



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

June 25, 2003

Lorena Wilson, et al
5801 Killdeer Ln.
Viola, KS 67149

Re: BZA2003-00030: Zoning Adjustment to reduce the parking requirement from 30 spaces to 23 spaces.

Legal Description: Lot 1, Block A, Peacock 2nd Addition, Wichita, Sedgwick County, Kansas. Generally located on the south side of Central, 1/3 mile east of West St. (3425 W. Central).

Dear Ms. Wilson:

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 redevelop the property and construct a new commercial building with a full basement. We further understand that much of the basement of the commercial building will contain mechanical equipment and similar uses and will not generate a need for parking spaces. Therefore, you have requested a Zoning Adjustment to reduce the parking requirement from 30 spaces to 23 spaces.

Sec. V-I.2.i. of the Unified Zoning Code allows an adjustment to reduce the parking requirement by up to 25 percent for redevelopment projects 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:

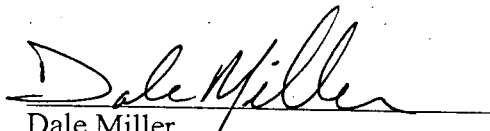
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: Much of the basement will be used for mechanical equipment and similar uses; therefore, the occupancy of the building is lower than anticipated by the parking requirements. Such instances are the reason flexibility is provided 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 building should not be necessary. Since all parking for the 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 building that would utilize parking provided for adjacent businesses.

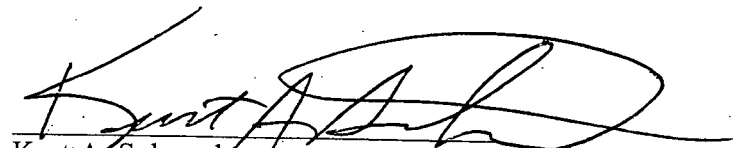
- 3) Compatibility with existing or permitted uses on abutting sites: Office/retail uses and accessory uses such as parking are permitted in the Neighborhood Retail zoning district, and reducing the parking requirement should not compromise existing or permitted uses on abutting sites due to the minor 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 from 30 spaces to 23 spaces for the aforementioned property is hereby granted; subject to the following conditions:

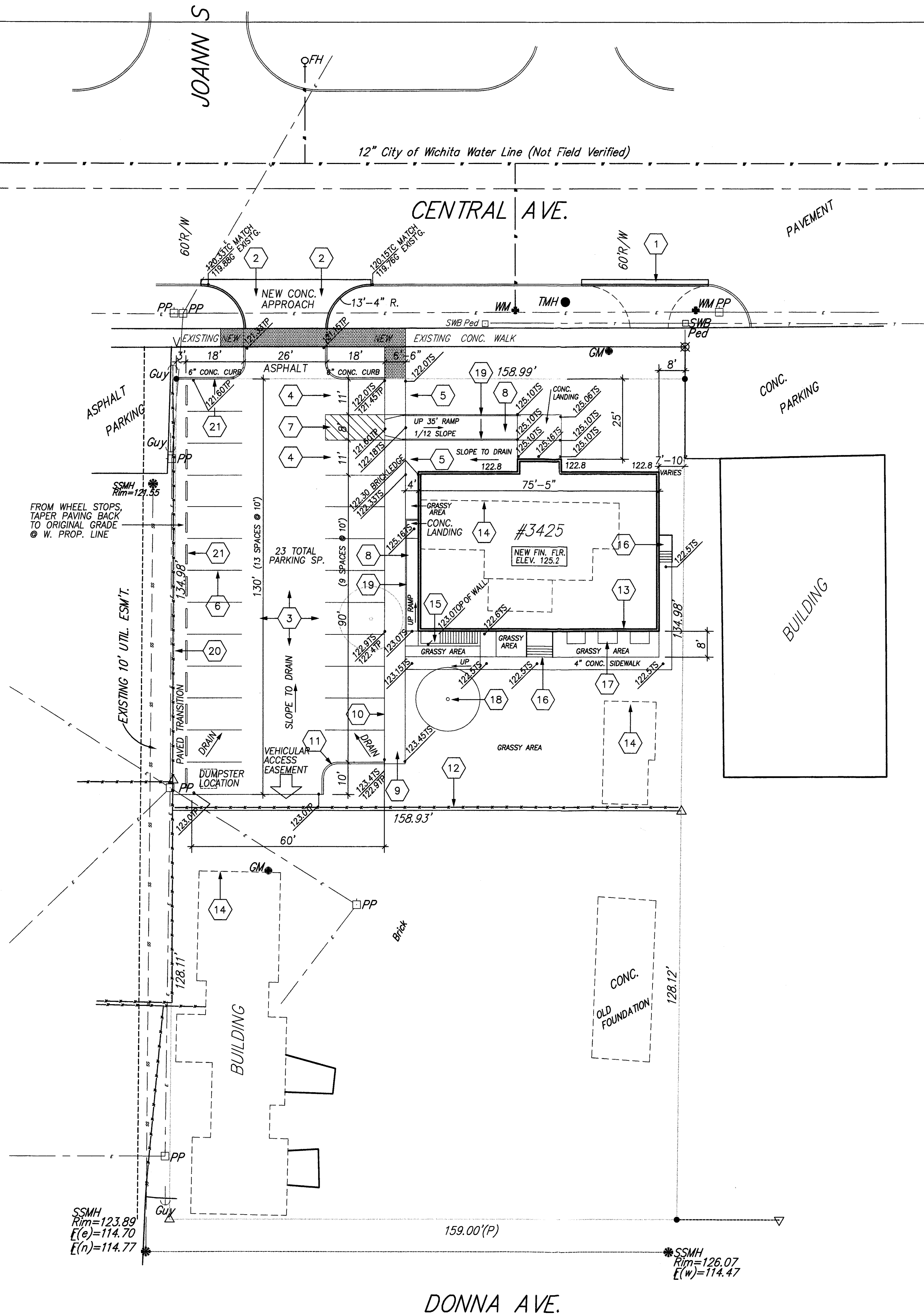
- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The parking area shall be paved and marked in general conformance with the approved site plan.
- 3) The Zoning Adjustment is for a parking requirement reduction only for a maximum 5,750 square feet of office/retail space. The remainder of the square footage in the building shall be limited to mechanical rooms, elevator, elevator equipment room, laundry room, toilet rooms, janitor closet, and similar uses as determined by the Zoning Administrator. 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 23 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

