

Case No. BZA 60-84 - Adventist Health System - requests a variance to reduce the required number of off-street parking spaces from 151 spaces to 61 spaces on property zoned the "BB" Office District & generally located at the southeast corner of

200 Sec 6-17-85
SH OT 6-18-85
Record ✓

Per 100
6/17/85 34/73

ACTION

B.Z.A. 60-84 Approval 9-25-84
DATE

200' Sec 6-17-85
SH OT 6-18-85
Record ✓

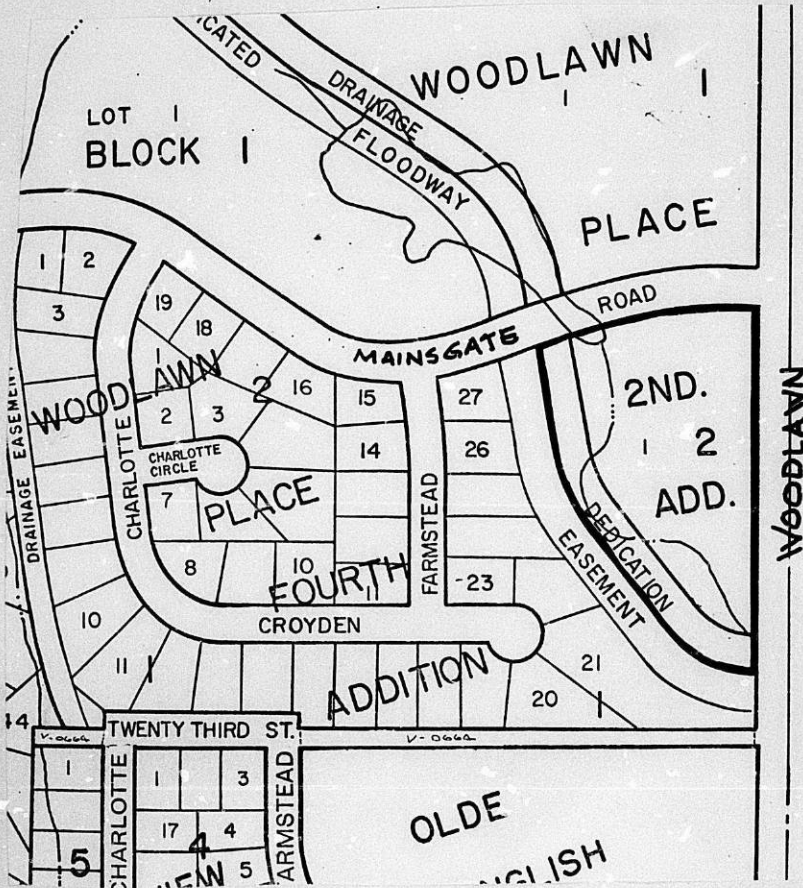
Case No. BZA 60-84 - Adventist Health System - requests a variance to reduce the required number of off-street parking spaces from 151 spaces to 61 spaces on property zoned the "BB" Office District & generally loc-

Map No. 5850 B

BZA 60-84
Filed _____

AREA DATA:

1. Acres: _____ (_____ ft. by _____ ft.)
2. Adjoining Zoning: E LC S B W AA N BB
3. Land Use: East Comm South APTS
West I-F North _____
4. Area (is) (~~is not~~) platted.



LOS ANGELES CH. LANG LOGAN, CH.
MORRISON, TR. LOCUST GROVE, GA
U.S.A.

Smyland
No. 2-153C



THE WEDGWOOD GROUP

816 N.E. 87th Avenue
Vancouver, Washington 98664

Congregate Housing Developers,
Managers and Consultants

David R. Hensel
Engineer
(206) 892-9090

THE CITY OF WICHITA



BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4421

June 3, 1985

Adventist Health System
8800 West 75th Street
Shawnee Mission, Ks. 66204

Re: BZA 60-84 - Request for Variance

Gentlemen:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on September 25, 1984.

This Resolution reflects the official action of the Board to approve, your request and sets out the conditions of approval. It is forwarded to you for your information and files.

If you have questions concerning this matter, please call our office.

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:sad

Encl.

cc: Bill Clark, 816 N.E. 87th Avenue, Vancouver, Wa. 98664
David R. Hensel, 816 N.E. 87th Avenue, Vancouver, Wa. 98664
Monty Robson, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

RESOLUTION NO. BZA 60-84

WHEREAS, Adventist Health System, 8800 West 75th Street, Shawnee Mission, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the required number of off-street parking spaces from 151 spaces to 61 spaces on property zoned the "BB" Office District and legally described as follows:

Lot 1, Block 2, Woodlawn Place 2nd Addition to Wichita, Sedgwick County, Kansas. Generally located on the southwest corner of Woodlawn and Mainsgate.

