



Wichita-Sedgwick County Metropolitan Area Planning Department

November 16, 2000

Dr. Howard Brodsky
3900 E. Harry, Suite 125
Wichita, KS 67218

FILE COPY

Re: BZA2000-00053: Administrative adjustment to reduce parking requirements by 10%.

Legal Description: Lots 14-23, Block 1, Womer's 2nd Addition to Wichita, Sedgwick County, Kansas. Generally located south of Lincoln and east of George Washington Blvd. (2747 S. George Washington Blvd.).

Dear Dr. Brodsky:

We have reviewed your request for an Administrative Adjustment to allow a 10% reduction (238 spaces to 214 spaces) in the parking requirements for the Boulevard Plaza shopping center. You state in your application that the shopping center currently has 217 parking spaces, which is 21 spaces below current parking requirements but was in compliance with parking requirements in effect at the time the shopping center was constructed in 1950. You further state in your application that a net reduction of 3 parking spaces (for a total of 214 spaces provided) is requested to permit the installation of an ATM machine by Commerce Bank.

The Unified Zoning Code allows an Administrative Adjustment that would reduce the parking requirements by up to 10%. We find that the reduction of parking requirements meets the four conditions required by Section V-I.6 of the Unified Zoning Code as set out below:

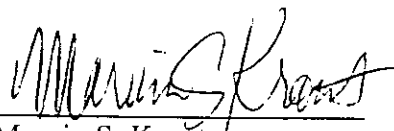
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is for reduction in off-street parking for a shopping center that results in a 1% reduction in the number of parking spaces that have been provided at the shopping center for 50 years. Public vehicular and pedestrian circulation will not be affected.
- 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 reduction in parking spaces as there should be no overflow parking requirements for customers or employees at this location.

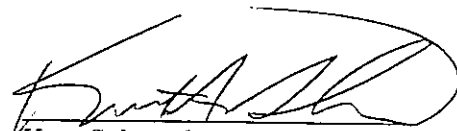
- 3) Compatibility with existing or permitted uses on abutting sites: The reduction in parking requirements is within allowable adjustments and will not detract from the existing commercial or surrounding residential uses.
- 4) Effect on public health, safety or welfare: There will be no encroachment 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 allow the reduction in the parking requirements by 10% (from 238 spaces to 214 spaces) for the aforementioned property is hereby granted, subject to the following conditions:

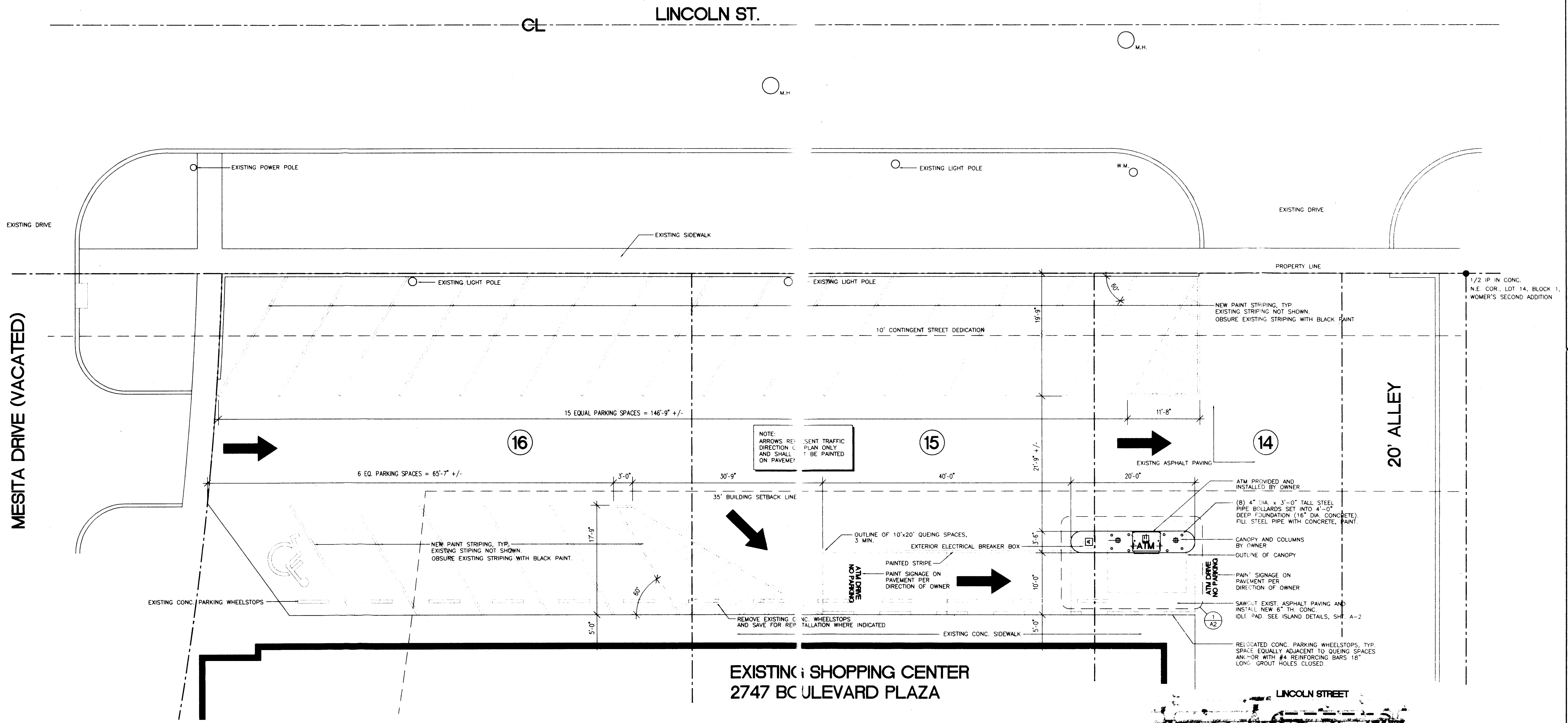
- 1) The site shall be developed in general conformance with the site plan submitted as part of this application.
- 2) All parking areas shall be paved and marked.
- 3) Any additional structures or uses developed on the aforementioned property shall provide additional parking spaces per the requirements of the zoning code.
- 4) Any violation of these conditions shall render the Administrative Adjustment null and void.

