

ACTION

B.Z.A. 14-88 Approved 4/26/88
DATE

BZA 14-88 - Farm Credit Banks requests a variance to decrease off-street parking from 1,040 to 557 on prop. zoned "E" Lite Ind. located at 245 N. Waco, Wichita, KS

200th Sec 5-3-88
Checked JO
Slot 5-12
Record

FCB 62% 172,196
all others 38% 105,804
278,000

DATA SHEET

MAP NO.: 5447A

CASE NO. BZA 14-88
(CPO) A 4-19-88

REQUEST: Variance to decrease the number of off-street parking spaces from 1,040 to 557.

EXISTING ZONING: "E" Light Industrial

GENERAL LOCATION: 245 N. Waco *NW & SW corners of 2nd and Waco*

APPLICANT: FCB Limited Partnership and Farm Credit Banks of Wichita *46 Ann Murray*
ADDRESS: 245 N. Waco, Wichita, KS 67202 PHONE: 266-5100 51

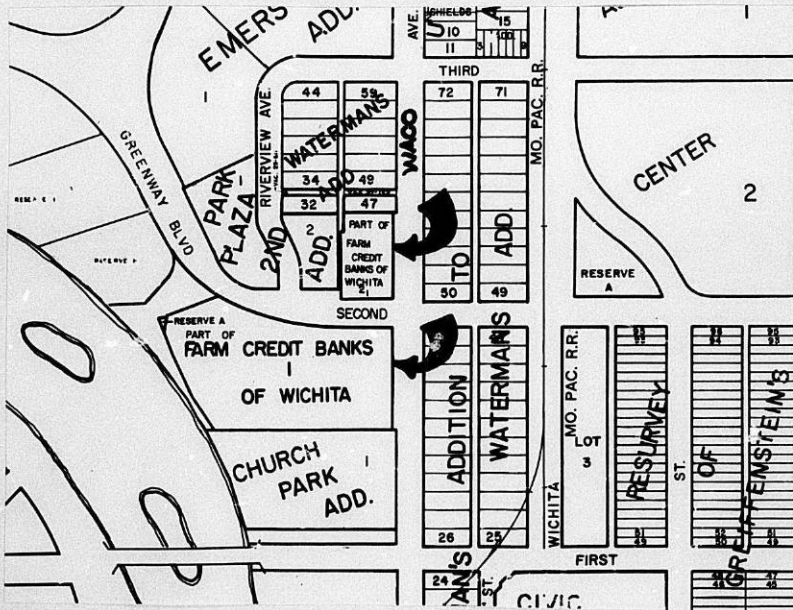
AGENT: *John* Capital Asset Management, Inc., c/o Thomas E. Duncan *Julius*
ADDRESS: 245 N. Waco, Wichita, KS 67202 PHONE: 918/743-0327

AREA DATA

Acres: (ft. by ft.)

Adjacent Zoning and Land Use:

North F & C *Offices, parking lot, multi-family -*
South C *Church*
East E *Post office, offices, parking lot*
West C *Parking lot, river*



BZA 14-88 File

LOS ANGELES - CHICAGO - CLEVELAND - OH
MEMPHIS - MIAMI - NEW YORK - NY
PHOENIX - SAN ANTONIO - TAMPA - FLA
U.S.A.

Standard
No. 2-153C

BZA INSPECTION SHEET

MAP NO.: 5447 A

CASE NO. BZA 14-88

REQUEST: Variance to decrease the number of off-street parking spaces from 1,040 to 557.

EXISTING ZONING: "E" Light Industrial

GENERAL LOCATION: 245 N. Waco

APPLICANT: FCB Limited Partnership and Farm Credit Banks of Wichita
ADDRESS: 245 N. Waco, Wichita, KS 67202 PHONE: 266-5100

AGENT: Capital Asset Management, Inc., ATTN: Ann Giroux
ADDRESS: 245 N. Waco, Wichita, KS 67202 PHONE: 266-5151

HEARING DATE: 4/26/88

BZA ACTION: Approved, subject to 3 conditions specified in the BZA resolution, including not increasing the leasable square footage of the building and submitting a Parking Management Plan if number of employees increases over 700.

FOLLOW-UP DATE: None.

RESPONSE BY CID:

BZA 14-88 File

RESOLUTION NO. BZA 14-88

WHEREAS, FCB Limited Partnership and Farm Credit Banks of Wichita, 245 N. Waco, Wichita, KS 67202, pursuant to Section 2.12.590.B, Code of the City of Wichita, request a variance to decrease the required number of off-street parking spaces from 1,040 to 557 on property zoned the "E" Light Industrial District and legally described as follows:

Lot 1, Block 1, and Lot 1, Block 2, Farm Credit Banks of Wichita Addition to Wichita, Kansas. Generally located at the southwest and northwest corners of Waco and Second Streets.

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of April 26, 1988, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for a variance under the provisions of Section 2.12.590.B, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has found that the variance arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district and is not created by an action or actions of the property owner or the applicant inasmuch as the property is located in close proximity to the Central Business District in which no parking is required to be provided for offices uses, but in which are located numerous parking lots and garages with spaces for lease. Also, the property is readily accessible to The Bus and the tenants in the building do not have the demand for customer parking that is normally associated with many office uses; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents inasmuch as there is nearby parking available for lease, as evidenced by the leases which several tenants already have; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance) of which variance is requested will constitute unnecessary hardship upon the property owners represented in the application inasmuch as the requirement to provide off-street parking in excess of that needed would impose an unnecessary expense for the construction and maintenance of the facility; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare, due to the fact that the employees not served by parking on the site will utilize off-street parking in the area, as is presently the case for many office buildings situated in the nearby Central Business District; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as the intent of the ordinance is to provide adequate off-street parking for all types of uses and the number of parking lots and garages in the general area does provide adequate off-street parking; and

WHEREAS, each of the five conditions required by Section 2.12.590.B, Code of the City of Wichita, to be present before a variance can be granted has been found to exist.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to decrease the number of required off-street parking spaces from 1,040 spaces to 557 spaces on property zoned the "E" Light Industrial District and legally described as follows:

Lot 1, Block 1, and Lot 1, Block 2, Farm Credit Banks of Wichita Addition to Wichita, Kansas. Generally located at the southwest and northwest corners of Waco and Second Streets.

be approved, subject to the following conditions:

1. The reduction in the number of required parking spaces to 557 spaces shall apply only as long as the office building does not exceed its current leasable square footage (shown on the applicants' site plan as 228,626 square feet of rentable area).
2. Should the employees in this building increase over 700, then the applicant shall submit a Parking Management Plan to the Secretary of the Board of Zoning Appeals for approval.

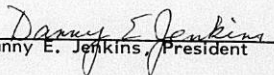
The Parking Management Plan shall show how alternative transportation mode(s) will be implemented, the permanency of such mode(s), the extent of the program, number of vehicles the mode(s) will replace, and other pertinent information. Transportation alternatives that may be included in the Parking Management Plan are:

- Participation in the Star Rider program which subsidizes part of the transit fare.
- Subsidize shuttle service from the Lawrence-Dumont parking lot.
- Encourage employees to carpool and provide preferential parking for those who do carpool.
- Impose higher parking fees to employees who do not carpool.

