CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

September 4, 2007

Wesley Medical Center LLC
P.O. Box 1504
Nashville, TN 37202

Greg Tice
121 N. Mead
Suite 201
Wichita, KS 67202

Kristine Hall
550 N. Lorraine
Wichita, KS 67214

Re: **BZA2007-00044: An administrative adjustment to permit an overhead canopy to be placed in front of the principle structure on less than five acres of land.**

Legal Description: Lot 1, Block 1 of the Wesley Medical Center 5th Addition, Wichita, Sedgwick County, Kansas (3232 E. Murdock.)

Dear Applicant,

We have reviewed your request for an Administrative Adjustment to permit an overhead canopy to be located in front of the principle structure on less than five acres of land. You state in your application, and as shown on the site plan, that the subject covered parking is located in the lot in front of the medical center (principal structure.) This covered parking is provided as a courtesy to the doctors who work at the facility. The covered parking is considered an accessory structure according to the Unified Zoning Code (U.Z.C.)

The Unified Zoning Code, Section V-i.2(n), allows an Administrative Adjustment that would permit an overhead canopy to be placed in front of the principle structure on less than five acres of land. We find that permitting an overhead canopy in front of the principal structure on the

subject property meets the four conditions required by Section V-I.6 of the Unified Zoning Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is for the placement of an overhead canopy in front of the principal structure, because the covered parking for the doctors will be located in front of the principal structure. Public vehicular and pedestrian circulation will not be affected by this parking orientation.

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 the overhead canopy being placed in front of the principal structure. The accessory structure consists of covered parking for a very small part of the parking lot that is specifically assigned for the doctors who work at the medical facility. Due to the placement of the accessory structure, it will not be readily discernible that the accessory structure is in front of the principle structure since the covered parking area will be located near the property line farthest away from the main entrance along Murdock Avenue and the way the structures are orientation on the site.

3) Compatibility with existing or permitted uses on abutting sites: Surrounding properties are developed with similarly sized structures; therefore, the requested use is compatible with uses on abutting sites.

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 permit an overhead canopy to be placed in front of the principle structure on less than five acres of land for the aforementioned property is hereby GRANTED, subject to the following conditions:

1) The site shall be developed in general conformance with the site plan submitted as part of this application.
2) Any violation of these conditions shall render the Administrative Adjustment null and void.

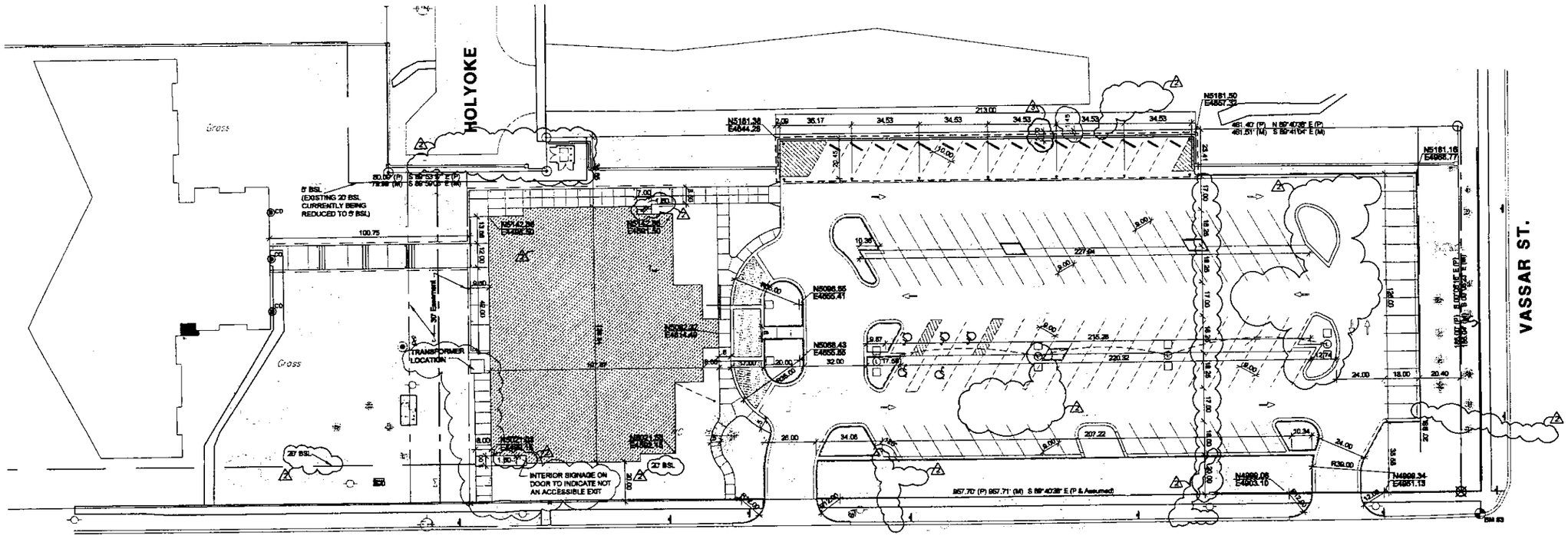
The zoning adjustment sign may now be removed from the property.

