

Case No. BZA 27-79 - Request for
variance to reduce req. off-street
parking spaces from 346 to 222 on
prop. zoned "C" & "E" & generally
loc. on the north side of Pine
between Wichita & Main

Smead

No. 2-153C

HASTINGS, MN - LOS ANGELES
LOGAN OH - MCGREGOR, TX U. S. A.

ACTION

Posted
6-7-79

BZA
27-79

COMMITTEE Approved ^{DATE} 6-26-79

M.A.P.C. _____

B.C.C./B. CO. C. _____

Part

Case No. BZA 27-79 - Request for
variance to reduce req. off-street
parking spaces from 346 to 222 on
prop. zoned "C" & "E" & generally

6-26-79

Map No. 5448
Sec. 17
Twp. 27
Range 1E

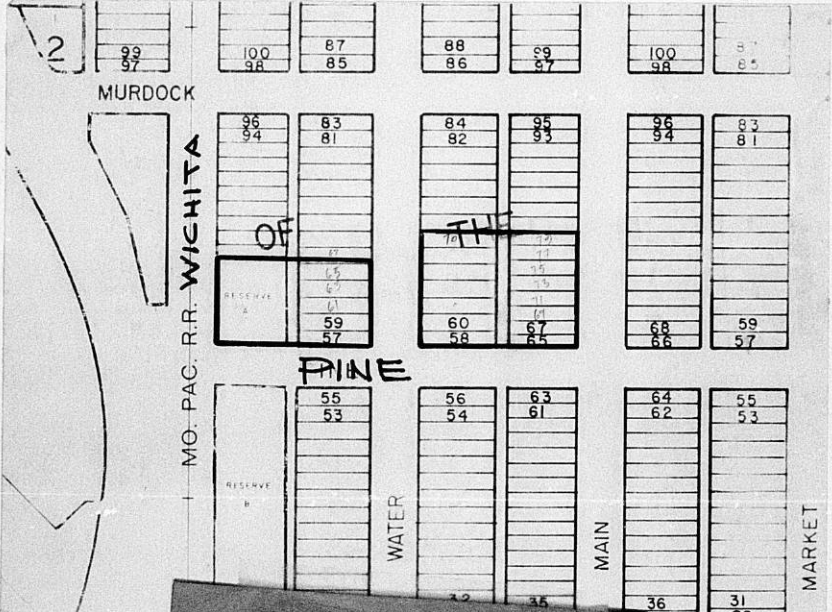
BZA- 27-79
SCZ- _____
CU- _____
Filed _____

AREA DATA:

- 1. Acres: 2.3 (280 ft. by 365 ft.)
- 2. Adjoining Zoning: E "C" S "C and E" W "E & LC" N "C and E"
- 3. Land Use: East Commercial Development South Parking Lots & Commercial
West Vacant North Commercial & Fire Station
- 4. Sketch Plan Land Use is for: _____
- 5. Present Land Use if for: _____
- 6. Area (is) (~~is not~~) platted. UPDATE 4/21 IN FIELD

PHOTO DATA:

Taken by _____ Date _____ Time _____



BZA 27-79

SHAWNEE
No. 2-153C
HASTINGS, MINN. LOS ANGELES
LOGAN, OH. - AUSTIN, TEX. U.S.A.

October 18, 1979

Mr. Ken Kallenbach
c/o Oblinger Smith Corporation
625 First National Bank Bldg.
Wichita, Kansas 67202

Re: Contingent Dedication associated with Red Cross Property

Dear Ken:

Attached is a Contingent Dedication prepared at your request which provides for a 21 foot dedication for Wichita Street contingent upon need for any street purpose as determined by the City of Wichita. This dedication should be executed by your client and returned to our office for scheduling on the Commission agenda.

