CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

September 4, 2007

Vantage Point Properties
1625 N. Waterfront Parkway
Suite 220
Wichita, KS 67206

Greg Tice
121 N. Mead
Wichita, KS 67202

Re: **BZA2007-00045: Zoning Adjustment to reduce the parking requirement from 117 to 106 parking spaces on property zoned "LI" Limited Industrial, generally located north of the intersection of Waterfront Parkway and North 13th Street East, or northeast of the intersection of Webb Road and North 13th Street East (1605 Waterfront Parkway.)**

Legal Description: Portion of Lot 4, Block J, Waterfront Addition to Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your Zoning Adjustment request to reduce the parking requirement on the above-referenced property. From reviewing your application and the explanation for the request, we understand that the current office density on the property is low and the current use does not require the whole 117 spaces as required by code. Your request is for a 10% parking reduction from 117 spaces to 106 spaces as allowed by the Unified Zoning Code (UZC).

Sec. V-I.2.i of the Unified Zoning Code allows an adjustment to reduce the parking requirement 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: The proposed reduction in parking requirement should not have a detrimental impact on the safety and

convenience of vehicular and pedestrian circulation in the vicinity of the application area. Sufficient parking should be available for the anticipated need, and the parking does not interfere with public right-of-way.

2) Impact on existing uses in surrounding areas: The proposed reduction in parking should not impact existing uses in surrounding areas, as all parking for this project should be adequately provided on the site.

3) Compatibility with existing or permitted uses on abutting sites: A reduction of 11 parking spaces 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 right of way or utility easements; therefore there should be no impact on the public's safety, health or welfare.

Our signatures below indicate that an administrative adjustment to reduce parking by 11 spaces, from 117 to 106 is hereby granted for the aforementioned property subject to the following conditions:

1) The site shall be developed in general conformance with the approved site plan.
2) The parking area shall be paved and marked.
3) Any violation of these conditions shall render the Administrative Adjustment null and void.

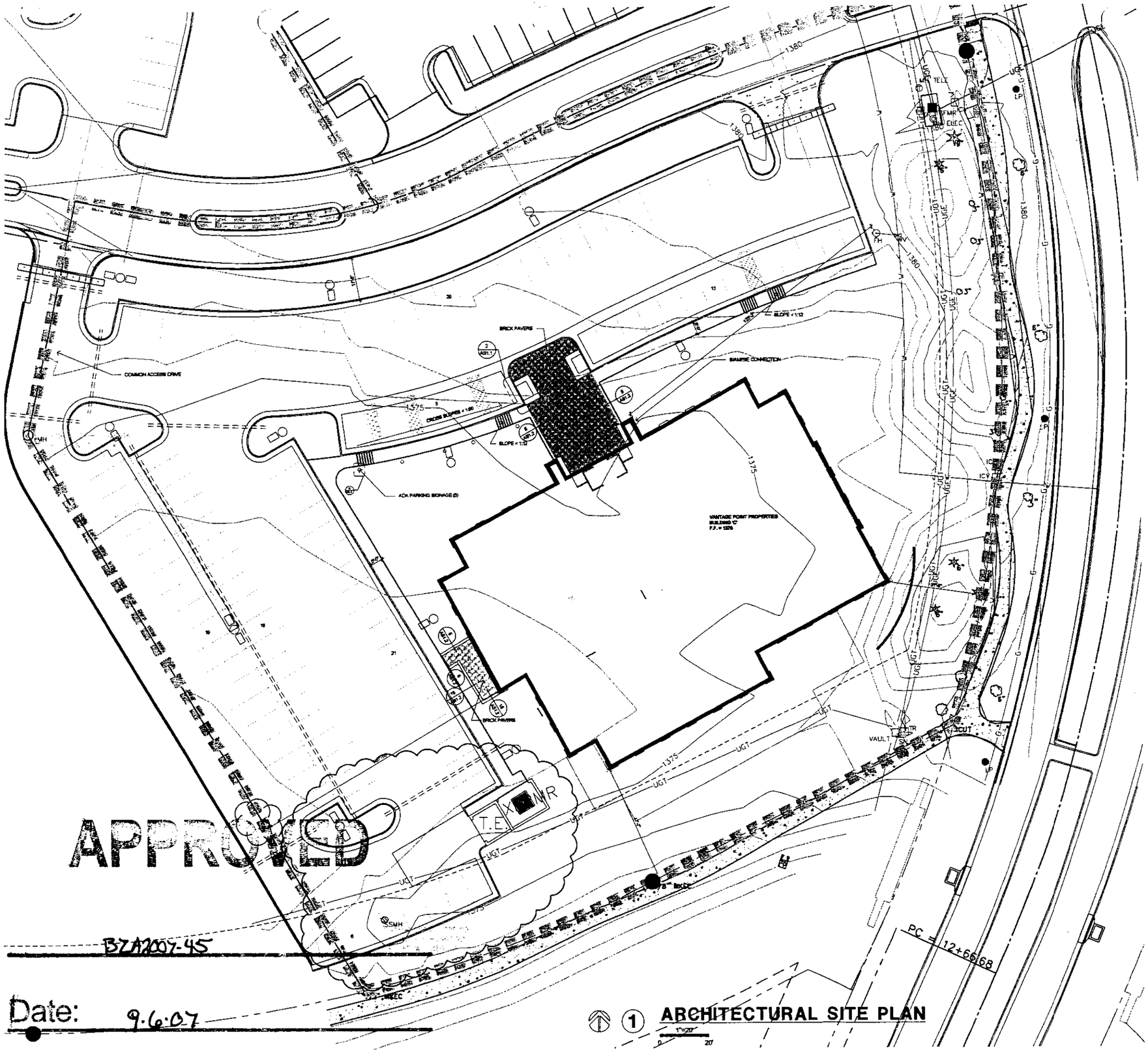
The "Development Application" sign should now be removed from the property.

John L. Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, OCI
Paul Hays, OCI

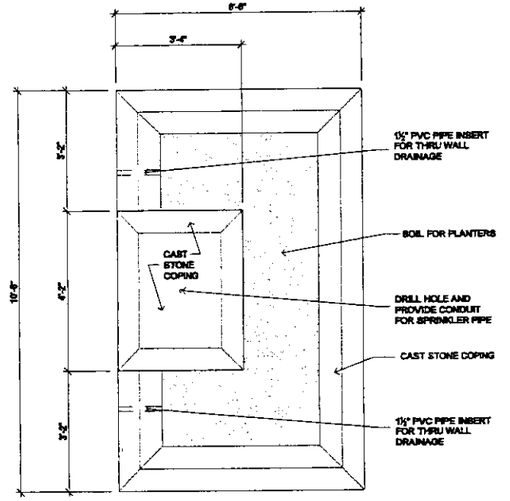


APPROVED

BZA2007-45

Date: 9.6.07

① ARCHITECTURAL SITE PLAN
1"=20'



② PLANTER
1/2"=1'-0"

SPANGENBERG PHILLIPS ARCHITECTURE
121 N. Mead, Suite 201, Wichita, KS 67202
TEL: 316.267.4002 FAX: 316.267.1509
www.spangenbergphillips.com

BUILDING C - LAKESIDE AT THE WATERFRONT
VANTAGE POINT PROPERTIES

WICHITA KANSAS

REVIEW COMMENTS 06 AUG 07
CONSTRUCTION SET 30 JUL 07

SITE PLAN

AS1.