cc: Don Klausmeyer, 10008 W. York, Wichita, KS 67215
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



GENERAL NOTES

- REF. ORIGINAL LAND SURVEY FOR PHYSICAL & UTILITY DESCRIPTIONS & NOTES PERTAINING TO THE EXISTING SITE.
- CONTRACTOR TO VERIFY ALL SITE CONDITIONS.
- PROTECT ALL EXISTING UTILITIES AND CONSTRUCTION.
- CONTRACTOR CONTACT KANSAS-ONE-CALL TO LOCATE UTILITIES IN AREAS OF CONSTRUCTION ACTIVITY PRIOR TO ANY DEMOLITION WORK.
- ARCHITECTURAL SPOT ELEVATIONS ARE BASED ON ELEVATIONS AS GIVEN ON SURVEY DRAWING.
- ALL DIMENSIONS ARE FROM BACK OF CURB, UNLESS NOTED OTHERWISE.
- FACE OF BUILDING PARALLEL TO CENTRAL STREET PROPERTY LINE.
- PARKING LOT PERPENDICULAR TO CENTRAL STREET PROPERTY LINE.

KEYED PLAN NOTES

- MONOLITHIC CONC. CURB & GUTTER, PER CITY STANDARDS. REFER D/C1.2
- 6" CONC. DRIVE APPROACH. INSTALL PER CITY OF WICHITA.
- 5 1/2" ASPHALT PAVING OVER COMPACTED SUBGRADE.
- HANDICAP PARKING STALL, REFER F/C1.2
- HANDICAP PARKING SIGN, REFER G/C1.2
- 4" WIDE, PAINTED STALL STRIPE, REFER B/C1.2
- STRIPE 24" O.C. @ 45 DEGREE ANGLE @ ACCESS AISLE.
- WHEELCHAIR RAMP, REFER A/C1.2 & E/C1.2
- 4" CONC. PAVING ON SAND CUSHION OVER COMPACTED SUBGRADE.
- CONC. WHEELSTOP/SIDEWALK, REFER J/C1.2
- 6" CONCRETE CURB, REFER C/C1.2
- NEW 6 FT. HI. PRIVACY FENCE.
- NEW BUILDING FOOTPRINT.
- RAZED BUILDING FOOTPRINT.
- REINFORCED CONCRETE STAIRWELL, REFER STRUCTURAL. 36" HIGH RAILING ATOP WALL, THAT 4" SPHERE CANNOT PASS THRU, REFER L/C1.2
- WOOD LANDING & STAIR. MAX. 7" RISE.
- PREMANUFACTURED DAYLIGHT WINDOW AREAWAYS.
- TREE TO REMAIN.
- RAMP HANDRAIL, BOTH SIDES. EXTEND 12" BEYOND RAMP. REFER K/C1.2 & M/C1.2
- EXISTING FENCE TO REMAIN.
- CONC. WHEEL STOP, REFER H/C1.2

SYMBOLS

- NEW SPOT ELEVATION
- TC TOP OF CURB
- G GUTTER
- TP TOP OF PAVEMENT
- TS TOP OF SIDEWALK

HARD SURFACE AREAS

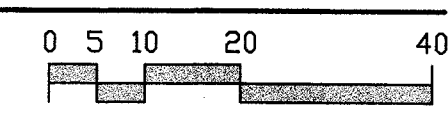
ASPHALT PAVING	7,800 SF
CONCRETE SIDEWALK/RAMPS	1,745 SF
BUILDING/ROOF AREA	3,827 SF
TOTAL HARD SURFACE AREA	13,372 SF
TOTAL LOT AREA	21,455 SF

3425 W. CENTRAL
SITE PLAN

APPROVED 6-25-03 BY SK

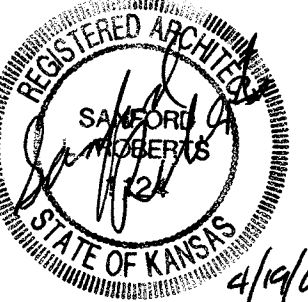


ARCHITECTURAL SITE PLAN
1" = 20 FT.



ALL PLANS COPYRIGHTED

Don Klausmeyer, L.L.C.
10008 York
554-0001



Inner Works, L.L.C.
3425 W. Central
Wichita, Ks.

REVISION DATE

DATE
4/16/2003

SCALE
1 INCH = 20 FEET

SHEET

C1.1