



Wichita-Sedgwick County Metropolitan Area Planning Department

April 26, 2017

Wellness Place, LLC
Attn: Gavin Moore
7804 E. Funston, Ste. 214
Wichita, KS 67207

Baughman Company, P.A.
Attn: Russ Ewy
315 Ellis
Wichita, KS 67211

Re: BZA2017-15: City zoning Administrative Adjustment to reduce the parking requirement by approximately 20% from 31 to 25 spaces, in LC Limited Commercial zoning, generally located at the northeast corner of George Washington Boulevard and Funston Street (3410 Funston Street)

Legal Description: Reserve "A" and the 20-foot vacated alley adjacent on the North and the Westerly Half of the 20-foot vacated alley adjacent on the East, all in Block 1, Krack's Addition to, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We reviewed your Zoning Adjustment request to reduce the parking requirement on the above-referenced property. From reviewing your application we understand that you are redeveloping a vacant correctional placement residence (CPR) to a multi-family project. Previously, the CPR facility had been approved for reduced parking. The previous adjustment does not cover the proposed use; therefore, you are requesting reduction of the on-site parking requirement from 31 to 25 spaces, a 20% reduction of the Unified Zoning Code (UZC) requirement for the site.

Sec. V-I.2.i of the Unified Zoning Code allows an adjustment to reduce the parking requirement for LC zoning by up to 25% when the conditions required by Sec. V-I.6 of the Code are met. We find that the parking requirement reduction 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 have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. Sufficient parking is available for the current need and does not interfere with public right-of-way.

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www.wichita.gov

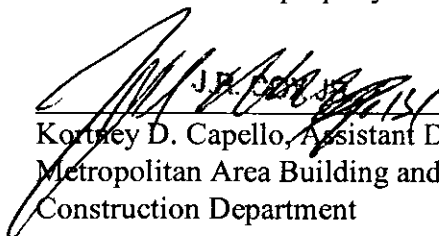
- 2) Impact on existing uses in surrounding areas: The proposed reduction in parking should not impact existing uses in surrounding areas, as all parking for this project should be adequately provided on the site.
- 3) Compatibility with existing or permitted uses on abutting sites: Abutting sites are zoned TF-3 Two-Family developed with single-family residences and LC zoning adjacent to the northwest. Across George Washington Boulevard to the west is GC General Commercial. Therefore a 20% parking reduction should not compromise existing or permitted uses on abutting sites.
- 4) Effect on public health, safety or welfare: The public's safety, health and welfare should not be impacted.

Our signatures below indicate that an Administrative Adjustment to reduce parking by approximately 20%, from 31 to 25 spaces 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. Permitting shall be obtained and parking improvements completed within one year.
- 2) All parking on the site shall be paved and marked in accordance with City standards. This Administrative Adjustment applies only to the multi-family development associated with this application.
- 3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Administrative 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" sign should now be removed from the property.


Dale Miller, Director
Metropolitan Area Planning Department


Kortney D. Capello, Assistant Director
Metropolitan Area Building and
Construction Department

cc: MABCD
James Clendenin, CM District III
Teia Wair, Community Services Representative District III

BENCHMARK

Refer to ALTA Survey by MKEC, dated 1/25/17.