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of September 25, 1984, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for a variance under the provisions of Section 2.12.590.B, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has found that the variance arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant inasmuch as the lot is completely surrounded by streets or a drainage-way; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents inasmuch as the site is of sufficient size that should the use of the property be changed at some later date, the amount of parking required by the ordinance can be provided on the site; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance) of which variance is requested will constitute unnecessary hardship upon the property owners represented in the application inasmuch as justification for the variance based on other facilities owned by the applicant, and to require the installation of parking not needed for the use, creates an undue expense to the owner; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that the reduction of parking for the proposed facility should not create on-street parking near the facility; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as the ordinance does not consider special residential uses where the age of the occupants somewhat limits the ownership of vehicles due to their inability to drive; and

WHEREAS, each of the five conditions required by Section 2.12.590.B, Code of the City of Wichita, to be present before a variance can be granted has been found to exist.

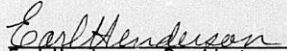
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce the required number of off-street parking spaces from 151 spaces to 61 spaces on property zoned the "BB" Office District and legally described as follows:

Lot 1, Block 2, Woodlawn Place 2nd Addition to Wichita, Sedgwick County, Kansas. Generally located on the southwest corner of Woodlawn and Mainsgate.

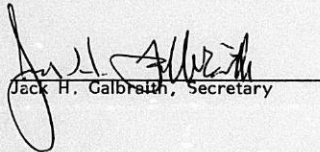
be approved subject to the following conditions:

1. Approval of this request is subject to the construction of buildings in accordance with the approved site plan.
2. Prior to release of the resolution authorizing the issuance of any building permits, the applicant shall provide approved off-street parking plans that are in conformance with the Traffic Engineer's standards and are acceptable, as to limited usage of the drainage dedication, to the City Engineer.
3. Any change of use from the proposed retirement facility shall null and void this resolution, and as such, any new use shall provide off-street parking in conformance with the requirements of the Zoning Ordinance.

ADOPTED AT WICHITA, KANSAS, this 25th day of September, 1984.


Earl Henderson, President

ATTEST:


Jack H. Galbreath, Secretary

THE CITY OF WICHITA

OFFICE OF MAPD/DESIGN

DATE May 30, 1985

TO Glen Lytle, Special Assistant for Zoning

FROM Chris Breitenstein, Civil Engineer III

SUBJECT Lot 1, Block 2, Woodlawn
Place 2nd Addition

Please find attached the site grading plan showing the approved location of the circulation drive on drainage right-of-way. No further encroachment to the west would be allowed.

If you have any further questions, please feel free to contact me at 4235.

Chris Breitenstein
Chris Breitenstein
Civil Engineer III

CB:gr

Attachment

RECEIVED

MAY 31 1985

METROPOLITAN PLANNING

ROUTE _____

One copy of the revised, approved plan and a copy of this memo sent to Loren in C.I.D. 2/1/90

April 1, 1985

Adventist Health System
8800 West 75th Street
Shawnee Mission, Ks. 66204

Re: BZA 40-84 - Request for Variance

Gentlemen:

You were advised by letter on September 27, 1984 of the official action taken by the Board of Zoning Appeals to grant a variance to reduce the required number of off-street parking spaces from 151 to 61 spaces. This action was subject to compliance with the conditions established by the Board on September 25, 1984.

These conditions are as follows:

1. Approval of this request is subject to the construction of buildings in accordance with the approved site plan.
2. Prior to release of the resolution authorizing the issuance of any building permits, the applicant shall provide approved off-street parking plans that are in conformance with the Traffic Engineer's standards and are acceptable, as to limited usage of the drainage dedication, to the City Engineer.
3. Any change of use from the proposed retirement facility shall null and void this resolution, and as such, any new use shall provide off-street parking in conformance with the requirements of the Zoning Ordinance.

As was stated before, until you comply with condition number 2, the Resolution will not be released authorizing the issuance of any building permits based on the variance. This in effect means that any occupancy of the building will be subject to compliance with the 151 spaces required by the zoning ordinance.

Adventist Health System - BZA 60-84

It would appear that the project is well underway and in order to eliminate problems at time of occupancy, it would be advisable to clear this matter at the earliest possible date. If you have any questions, please give me a call.

Sincerely,

Glen E. Lytle
Assistant Secretary

cc: Bill Clark, 816 N.E. 87th Avenue, Vancouver, Wa. 98664
David R. Hensel, 816 N.E. 87th Avenue, Vancouver, Wa. 98664
Monty Robson, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

September 27, 1984

Adventist Health System
8800 West 75th Street
Shawnee Mission, Ks. 66204

Re: BZA 60-84 - Request for Variance

Gentlemen:

At the regular meeting of the Board of Zoning Appeals on September 25, 1984, your request for a variance was considered. It was the action of the Board to approve your request subject to the following conditions:

1. Approval of this request is subject to the construction of buildings in accordance with the approved site plan.
2. Prior to release of the resolution authorizing the issuance of any building permits, the applicant shall provide approved off-street parking plans that are in conformance with the Traffic Engineer's standards and are acceptable, as to limited usage of the drainage dedication, to the City Engineer.
3. Any change of use from the proposed retirement facility shall null and void this resolution, and as such, any new use shall provide off-street parking in conformance with the requirements of the Zoning Ordinance.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as you have complied with condition number 2.

