



Wichita-Sedgwick County Metropolitan Area Planning Department

April 26, 2017

Wellness Place, LLC
Attn: Gavin Moore
7804 E. Funston, Ste. 214
Wichita, KS 67207

Baughman Company, P.A.
Attn: Russ Ewy
315 Ellis
Wichita, KS 67211

Re: BZA2017-15: City zoning Administrative Adjustment to reduce the parking requirement by approximately 20% from 31 to 25 spaces, in LC Limited Commercial zoning, generally located at the northeast corner of George Washington Boulevard and Funston Street (3410 Funston Street)

Legal Description: Reserve "A" and the 20-foot vacated alley adjacent on the North and the Westerly Half of the 20-foot vacated alley adjacent on the East, all in Block 1, Krack's Addition to, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We reviewed your Zoning Adjustment request to reduce the parking requirement on the above-referenced property. From reviewing your application we understand that you are redeveloping a vacant correctional placement residence (CPR) to a multi-family project. Previously, the CPR facility had been approved for reduced parking. The previous adjustment does not cover the proposed use; therefore, you are requesting reduction of the on-site parking requirement from 31 to 25 spaces, a 20% reduction of the Unified Zoning Code (UZO) requirement for the site.

Sec. V-I.2.i of the Unified Zoning Code allows an adjustment to reduce the parking requirement for LC zoning by up to 25% when the conditions required by Sec. V-I.6 of the Code are met. We find that the parking requirement reduction 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 have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. Sufficient parking is available for the current need and does not interfere with public right-of-way.

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichita.gov

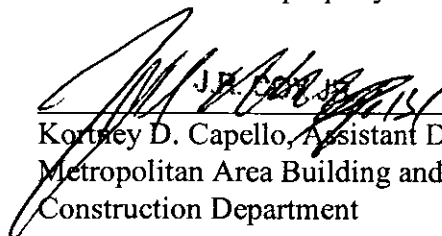
- 2) Impact on existing uses in surrounding areas: The proposed reduction in parking should not impact existing uses in surrounding areas, as all parking for this project should be adequately provided on the site.
- 3) Compatibility with existing or permitted uses on abutting sites: Abutting sites are zoned TF-3 Two-Family developed with single-family residences and LC zoning adjacent to the northwest. Across George Washington Boulevard to the west is GC General Commercial. Therefore a 20% parking reduction should not compromise existing or permitted uses on abutting sites.
- 4) Effect on public health, safety or welfare: The public's safety, health and welfare should not be impacted.

Our signatures below indicate that an Administrative Adjustment to reduce parking by approximately 20%, from 31 to 25 spaces 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. Permitting shall be obtained and parking improvements completed within one year.
- 2) All parking on the site shall be paved and marked in accordance with City standards. This Administrative Adjustment applies only to the multi-family development associated with this application.
- 3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Administrative Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in 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.


Dale Miller, Director
Metropolitan Area Planning Department


Kortney D. Capello, Assistant Director
Metropolitan Area Building and
Construction Department

cc: MABCD
James Clendenin, CM District III
Teia Wair, Community Services Representative District III

BENCHMARK

Refer to ALTA Survey by WREC, dated 1/25/17.

