



Wichita-Sedgwick County Metropolitan Area Planning Department

December 18, 2000

Commerce Bank
150 N. Main St.
Wichita, KS 67202

FILE COPY

Re: BZA2000-00066: Administrative adjustment to reduce parking requirements by 10% (from 14 spaces to 13 spaces).

Legal Description: Lot 1 Morley 2nd Addition to Wichita, Sedgwick County, Kansas. Located at the northeast corner of Harry and Woodlawn (1250 S. Woodlawn).

Sir or Madam:

We have reviewed your request for an Administrative Adjustment to allow a 10% reduction (from 14 spaces to 13 spaces) in the parking requirements for the Commerce Bank located on the aforementioned property. You state in your application that the reduction in parking requirements is requested to permit the installation of an ATM machine and associated drive-thru lane.

The Unified Zoning Code allows an Administrative Adjustment that would reduce the parking requirements by up to 10%. We find that the reduction of parking requirements 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: This request is for reduction in off-street parking to permitted an ATM machine with the code-required vehicle queuing spaces. Public vehicular and pedestrian circulation should not be affected.
- 2) Impact on existing uses in surrounding areas: There should be no negative impact on the existing uses in surrounding areas as a result of the reduction in parking spaces as there should be no overflow parking requirements for customers or employees at this location.
- 3) Compatibility with existing or permitted uses on abutting sites: The reduction in parking requirements is within allowable adjustments and will not detract from the existing commercial or surrounding residential uses.

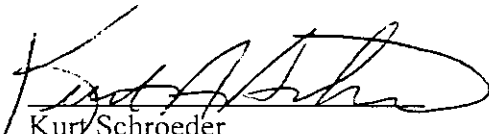
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way, therefore, there should not be a negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that an Administrative Adjustment to allow the reduction in the parking requirements by 10% (from 14 spaces to 13 spaces) for the aforementioned property is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the site plan submitted as part of this application.
- 2) All parking areas shall be paved and marked.
- 3) Any additional structures or uses developed on the aforementioned property shall provide additional parking spaces per the requirements of the zoning code.
- 4) Any violation of these conditions shall render the Administrative Adjustment null and void.

The zoning adjustment sign may now be removed from the property.


Marvin S. Krout
Director of Planning


Kurt Schroeder
Superintendent of Central Inspection

cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
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