If you have any questions, please call our office.

Sincerely yours,

Jack H. Galbraith
Secretary

GEL:sad

cc: Bill Clark, 816 N.E. 87th Avenue, Vancouver, Wa. 98664
David R. Hensel, 816 N.E. 87th Avenue, Vancouver, Wa. 98664
Robert Feldner, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE September 20, 1984

TO Glen Lytle, Special Assistant for Zoning

FROM Mary L. Moore, Administrative Aide III

SUBJECT BZA 60-84 Generally located on
the southwest corner of Woodlawn
and Mainsgate

CPO Council "I" considered the above captioned case at its September 18th meeting and voted 7-0 to recommend approval of the variance subject to the Secretary's report.

Louis Swart, representative for this case, appeared before the Council to discuss this case. No area residents were present.

Please present the Council's comments to the Board of Zoning Appeals when it meets to consider this case.

Mary L. Moore

Mary L. Moore
Administrative Aide III

MLM:dm

Noted:

Annie K. Montgomery
Annie K. Montgomery
CRS Director

RE: AGENDA ITEM NO. 3

SECRETARY'S REPORT CASE NO. BZA 60-84

APPLICANT: Adventist Health System, 8800 West 75th Street, Shawnee Mission, Kansas.

AGENT: David R. Hensel, 816 N. E. 87th Avenue, Vancouver, Washington.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required off-street parking from 151 spaces to 61 spaces.

GENERAL LOCATION: On the southwest corner of Woodlawn and Mainsgate.

ZONING: Subject property is zoned the "BB" Office District as is the property to the north. To the east is "LC" Light Commercial and to the south is "B" Multiple-family. To the west is "AA" One-family Dwelling District.

LAND USE: Subject property is being developed as a retirement apartment complex. To the east is commercial. To the south are apartments and to the west one-family dwellings. To the north is vacant.

JURISDICTION:

The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita. The Board may grant the request when all five conditions as required by the State Statutes are found to exist.

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance of the required number of off-street parking spaces from 151 spaces to 61 spaces. The applicant indicates that the average age in other similar facilities already constructed is 81.4 years of age. The ownership of vehicles by the residents is significantly low compared to the normal population. The ownership of vehicles in the facilities owned by the applicant generally runs between 10 and 25% of the residents.

The applicant also indicates that the number of employees on any given shift would not exceed 10. Also the facility will be providing a 20 passenger bus for the occupants for transportation to shopping, medical appointments, etc. This would reduce the number of residents that will depend on their own transportation for shopping, errands, etc.

It should be noted that the two site plans furnished with the application indicate that a number of the required off-street parking spaces will be located in the drainage dedication which is unacceptable to the City Engineer. This applicant should redesign the layout to the satisfaction of the City Engineer's Office.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as the lot is surrounded by streets or the drainageway on all sides and is also adjacent to an arterial street on the east.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as the site is of sufficient size that should the use of the property be changed at some later date, the amount of parking required by the ordinance can be provided on the site.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as the applicant has submitted justification for a reduction in parking based on other facilities owned by the applicant, and to require the installation of parking not needed, creates an undue expense to the owner.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the reduction of parking for the proposed facility should not create on-street parking near the facility.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the ordinance does not consider special residential uses where the age of the occupants somewhat limits the ownership of vehicles due to their inability to drive.

RECOMMENDATION:

Should the Board determine that all five conditions necessary to the granting of a variance can be found to exist, then it is the recommendation of the Secretary that the variance be granted subject to the following conditions:

1. Prior to release of the resolution authorizing the issuance of any building permits, the applicant shall provide approved off-street parking plans that are in conformance with the Traffic Engineer's standards and are acceptable, as to limited usage of the drainage dedication, to the City Engineer.
2. Any change of use from the proposed retirement facility shall null and void this resolution, and as such, any new use shall provide off-street parking in conformance with the requirements of the Zoning Ordinance.

BZA CASE NO. 60-84

<u>2</u>	NOTICES SENT TO APPLICANT/AGENT
<u>1</u>	LEGAL ADVERTISEMENT SENT TO MAPC
<u>1</u>	NOTICES SENT TO CPO
<u>15</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>19</u>	TOTAL NOTICES SENT <u>9-10-84</u>

BOARD OF ZONING APPEALS
Tenth Floor - City Hall
455 North Main, Wichita, Kansas 67202

September 10, 1984

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 60-84

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by Adventist Health System, 8800 West 75th Street, Shawnee Mission, Kansas, requesting a variance.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting a variance to reduce the required number of off-street parking spaces from 151 spaces to 61 spaces on property zoned "BB" Office District. A legal description of the applicant's property is as follows:

Lot 1, Block 2, Woodlawn Place 2nd Addition to Wichita, Sedgwick County, Kansas. Generally located on the southwest corner of Woodlawn and Mainsgate.