In addition, you asked whether or not this dedication would have any affect on the variance that reduced the required number of parking spaces from 346 to 222 spaces (BZA 27-79). It would appear that should the 21 foot area ever be needed for street purposes, it would have an affect on approximately 8 spaces. It would be my opinion, as Secretary of the Board of Zoning Appeals, that the City's exercise of the dedication would not require the American Red Cross to provide those parking spaces at any other location since this was a requirement of the City on a request for issuance of industrial revenue bonds and came after the action of the Board of Zoning Appeals to reduce the number of parking spaces.

I would remind you of two conditions of approval of the request for variance that are set out in the Resolution of the BZA case 27-79, a copy of which was transmitted to John Gist on July 6, 1979. If you have any questions on those conditions, or on the attached contingent dedication, please advise.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:hh

Mr. Ken Kallenbach
10-18-79
Page 2

cc: Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Housing and Zoning Administrator
Don Gisick, City Clerk
Robert Fisher, American Red Cross, 321 N. Topeka, 67202

CONTINGENT DEDICATION

WHEREAS, American Red Cross Mid-Way Kansas Chapter is the owner of the following described property:

Reserve A, Park Plaza First Addition,
Wichita, Sedgwick County, Kansas; and

WHEREAS, the City of Wichita, is requesting that a portion of said property be dedicated to the public for street purposes;

NOW, THEREFORE, American Red Cross Mid-Way Kansas Chapter being the legal owner of the aforesaid property does dedicate to the public for street purposes, the following described property:

The west 21 feet of Reserve A, Park Plaza First Addition, Wichita, Sedgwick County, Kansas.

But the right of the public and the City of Wichita to use, maintain, excavate, fill, pave, or install utilities or to make similar street uses of said property shall not occur until such time as the right-of-way is deemed necessary for street purposes by the City of Wichita.

It is the intent of the grantors herein that this shall be a covenant running with the land and shall be binding upon the heirs, assigns and successors and upon all subsequent owners of any part or parcel of said property covered by this dedication.

EXECUTED AT WICHITA, Sedgwick County, Kansas, this _____ day of _____

AMERICAN RED CROSS MID-WAY
KANSAS CHAPTER

By _____

State of Kansas)
Sedgwick County) SS

BE IT REMEMBERED that on this _____ day of _____, 19____, before me a Notary Public in and for the said County and State came _____

to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

Notary Public

My Commission expires: _____

July 6, 1979

Mr. John Gist
Oblinger-Smith Corp.
625 1st National Bank Bldg.
Wichita, Kansas 67202

Re: Case No. BEA 27-79
Request for Variance

Dear Mr. Gist:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on June 26, 1979, in connection with your request for a variance to reduce the required number of off-street parking spaces from 346 to 222 spaces on property zoned the "C" Commercial District and "E" Light Industrial District and generally located on the north side of Pine Street between Wichita and Main Streets.

This Resolution reflects the official action of the Board to approve this 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,

Glen E. Lytle
Assistant Secretary

GEL:bbc
Enclosure

cc: Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Housing and Zoning Administrator
Don Gisiak, City Clerk
Robert Fisher, American Red Cross, 321 N. Topeka 67202

RESOLUTION NO. BZA 27-79

WHEREAS, American Red Cross Mid-Way Kansas Chapter, 321 North Topeka, Wichita, Kansas, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to permit the reduction of required off-street parking spaces from 346 to 222 spaces, on property zoned the "C" Commercial District and "E" Light Industrial District and legally described as follows:

Even lots 58 thru 70 on Water Street, odd lots 65 thru 79 on Main Street and odd lots 57 thru 65 and the south 7.42 (7.5) feet of lot 67 on Water Street, all in Munger's Plat of the Original Town, and Reserve A, Park Plaza First Addition, Wichita, Sedgwick County, Kansas. Generally located on the north side of Pine St. between Wichita and Main 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 June 26, 1979, 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 a large portion of adjacent property is occupied by parking lots and railroad right-of-way, therefore the on-street parking demand in the general area should be less than normal and would alleviate demand created by the proposed use.

