



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

February 11, 2003

Johnny W. Stevens
Beech Lake Development LLC
1223 N. Rock Rd. Bldg. H 200
Wichita, KS 67206

Re: BZA2003-00003: Zoning Adjustment to reduce the parking requirement by 10 percent from 464 spaces to 418 spaces.

Legal Description: Lot 5, Block 1, The Waterfront Addition, Wichita, Sedgwick County, Kansas. Generally located north of 13th Street North and east of Webb Road.

Dear Mr. Stevens:

We have reviewed your request for a Zoning Adjustment to reduce the parking requirement on the above-referenced property. From reviewing your application, we understand that you propose to construct a five story office building with a full basement on the property. We further understand that the parking requirement for the proposed building has been determined to be 464 parking spaces; however, the proposed occupancy of the building will be approximately 325 people, leaving approximately 139 parking spaces for visitors. Since you estimate the number of actual visitor spaces needed to be closer to 50 parking spaces, you have requested a Zoning Adjustment to reduce the parking requirement by 10 percent.

Sec. V-I.2.i. of the Unified Zoning Code allows an adjustment to reduce the parking requirement by up to 10 percent when the conditions required by Sec. V-I.6. of the Code are met. We find that the reduction of the parking requirement by 10 percent from 464 spaces to 418 spaces meets the four conditions required by Sec. V-I.6 of the Code as set out below:

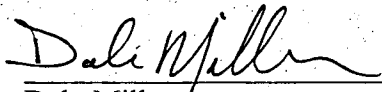
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed office building will assign a greater amount of office space per occupant than the typical office building; therefore, the occupancy of the office building will be lower than anticipated by the parking requirements. Such instances are the reason flexibility is provided within the Code to allow for minor reductions of the parking requirement. The extent of the parking requirement reduction is within allowable limits; therefore, sufficient on-site parking should be provided such that on-street parking for the office building should not be necessary. Since all parking for the office building should be off-street, there should not be negative impacts on the safety and convenience of vehicular and pedestrian circulation in the area.

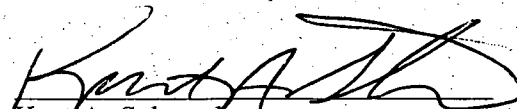
- 2) Impact on existing uses in surrounding areas: There should be no negative impact on uses in surrounding areas as a result of the reduction of the parking requirement, as sufficient parking should be provided on-site with no resulting off-site parking need being generated by the proposed office building that would utilize parking provided for adjacent businesses.
- 3) Compatibility with existing or permitted uses on abutting sites: Office buildings and accessory uses such as parking are permitted in industrial zoning districts, and reducing the parking requirement should not compromise existing or permitted uses on abutting sites due to the minor nature of the reduction of the parking requirement.
- 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 a Zoning Adjustment to reduce the parking requirement by 10 percent from 464 spaces to 418 spaces for the aforementioned property is hereby granted, 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 in general conformance with the approved site plan.
- 3) The Zoning Adjustment is for a parking requirement reduction only for an office building with a maximum square footage of 152,118, with use of the 25,353 square feet in the basement limited to mechanical equipment, showers and lockers that serve only employees who work on levels 1 thru 5, general tenant storage, and a storm shelter for building occupants. If an increase in building square footage and/or a change in use increases the parking requirement of the Unified Zoning Code for the property, then additional parking spaces over and above 418 shall be provided
- 4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

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


Dale Miller
Acting Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

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

BZA2003-00003
SITE PLAN

APPROVED 2-11-03 BY *SK*



SCALE: 1" = 60'