



**Wichita-Sedgwick County Metropolitan Area Planning Department**

October 19, 2010

M&G Fraizer Enterprises, LLC  
Dr. Gerri Fraizer  
3701 West Maple Street  
Wichita, KS 67213

Architectural Innovations, LLC  
Cheri Hulse, AIA  
7701 E. Kellogg #850  
Wichita, KS 67212

**RE: BZA2010-00050: Zoning Administrative Adjustment to allow a parking reduction by 25% for veterinarian clinic and the reduction of the front and rear setbacks by 20% on property zoned LC Limited Commercial ("LC").**

**Legal Description: Lots 1, 2, 3, 4, 5 and 6; Block 2, Quincy Addition, Wichita, Sedgwick County, Kansas; generally located on the southwest corner of South Kessler Street and West Maple Street (3701 W. Maple St.).**

Dear Applicant:

We have reviewed your request for an Administrative Adjustment to reduce the number of parking spaces required and the reduction of the front and rear setbacks for the proposed redevelopment. From reviewing your application and site plan, we understand that you propose to reduce your parking from the required twenty (20) spaces to fifteen (15) spaces (25% reduction), to reduce the front setback by 20% (20 feet to 16 feet) and to reduce the rear setback by 20% (10 feet to 8 feet), for a redeveloped/remodeled veterinarian clinic.

It is understood that you are requesting these reductions in conjunction with the redevelopment/remodeling of the existing veterinarian clinic. The site plan and letter of explanation shows that you plan to expand the size of the existing facility to provide additional animal boarding operations, new examination rooms, enlarge the work/lab area, break room and increase the size of the doctor's office. In addition, the applicant will be removing and replanting

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

**T** 316.268.4421 **F** 316.268.4390

[www.wichita.gov](http://www.wichita.gov)

landscaping throughout the subject site.

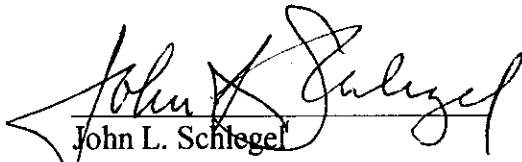
The Unified Zoning Code allows an Administrative Adjustment to reduce parking requirements by up to 25% for renovation projects and the reduction of the front and rear setback by 20%. We find that reducing the required parking from 20 to 15 spaces, reducing the front setback from 20 feet to 16 feet and reducing the rear setback from 10 feet to 8 feet on the aforementioned property 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: The setback and parking reduction should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as no public right-of-way is affected and traffic volume is unchanged.
- 2) Impact on existing uses in surrounding areas: There should be no impact on the existing uses in surrounding areas as a result of the setback and parking reduction for allowing a expanded and remodeled veterinarian clinic. The encroachment is two inches into the rear setback (20 percent) and two feet - five inches into the front setback (20%).
- 3) Compatibility with existing or permitted uses on abutting sites: The reduction in parking requirements and setbacks is within allowable adjustments, and the proposed use is compatible with abutting 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 be no impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured.

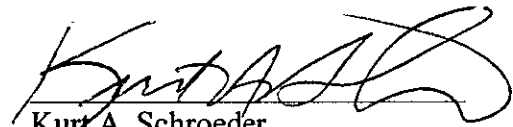
Our signatures below indicate that an Administrative Adjustment to allow a reduce parking requirements by up to 25% for renovation projects and the reduction of the front and rear setback by 20% for the aforementioned property is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The parking area shall be paved and marked in accordance with the site plan.
- 3) 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 the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The "Development Application" notification signs may now be removed from the property.



John L. Schlegel  
Director of Planning



Kurt A. Schroeder  
Superintendent of Central Inspection

cc: Paul Hays, Office of Central Inspection  
JR Cox, Office of Central Inspection  
Dale Miller, MAPD