LEGAL DESCRIPTION

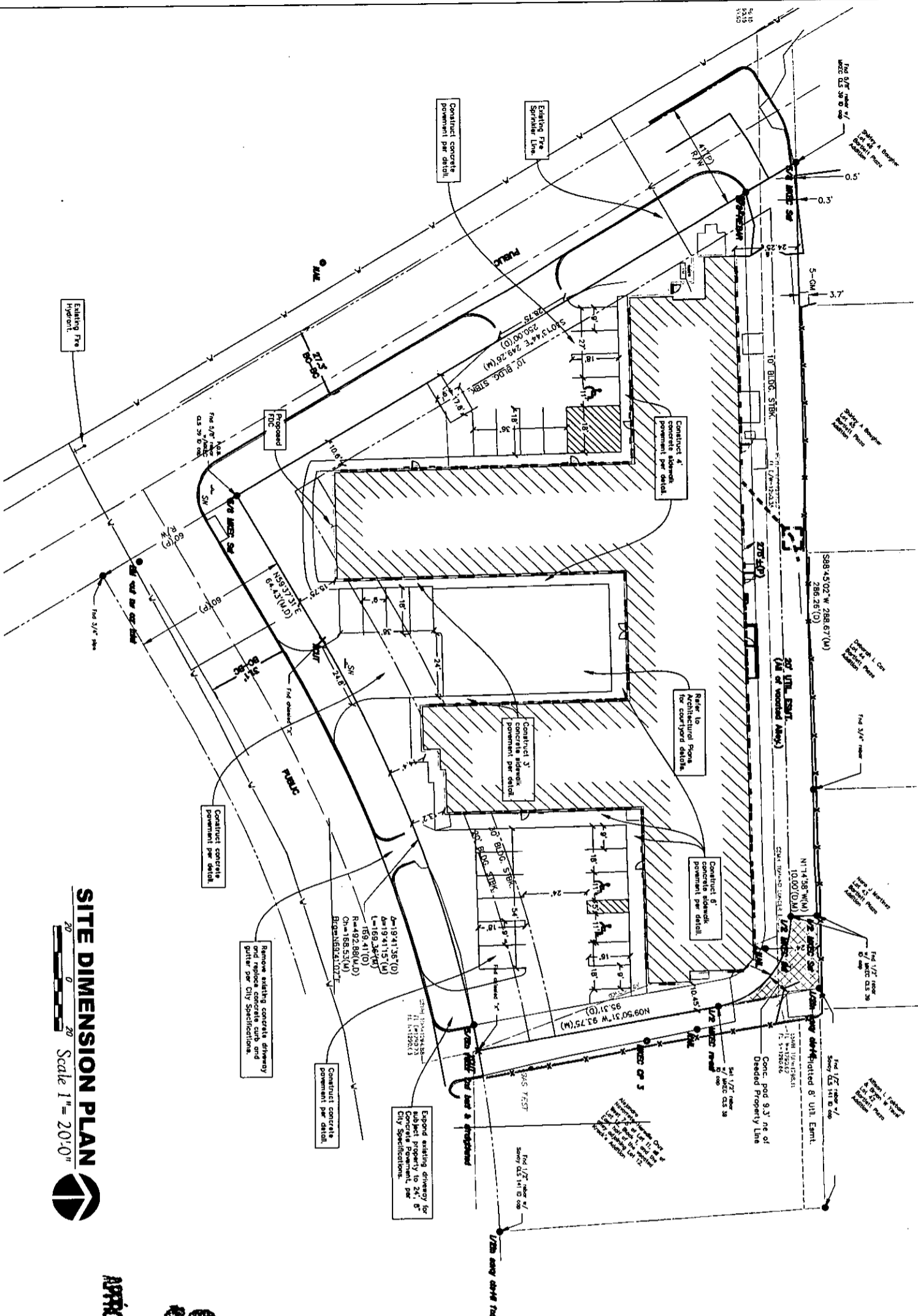
Refer to ALTA Survey by MKEC, dated 1/25/17.

SITE INFORMATION

Total Area: 447,322.5 sq. ft. (1.02 acres)
 Disturbed Area: 420,342.2 sq. ft. (0.97 acres)
 Pre Construction Impervious Area: 440,921.1 sq. ft. (0.94 acres)
 Post Construction Impervious Area: 440,021.7 sq. ft. (0.92 acres)

SITE NOTES

- Contractor shall be required to provide notice to Kansas One Call at 887-2470 a minimum of three (3) working days prior to any reconnection or work adjacent to utilities.
- The Contractor must notify the following in case of an emergency:
 Kansas Gas Service (Gas) 1-888-482-4930
 Black Hills Energy (Gas) 1-800-303-0337
 Waste Energy (Electric) 303-850-3831
 Cox Communications (Telecommunication) 288-2729
 City of Wichita Water Dept. (Water) 288-4563
 City of Wichita Sewer Maint.(Sewer) 288-4908
 City of Wichita Storm Sewer Maint. (Storm Sewer) 288-4000
 City of Wichita Traffic Light (Traffic Control) 288-4000
 Conoco Pipeline Co. (Petroleum) 1-800-529-6000
 Midcon Pipeline Co. (Petroleum) 1-800-529-6000
 Phillips Pipeline Co. (Petroleum) 1-800-766-8230
- Existing utilities and their locations, as shown on the plans, represent the best information obtainable for design. Location information has been obtained from the various utility companies and is either from company record drawings or company provided information. The contractor shall be responsible for verifying existing utilities which do not conflict with proposed construction.
- Traffic affected by construction on this project shall be handled in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
- The Contractor shall provide appropriate signage throughout the sequence of construction clearly stating where construction entrances or exits are.
- The Contractor shall take all necessary precautions to protect the general public during the construction and demolition process. This may include the use of fences and signage.
- The Contractor shall notify adjacent landowner's property with any construction work on landowner's property.
- Stippling and striping shall be installed in accordance with Local City Specifications and Codes. Striping shall be posted months in advance with the latest edition of the Standard Specifications for State Road and Bridge Construction by the Kansas Department of Transportation.
- Dimensions shown are to face of curb or edge of pavement unless otherwise noted.



SITE DIMENSION PLAN
 Scale 1" = 20'-0"
 20' 0" 20'

SITE PLAN
 APPROVED
 4/26/2017
[Signature]

WELNESS PLACE GRADING PLAN

Baughman 3410 E. Finston

1504E137

APPROVED MARCH 2012

AS SHOWN

1 OF 3