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 sufficient off-street parking will be provided above that required for the work force of approximately 170 employees of which 20 perform outreach services and do not report to the building, and the variance is granted only as long as the American Red Cross occupies the building.

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 cost of additional land for parking not needed for the proposed use would be wasted.

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 projected demand for parking will be less than that normally required for a general office building.

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) as long as the use of the building is as described by the applicant and sufficient parking is provided for the employees.

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 permit the reduction of required off-street parking spaces from 346 to 222 spaces, on property zoned the "C" Commercial District and "E" Light Industrial District and legally described as:


Even lots 58 thru 70 on Water Street, odd lots 65 thru 79 on Main Street and odd lots 57 thru 65 and the south 7.42 (7.5) feet of lot 67 on Water Street, all in Munger's Plat of the Original Town, and Reserve A, Park Plaza First Addition, Wichita, Sedgwick County, Kansas. Generally located on the north side of Pine St. between Wichita and Main Streets

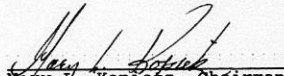
be approved subject to the following conditions:

1. The variance shall be granted to this applicant only, with any future owner being required to provide the required number of parking spaces as set forth in the zoning ordinance for a new use.
2. The variance is granted on the basis of demand as set forth by the applicant. Should the parking demands for the American Red Cross change dramatically, or there is evidence to indicate that congestion in the area is created by the use of the facilities due to insufficient parking, the Superintendent of Central Inspection shall notify the Board of the conditions that exist. If the Board determines that changes have occurred to justify additional parking, the Board shall advertise and hold a hearing to determine any changes in the off-street requirements for the facility.

ADOPTED AT WICHITA, KANSAS, this 26th day of June, 1979.

ATTEST:


Jack H. Galbraith, Secretary


Mary E. Kopietz, Chairman

June 27, 1979

Mr. John Gist
Oblinger-Smith Corp.
625 1st National Bank Bldg.
Wichita, Kansas 67202

Re: Case No. BZA 27-79
Request for Variance

Dear Mr. Gist:

At the regular meeting of the Board of Zoning Appeals on June 26, 1979, your request for a variance to reduce the required number of off-street parking spaces from 346 to 222 spaces on property zoned the "C" Commercial District and "E" Light Industrial District and generally located on the north side of Pine Street between Wichita and Main Streets was considered.

It was the action of the Board to approve this request subject to the following conditions:

1. The variance shall be granted to this applicant only, with any future owner being required to provide the required number of parking spaces as set forth in the zoning ordinance for a new use.
2. The variance is granted on the basis of demand as set forth by the applicant. Should the parking demands for the American Red Cross change dramatically, or there is evidence to indicate that congestion in the area is created by the use of the facilities due to insufficient parking, the Superintendent of Central Inspection shall notify the Board of the conditions that exist. If the Board determines that changes have occurred to justify additional parking, the Board shall advertise and hold a hearing to determine any changes in the off-street requirements for the facility.

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June 27, 1979
BZA 27-79

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as the signatures of the Chairman and Secretary have been obtained.

If you have any questions, please call our office.

Sincerely yours,

Glen E. Lytle
Assistant Secretary

GEL:bbc
cc: Robert Feldner, Superintendent of Central Inspection
Joe Donnelly, Housing and Zoning Administrator
Don Glsick, City Clerk
Robert Fisher, American Red Cross, 321 N. Topeka 67202

THE CITY OF WICHITA

OFFICE OF

DATE June 19, 1979

TO Jack Galbraith, Chief Planner

FROM Dennis L. Bishop, CPO Administrative Aide

SUBJECT BZA 27-79 (Generally located on the
North Side of Pine Street between
Wichita and Main Street)

Although CPO Neighborhood Council "L" did not have a quorum at their last regularly scheduled meeting, the members of the Council did consider the captioned item.