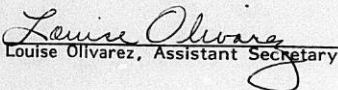
In addition, the applicant shall be required to designate a parking manager to oversee the Parking Management Plan.

3. Any violation of the above conditions shall make this resolution null and void.

ADOPTED AT WICHITA, KANSAS, this 26th day of April, 1988.


Danny E. Jenkins, President

ATTEST:


Louise Olivarez, Assistant Secretary

THE CITY OF WICHITA



BOARD OF ZONING APPEALS
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4421

April 27, 1988

Capital Asset Management, Inc.
ATTN: Ann Giroux
245 N. Waco
Wichita, KS 67202

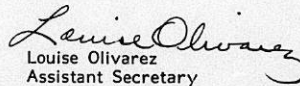
Re: BZA 14-88 - Variance to decrease the number of off-street parking spaces from 1,040 to 557

Dear Ms. Giroux:

Enclosed is a signed copy of the above-referenced BZA Resolution adopted by the Board of Zoning Appeals on April 26, 1988. This Resolution reflects the official action of the Board to approve your request and sets out the conditions of approval. It is forwarded to you for your information and files.

If you have questions concerning this matter, please call our office.

Sincerely,


Louise Olivarez
Assistant Secretary

LO/jcm
Enclosure

cc: FCB Limited Partnership & Farm Credit Banks of Wichita, 245 N. Waco,
Wichita, KS 67202
Monty Robson, Superintendent of Central Inspection
Joe Donnelly, Zoning Administrator
Dale Rea, Deputy City Clerk

FILE COPY

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE April 20, 1988

TO Louise Olivarez, Principle Planner

FROM Stanley J. Scott, CP Coordinator *Stan Scott*

SUBJECT BZA 14-88: Northwest and Southwest
 corners of Second Street and
 Waco

On Tuesday, April 19, 1988, CPO North Central Neighborhood Council Area 1A considered the captioned case, a request for by FCB Limited Partnership and Farm Credit Banks of Wichita for a zoning variance to decrease the number of off-street parking spaces from 1040 to 557 on property zoned the "E" Light Industrial District. Following discussion, the Council voted 7-0 to recommend approval of the variance, subject to MAPD staff comments.

Anne Giroux, representing the applicants, was present to describe the request and respond to questions from the Council. No area residents or property owners were present to address the request.

Please provide the Council's recommendation to the Board of Zoning Appeals when BZA 14-88 is considered on Tuesday, April 26.

SJS:dm

RECEIVED

APR 21 1988

METROPOLITAN PLANNING

ROUTE

BZA 14-88

2. Should the employees in this building increase over 700, then the applicant shall submit a Parking Management Plan to the Secretary of the Board of Zoning Appeals for approval.

The Parking Management Plan shall show how alternative transportation mode(s) will be implemented, the permanency of such mode(s), the extent of the program, number of vehicles the mode(s) will replace, and other pertinent information. Transportation alternatives that may be included in the Parking Management Plan are:

- Participation in the Star Rider program which subsidizes part of the transit fare.
- Subsidize shuttle service from the Lawrence-Dumont parking lot.
- Encourage employees to carpool and provide preferential parking for those who do carpool.
- Impose higher parking fees to employees who do not carpool.

In addition, the applicant shall be required to designate a parking manager to oversee the Parking Management Plan.

3. Any violation of the above conditions shall make this resolution null and void.

WORK REQUEST FORM FOR 5520 WORD PROCESSOR

Submitted by: LO Date: 4-22

Return to: LO Time: 8

Need by: 3 (am/pm); 4-22 (date)

- DRAFT FORM FINAL FORM
- NOTE PAPER SIZE _____
- NOTE PAPER COLOR _____
- ARCHIVE/DELETE BY: _____
- CONFIDENTIAL OR SHARED READ _____
- PRINT BACK-TO-BACK _____
- NUMBER OF COPIES _____
- NUMBER OF ORIGINALS _____

SPECIAL INSTRUCTIONS: _____

Plain white paper.

PLEASE SUBMIT THIS FORM WITH YOUR ITEM
EACH TIME IT MUST BE RETURNED FOR
CORRECTIONS OR REVISIONS.

Processed by: Snyder Date: 4-22
Document Title: 2/14/166423/62

~~A Parking Management Plan shall be submitted by the applicant to the City Traffic Engineer for approval. The Parking Management Plan shall show how alternative transportation mode(s) will be implemented, the permanency of such mode(s), the extent of the program, number of vehicles the mode(s) will replace, and other pertinent information. Transportation alternatives that may be included in the Parking Management Plan are:~~

~~Private vanpool operation.~~

- Participate in the Star Rider program which subsidizes part of the transit fare.
- Subsidize shuttle service from the Lawrence-Dumont parking lot.
- Encourage employees to carpool and provide preferential parking for those who do carpool.
- Impose higher parking fees to employees who do not carpool.

In addition,

~~the applicant shall be required to designate a parking manager to oversee the Parking Management Plan.~~

2. Should the employees in this building increase over 700, then ~~the Parking Management Plan shall be reviewed by the Board of Zoning Appeals.~~ *the applicant shall submit to the Secretary of the Board of Zoning Appeals for approval.*

3. Any violation of the ~~above~~ *above* conditions shall make this ~~document~~ *resolution* null and void.

SECRETARY'S REPORT

CASE NUMBER: BZA 14-88

OWNER/APPLICANT/AGENT: FCB Limited Partnership and Farm Credit Banks
of Wichita (applicants)
Capital Asset Management (Thomas E. Duncan) (agent)

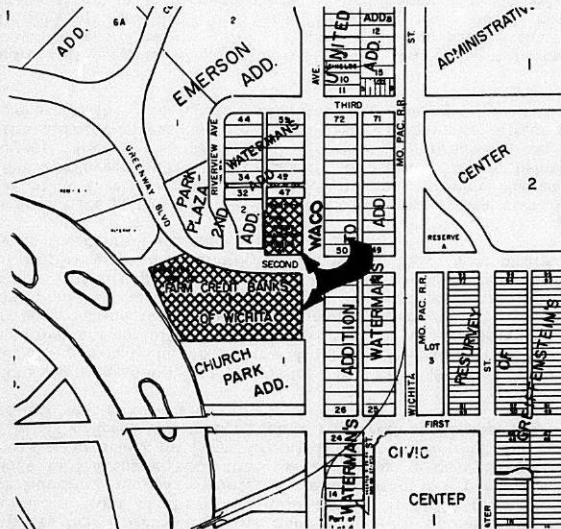
REQUEST: Variance to decrease the number of required
off-street parking spaces from 1,040 spaces to 557
spaces.

CURRENT ZONING: "E" Light Industrial

SITE SIZE: 4.4 acres

LOCATION: Northwest and southwest corners of Second and Waco

PROPOSED USE: Office building



JURISDICTION: The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita. The Board may grant the request when all five conditions, as required by the State Statutes, are found to exist.

