



Wichita-Sedgwick County Metropolitan Area Planning Department

July 7, 2009

Hunter Health Clinic, Inc.
2312 East Central Avenue
Wichita, KS 67214

Re: **BZA2009-00026**: City zoning administrative adjustment to reduce the parking requirement by 10% from 141 to 127 spaces.

Legal Description: Lot 1, Block 1, Hunter Health Clinic 2nd Addition, Wichita, Sedgwick County, Kansas; generally located northwest of the intersection of Central and Grove. (2312 E. Central)

Dear Applicants:

We have reviewed your request for a Zoning Adjustment to reduce the parking requirement on the above-referenced property. From reviewing your application, we understand that you propose to redevelop the site with a medical office designed to be certified with the Leadership in Energy and Environment Design Certification (LEED). Your application indicates that the parking need for the office will be reduced due to the design elements needed for LEED Certification including storm water detention/treatment, open space requirements and techniques in reducing the urban heat island effect. You have also stated that a large number of people who use the health clinic use public transportation and that you expect that to continue; therefore, you have requested a Zoning Adjustment to reduce the parking requirement from 141 spaces to 127 spaces.

Sec. V-I.2.i of the Unified Zoning Code allows an adjustment to reduce the parking requirement by up to 25 percent for redevelopment of existing sites 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**: Flexibility is provided within the Code to allow for minor reductions of the parking requirement to encourage reuse or redevelopment of existing buildings. The extent of the parking requirement reduction is within allowable limits; therefore, sufficient on-site parking should be provided such that off-street parking for the building should not exceed the amount of off-street parking available.
- 2) **Impact on existing uses in surrounding areas**: There should be no negative impact on uses in surrounding areas as a result of the reduction of the parking requirement, as

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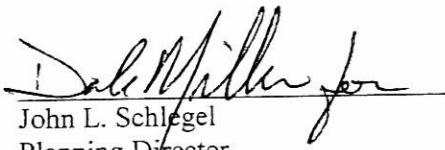
sufficient parking should be provided on-site with no resulting off-site parking need being generated by the building that would utilize parking provided for adjacent businesses.

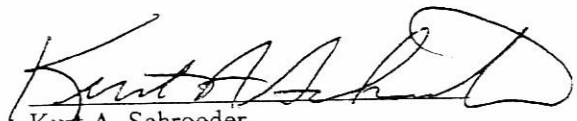
- 3) Compatibility with existing or permitted uses on abutting sites: There are no other uses that abut the site and the vacant properties to the north are owned by the applicant, so reducing the parking requirement should not compromise existing or permitted uses on abutting sites due to the minor nature of the reduction of the parking requirement.
- 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 a Zoning Adjustment to reduce the parking requirement from 141 spaces to 127 spaces for the aforementioned property is hereby granted, 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 in general conformance with the approved site plan.
- 3) Redevelopment of the site shall generally comply with the requirements of the Landscape Ordinance per a landscape plan approved by the MAPD prior to the issuance of a building permit.
- 4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning 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.


John L. Schlegel
Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Law-Kingdon Architecture, Attn: Jeff Best, 345 Riverview, Wichita, KS 67203
Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
J.R. Cox, Office of Central Inspection
Dale Miller, Current Plans Manager, MAPD