Mr. John Gist (Oblinger-Smith) and Mr. Bob Fisher (American Red Cross) gave a presentation to those present explaining the history of the search by Red Cross for a new facility. They also explained why the Red Cross was requesting fewer parking spaces than normally required. Basically, this refers to the amount of street parking available in the area.

Although Council "L" could not take formal action concerning the captioned item, the members did request that their favorable comments be forwarded to the Board of Zoning Appeals concerning the requested reduction of parking spaces required for the proposed Red Cross facility.

Please forward this information to the Board of Zoning Appeals when they consider this item on the June 26 agenda.

Dennis L. Bishop
Dennis L. Bishop
CPO Administrative Aide

DB:jw

Noted: *Sarah Gilbert*
Sarah Gilbert
Assistant CP Coordinator



SECRETARY'S REPORT
CASE NO. BZA 27-79

APPLICANT: American Red Cross Mid-Way Kansas Chapter,
321 N. Topeka, Wichita, Kansas

AGENT: Oblinger-Smith Corp., 625 First National
Bank Bldg., Wichita, Kansas

REQUEST: Variance pursuant to Section 2.12.590.B,
Code of the City of Wichita, to vary the
required off-street parking spaces from
346 down to 222 spaces.

GENERAL LOCATION: On the north side of Pine Street between
Wichita and Main Streets (700 block north).

ZONING: Subject property is zoned "C" Commercial
and "E" Light Industrial. All adjacent
property is "C" and "E" except the property
to the west of Waco is "LC" Light Commercial.

LAND USE: Subject property is vacant. Property to the
north is occupied by a fire station, com-
mercial buildings and vacant land. To the
south are parking lots and commercial. To
the east is commercial development.

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 of the following conditions are found to exist:

1. That the variance requested 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.
2. That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
3. That the strict application of the provisions of Title 28 of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.
4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare; and
5. That granting the variance desired will not be opposed to the general spirit and intent of Title 28 (zoning ordinance).

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Case No. BZA 27-79
BZA AGENDA
6-26-79

COMMENTS BY THE SECRETARY:

American Red Cross is proposing to relocate in new facilities to be constructed on this site. They would be moving from the facilities presently located in two buildings in the 300 block of North Topeka. The projected total square footage of the project will be 86,397, of which the initial phase will be 63,793 square feet. Central Inspection has determined that 346 parking spaces would be required for the total projected facility, based on one parking space for each 250 square feet.

The applicant is requesting a variance from the required 346 spaces down to 222 spaces shown on the proposed site plan. The applicant has also indicated that 33 on-street parking spaces will remain on the streets adjacent to the proposed site, not including any parking on Main Street. It should also be noted that the major employer in the vicinity of the proposed facility would be the Sedgwick County Courthouse and that several adjacent properties are being utilized as parking lots for County employees and jurors.

The applicant indicates that the present facilities, located in the Central Business District, are operating with 106 spaces on owned or leased land. In addition, some of the employees have made arrangements with the adjoining church for use of the church parking facilities. Some employees use on-street parking meters, and approximately ten employees use transportation other than their personal automobile to go to and from work.

The total work force is around 170 employees, of which 20 perform out-reach services and do not report to the building. Ten employees perform laboratory duties during the night shift.

The applicant also has indicated that approximately 30,000 square feet, or 47% of the initial construction will consist of locker rooms, warehouse, kitchen, cafeteria, conference rooms, meeting rooms, classrooms, laboratory, the main lobby, etc. These areas do generate off-street parking demands, but to varying degrees. Some require little to no parking, while other areas such as meeting rooms, classrooms, etc., are used predominantly in the evenings when other daily activities within the building have ceased.

UNIQUENESS:

It is the opinion of the Secretary that this may be a unique situation inasmuch as a large portion of adjacent property is occupied by parking lots and railroad right-of-way, therefore the on-street parking demand in the general area should be less than normal and would alleviate demand created by the proposed use.