BACKGROUND: The applicants are requesting a variance of the parking requirement from 1,040 spaces to 557 spaces on platted property zoned "E" Light Industrial and located at the northwest and southwest corners of Second and Waco. A 260,000+ square-foot office building and six-level parking garage occupy the site, with 450 parking spaces being provided in the garage and 107 spaces being provided on the ground level in front of the office building. In 1982, prior to construction of this office building, the BZA granted a reduction of the parking requirement from 1,040 spaces to 350 spaces, but that variance was to be valid only so long as the building was used solely by Farm Credit Banks. Now that the building is being leased to other offices, spaces are being required at the parking code ratio of 1 per 250 square feet of floor area.

Justifications for granting the variance in 1982 included proximity to mass transportation; proximity to the Central Business District, which does not have any parking requirement for office uses; the nature of the proposed use, which would not generate a demand for customer parking, only employee parking; the potential for construction of a parking garage to provide additional parking, if needed; the availability of off-site parking facilities in the general area; and the projected number of employees in the building to the year 1995. Most of these justifications also apply to the current situation.

The applicants have stated that the Farm Credit Banks system currently employs only 290 people at this facility, and four other tenants provide 358 employees, for a total of 648 employees in this fully-leased building. This is below the figure of 696 employees which Farm Credit Banks had earlier predicted for the year 1995. None of the current lessees operate a business which would attract a large number of customers to the site (B.C. Christopher, Boeing, Financial Guardian and Safelite).

Farm Credit still occupies 62% of the building. Thirty-eight percent, or 105,804 square feet, is leased by the other tenants. If you assume that the previously approved parking reduction for Farm Credit Banks should now apply in a proportionate share to their percentage of occupancy (62% of 350 spaces), their parking requirement would now be 217 spaces. If you calculate the other 38% (105,804 square feet) at the required parking ratio of 1 space per 250 square feet, you arrive at a required number of spaces for the other tenants of 424. This total of $217 + 414 = 641$, which is not much over the 557 spaces now available on site.

The applicant has stated that a total of 151 parking spaces are presently leased by tenants at other locations, due to several factors, including lower costs and ground-level parking being favored by many over multi-level garage parking.

ADJACENT ZONING AND LAND USE:

NORTH	"E" & "C"	Offices, parking lot, multi-family
SOUTH	"C"	Church
EAST	"E"	Offices, parking lot, post office
WEST	"C"	Parking lot, river

UNIQUENESS: It is the opinion of staff that this property is unique inasmuch as it is located in close proximity to the Central Business District in which no parking is required to be provided for office uses, but in which are located numerous parking lots and garages with spaces for lease. Also, the property is readily accessible to The Bus and the tenants in the building do not have the demand for customer parking that is normally associated with many office uses.

ADJACENT PROPERTY: It is the opinion of staff that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as there is nearby parking available for lease, as evidenced by the leases which several tenants already have.

HARDSHIP: It is the opinion of staff that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as the requirement to provide off-street parking in excess of that needed would impose an unnecessary expense for the construction and maintenance of the facility.

PUBLIC INTEREST: It is the opinion of staff that the requested variance would not adversely affect the public interest inasmuch as employees not served by parking on the site will utilize off-street parking in the area, as is presently the case for many office buildings situated in the nearby Central Business District.

SPIRIT AND INTENT: It is the opinion of staff that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the intent of the ordinance is to provide adequate off-street parking for all types of uses and the number of parking lots and garages in the general area does provide adequate off-street parking.

RECOMMENDATION: Should the Board determine that all five conditions necessary to the granting of a variance can be found to exist, then it is the recommendation of the Secretary that the variance be granted, subject to the following conditions:

1. The reduction in the number of required parking spaces to 557 spaces shall apply only as long as the office building does not exceed its current leasable square footage (shown on the applicants' site plan as 228,626 square feet of rentable area).
2. The applicants shall institute a program at this office building which encourages car pooling and the use of mass transportation facilities. This program could include such things as keeping a file of those employees desiring to car pool and providing preferential parking for those who do car pool, as well as providing subsidized use of The Bus and the shuttle service to the Lawrence-Dumont parking lot.

BOARD OF ZONING APPEALS
Tenth Floor - City Hall
455 North Main, Wichita, Kansas 67202

April 1, 1988

NOTICE OF PUBLIC HEARING:

CASE NO. BZA 14-88

As required by law, all property owners of record within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals are to be notified of the public hearing. An application has been filed by FCB Limited Partnership and Farm Credit Banks of Wichita requesting a variance.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting a variance to decrease the number of off-street parking spaces from 1,040 to 557 on property zoned the "E" Light Industrial District. A legal description of the applicant's property is as follows:

Lot 1, Block 1, and Lot 1, Block 2, Farm Credit Banks of Wichita Addition to Wichita, Kansas. Generally located at the southwest and northwest corners of Waco and Second Streets.

This application has been assigned Case No. BZA 14-88. It will be considered by the Board of Zoning Appeals on Tuesday, April 26, 1988, at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest in or objections to the requested variance, you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so either in person or by agent or attorney.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

NOTE: We have been advised by the Citizen Participation Organization staff that CPO North Central Neighborhood Council "1A" will consider this case at their meeting to be held on Tuesday, April 19, 1988, at 7 p.m. at the Evergreen Recreation Center, 2700 North Woodland. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.



BZA 14-88 File

(_____) Published in The Daily Reporter, April 1, 1988

OFFICIAL NOTICE

NOTICE IS HEREBY given that on the 26th day of April, 1988, the Board of Zoning Appeals of the City of Wichita, Kansas, meeting in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas will consider the following applications beginning at 1:30 p.m.

1. Case No. BZA 12-88 - Morin Development Corporation, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a detached, single-bay, automatic car wash in association with a proposed Amoco service station on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 1, Block 20, Oak Cliff Estates to Wichita, Sedgwick County, Kansas. Generally located at the northwest corner of Maple and Maize.

2. Case No. BZA 13-88 - Troy M. Botkin, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a single-bay, automatic car wash as an accessory use to a service station on property zoned the "LC" Light Commercial District and legally described as follows:

Beginning at the Southwest Corner of the Southwest Quarter of Section 17, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence North 190 feet; thence East 200 feet; thence South 190 feet; thence West 200 feet to the point of beginning, except the South 50 feet and the West 50 feet thereof for roads. Generally located at the northeast corner of Central and Rock Road.

3. Case No. BZA 14-88 - FCB Limited Partnership and Farm Credit Banks of Wichita, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to decrease the required number of off-street parking spaces from 1,040 to 557 on property zoned the "E" Light Industrial District and legally described as follows:

Lot 1, Block 1, and Lot 1, Block 2, Farm Credit Banks of Wichita Addition to Wichita, Kansas. Generally located at the southwest and northwest corners of Waco and Second Streets.

As provided in City Ordinances hereinabove described and Section 2.12.560 et. seq., Code of the City of Wichita, Sedgwick County, Kansas, the same will then and there be discussed and considered by the said Board of Zoning Appeals and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the exceptions and the variances will be considered by the Board of Zoning Appeals as by law provided.

WITNESS my hand and seal this 31st day of March, 1988.

