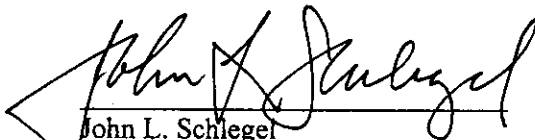


- 3) Compatibility with existing or permitted uses on abutting sites: Office uses and accessory uses such as parking are permitted in the "LC" Limited Commercial zoning district, and reducing the parking requirement should not compromise existing or permitted uses on abutting sites due to the minor nature 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 70 spaces to 56 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 areas 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 of 14,000 square feet of office uses or other uses determined by the Zoning Administrator as to not increase the parking requirement. The remainder of the square footage in the building shall be limited to training areas used predominantly for on-site staff, a staff lounge, storage, mechanical rooms, 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 56 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 "Development Application" sign should now be removed from the property.



John L. Schlegel  
Planning Director



Kurt A. Schroeder  
Superintendent of Central Inspection

Enclosure

cc: Troy Hertel, Schaffer, Johnson, Cox, Frey, 257 N. Broadway, Wichita, KS 67202  
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



FILE COPY

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

June 30, 2004

Roger D. Baston  
Farm Credit Services of Central Kansas  
7940 W. Kellogg Dr.  
Wichita, KS 67209

**Re: BZA2004-00050: Zoning Adjustment to reduce the parking requirement from 70 spaces to 56 spaces.**

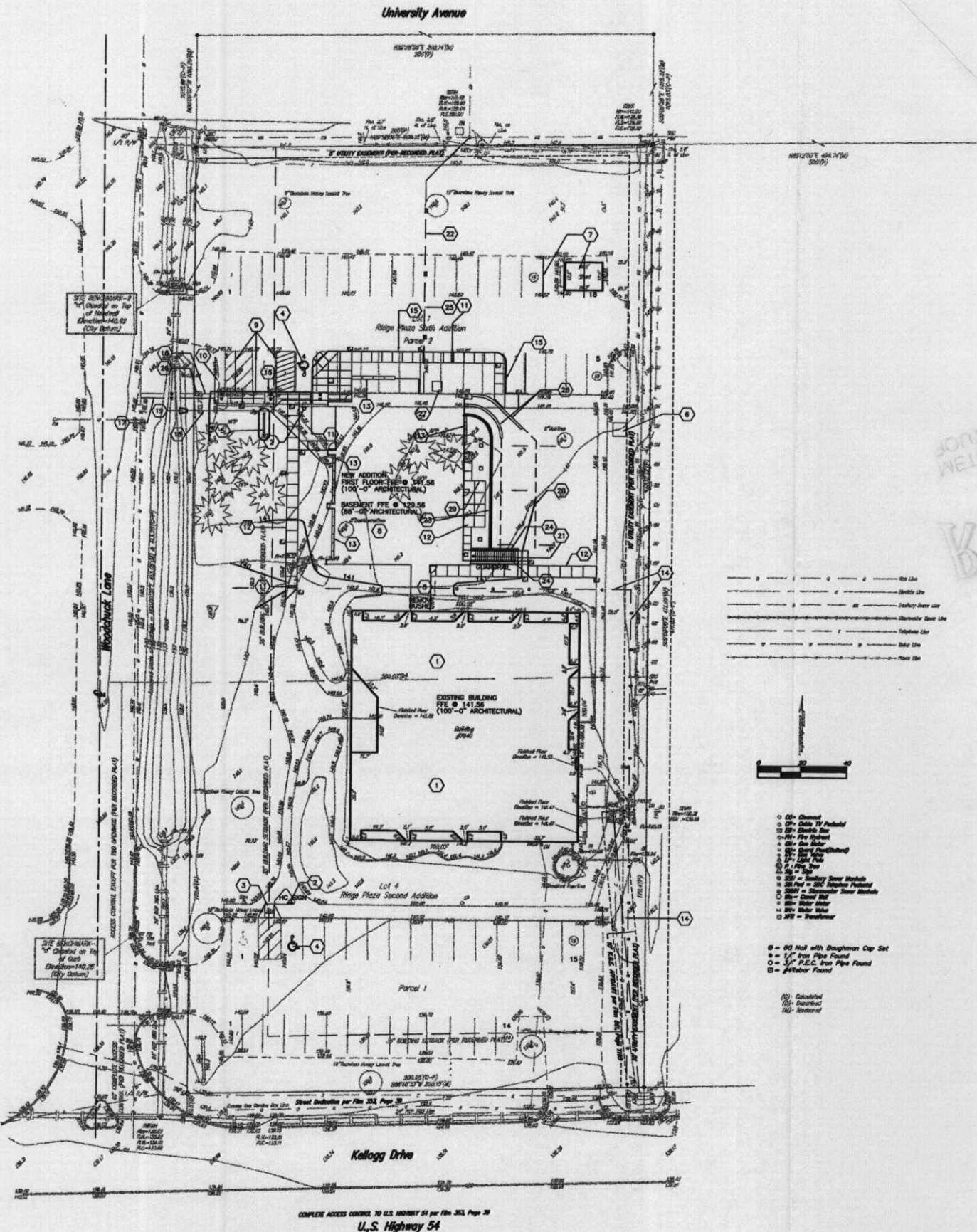
**Legal Description: Lot 4, Ridge Plaza 2<sup>nd</sup> Addition and Lot 1, Ridge Plaza 6<sup>th</sup> Addition, Wichita, Sedgwick County, Kansas. Located on the northeast corner of Kellogg Drive and Woodchuck Lane (7940 W. Kellogg Dr.).**