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Case No. BZA 27-79
BZA AGENDA
6-26-79

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance would not adversely affect the adjacent property owners or residents as long as the American Red Cross occupies the building and the general operation remains the same as is proposed.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicants inasmuch as the cost of additional land for parking not needed for the proposed use would be wasted.

PUBLIC INTEREST:

It is the opinion of the Secretary that the granting of the variance requested would not adversely affect the public interest since the projected demand for parking will be less than that normally required for a general office building.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance desired may not be opposed to the general spirit and intent of the zoning ordinance as long as the use of the building is as described by the applicant and sufficient parking is provided for the employees.

RECOMMENDATION:

If the Board determines that the above five conditions can be found to exist it is the Secretary's recommendation that the requested variance be granted, subject to the following conditions:

1. The variance shall be granted to this applicant only, with any future owner being required to provide the required number of parking spaces as set forth in the zoning ordinance for a new use.
2. The variance is granted on the basis of demand as set forth by the applicant. Should the parking demands for the American Red Cross change dramatically, or there is evidence to indicate that congestion in the area is created by the use of the facilities due to insufficient parking, the Superintendent of Central Inspection shall notify the Board of the conditions that exist. If the Board determines that changes have occurred to justify additional parking, the Board shall advertise and hold a hearing to determine any changes in the off-street requirements for the facility.

BZA CASE NO. 27-79

2 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

12 NOTICES SENT TO ADJOINING PROPERTY OWNERS

26 TOTAL NOTICES SENT 6-7-79

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

June 6, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 27-70

An application has been filed by American Red Cross Mid-Way Kansas Chapter, 321 N. Topeka, Wichita, Kansas, pursuant to Section 2.12.590.D, Code of the City of Wichita, requesting a variance to permit the reduction of required off-street parking spaces from 346 to 222 spaces, on property zoned the "C" Commercial District and "E" Light Industrial District and legally described as follows:

Even lots 58 thru 70 on Water Street, odd lots 65 thru 70 on Main Street and odd lots 57 thru 65 and the south 7.42 (7.5) feet of lot 67 on Water Street, all in Hunger's Plat of the Original Town, and Reserve A, Park Plaza First Addition, Wichita, Sedgewick County, Kansas. Generally located on the north side of Pine St. between Wichita and Main Streets.

This application has been assigned case No. BZA 27-70, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, June 26, 1979, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, either in person or by agent or attorney.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

Jack H. Galbraith
Secretary



OBLINGER
SMITH CORPORATION

625 First National Bank Bldg.
Wichita, Kansas 67202
316-262-0451

June 8, 1979

Mr. Jack H. Galbraith
Secretary, Board of Zoning Appeals
MAPD - 10th Floor, City Hall
455 N. Main
Wichita, Kansas 67202

RE: Variance of Off-Street Parking
for New Red Cross Facilities to
be Constructed at the Northwest
Corner of Main and Pine Streets.
(BZA 27-79)

Dear Mr. Galbraith:

The Midway-Kansas Chapter of American Red Cross has filed an Application for Variance of off-street parking spaces, which is to be heard by the Board of Zoning Appeals at their regularly scheduled meeting on June 26, 1979. The application involves a request to vary the number of parking spaces required for the projected expansion program of new Red Cross facilities to be constructed at the northwest corner of Main and Pine Streets. The specific request is to vary the number of spaces from 346 down to 222, and is structured to accommodate the planned improvements of both initial construction and future expansion. Provisions of the Zoning Ordinance from which the variance is requested, is Section 28.04.141.3.9:

"3.9 Office and commercial buildings, including governmental, public utility and other similar buildings, shall provide one space for each two hundred fifty square feet of floor area or one space for every three employees in the largest working shift in a Twenty-four hour period, whichever is greater."