Jack H. Galbraith, Secretary

BZA CASE NO. 14-88

15 LEGAL ADVERTISEMENT SENT TO MAPC & BZA

2 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO ADJOINING PROPERTY OWNERS

5 NOTICES SENT TO BZA MEMBERS

17 NOTICES SENT 4/4/88

1 NOTICES SENT TO CPO

2 NOTICES SENT TO CITY MANAGER & CITY
COUNCIL REPRESENTATIVE TO DISTRICT

4 NOTICES TO MAPD STAFF

Jack Galbraith
Louise Olivarez
Barbara Harris
Karen Crook

BUILDING INFORMATION

I. BUILDING CODE

- A. Uniform Building Code 1979 Edition with City of Wichita Amendments
- B. Atrium Design per Uniform Building Code 1982 Edition

II. BUILDING INFORMATION

- A. Occupancy
 - 1. Office Building B-2
 - 2. Cafeteria A-21
 - 3. Meeting Rooms A-3
- B. Construction Type II
 - 1. Unlimited Square Footage
 - 2. Highest Floor of Human Occupancy is 75 Above the Lowest Floor
 - 3. Fire Resistive Requirements
 - a. Exterior Bearing Walls 4 hours
 - b. Interior Bearing Walls 3 hours
 - c. Structural Frame 3 hours
 - d. Shaft Enclosures 2 hours
 - e. Floors 2 hours
 - f. Roofs 2 hours
- C. Building Area
 - 1. Terrace Level 61,837 s.f.
 - 2. First Floor 58,692
 - 3. Second Floor 52,442
 - 4. Third Floor 50,522
 - 5. Fourth Floor 37,719
 - 6. Fifth Floor 18,534
 - 7. Total 279,746 s.f. $\div 250 = 1119$
- D. Atrium Data
 - 1. No. of Atriums 2
 - 2. Atrium Height
 - a. Atrium No. 1 72.5 ft
 - b. Atrium No. 2 58.0 ft
 - 3. Floors Open to Atrium
 - a. First Floor 58,692 s.f.
 - b. Terrace Level 10,350 s.f.
- E. Miscellaneous Information
 - 1. Maximum Travel Distance 200 ft
 - 2. Fully Sprinkled
 - 3. Meeting Rooms Seating Capacity
 - 4. Cafeteria Capacity

AREA OF ATRIUMS

2ND FL 5472
 3RD FL 4752
 4TH FL 4032
 5TH FL 2016

 TOTAL 16272

279,746
 - 16,272

 263474 : 250 = 1054

Info from C.I.D. 4-13-88

CAPITAL / RIPPY

Management, Leasing & Brokerage

March 24, 1988

City of Wichita
Department of Housing
and Economic Development
Central Inspection Division
City Hall - 7th Floor
455 North Main Street
Wichita, Kansas 67202

Attention: Richard Chamberlain

Re: Application for Variance filed by FCB Limited Partnership
and Farm Credit Banks of Wichita relative to the Farm Credit
Bank Building located in Wichita, Kansas

Mr. Chamberlain:

The Farm Credit Service Building was sold to FCB Limited Partnership in 1986. Under the new ownership, it has changed from a single tenant facility to several tenants. Capital Assets, Inc., the authorized agent for FCB Limited Partnership, and Farm Credit Banks of Wichita are filing the application for variance and are submitting this Statement of Justification in accordance with the Instruction to Applicants issued by the Board of Zoning Appeals; in support of our request for issuance of a variance from Section 28.04.141 of The City of Wichita, Kansas. Paragraph 3.9 of the above Section establishes parking requirements for office buildings which we believe to be in excess of both our existing and future needs. This Application is being filed to permit the decrease in the number of parking spaces currently available to tenants of the Farm Credit Bank Building from 1,040 to 557 spaces. The previous variance permitted 350 spaces for use by tenants of the Building upon the condition that the reduction to such permitted spaces apply only as to sole occupancy by Farm Credit Banks of Wichita.

This variance request addresses the property purchased by FCB Limited Partnership, from Farm Credit Services, Lot 1, Block 1 and Lot 1, Block 2. This subject property is located immediately north of Wichita's central business district, in the Wichita NDP Urban Renewal Area.

Due to the downsizing of the Farm Credit Bank system, the present number of employees is 290 as opposed to projections of 509 employees previously furnished to the Board with the Bank's prior Variance Application. Therefore, when the new owners attracted

City of Wichita
Department of Housing
and Economic Development
March 24, 1988
Page 2

the first three tenant, B.C. Christopher with 26 employees, with a projection of up to but not exceeding 10 additional employees; Boeing with 117 employees with both downsizing or upsizing possible, but not predictable; and Financial Guardian with 36 and a projection of 5 additional employees; the building contains approximately 469 occupants. During the term of occupancy of these tenants the currently available parking has, in fact, proven to be more than adequate to meet the needs of each tenant. The number of employees of tenants to be added to the Building upon the occupancy of Safelite is 179 and when added to the present figure of 469 still falls well under the figure of 696 presented by the Banks as their projected number of tenants in 1990. Off-site parking presently contracted by existing tenants is 73 by Boeing; 15 by Financial Guardian; 15 by B.C. Christopher; 15 by Farm Credit, and 33 by Omega. With the arrival of Safelite, the building will be 100% leased.

1995

Since the Farm Credit Building borders the downtown area, there is abundance of nearby parking for lease, which if variance is granted assures that the Building will not adversely affect the rights of adjacent property owners or residence; in fact, the Building provides a profitable market for off-site parking to adjacent areas. Any occupants not served by off-street parking on the site will utilize adjacent off-street parking available nearby. As noted above, several occupants of the Building are currently making use of such adjacent spaces. However such usage is currently minimal and the granting of such variance will not adversely affect the rights of adjacent property owners or residents, in that history of this Building shows that the number of persons who will be occupying the Building will not generate sufficient parking needs to impact upon the adjacent owners in any fashion.

Despite the slight change in number of users of the subject Building, the condition which existed when the prior variance was adopted remains applicable. The condition is unique to this property and is not ordinarily found within improvements located within similar zoning districts. Such conditions has not been created by any actions of the prior property owner or the current property owner but exists inasmuch, as shown above, that the structure will continue to be occupied by users that do not generate the demand for customer parking normally associated with office buildings. As stated above, though the property is located outside the central business district, the property is

City of Wichita
Department of Housing
and Economic Development
March 24, 1988
Page 3

located very near the central business district in which similar buildings would have no parking requirement. Additionally, this Building is readily accessible to the mass transportation services of the City of Wichita.

To require strict adherence to the parking requirements of the applicable zoning ordinance would constitute unnecessary hardship upon the current property owners inasmuch as requiring an addition to the parking garage far in excess of that needed for occupants of the Building would impose an unnecessary expense to such owners.