LEGAL DESCRIPTION

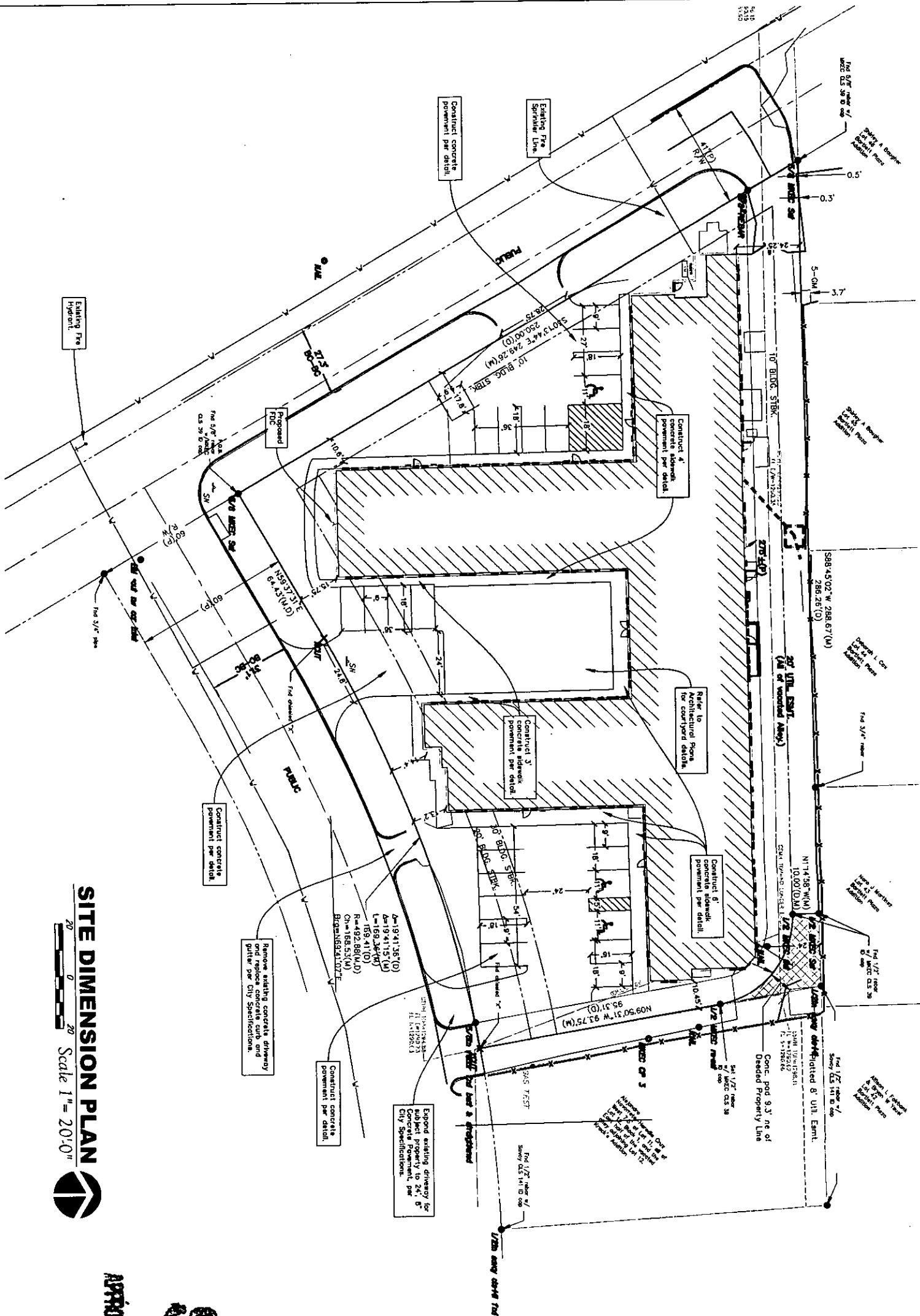
Refer to ALTA Survey by WREC, dated 1/25/17.

SITE INFORMATION

Total Area: 3.47,322.5 sq. ft. (1.08 acres)
Disturbed Area: 3,203,345.2 sq. ft. (0.47 acres)
Pre Construction Impervious Area: 3,403,921.1 sq. ft. (0.44 acres)
Post Construction Impervious Area: 3,403,921.7 sq. ft. (0.44 acres)

SITE NOTES

1. Contractor shall be required to provide notice to Kansas One Call at 887-2470 a minimum of three (3) working days prior to any excavation or work adjacent to utilities.
Kansas One Call 1-800-OK-5AFE
2. The Contractor must notify the following in case of an emergency:
Kansas Gas Service (Gas) 1-888-482-4930
Black Hills Energy (Gas) 1-800-303-0337
Waste Energy (Electric) 303-850
City of Wichita (Electric) 268-2729
City of Wichita Water Dept. (Water) 268-4553
City of Wichita Sewer Maint./San. Sewer 268-4908
City of Wichita Storm Sewer Maint. (Storm Sewer) 268-4900
City of Wichita Traffic Light/Traffic Control 268-4034
Kansas Pipeline Co. (Petroleum) 1-800-528-6000
Midwest Pipeline Co. (Petroleum) 1-800-766-8230
Phillips Pipeline Co. (Petroleum) 1-800-324-8886
3. Existing utilities and their locations, as shown on the plans, represent the best information obtainable for design. Location and a utility from company record drawings or company provided information has been obtained from the various utility companies and is shown on the plans. The Contractor shall be responsible for locating and marking all existing utilities which do not conflict with proposed construction.
4. Traffic affected by construction on this project shall be handled in accordance with the traffic section of the Kansas Uniform Traffic Control Devices (KUTCD).
5. The Contractor shall provide appropriate signage throughout the sequence of construction clearly stating where construction entrances or exits.
6. The Contractor shall take all necessary precautions to protect the general public during the construction and demolition process. This may include the use of fences and signage.
7. The Contractor shall notify adjacent landowners prior to proceeding with any construction work on landowner's property.
8. Staking and striping shall be installed in accordance with Local City Specifications and Codes. Striping shall be posted markings in accordance with the latest edition of the Standard Specifications for State Road and Bridge Construction by the Kansas Department of Transportation.
9. Dimensions shown are to face of curb or edge of pavement unless otherwise noted.



SITE DIMENSION PLAN
Scale 1" = 20'-0"

SITE PLAN

APPROVED
4/26/2017
[Signature]

		WELLS PLACE	
Baughman Engineering, P.C., 3410 E. Puntum, P.O. Box 20111, 67220-0111, Kansas City, MO 64120		GRADING PLAN	
ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE			
PROJECT NUMBER 1504E137			
DATE 1/16/2017		DRAWN JW	
APPROVED 4/26/2017		CHECKED JW	
SCALE AS SHOWN			
SHEET 1 OF 3			

1/16/2017 Wells Place 1 of 3 grading WY Civil Building