Consultants in Planning,
Design, and Development
Offices in Wichita, Denver, Dallas
and Riyadh, Saudi Arabia



This Chapter of the American Red Cross provides many kinds of services which either originate, and/or are coordinated, from "owned" space at 321 North Topeka, and "leased" space at 334 North Topeka. Many aspects of their services however, are found at sites throughout Wichita. These include Good Neighbor Nutrition Program conducted at certain Park and School System facilities; Red Cross volunteers go to hospitals and nursing homes; the Blood Center Mobile Unit Program goes to various institutional and employment centers; and, educational and training courses are conducted in school system pools and buildings. Accordingly, the main Red Cross facility not only provides a center for health, safety, emergency and social services, but also acts as a nerve center for dispersed Red Cross activities throughout metropolitan Wichita.

Based upon the growth Red Cross has been experiencing in its many types of service programs, plans are now being prepared for new headquarter facilities. Arrangements have been made with Dondlinger Construction Company for a "fast-track" construction project, soon to begin on property being purchased at the northwest corner of Main and Pine Streets. The planned improvements call for an ultimate size building, as follows:

Sub-level	23,312	sq. ft.
Main floor	23,685	sq. ft.
2nd floor	24,400	sq. ft.
3rd floor	15,000	sq. ft.
Projected total*	86,397	sq. ft.

*initial & future construction

Plans as formulated to date between owner, architect and contractor, call for initial construction, as follows:

Sub-level	20,836	sq. ft.
Main floor	21,312	sq. ft.
2nd floor	21,645	sq. ft.
3rd floor	-0-	
Initial bldg.	63,793	sq. ft.

Within this initial construction, space is being provided for future expansion needs. In addition, comparison of the above sets of numbers show that building design provides for future construction and expansion of an additional 22,604 square feet of floor area. Based on the projected total of 86,397 square feet, and the standard for typical office buildings providing one parking space for each 250 square feet, a total of 346 parking spaces would be required.

It is important to note that the nature of activities related to the American Red Cross and its service programs, are unlike that normally associated with a typical office building. It's growth has more effect

on physical space needs, than it does on staff needs, particularly as it applies to functions conducted at its office or central facility. Also important to note is the large amount of floor area which will be occupied and used as follows:

Locker rooms
warehousing
kitchen
cafeteria
canteens & lounges
teaching laboratory
conference rooms
meeting rooms
class rooms
mobile unit supply
laboratory area
distribution
blood donor center
main lobby

These kinds of spaces constitute approximately 30,000 square feet, or approximately 47 percent of the planned initial construction. It is recognized that some of these listed "use areas" do generate or require off-street parking to varying degrees. However, some require little to no parking, and other areas such as meeting rooms and class rooms are used predominantly in the evenings when other daily activities have ceased.

Checking with Red Cross administration indicates that they fluctuate normally around 170 employees. Of this amount: many are gone from the office on a regular basis performing program services at other locations; approximately 20 employees provide such out reach services without reporting to the office building at all; 10 employees work in laboratory and perform other duties during night shift; and approximately 10 employees currently depend on other than personal vehicle to go to and from work.

Present Red Cross facilities on North Topeka are situated in the Central Business District, and therefore off-street parking has not been a Zoning Ordinance requirement. However, parking has been provided and used in the following manner:

- off-street parking on owned and leased land totalling 106 spaces.
- some employees have made arrangements to use parking lot facilities of a neighboring church in the vicinity.
- some employees and patrons use 5-hour on-street parking meters in the immediate area.

During the facility study process for the Midway-Kansas Chapter, facility comparisons of other Red Cross Chapters were conducted. One comparable

facility was the chapter in Columbus, Ohio, with an overall staff of 160 people and parking for 90 cars. Another was a chapter in St. Paul, Minnesota, with a staff of 165 people and parking for 145 cars. Taking into account various facility comparisons, together with staff interviews and present utilization and functioning of existing parking conditions, desirable off-street parking provisions for the new Red Cross building in Wichita were determined to be:

donors	20
volunteers/clients	30
volunteers only	15
Red Cross vehicles	50
staff/vistors	<u>100</u>
desirable off-street parking	215

The site plan submitted with the Variance Application provides for 222 parking spaces. In addition, approximately 33 on-street parking spaces would be available along the street frontages immediately adjacent to the Red Cross site, assuming no parking on Main Street.

