



Wichita-Sedgwick County Metropolitan Area Planning Department

October 31, 2006

Paul Jackson
Vantage Point Waterfront Properties LLC
8301 E 21st Street N, Ste 350
Wichita, KS 67206

Greg Tice
Spangenberg Phillips Architecture
121 N Meade, Suite 201
Wichita, KS 67202

Re: BZA2006-76: Zoning Adjustment to reduce the parking requirement 10 spaces, from 165 to 155, in "LI" Limited Industrial zoning, generally located east of Webb and north of 13th (1625 N. Waterfront Parkway).

Legal Description: A tract of land lying in a portion of Lots 3 and, Block 1, The Waterfront Addition, an addition to Wichita, Sedgwick County, Kansas; said tract being more particularly described as follows: COMMENCING at the Northwest corner of said Lot 3, thence along a curve to the right and along the North line of said Lot 3. 33.53 feet, said curve having a central angle of 07 degrees 41'03", a radius of 250.00 feet, and a long chord distance of 33.50 feet, bearing S69 degrees 28'12"E; thence continuing along said North line on a platted bearing of S65 degrees 37'40"E, 327.71 feet to the North most corner of said Lot 4; thence continuing on the same bearing of S65 degrees 37'40"E along the North line of said Lot 4, 15.90 feet; thence S24 degrees 19'57"W, 73.00 feet; thence N65 degrees 37'40"W, 14.20 feet to a point on the West line of said Lot 4; thence continuing on the same bearing of N65 degrees 37'40"W, 2.65 feet; thence S59 degrees 21'42"W, 398.60 feet to a point on the North line of said Lot 4; thence continuing on the same bearing of S59 degrees 21'42"W, 12.15 feet; thence S89 degrees 31'35"W, 46.75 feet to the West line of said Lot 4; thence along said West line, N18 degrees 39'08"W, 38.02 feet to the West line of said Lot 3; thence continuing on the same bearing of N18 degrees 39'08"W along the West line of said Lot 3, 43.96 feet; thence continuing along the West line of said Lot 3, N53 degrees 19'02"W, 25.51 feet; thence for the next two courses along a floodway easement line established by Vacation Case 2004-49 said case filed at the Wichita-Sedgwick County Metropolitan Area Planning Commission, N30 degrees 00'00"W, 106.49 feet; thence N01 degrees 06'12"E, 104.4 feet; thence N90 degrees 00'00"E, 11.47 feet; thence S65 degrees 37'40"E, 74.87 feet; thence N23 degrees 53'43"E, 125.02 feet to the POINT OF BEGINNING.

Dear Applicant,

We have reviewed your Zoning Adjustment request to reduce the parking requirement on the above-referenced property. From reviewing your application we understand that you propose to construct an office building on the site. Your site plan indicates 155 parking spaces, a 6% reduction of the 165 spaces required by the Unified Zoning Code (UZC).

Sec. V-I.2.i. of the Unified Zoning Code allows an adjustment to reduce the parking requirement 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: The proposed reduction in parking requirement should not have a detrimental impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. Sufficient parking should be available for the anticipated need, and the parking does not interfere with public right-of-way.
- 2) Impact on existing uses in surrounding areas: The proposed reduction in parking should not impact existing uses in surrounding areas, as all parking for this project should be adequately provided on the site.
- 3) Compatibility with existing or permitted uses on abutting sites: A reduction of 10 parking spaces should not compromise existing or permitted uses on abutting sites, as all parking for this project should be adequately provided on the site.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public right of way or utility easements; therefore there should be no impact on the public's safety, health or welfare.

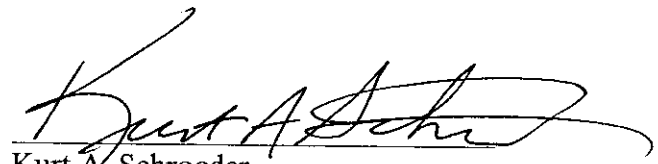
Our signatures below indicate that an administrative adjustment to reduce parking by 10 spaces, from 165 to 155 is hereby granted for the aforementioned property subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The parking area shall be paved and marked.
- 3) Any violation of these conditions shall render the Administrative Adjustment null and void.

The "Development Application" sign should now be removed from the property.