This application has been assigned Case BZA 60-84. It will be considered by the Board of Zoning Appeals on September 25, 1984 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested variance, you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

Jack H. Galbraith
Secretary

NOTE: Corrected notice to reflect date of hearing on September 25, 1984.

BZA CASE NO. 60-84

<u>2</u>	NOTICES SENT TO APPLICANT/AGENT
<u>10</u>	LEGAL ADVERTISEMENT SENT TO MAPC
<u>1</u>	NOTICES SENT TO CPO
<u>15</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>19</u>	TOTAL NOTICES SENT <u>9-5-84</u>

BOARD OF ZONING APPEALS
Tenth Floor - City Hall
455 North Main, Wichita, Kansas 67202

September 5, 1984

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 60-84

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by Adventist Health System, 8800 West 75th Street, Shawnee Mission, Kansas, requesting a variance.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting a variance to reduce the required number of off-street parking spaces from 151 spaces to 61 spaces on property zoned "BB" Office District. A legal description of the applicant's property is as follows:

Lot 1, Block 2, Woodlawn Place 2nd Addition to Wichita, Sedgwick County, Kansas. Generally located on the southwest corner of Woodlawn and Mainsgate.

This application has been assigned Case BZA 60-84. It will be considered by the Board of Zoning Appeals on September 5, 1984 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested variance, you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

Jack H. Galbraith
Secretary

FEDERAL EXPRESS

PLEASE COMPLETE ALL INFORMATION IN THE 5 BLOCKS OUTLINED IN ORANGE
SEE BACK OF FORM SET FOR COMPLETE PREPARATION INSTRUCTIONS

AIRBILL NUMBER

655625574

972

YOUR FEDERAL EXPRESS ACCOUNT NUMBER
0972-3243-1

DATE

8-29-84



FROM (Your Name)

LOUIS SWART

TO (Recipient's Name)

GLEN E. LYTTLE

If Hold For Pick Up or Saturday Delivery, Recipient's Phone Number

COMPANY

WEDGEWOOD RETIREMENT

DEPARTMENT/FLOOR NO

DEPARTMENT/FLOOR NO

STREET ADDRESS

818 NE 87TH AVE

M.A.P.D. CITY HALL, 10th Floor

STREET ADDRESS (P.O. BOX NUMBERS ARE NOT DELIVERABLE)

CITY

VANCOUVER

STATE

WA

455 N. Main Street

CITY

Wichita,

STATE

Kansas

AIRBILL NO. 655625574

ZIP ABBREVIATION OF CODE REQUIRED FOR CORRECT SHIPPING
981614

IN TENDERING THIS SHIPMENT SHIPPER AGREES THAT F.E.C. SHALL NOT BE LIABLE FOR SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES ARISING FROM

ZIP ABBREVIATION OF CODE REQUIRED FOR OVERNIGHT DELIVERY
617202

YOUR NOTES/REFERENCE NUMBERS (FIRST 12 CHARACTERS WILL ALSO APPEAR ON INVOICE)

PAYMENT Bill Shipper Bill Recipient's F.E.C. Acct Bill 3rd Party F.E.C. Acct Bill Credit Card

Cash In Advance Account Number/Credit Card Number

SERVICES CHECK ONLY ONE BOX

- 1 OVERNIGHT LETTER (up to 7 lbs)
- 2 COURIER PAK (up to 7 lbs)
- 3 OVERNIGHT AIR (up to 5 lbs)
- 4 OVERNIGHT FIRM (up to 1 lb)
- 5 STANDARD AIR DELIVERY AND BUSINESS DAY FOLLOWING PICK UP (up to 7 lbs)

OVERNIGHT IS NEXT BUSINESS DAY (MONDAY THROUGH FRIDAY, TWO DAYS FROM ALASKA/HAWAII). SATURDAY DELIVERY AVAILABLE IN CONTINENTAL U.S. SEE SPECIAL HANDLING.

DELIVERY AND SPECIAL HANDLING CHECK SERVICES REQUIRED

- 1 HOLD FOR PICK UP AT FOLLOWING FEDERAL EXPRESS LOCATION SHOWN IN SERVICE GUIDE. RECIPIENT'S PHONE NUMBER REQUIRED.
- 2 DELMA
- 3 SATURDAY SERVICE REQUIRED (an Advance Charge applies for delivery)
- 4 RESTRICTED ARTICLES SERVICE (R.A.S.) (check for Package info, extra charge)
- 5 USE Signature Security Service (Advance extra charge applies)
- 6 ONLY INT. LBS.
- 7 OTHER SPECIAL SERVICE
- 8
- 9

PACKAGES	WEIGHT	DECLARED VALUE	OS
TOTAL	TOTAL	TOTAL	

RECEIVED AT SHIPPER'S DOOR REGULAR STOP LOCAL STOP F.E.C. LOC.