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


Marvin S. Kroul
Director of Planning


Kurt Schroeder
Superintendent of Central Inspection

cc: 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
Rod Sondergard, Howard & Helmer Architects, 3500 N. Rock Rd. Bldg. 500, Wichita, KS 67226



GENERAL NOTES

1. SITE PLAN IS BASED ON DRAWINGS PROVIDED BY OWNER PER EXISTING BUILDING PLANS. THIS DRAWING IS TO PROVIDE THE INTENT OF THE ATM INSTALLATION AND THE G.C. SHALL VERIFY SITE CONDITIONS TO COMPLETE THE WORK. THE OWNER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. DEMOLITION ITEMS SHALL BE COORDINATED BY G.C. AND INCIDENTAL ITEMS REQUIRED BY NEW CONSTRUCTION SHALL BE REMOVED AT NO ADDITIONAL COST.
3. THE CONTRACTOR HAS THE OPTION OF PROVIDING NEW CONCRETE PARKING SURFACES OR NEW ASPHALT SURFACES WITH QUALITY BASED ON THE CITY OF WICHITA STANDARDS.
4. CONTRACTOR SHALL RESTRIPE AND REPLACE ITEMS AS REQUIRED TO MATCH EXISTING ADJACENT MATERIALS. ITEMS DAMAGED FROM CONSTRUCTION SHALL ALSO BE REPLACED TO MATCH ORIGINAL MATERIALS.
5. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE ELECTRICAL DESIGN, COORDINATION AND CODE REQUIREMENTS.
6. CANOPY AND ASSOCIATED STRUCTURE BY OWNER. G.C. SHALL COORDINATE THE CANOPY FOUNDATION CONNECTION PER OWNERS DIRECTION.
7. G.C. SHALL COORDINATE THE ATM INSTALLATION PER MANUFACTURERS REQUIREMENTS. LOCATION PER OWNERS DIRECTION.
8. UTILITIES HAVE NOT BEEN LOCATED AND G.C. SHALL LOCATE UTILITIES BEFORE ANY DEMOLITION AND CONSTRUCTION OCCURS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REPAIR ANY UTILITIES OR OTHER IMPROVEMENTS DAMAGED BY DEMOLITION OR CONSTRUCTION.
9. G.C. IS RESPONSIBLE TO ALTER OR REPAIR THE WATER SPRINKLER SYSTEM DISTURBED BY CONSTRUCTION. (IF ANY)

BUILDING AREA CALCULATION

BUILDINGS 2704-2743:	28,607 SF
BUILDINGS 2745 AND 2747:	17,136 SF
BUILDINGS 2721 AND 2723:	6,881 SF
BUILDING 2709:	6,822 SF
	59,446 SF

PARKING DATA

REQUIRED PARKING SPACES: 59,446/250 = 238 STALLS
REQUIRED PARKING SPACES WITH REQUESTED 10% ADMINISTRATIVE ADJUSTMENT: 214
EXISTING PARKING STALLS: 217 STALLS
PROPOSED PARKING STALLS: 214 STALLS