Dear Mr. Baston:

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 an addition to the existing commercial building and that the addition will have a full basement. We further understand that most of the basement will be used for staff training, a staff lounge, and storage and will not generate a need for additional parking spaces. Therefore, you have requested a Zoning Adjustment to reduce the parking requirement from 70 spaces to 56 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 remodeling/expansion 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: Most of the basement will be used for staff training, a staff lounge, and storage; 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.



## GENERAL NOTES:

1. CONTRACTOR TO VERIFY EXISTING SITE AND BUILDING CONDITIONS
2. ALL DIMENSIONS TO BACK SIDE OF CURB UNLESS OTHERWISE NOTED.
3. REF. ELEC. FOR CONCRETE BASE FOR LIGHT POLES - CONCRETE BASE BY G.C.

## KEYED NOTES

1. EXISTING BUILDING TO REMAIN
2. NEW HANDICAP SIGN - "VAN ACCESSIBLE" - REF. D2.01A
3. NEW HANDICAP RAMP - CUT INTO EXISTING SIDEWALK - REF. D2.06B, D2.07A
4. NEW HANDICAP SYMBOL - PAINT ON EXISTING ASPHALT - REF. D2.09A
5. NEW MONUMENT SIGN - REF. D4.05A, D4.05B AND D4.06A
6. NEW TRANSFORMER AND CONCRETE PAD BY G.C. - REF. ELEC. AND D2.02A
7. EXISTING SHED TO BE MOVED BY OWNER - PAINT NEW PARKING STRIPES - REF. D2.08A
8. NEW BUILDING ADDITION - REF. D2.08A
9. NEW PARKING STRIPING - REF. D2.08A
10. NEW CONCRETE PAVING
11. NEW TRENCH AND COVER PLATE - REF. D2.05B
12. 4" CONCRETE SIDEWALK - REF. D2.01B
13. 4" x 12" CONCRETE MONUMENT
14. GAS LINE - REF. MECH.
15. CONCRETE SIDEWALK AND CURB - REF. D2.10A
16. 1 1/2" WATER LINE - REF. MECH.
17. 4" FIRE PROTECTION LINE - REF. MECH.
18. 6" ROOF DRAIN LINE - REF. MECH.
19. CONCRETE HEADWALL, PROVIDE RSP RAP AT END OF HEADWALL
20. RIDGE (DOWN HATCHED)
21. CONCRETE STAIR - REF. STRUCT.
22. 4" SEWER LINE - REF. MECH.
23. COLORED CONCRETE RETAINING WALL WITH SANDBLAST FINISH
24. BROUGHT IRON FENCE - REF. SPEC.
25. PATCH EXISTING ASPHALT WHERE NEW SEWER LINE IS INSTALLED
26. 1" WATER METER AND VALVE
27. ALTERNATE GENERATOR AND CONCRETE PAD - REF. MECH. AND ELEC.
28. STONE RETAINING WALL - PROVIDE GRANULAR FILL BEHIND WALL
29. MAINTAIN GRADE 3" BELOW EDGE OF SIDEWALK, TYP.

## KEY PLAN

- NEW SPOT ELEVATION
- TOP OF CURB ELEVATION
- BOTTOM OF CURB ELEVATION
- EXISTING SPOT ELEVATION TO BE MAINTAINED
- EXISTING SPOT ELEVATION TO BE MAINTAINED
- EXISTING CONTOUR
- NEW CONTOUR
- W - NEW WATER LINE - REF. MECH.
- SS - NEW SANITARY SEWER LINE - REF. MECH.
- SW - NEW STORM WATER LINE - REF. MECH.
- RD - NEW ROOF DRAIN LINE - REF. MECH. AND CIVIL
- SD - NEW SEWER DRAIN LINE - REF. MECH.
- G - NEW GAS LINE - REF. MECH.
- RELAND
- NEW DRAINAGE SHALE
- HP - HIGH POINT
- TP - TOP OF WALL
- LP - LOW POINT
- EJ - EXPANSION JOINT
- FL - FLOW LINE
- CONTROL JOINT