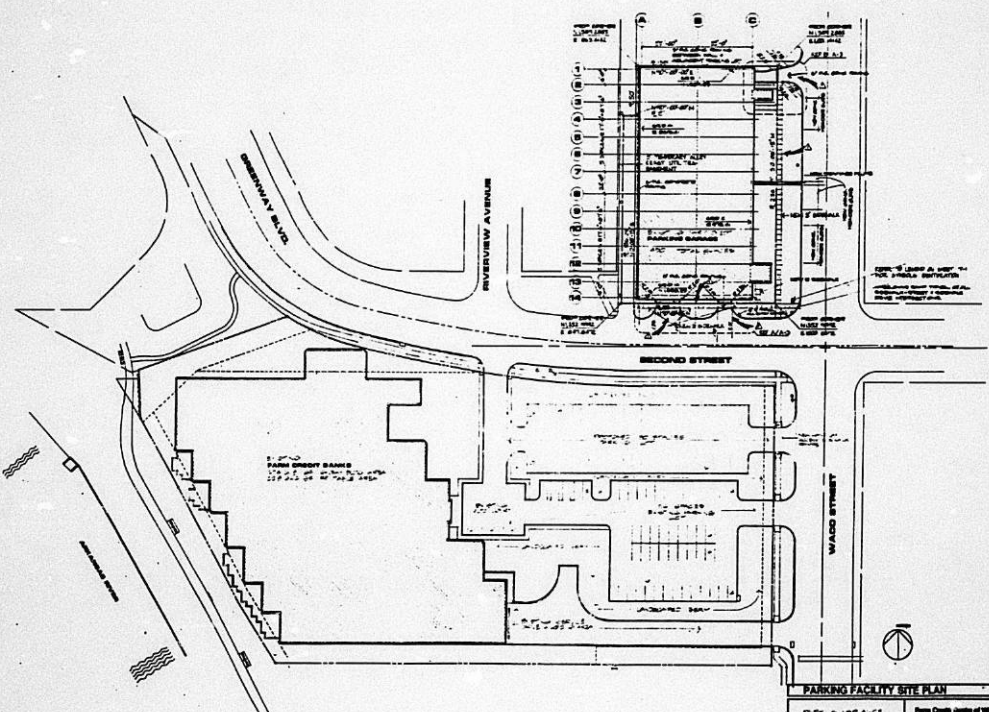
The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that the employees not served by off-street parking on site will utilize off-street parking in the area as is presently the case for many office buildings situated in the central business district and granting of the variance desired will not be in opposition to the general spirit and intent of Title 28 inasmuch as the intent of the ordinance is to provide adequate off-street parking in each instance. This facility should still be considered a special use and therefore, for all the reasons set forth herein, still require less parking spaces than would otherwise be mandated. Further, the number of visitors to the Banks, Boeing, and Safelite will remain minimal because of the nature of business of each organization. B.C. Christopher and Financial Guardian both maintain businesses which utilize phone and mail to primarily serve their customers as opposed to in-office meetings and therefore should generate very few visitors to the Building.

It is the belief of the Applicants that upon review of the enclosed Site Plan that the Board of Zoning Appeals will be in a position to confirm the Applicant's view that the five criteria which must be met in order for a Variance to be granted pursuant to Section 2.12.590B of the Code of the City of Wichita have been satisfied in all respects in connection with this Application. If you have any questions or require additional information other than that provided with the Application, please do not hesitate to call.

Very truly yours,

CAPITAL ASSETS, INC.

By Thomas E. Duncan
Thomas E. Duncan



PARKING FACILITY SITE PLAN

DATE: 10/15/01

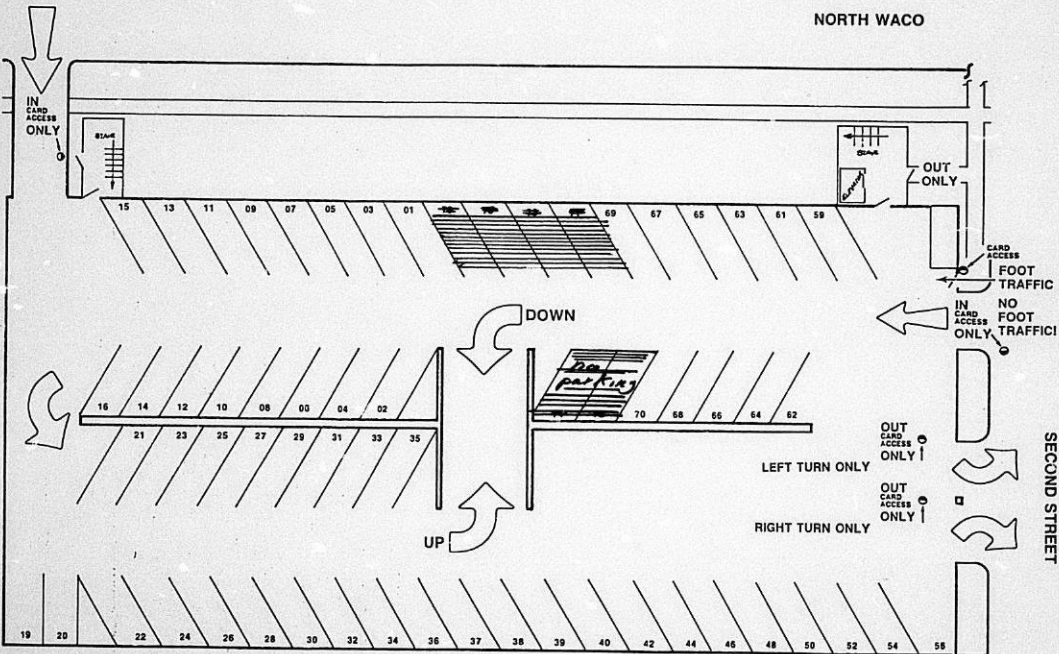
SCALE: AS SHOWN

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	10/15/01
2	REVISED PER COMMENTS	11/15/01
3	REVISED PER COMMENTS	12/15/01
4	REVISED PER COMMENTS	01/15/02
5	REVISED PER COMMENTS	02/15/02
6	REVISED PER COMMENTS	03/15/02
7	REVISED PER COMMENTS	04/15/02
8	REVISED PER COMMENTS	05/15/02
9	REVISED PER COMMENTS	06/15/02
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98	REVISED PER COMMENTS	11/15/09
99	REVISED PER COMMENTS	12/15/09
100	REVISED PER COMMENTS	01/15/10