Based upon the above information, and the on-going facility and parking experiences of the Midway-Kansas Chapter of the American Red Cross, the applicant believes that:

1. The variance requested is unique in that the utilization and operational activities of Red Cross service programs generate a different and lesser parking requirement than normally entailed with a typical office building.
2. The granting of the variance will not adversely affect the rights of adjacent property owners, as the parking which will be available is sufficient to meet the needs of Red Cross.
3. Red Cross has planned for meeting its needs in land, building and parking, whether or not the proposed new facilities were to be located in the Central Business District, or elsewhere. Further, Red Cross has been successful in arranging for an ideally located site to accommodate its projected needs, and the strict application of Provisions of Title 28, in so far as providing more off-street parking than it requires, will constitute an unnecessary hardship upon the applicant.

Further, based upon the information and reasons already stated, that:

4. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare; and,

Page 5

5. Granting the variance desired will not be opposed to the general spirit and intent of Title 28.

Should you have any questions, or need any additional information, please call.

Sincerely,

OBLINGER-SMITH CORPORATION



John D. Gist

cc: Mr. Glen E. Lytle
MAPD - 10th Floor, City Hall
455 N. Main
Wichita, Ks. 67202

Mr. George V. Hutchens
Midway-Kansas Chapter
American Red Cross
321 N. Topeka
Wichita, Kansas 67202

JDG:ds

BOARD OF ZONING APPEALS

CITY OF WICHITA, KANSAS

CASE NO. 27-79

FILED 5-29-79

MAPD

APPLICATION FOR VARIANCE

I. Name of Applicant American Red Cross Mid-Way Kansas Chapter

Mailing Address 321 N. Topeka - 67202 Phone 265-6601

Name of Authorized Agent Oblinger-Smith Corporation

Mailing Address 625 1st National Bank Bldg. - 67202 Phone 262-0451

Relationship of applicant to property is that of Contract Purchaser
(Owner, Tenant, Lessee, Other)

II. The variance requested is To vary required off-street parking for planned
improvements of American Red Cross from 346 spaces down to 222 spaces.

for property located on the north side of Pine St. between Wichita and
Main Streets.

and legally described as: Even lots 58 thru 70 on Water Street, odd lots 65

thru 79 on Main Street and odd lots 57 thru 65 and the south 7.42 (7.5) feet of lot

67 on Water Street, all in Munger's Plat of the Original Town, and Reserve A, Park
Plaza First Addition, Wichita, Sedgwick County, Kansas
in the City of Wichita; and which is presently zoned "C" & "E".

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. 24-606); 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.

American Red Cross
Mid-way Kansas Chapter

Applicant
By: John R. Poir
Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 4:45 (~~4:45~~ - p.m.), May 29, 19 79 together with appropriate fee of \$50.00.

Alan E. Lytle
Signed

MAPD

"AM. RED CROSS"
NON-OFFICE AREAS

LOCKER ROOMS (25x19)	475
WAREHOUSE (72x77)	5544
KITCHEN (44x62)	2728
CAFETERIA (44x40)	1760
CANTEENS & LOUNGES	828
TEACHING LAB. (24x25)	600
CONF., MEET'G RMs, CLASSRMs	5352
MOBIL UNIT SUPPLY	592
LAB. AREA (54x67)	3618
DISTRIBUTION (26x40)	800
BLOOD DONOR CENTER	3810
CENTER LOBBY	4048