John L. Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, OCI
Paul Hays, OCI

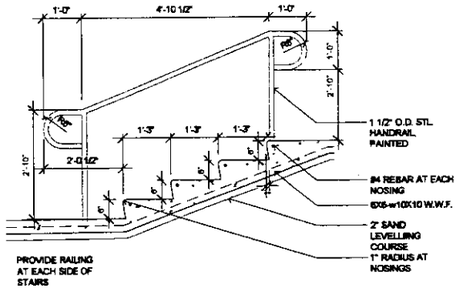


A **SITE PLAN**
0 30'

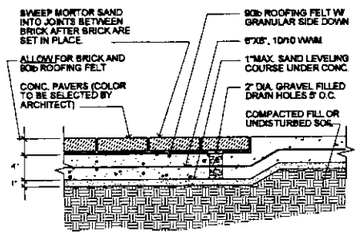
APPROVED

BZA2007-44

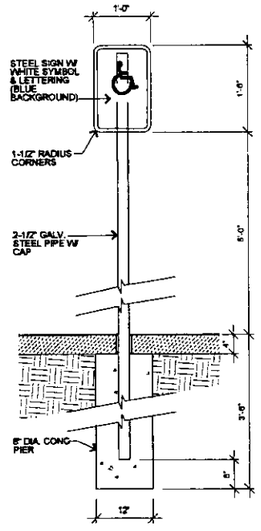
Date: 9.6.07



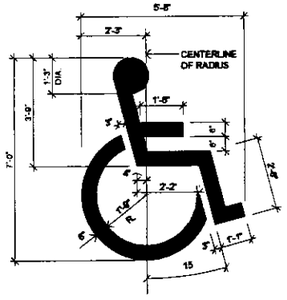
4 **HANDRAIL DETAIL**
SCALE: 1" = 1'-0"



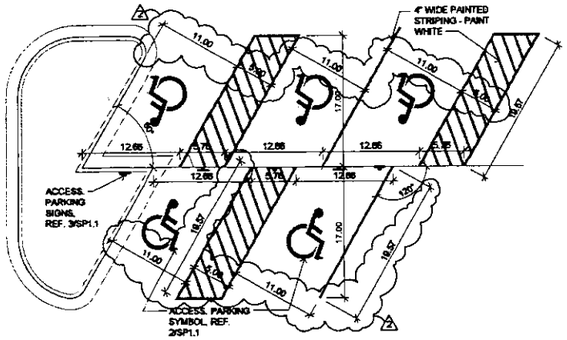
3 **CONC. PAVERS DETAIL**
SCALE: 1" = 1'-0"



2 **H.C. PARKING SIGN**
SCALE: 3/4" = 1'-0"



1 **ACCESSIBLE SIGN**
SCALE: 1/2" = 1'-0"



NOTE: BOTH HANDICAP PARKING SYMBOL & STALL STRIPING TO BE PAINTED WHITE. STRIPING FOR ACCESS. SYMBOL TO BE 6", ALL OTHER STRIPING TO BE 4"

B **HANDICAP STALLS**
0 10'

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WESLEY MEDICAL CENTER
MEDICAL OFFICE BUILDING
3226 EAST MURDOCK STREET, WICHITA, KANSAS 67203

OCI COMMENTS 29 JUN 07
OCI COMMENTS 12 JUN 07

CONSTRUCTION SET
06 APR 07

SITE PLAN AND DETAILS

SP1.1