Federal Express Corporation Employee No. 4734
DATE/TIME For Federal Express Use 8/29/84

EMP. NO.	DATE

STREET ADDRESS CITY STATE ZIP

RECEIVED BY: (Signature) X
F.E.C. EMPLOYEE NUMBER

FEDERAL EXPRESS USE

FREIGHT CHARGES

DECLARED VALUE CHARGE

ADVANCE ORIGIN

ADVANCE DESTINATION

OTHER

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

TOTAL CHARGES

RECIPIENT COPY (AFFIXED TO PACKAGE, GIVEN TO RECIPIENT AT DELIVERY)

PART# 2041730751
F.E.C. 0781 D10/B
REVISION DATE
283 GBF
PRINTED USA



**THE
WEDGWOOD
GROUP**

August 29, 1984

Mr. Glen E. Lytle
MAPD
City Hall, 10th Floor
455 N. Main Street
Wichita, KS 67202

Dear Mr. Lytle:

RE: Variance

Enclosed is a copy of the Application for Variance that we filed on August 23, 1984.

The request for a variance is based on the following:

1. The use of the proposed building is as a retirement hotel for the frail elderly. The average age over a large number of similar type buildings is approximately 82 years old. The attached study shows the number of cars parked in similar facilities. This is considerably less than normal apartments or hotels. We would prefer including extra landscaping rather than unnecessary parking. As you requested, we have enclosed a plan showing additional parking of more than 1 car parking space to each apartment in case this project should ever change use.
2. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents. In fact, it would reduce the traffic as compared to a normal apartment complex. (See enclosed Traffic Study prepared for the City of Omaha, Nebraska for a very similar project.)
3. We feel that strict applications of the provisions of Title 28 will constitute considerable more asphalt parking area rather than landscaping. Also more cost than necessary for the owners.

RECEIVED

AUG 30 1984

METROPOLITAN PLANNING

ROUTE _____

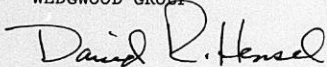
Mr. Glen E. Lytle
Page 2
August 29, 1984

4. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.
5. Also that granting the variance desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance).

Thank you for your consideration in this matter. If there are any questions, please call me collect at (206) 892-9090.

Very sincerely yours,

WEDGWOOD GROUP



David R. Hensel
Engineer

DRH:ptb
Enclosures



COPY

April 3, 1984

Mr. Paul Glover, P.E.
General Traffic Control
1007 Second Ave West
Spencer, Iowa 51301

RE: TRAFFIC IMPACT STUDY
SITE ON 80th STREET BETWEEN SPRING AND CENTER

Dear Mr. Glover:

Enclosed please find the site plan prepared by our office for the above captioned property. In order to facilitate your study you should note the following salient data about the project under consideration:

1. The building is being designed as a single-purpose, full service retirement hotel and will house approximately 135 units as well as such common space as a central dining room, commercial kitchen, public lounges, laundries and recreational rooms.

2. We currently operate 8 facilities housing approximately 700 residents on the west coast. From this data we have developed a resident profile which we believe will be typical for the facility being planned in Omaha. It is as follows:

Average age:	81.4 years
Single female:	68%
Single male:	17%
Couples:	15%

Our experience is that vehicle ownership is low, ranging from 10% to 25% of residents. Certainly, it is significantly lower than the population at large.

3. I am also enclosing a parking study which we did for a 140 unit facility now under construction in Kansas City.

John Kottman, P.E.
Page 2
April 3, 1984

4. We estimate that, at capacity, we will employ no more than fifteen employees with a maximum of 10 during any given shift; and no more than 5 on weekend shifts.

5. Traffic generated by visitors is generally minimal during working and rush hours. Most such traffic is generated during weekends and evening hours.

6. Commercial deliveries (food and supplies) are restricted to the hours between 9 a.m. and 11 a.m. and 2 p.m. and 4 p.m. with none being permitted just before or during meal hours when the dietary staff are fully occupied with serving the residents.

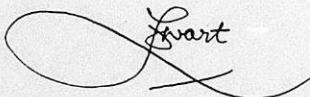
7. The facility will offer a 20 passenger bus to transport residents to shopping, banking and medical appointments so that impact on public transportation will be marginal.

In order to give you a clearer idea of the type of facility planned for the site I am also enclosing a brochure of the places we currently own and operate in Portland, Oregon.

Should you require further clarification, please do not hesitate to call me.