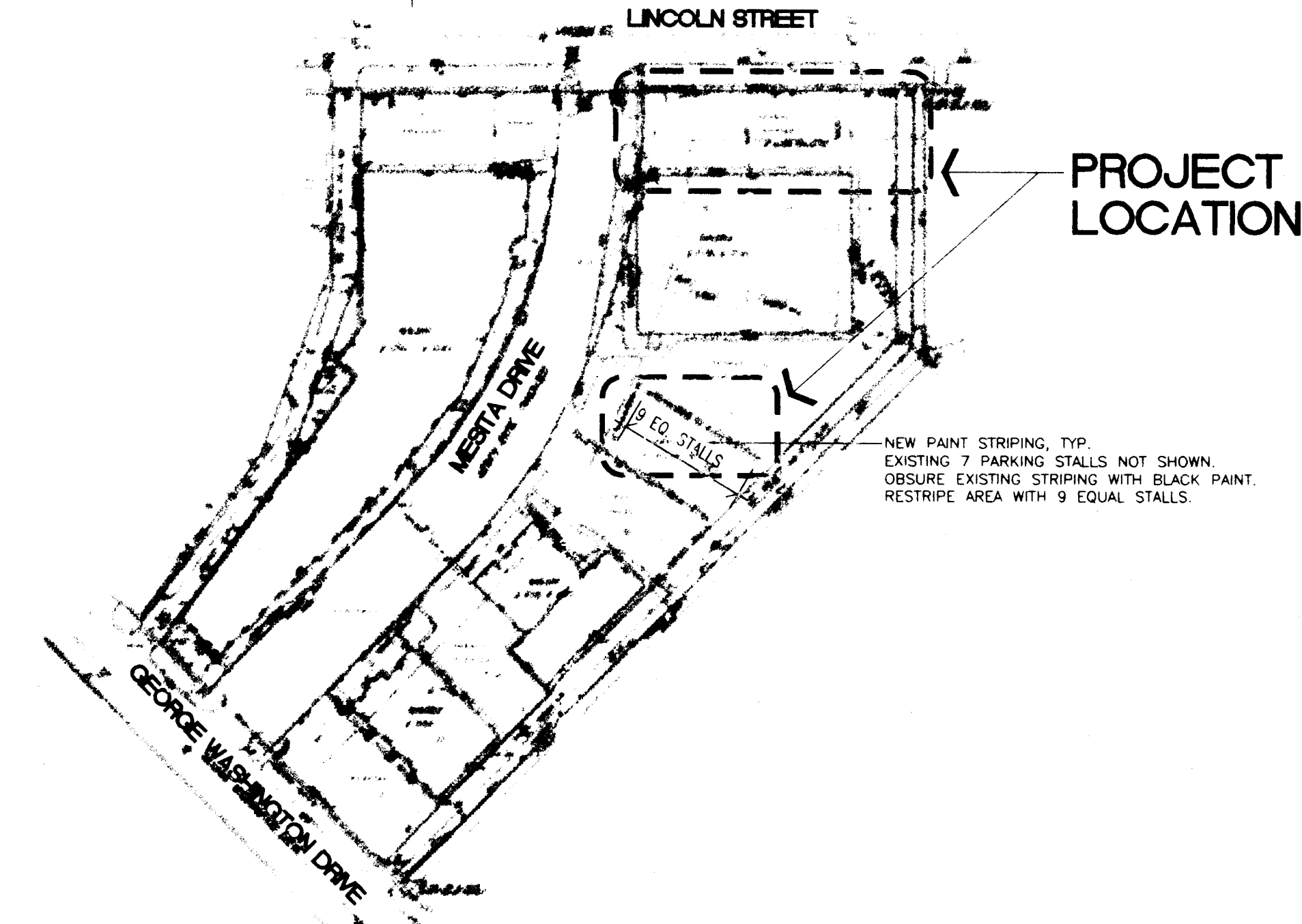
LEGAL DESCRIPTION

LOTS 14, 15, 16, 17, 18, 19, 20, 21, 22 AND 23, BLOCK 1, WOMER'S SECOND ADDITION TO WICHITA, KANSAS, SEDGWICK COUNTY, KANSAS, TOGETHER WITH THE E 1/2 OF VACATED MESITA DRIVE ABUTTING ON THE WEST, EXCEPT THEREFROM THAT PART DEDICATED FOR ALLEYS IN BOOK MSC. 261, PAGE 298 AND BOOK MSC. 274, PAGE 527.

SITE PLAN

SITE PLAN

APPROVED 11-16-00 BY J.K.
MAPD 1 of 1



LOCATION MAP

N.T.S.