Farm Credit Bank Parking

Ground Level Parking

← N →



24-HOUR SOUND AND
CAMERA SURVEILLANCE:
GARAGE & STAIRWELLS.
70 Stalls

FARM CREDIT BANK LOBBY
TEL. 266-5151

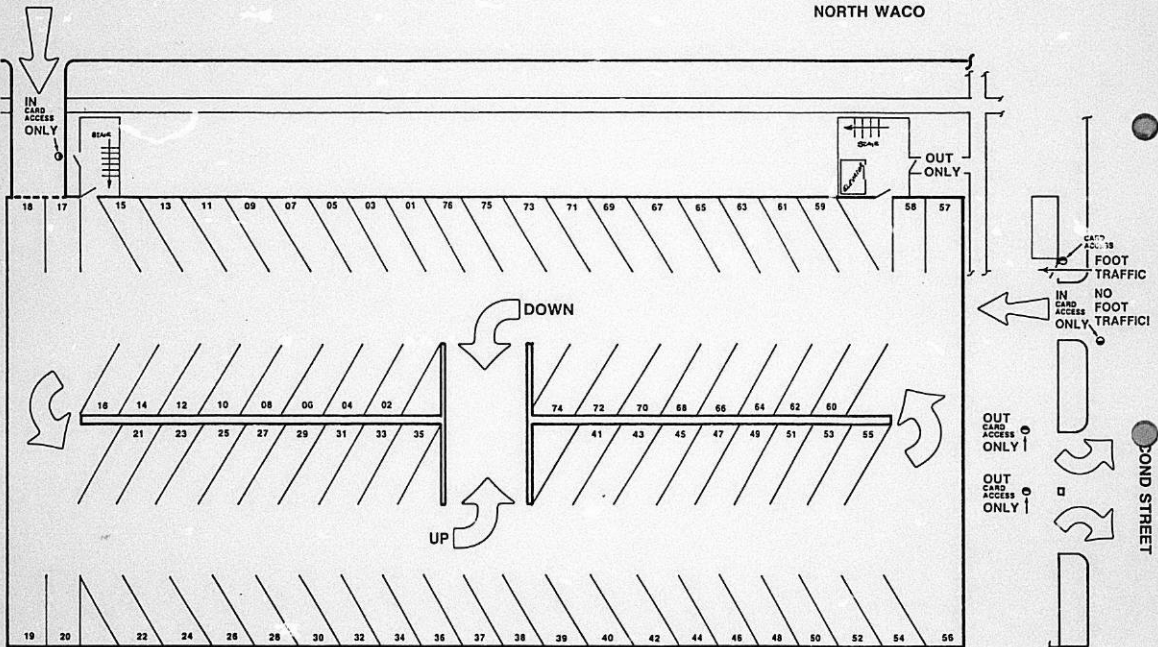
NB7001-148 10-8-87

Farm Credit Bank Parking

2nd Floor Parking

← N →

NORTH WACO



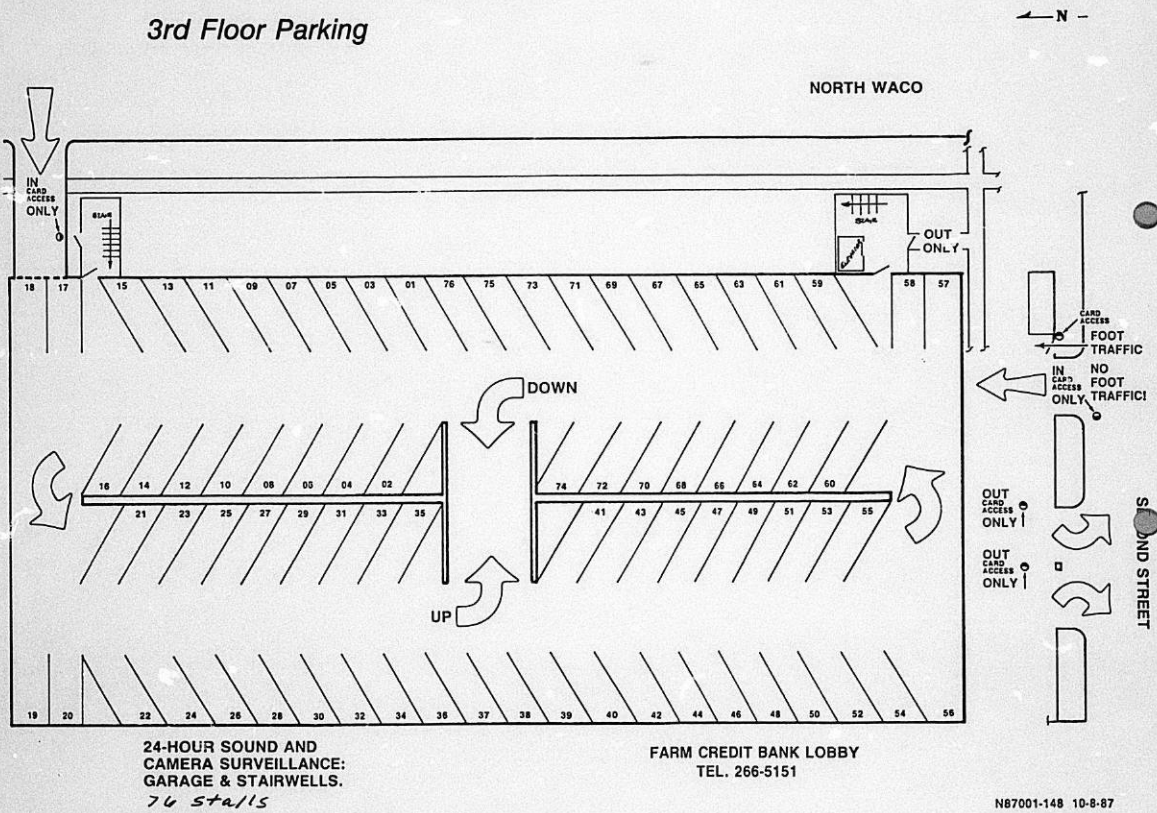
24-HOUR SOUND AND
CAMERA SURVEILLANCE:
GARAGE & STAIRWELLS.
76 Stalls