Cordially Yours,

THE WEDGWOOD GROUP



Louis Swart, General Partner

LS/se

Enclosures: Brochures, Site Plan & Survey of Parking Usage

c.c. Burt Elmer, Project Architect
Ellsworth Reile, Vice President
Craig Reinmuth, Heritage Centers of America
Harold Green, Consultant
John Kottmann, P.E. at Thompson, Dressen and Dorner

SURVEY OF PARKING USAGE - WEDGWOOD RETIREMENT INNS, INC. - 4-15-83
1906 Broadway, Vancouver, Washington 98663

FACILITY	LOCATION	# UNITS	# RES.CARS	CARS PEAK SHIFT	RATIO UNITS:CARS	RESIDENT AVG. AGE	# OF RESIDENTS	% OF DBL.OCC.
VILLA DEL REY	ESCONDIDO, CA.	84	14	10	3.5:1	81.39	96	14
VILLA DEL REY	NAPA, CA.	81	22	9	2.61:1	81.00	87	8
VILLA DEL REY	MERCED CA.	94	23	9	2.94:1	83.76	84	5
VILLA DEL REY	VISALIA, CA.	100	18	9	3.7:1	81.06	93	4
WEDGWOOD DOWNS	PORTLAND, OR.	126	22	13	3.6:1	81.00	133	7
WEDGWOOD PLACE	PORTLAND, OR	62	5	8	4.77:1	82.5	62	2
KAMLU	VANCOUVER, WA.	84	5	9	6.00:1	81.5	83	6
HAZEL DELL	VANCOUVER, WA.	71	2	7	7.89:1	78.98	72	2
AVERAGE:					4.38:1	81.4		6%

SUMMARY: Survey Scope: 8 Facilities
702 Units
3 States
Average ratio, Units:Cars: 4.38:1
Average Age of residents: 81.4

- CONCLUSIONS: application to Overland Park Place parking allocation
- 1) Assume average unit/cars ratio: then 139 units would require 31.74 parking spaces
 - 2) Assume lowest units/cars ratio (cf. Napa); then 139 units would require 53.26 parking spaces
 - 3) Assume Mean number units/cars ratio; then 139 units would require 37.57 parking spaces

SURVEY OF PARKING USAGE - CONTINUED

REASONS FOR GRANTING VARIANCE TO PARKING CODE:

Present plans call for 59 parking spaces to serve 139 units with additional space available if the need arises. Developers feel this ratio will be adequate for the following reasons:

- 1.) Experience at eight facilities shows that this number will be adequate.
- 2.) High average age of residents explains unusually low car ownership.
- 3.) Visitor cars do not normally impact facility during peak shift, rather such cars are present in evenings and on weekends at times when most employees are off work.
- 4.) Transportation needs of residents are met with a facility-owned 20 passenger bus.
- 5.) Developers are anxious to provide elderly residents with as much landscaping as possible to enhance their immediate environment. If parking should later prove inadequate some landscaping has been designated for conversion to parking.



THOMPSON, DREESSEN & DORNER

Consulting Engineers & Land Surveyors

10730 PACIFIC STREET, OMAHA, NEBRASKA 68114, TEL. (402) 397-7894

April 10, 1984

Mr. Rich Klatt, P.E.
City Traffic Engineer
Public Works Department
1819 Farnam Street
Omaha, NE 68102

ROBERT E. DREESSEN, PE
WILLIAM F. DORNER, L.S.
NELSON J. HYMAN, PE
JAMES D. WARNER, L.S.
CHARLES E. RIGGS, PE
ERNEST W. KOENIG, L.S.
KA "KIP" P. SQUIRE III, PE
JOHN M. KOTTMANN, PE

RE: PROPOSED RETIREMENT CENTER
NEAR 80th & W. Center Road
TD2 513-101

Dear Mr. Klatt:

A P.U.D. application is being made to the Omaha Planning Department for a May 2, 1984 public hearing on the above-referenced project. Since the proposed development called for 135 units, we asked Mr. Paul Glover to perform a traffic impact analysis. However, after Mr. Glover examined the data regarding this facility, we feel that the development will generate far less than the 100 vehicles per hour which warrants a traffic study. (See enclosed letter from Mr. Glover). On this basis, we are asking for a waiver of the traffic impact analysis on this project.

Please let me know if you agree with our conclusion on this matter.

Respectfully submitted,

 P.E.

John Kottmann, P.E.
THOMPSON, DREESSEN & DORNER, INC.

JK/bg

Enclosure

cc: Omaha Planning Department (w/ enc.)

April 6, 1984

Mr. John Kottmann, P.E.
Thompson, Dreesen and Dornier
10730 Pacific Street
Omaha, NE 68114



RE: Omaha Retirement Center
80th & W. Center Road

Dear Mr. Kottmann:

Our initial review of this facility suggests that the traffic generation will not be significant. The City of Omaha requires a Traffic Impact Study for projects generating over 100 vehicles per hour during the peak traffic hour. It is our opinion that this retirement center will not generate that level of traffic and the Study requirement should be waived.

The ITE trip generation rates for retirement communities (land use code #250) shows 445 average weekday trips for a facility with 135 dwelling units. The peak hour trips are 54 (in and out) for both morning and afternoon peak periods.

