AND ELEC.
22. CONCRETE RETAINING WALL – PROVIDE GRANULAR FILL BEHIND WALL
23. MAINTAIN GRADE 3" BELOW EDGE OF SIDEWALK TYP.

KEY PLAN

XXXX.XX +NEW SPOT ELEVATION
XXX.XX TOP
XXX.XX BOT +TOP OF CURB ELEVATION
+BOTTOM OF CURB ELEVATION
XXXX.XX +EXISTING SPOT ELEVATION TO BE MAINTAINED
1"=50'-0" +EXISTING SPOT ELEVATION TO BE MAINTAINED
+EXISTING CONTOUR
1"=50'-0" +NEW CONTOUR
—SSSF— +NEW CONTOUR
—W— +NEW WATER LINE – REF. MECH.
—SS— +NEW SANITARY SEWER LINE – REF. MECH.
—SW— +NEW STORM WATER LINE – REF. MECH.
—RD— +NEW ROOF DRAIN LINE – REF. MECH. AND CIVIL
—SD— +NEW SUMP DRAIN LINE – REF. MECH.
—G— +NEW GAS LINE – REF. MECH.
+BOLLARD
+NEW DRAINAGE SWALE
HP +HIGH POINT
TW +TOP OF WALL
LP +LOW POINT
CJ +CONSTRUCTION JOINT
FL +FLOW LINE
+CONTROL JOINT

SITE PLAN

1"=60'-0" (1 N)

FARM CREDIT SERVICES
BUILDING ADDITION
7940 W. KELLOGG
WICHITA, KANSAS 67209

DUDLEY WILLIAMS & ASSOCIATES, P.A.
STRUCTURAL ENGINEERS

BLOSSER SMITH ENGINEERING, INC.
MECHANICAL ENGINEERS

STEFAN, VOEGELI & ASSOCIATES, INC.
ELECTRICAL ENGINEERS

KENTON L. COX L.I.CENSED 1560 KANSAS PROFESSIONAL ARCHITECT

SCHAEFER JOHNSON COX FREY ARCHITECTURE
Empress Center
257 N. Broadway
Wichita, Kansas
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www.sjcf.com
architecture@sjcf.com

JF SCF

Revisions
Project Number
SJCF 2042.00
Date
18 JUNE 2004
Site Plan

1" =20'-0"

C2.1

BZA2004-00050

SITE PLAN

APPROVED 6-30-04 BY SK