FARM CREDIT BANK LOBBY
TEL. 266-5151

N87001-148 10-8-87

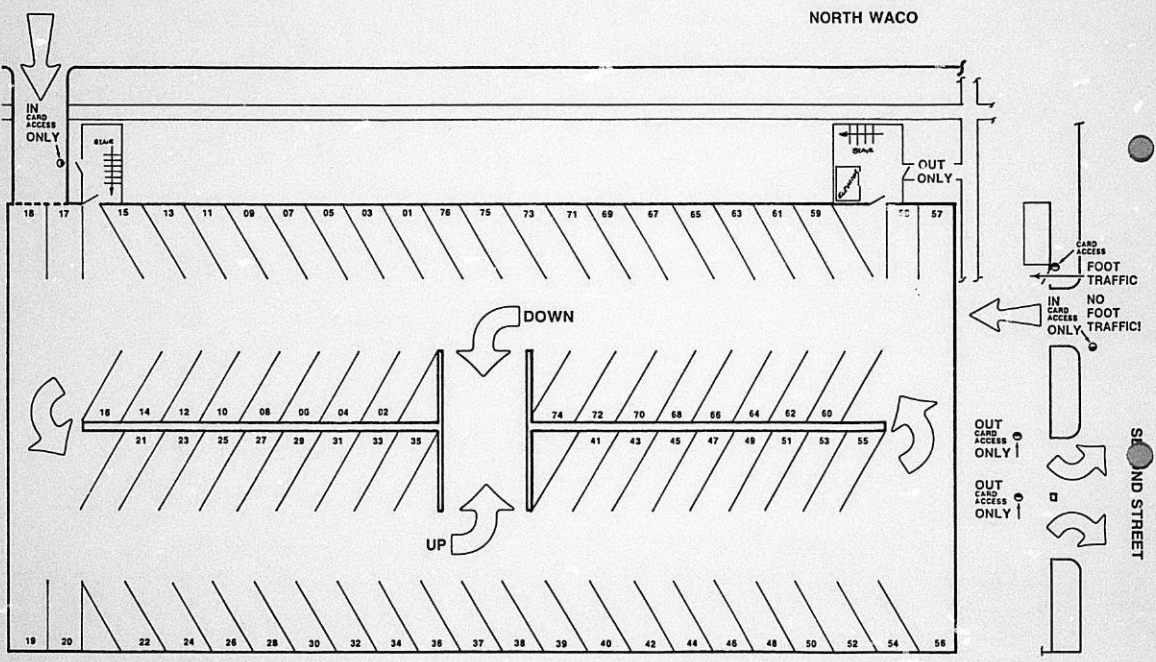
Farm Credit Bank Parking

3rd Floor Parking



Farm Credit Bank Parking

4th Floor Parking



24-HOUR SOUND AND
CAMERA SURVEILLANCE:
GARAGE & STAIRWELLS.
76 stalls

FARM CREDIT BANK LOBBY
TEL. 266-5151

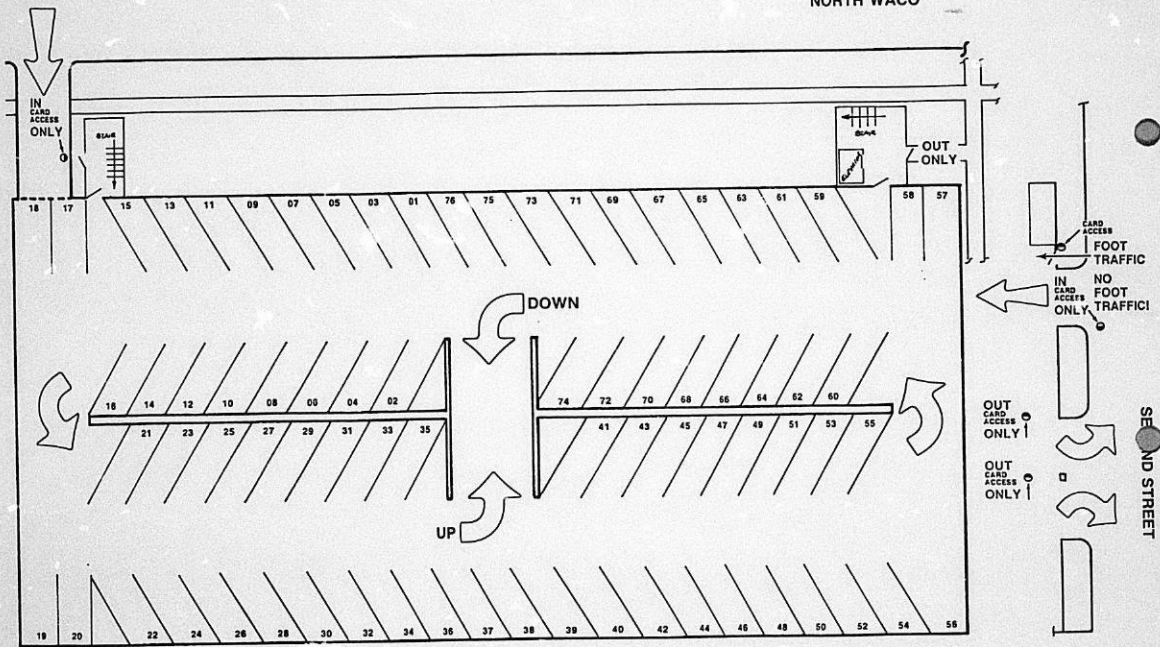
N87001-148 10-8-87

Farm Credit Bank Parking

5th Floor Parking

NORTH WACO

← N →



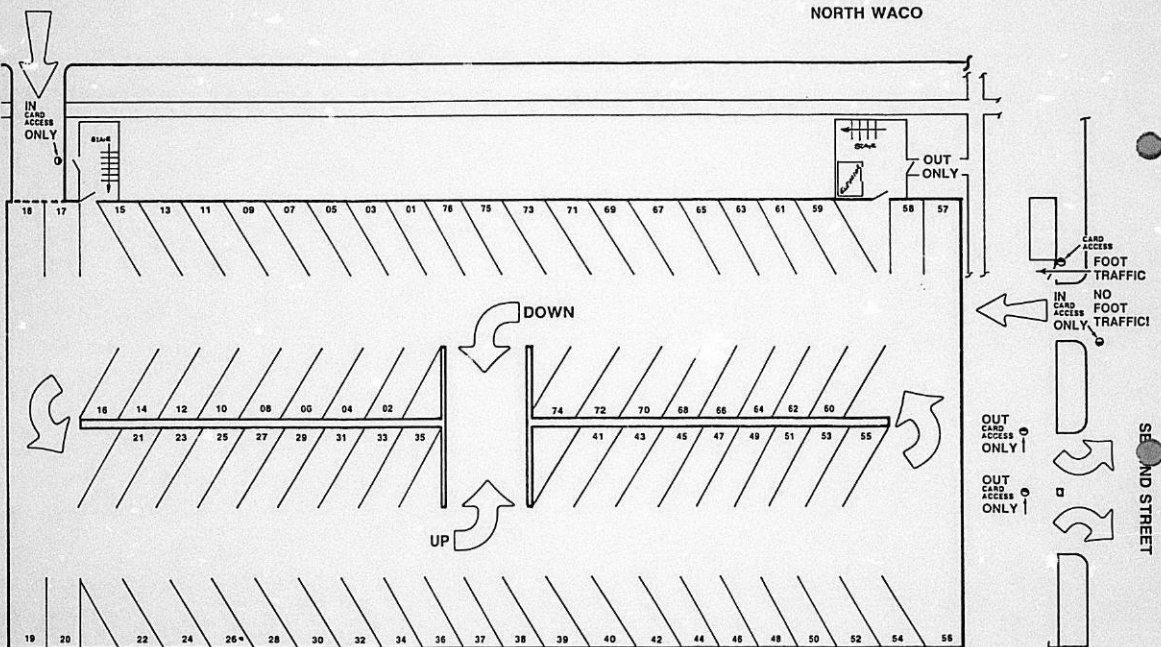
24-HOUR SOUND AND
CAMERA SURVEILLANCE:
GARAGE & STAIRWELLS.
76 stalls

FARM CREDIT BANK LOBBY
TEL. 266-5151

NB7001-148 10-8-87

Farm Credit Bank Parking

6th Floor Parking



24-HOUR SOUND AND
CAMERA SURVEILLANCE:
GARAGE & STAIRWELLS.
76 Stalls

FARM CREDIT BANK LOBBY
TEL. 266-5151

N87001-148 10-8-87

APPLICATION FOR VARIANCE

I. Applicant FCB Limited Partnership, and Farm Credit Banks of Wichita *To Ann Hiron*
 Address 245 North Waco, Wichita, Kansas Zip Code 67202 Phone (316)266-5100
 Agent Capital Asset Management, Inc., c/o Thomas E. Duncan
 Address 245 North Waco, Wichita, Kansas Zip Code 67202 Phone (918)743-0327
 Relationship of applicant to property is that of Owner and Tenant
 (Owner, Tenant, Lessee, Other)

II. The variance requested is to decrease the number of off-street parking spaces from 1040 to 557 (By variance granted per Resolution BZA34-82 adopted August 24, 1982, the current required number of parking spaces for the property is 350), on property zoned "E" Light Industrial which is _____ ft by _____ ft (or _____ acres) in size, legally described as: _____ Block One (1) and Lot One (1), Block Two (2), Farm Credit Banks of Wichita, Addition to Sedgwick County, Kansas, according to the recorded plat thereof, recorded May 2, 1983, at 9:30 A.M. in the office of the Register of Deeds in Sedgwick County, Kansas, subject to the terms of the Agreement filed on May 12, 1983, at Film 583, Page 1218, and located _____

 in the City of Wichita.