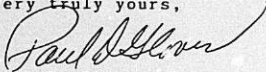
Data provided by the developer suggests that this facility will generate even less than the average indicated above. Their data is based on the operation of eight similar facilities under their management. Based on their experience, this facility will have 44 parking spaces which seems to be adequate. It would be difficult for 100 vehicles per hour to utilize this size of parking lot. The following considerations support their information:

1. Vehicle ownership of residents is low--between 10% and 25% of residents actually own a car.
2. The facility will offer a bus to transport residents to shopping, banking, medical appointments, etc.
3. At capacity, the employment may reach 15 with a maximum of 10 during any shift.
4. Traffic generated by visitors is minimal during peak traffic periods. Visitors are most likely to come during evening hours and on weekends.
5. Commercial deliveries are restricted to non-peak traffic hours.

Mr. John Kottmann
April 6, 1984
Page Two

Thus we conclude the estimated traffic generation will not exceed the ITE average rates and will be below 100 vehicles per hour during any peak traffic period. Unless otherwise requested, we will not proceed with a complete Traffic Impact Study. Let us know if there are any questions or if further information is required.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Paul D. Glover".

Paul D. Glover, P.E.

BOARD OF ZONING APPEALS

CASE NO. 60-84

CITY OF WICHITA, KANSAS

FILED 8/23/84

APPLICATION FOR VARIANCE

I. Name of Applicant ADVENTIST HEALTH SYSTEM.
Mailing Address 8800 W. 75TH ST. Phone 913-677-8000
SHAWNEE MISSION, KS, 66204
Name of Authorized Agent DAVID R. HENSEL
Mailing Address 816 N.E. 87TH AVE Phone 206-892-9090
VANCOUVER, WA. 98004
Relationship of applicant to property is that of owner
(Owner, Tenant, Lessee, Other)

II. The variance requested is to reduce the required
number of off-street parking spaces from
151 spaces to 61 spaces
for property located on the southwest corner
of Woodlawn and Memsgate
and legally described as: Lot 1, Block 2, Woodlawn
Place 2ND Addition to Wichita,
Sedgwick County, Kansas

in the City of Wichita; and which is presently zoned BB.

III. The applicant herein, or his authorized agent, acknowledges:

- That he has received an instruction sheet concerning the filing and hearing of this matter;
- That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 36-596); and that the appropriate fee is herewith tendered;
- That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
- That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Applicant _____

Authorized Agent David R. Hensel

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals,
1:45 (am, p.m.), Aug. 23, 1984 together with
appropriate fee of 75.00.

Signed [Signature]

BOARD OF ZONING APPEALS

CASE NO. _____

CITY OF WICHITA, KANSAS

FILED 8/23/84

APPLICATION FOR VARIANCE

I. Name of Applicant ADVENTIST HEALTH SYSTEM.

Mailing Address 8800 W. 75th ST. Phone 913-677-8000

Name of Authorized Agent DAVID R. HENSEL

Mailing Address 816 N.E. 87th AVE Phone 206-892-9090

Relationship of applicant to property is that of owner
(Owner, Tenant, Lessee, Other)

II. The variance requested is to reduce the required
number of off-street parking spaces from
151 spaces to 61 spaces
for property located on the southwest corner
of Woodlawn and Mearsgate
and legally described as: Lot 1, Block 2, Woodlawn
Place 2ND Addition to Wichita,
Sedgwick County, Kansas

In the City of Wichita; and which is presently zoned BB

III. The applicant herein, or his authorized agent, acknowledges:

- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
- b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 36-596); and that the appropriate fee is herewith tendered;
- c. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
- d. That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Applicant _____

Authorized Agent David R. Hensel

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals,
1.45 (~~2.00~~ p.m.), Aug. 23, 1984 together with
appropriate fee of 75.00

Signed _____



DELIVER TO: Metropolitan Planning
Department

ATTN: Glem Lytle

ORDERED BY: The Wedgwood Group
816 NE 87th Ave.
Vancouver, WA 98664

FOR Heritage Centers
of America, Inc.
8800 W. 75th
Shawnee Mission, KS
66204

BZA 60-84

SECURITY ABSTRACT AND TITLE CO. INC.

