



Wichita-Sedgwick County Metropolitan Area Planning Department

August 2, 2000

M.M.K. Inc.
c/o Gerald T. Kennedy, M.D.
551 N. Hillside, #410
Wichita, KS 67214

FILE COPY

Re: Administrative Adjustment BZA2000-00031: An administrative adjustment to reduce the parking requirements for a business expansion in the "LC" Limited Commercial zoning district by 22 percent.

Legal Description: The east 6 feet of Lot 118, together with all of Lots 120, 122, 124, 126, 128, 130, and 132 on Central Avenue, in Central Avenue Addition to the City of Wichita, Sedgwick County, Kansas, together with the South Half of the vacated alley adjacent to said Lots on the North

AND

Lots 1, 3, 5, and 7, on Dayton, now Chautauqua Avenue, in Central Avenue Addition to the City of Wichita, Sedgwick County, Kansas, together with the North Half of the vacated alley adjacent to said Lots on the South and the East Half of the vacated alley adjacent to said Lots on the West.

Generally located at the northwest corner of Central and Chautauqua (2916 E. Central)

Dear Mr. Kennedy:

We have reviewed your request for an Administrative Adjustment to allow a 22% reduction (54 spaces to 42 spaces) in the parking requirements for your planned redevelopment and expansion of the building on the aforementioned lots for the purpose of a medical services facility. You state in your application that this facility will employ 60 persons, but that that number will be divided into three shifts. Also, you state that this is a production facility and will not be used as a retail or patient center. Therefore, you expect very limited patient and visitor activity. Your site plan shows 42

spaces, which you feel will be adequate to support your employees and limited visitor activity.

The Unified Zoning Code allows an Administrative Adjustment that would reduce the parking requirements by up to 25% for business services and remodeling/expansion projects. 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 off-street parking for a manufacturing business that employs far fewer employees than the number of spaces required by City Code. 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.

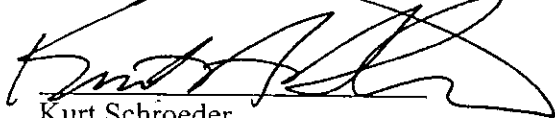
Our signatures below indicate that an Administrative Adjustment to allow the reduction in the parking requirements by 22% (from 54 spaces to 42 spaces) for the aforementioned property is hereby granted, subject to the following conditions:

- 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) The maximum number of employees permitted on-site shall not exceed 39 at any one time. If additional employees are required, additional parking spaces shall be provided.
- 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.



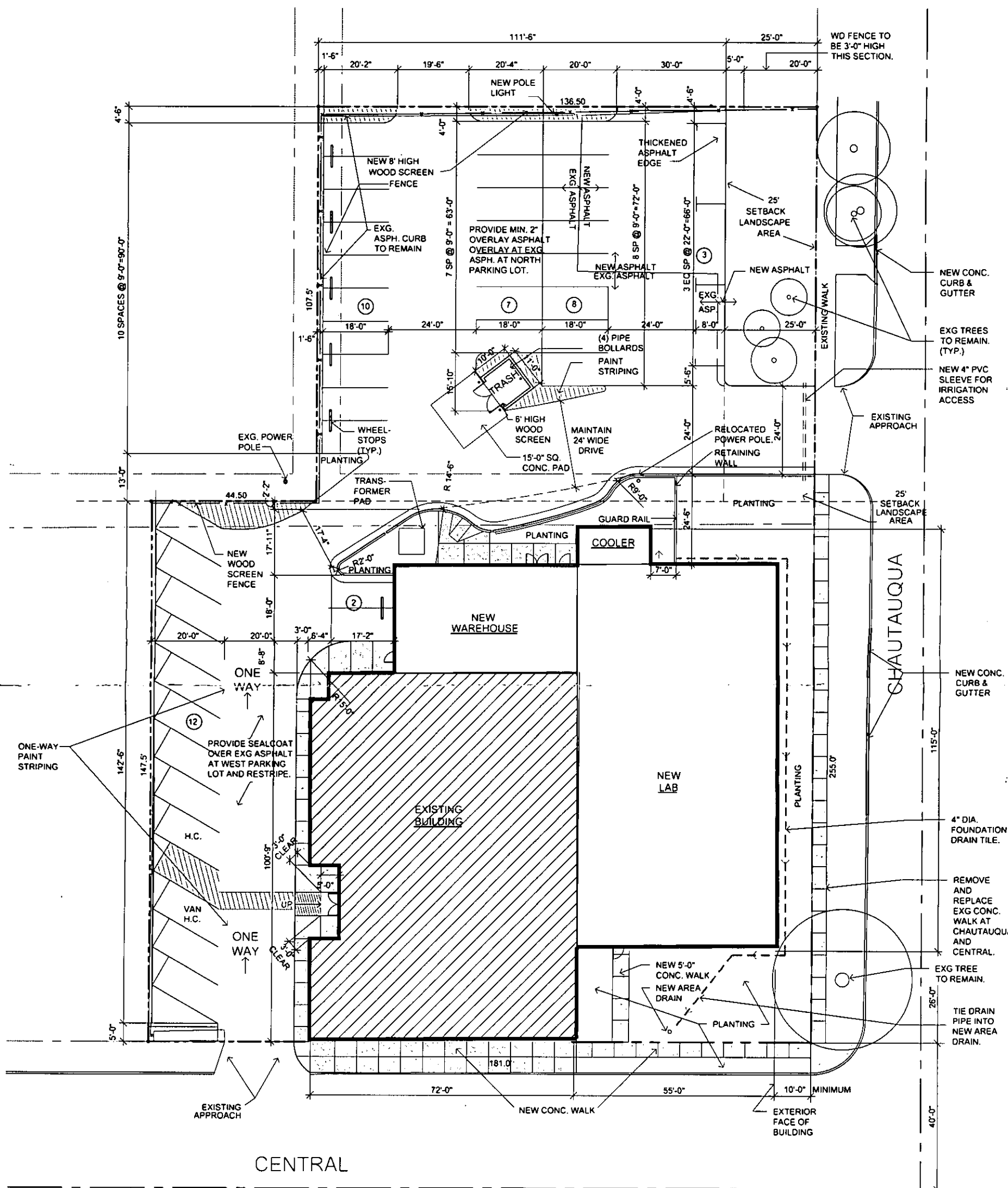
Marvin S. Krout
Director of Planning



Kurt Schroeder
Superintendent of Central Inspection

MK/KS/lv

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
Brad Teeter, Spangenberg Phillips Architecture, 224 E. Douglas, 5th Floor, Wichita, KS 67202



ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

BZA2000-00031 SITE PLAN

APPROVED 2-5-01 BY SK
Revision #1

GENERAL NOTES

1. TYPICAL PARKING STALL SIZE TO BE 9'-0" WIDE BY 18'-0" DEEP.
2. DIMENSIONS ARE TO FRONT FACE OF CURB UNLESS INDICATED OTHERWISE.
3. PROVIDE MINIMUM 24" RADIUS AT ALL CURB OUTSIDE CORNERS.
4. EXIST. TREES AND PLANTING OUTSIDE OF NEW ADDITION/ PARKING PERIMETER TO REMAIN. U.N.O.

EXG. FIRE HYDRANT