- III. The applicant herein, or his authorized agent, acknowledges:
- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
 - b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 39-285); and that the appropriate fee is herewith tendered;
 - c. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
 - d. That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

FCB LIMITED PARTNERSHIP, and FARM CREDIT BANKS OF WICHITA,

Applicant By: Capital Asset Management, Inc.,
 Authorized Agent
 By: Thomas E. Duncan
 Authorized Agent Thomas E. Duncan

OFFICE USE ONLY:

Map No. 5447A Zoning: (N) E (S) C (E) E (W) C CPO 1A 4-17-88
 Received in Office of Secretary, Board of Zoning Appeals, March 25, 1988 (a.m./p.m.), together with appropriate fee of 306.00.

Signed Louise Olvera

STATEMENT OF OWNERSHIP

STATE OF KANSAS)
SEDGWICK COUNTY) §

The undersigned duly bonded and qualified Abstracter within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the Office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas viz:

RECORD OWNERS WITHIN A 200 FOOT RADIUS OF:

Block 1 and Lot 1, Block 2,
FARM CREDIT BANKS OF WICHITA, Addition to Wichita,
Sedgwick County, Kansas.



And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

RECORD OWNER(S)

DESCRIPTION

<i>dup</i> The Federal Land Bank of Wichita & Federal Intermediate Credit Bank of Wichita 245 N. Waco Wichita, Kansas 67202	Reserve A, FARM CREDIT BANKS OF WICHITA
The Central Church of Christ of Wichita, Inc. 225 N. Waco Wichita, Kansas 67202	Block 1, CHURCH PARK ADDITION to the City of Wichita
The Board of Park Commissioners of the City of Wichita, Kansas <i>7</i> 619 N. Stackman Wichita, Kansas 67203	Reserve H and I, PARK PLAZA FIRST ADDITION
The City of Wichita, Kansas, a municipal corporation <i>7</i> 619 N. Stackman Wichita, Kansas 67203	Blocks 1 and 2, PARK PLAZA SECOND ADDITION
The United States Postal Service 330 W. 2nd Wichita, Kansas 67202	Lots 50 and 52, Waco Avenue, WATERMAN'S ADDITION

Fidelity  Title
COMPANY, INC.

RECORD OWNER(S)

Sally Joan Jackson
7216 Glen Ross Road
Woodbury, MN 55125

James C. Goentzel, Marcia K.
Goentzel, Bill R. Kliewer, Susan K.
Kliewer, Joe L. Childs and Patricia
Childs
c/o James G. Goentzel
1345 N. Shefford
Wichita, Kansas 67212

M.S.M. Properties, a partnership
P. O. Box 2202
Wichita, Kansas 67201

Ruth Pechin Coody
12308 Princes Jeanne NE
Albuquerque, New Mexico 87112

Glen H. & Onus P. Thomas
4700 W. 13th
Wichita, Kansas 67212

DESCRIPTION

Lot 30, Waco Avenue, WATERMAN'S ADDITION

Lots 32, 34, 36 and all of Lot 38, except beginning at the NW/corner of said Lot 38, thence S 15.9' to a point 8.5' N of the Center line of the railroad track as now located, thence in an Easterly and Northeasterly direction on a line parallel to and 8.5' N of the Center line of said switch tract to the East line of said Lot 38, thence N 5.9' to the NE/corner of said Lot 38, thence W 132' to the point of beginning, Waco Avenue, WATERMAN'S ADDITION

Lots 40 and 42 and that part of Lot 38, Waco Avenue, WATERMAN'S ADDITION to Wichita, Sedgwick County, Kansas, described as: Beginning at the NW/corner of said Lot 38, thence S 15.9' to a point 8.5' N of the Center line of a switch track as now located across said Lot 38; thence in an easterly and northeasterly direction on a line parallel to and 8.5' N of the Center line of said switch track to the East line of said Lot 38; thence N 5.9' to the NE/corner of said Lot 38; thence W 132' to the point of beginning.

Lot 44, Waco Avenue, WATERMAN'S ADDITION

Lots 46 and 48, Waco Avenue, WATERMAN'S ADDITION

DATED at Wichita, Kansas, this 22nd day of March, 1988 at 7:00 A.M.

FIDELITY TITLE COMPANY, INC.

By


Assistant Vice President

IMPORTANT MESSAGE

FOR House
DATE 4-18 TIME 11:56 A.M.
P.M.

WHILE YOU WERE AWAY

OF James Flowers

PHONE No. 2428 after 3:45

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input type="checkbox"/>
CALLED TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RETURNED YOUR CALL	<input type="checkbox"/>

MESSAGE Re: The station at Central & Lock. There is one trailer next to building apparently used for storage.
SIGNED Brenda

ROW Easmt (in lieu of condemnation)

D-11344 Falm 571 Pg 1293

WCC approved 3-8-83

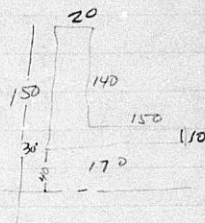
Amoco + Wichita

11,750⁰⁰

W200 of S 190 SW 1/4 17-27-2E

beg 40' N + 30' E of SW corner
th n 150'
th e 20'
th S 140'
th E 150'
th S 10'
th W 170'

Permanent easmt



also temp easmt: beg 50' N + 50' E

SW corner SW 1/4

th N 140'

th E 5'

th S 125'

th E 45.35'

th S 0°18'35" W 10'

th S 89°41'25" E 50'

th N 0°18'35" E 10'

th S 89°41'25" E 49.65'

th S 15'

th n. 89°41'25" W 150' to pole

(2,375 #)

agrees not to construct ^{any} bldg which will materially interfere with purpose of easmt

annexed 1961

Station built between 1968

& 1974.

Structure on site prior to 1968 but probably no residence.

N: 00045

METROPOLITAN AREA PLANNING DEPARTMENT

Description BZA Variance (Form Credit Books)
Name FCB Limited Partnership
Address P.O. Box 755 Tulsa OK 74101
Fund No. (circle one) 755-40710-003 (fees) 755-40710-004
(books, xerox) 755-40710-026 (microfilm)
Amount 300⁰⁰
Date 3-25-88 Due Date 3-25-88 By XO

Form 00-000



N: 00046

METROPOLITAN AREA PLANNING DEPARTMENT

Description 3 BZA signs
Name Jim Smith
Address 245 Th. Waco
Fund No. (circle one) 755-40710-003 (fees) 755-40710-004
(books, xerox) 755-40710-026 (microfilm)
Amount 6⁰⁰
Date 3-25-88 Due Date 3-25-88 By SL

Form 00-000

*

This BZA. Case
Has a Large Drawing
On 35mm Microfilm

Roll # 3