434 North Main • Wichita, Kansas 67202 • Telephone (316) 267-8371

SECURITY IS KNOWING

OWNERSHIP LIST

Lot	Block	Addition	Property Owner
Lot 1	Block 2	Woodlawn Place 2nd Addition	Heritage Centers of America, Inc. 8800 W. 75th Shawnee Mission, KS 66204
That part of Lot 1, Block One, Woodlawn Place an Addition to Wichita, Sedgwick County, Kansas, lying east of a line described as follows: Beginning 1241.27 feet N90°00'W of the Northeast Corner of the Southeast Quarter (SE $\frac{1}{4}$) of Section 1, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, on the north line of said Lot One (1), Block One (1), thence S0°00'W, 140.33 feet, thence S10°35'02" W, 238.15 feet to the north line of Mainsgate Road, said point beginning at an arc distance of 282.71 feet west of the east end of a circular curve on the north line of Mainsgate Road, the north line of said Southeast Quarter (SE $\frac{1}{4}$) is assumed to bear N90°00'W.			D Fidelity Development Inc. 229 S. Market Wichita, KS 67202
Lot 1	Block 1	Woodlawn Place 2nd Addition	Fidelity Development Inc. 229 S. Market Wichita, KS 67209
Lot 20	Block 1	Woodlawn Place 4th Addition	Alexander Erickson 5001 Halstead Wichita, KS 67209
Lot 21	"	"	Should be 3001 - Revert 9-2-84 Returned 9-7-84 No such street & Donald G. Gerszewski Marnae Gerszewski 6129 Croyden Wichita, KS 67220
Lot 22	"	"	Charles P. Overstake Carol H. Overstake 607 N. Edgemoor Wichita, KS 67208

Lot	Block	Addition	Property Owner
Lot 23	Block 1	Woodlawn Place 4th Addition	✓ Allen W. Morris Deloris D. Morris 6114 Croyden Wichita, KS 67220
Lot 24	"	"	✓ Kevin B. Hobble Jacquelyn A. Hobble 2414 Farmstead Wichita, KS 67220
Lot 25	"	"	✓ Robinson C. Braselton Jean E. Braselton 6858 Mainsgate Wichita, KS 67226
Lot 26	"	"	D Fidelity Savings Association of Kansas 229 S. Market Wichita, KS 67202
Lot 27	"	"	Same As Above
Lot 1	Block 1	Olde English Manor Addition	✓ Olde Engle Manor Associates, Ltd. c/o Realty Consultants inc. 100 N. Broadway St. Louis, MO 63102
Reserve H		Comotara First Addition	✓ Country Lake Homeowner's Association, Inc. 6500 E. 21st, Apt. 24 Wichita, KS 67226
			✓ Jayhawk One Limited 2400 N. Woodlawn Suite 120 Wichita, KS 67220

That part of Lot B, Comotara First Addition to Wichita, Sedgwick County, Kansas, described as follows: Beginning at the Southwest corner of said Lot B; thence along the West line of said Lot B, bearing North 0°56'56" West, 167.77 feet; thence North 89°03'04" East 281.21 feet; thence South 0°56'56" East, 10 feet; thence South 41°52'25" West, 215.10 feet; thence South 89°03'04" West, 135 feet to the point of beginning, now platted as Lot 1, Block 1, Comotara Villages to Sedgwick County, Kansas.

Lot	Block	Addition	Property Owner
Lot 2	Block 1	Comotara Villages Addition	<p>✓ Commercial Developers, Inc. 435 N. Broadway Wichita, KS 67202</p> <p>✓ Alfred A. Caro 1559 Gatewood Wichita, KS 67206</p> <p>✓ Ray C. Trimble & Phillip G. Barkett 3705 E. Douglas Wichita, KS 67218</p>
<p>A part of Lot B, Comotara First Addition, an Addition to Wichita, Sedgwick County, Kansas, described as beginning at a point 230 feet South of the Northwest Corner thereof; thence South along the West line of said Lot, 127 feet; thence East at right angles 315 feet; thence North 127 feet; thence West 315 feet to beginning, now platted as Lot 3, Block 1, Comotara Villages to Sedgwick County, Kansas.</p>			
<p>Part of Lot B, Comotara First Addition to Wichita, Kansas, described as beginning at the Northwest Corner thereof, thence south along the west line of said Lot B, 230 feet; thence east at right angles, 315 feet; thence north at right angles to the north line of said Lot B; thence northwesterly and west to the place of beginning, now platted as Lot 4, Block 1, Comotara Villages to Sedgwick County, Kansas.</p>			<p><i>back</i> ✓ City of Wichita 455 N. Main Wichita, KS 67202</p>
Lot 1	Block A	Comotara First Addition	<p>✓ Donald K. Allen Verna M. Allen 2507 Claiborn Circle Wichita, KS 67226</p>

Page 4

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots and tracts with a 200 foot radius of:

Lot 1, Block 2, Woodlawn Place
2nd Addition to Wichita, Sedgwick
County, Kansas

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 29th day of August, 1984, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE
COMPANY, INC.

By

Mary Kable
Sr. Vice-President

Order No: 338048
ns

**MICROFILMED
FROM THE BEST
AVAILABLE COPY**

FORM 021 PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.

Planning

DESCRIPTION	AMOUNT
City BZA Vol 752	
NAME DAVID K. HEWELL	
ADDRESS	
FUND 4-01-03	DUE DATE
COMMENTS	
DATE 9/2/84	BY [Signature]

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

BZA 60-94

RECEIVED

SEP 7 1984

METROPOLITAN PLANNING
ROUTE PL



Alexander Erickson
5001 Halstead
Wichita, Ks. 67209

NO SUCH STREET NUMBER



*

This BZA. Case
Has a Large Drawing
On 35mm Microfilm

Roll # 2