30,155 #

OWNERSHIP LIST

Lot	Addition	Property Owner
lots 50,52,54,56 Water Street	Munger's Original Town	Board of County Commissioners 525 North Main 67202
lots 58,60,62,64, 66,68, and 70, Water	Same	<i>agenda + stuff</i> Urban Renewal Agency 455 North Main 67202
lots 72,74,76,78, 80,82,84, Water	Same	D City of Wichita 455 North Main 67202
lots 49,51,53,55 Water	Same	D Board of County Commissioners 525 North Main 67202
lots 57 & 59, Water	Same	D Urban Renewal Agency 455 North Main 67202
lots 61,63,65,67, 69,71,73 and south 20 ft lot 75, Water	Same	D Urban Renewal Agency 455 North Main 67202
North 10 ft lot 75, all 77,79,81, Water	Same	Harold Perry & Shirley Ann 355 North Waco, Suite 216 67202
lots 58 & 60, Main	Same	Martin K. Eby Construction Co. 810 North Main 67203
lots 62,64, Main	Same	Schuyler Jones Jr. and Mary Louise Russell 308 North Broadview 67208
lot 66, Main	Same	Utility Contractors Inc. 659 North Market 67203
lots 68,70,72 Main	Same	Albert P. Guerra and Reva 706 North Main 67203
lots 74 and 76 Main	Same	D Martin K. Eby Construction Co. 810 North Main 67203 Inc.
lots 78, Main	Same	Nestor R. Weigand etal, Trustee 150 North Market 67202
lot 80, Main	Same	Fred Reinhardt Jr. 1419 Woodland 67203
lots 82 and 84 Main	Same	Samuel T. Luinstra and Helen L. 1102 North Gow 67203
lot 86, Main	Same	Billie Martin Wray and Laurel Florene Wray 912 Emerson 67212
lots 88,90,92,94,96 Main	Same	Wichita Homebuilders Enterprises 730 North Main 67203 Inc

Lot	Addition	Property Owner
Reserve A	Park Plaza First Addition	Urban Renewal Agency 455 North Main 67202
Reserve B	Same	Board of County Commissioners 525 North Main 67202
lots 78,80,82,84 86,88,90,92 Wichita	Munger's Original Town	Harold Perry and Shirley Ann 355 North Waco, Suite 216 67202
lots 71,73,75,77 79,81,83,85,87, 89,91 on Wichita except portion platted as Park Plaza First Addition	Same	Same
lot 55 except north 10.13 ft, Main	Same	Board of County Commissioners 525 North Main 67202
North 10.13 feet lot 55, all 57,59,61,63 Main Street	Same	Helen M. Jehle 8 East Lynnwood Blvd. 67207
lots 65,67,69,71, 73,75,77,79, Main	Same	Urban Renewal Agency 455 North Main 67202
lots 81,83,85,87 89,91,93,95, Main	Same	City of Wichita 455 North Main 67202



SECURITY IS KNOWING
Title Insurance • Escrow Closings • Abstracts

MAPD

We hereby certify the foregoing to be a true and correct list of the property owners of:

A 200 foot radius of: [Even lots 58 thru 70 on Water Street, odd lots 65 thru 79 on Main Street and odd lots 57 thru 65 and the south 7.42 (7.5) feet of lot 67 on Water Street, all in Munger's Plat of the Original Town, and Reserve A, Park Plaza First Addition, Wichita, Sedgwick County, Kansas]

as shown by the last deeds of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 24th day of May, 1979 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

Mary Stalle

Vice President

Order No. 277188
wh

**MICROFILMED
FROM THE BEST
AVAILABLE COPY**

FORM 021 PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Plc.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	TEL. #1 S.P. CITY OF WICHITA

PAID
MAY 31 1979

Planning

DESCRIPTION	AMOUNT
City BZA Application - VARIANCE	0.00

NAME: *Quinn Smith Corp*

ADDRESS: *600 East 10th Ave, Bldg 100*

FUND: *40-00000-0000-00-000*

COMMENTS:

DATE: *May 29, 1979* BY: *L. Lytle*

*

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

Roll # 2