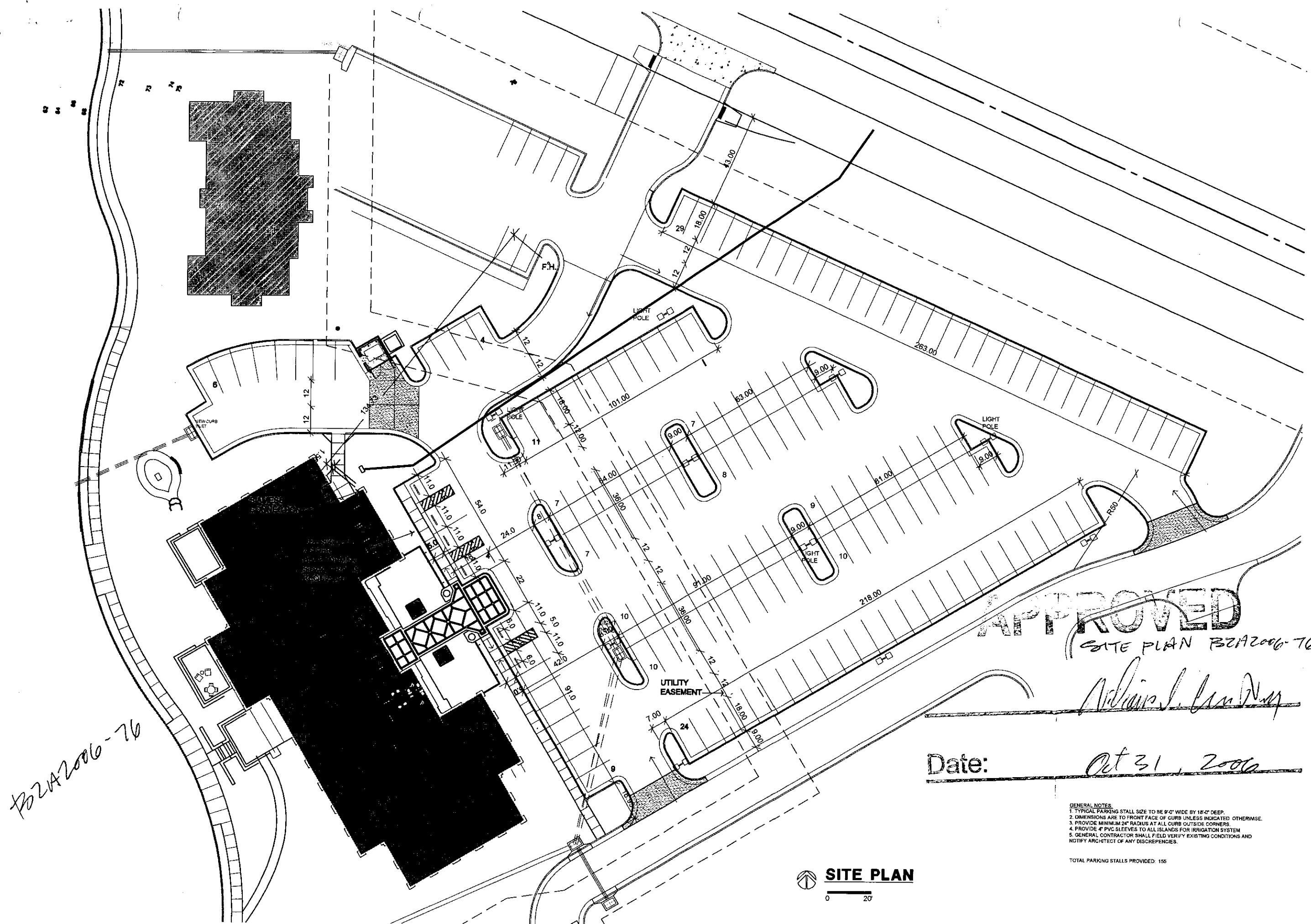
John L. Schlegel
Planning Director



Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, OCI
Paul Hays, OCI



 **SITE PLAN**
0 20'

GENERAL NOTES:
1. TYPICAL PARKING STALL SIZE TO BE 9'-0" WIDE BY 18'-0" DEEP.
2. DIMENSIONS ARE TO FRONT FACE OF CURB UNLESS INDICATED OTHERWISE.
3. PROVIDE MINIMUM 24" RADIUS AT ALL CURB OUTSIDE CORNERS.
4. PROVIDE 4" PVC SLEEVES TO ALL ISLANDS FOR IRRIGATION SYSTEM.
5. GENERAL CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.

TOTAL PARKING STALLS PROVIDED: 155