



Wichita-Sedgwick County Metropolitan Area Planning Department

May 9, 2011

Roy Schoeb & Co., Inc.
PO Box 9
Cherokee, OK 73728

Scott W. Bixler
105 N. Washington
Wichita, KS 67202

Re: BZA2011-00024: Administrative adjustment to reduce the number of required parking spaces from 18 spaces to 16 spaces on property zoned LC Limited Commercial ("LC"); generally located at the northwest corner of Colorado and W. Maple (4100 W. Maple)

Legal Description: Lots 1 and 2; Block 2, Westborough 2nd Addition, Wichita, Sedgwick County, Kansas. Generally located at the northwest corner of Colorado and W. Maple (4100 W. Maple)

Dear Applicants:

We have reviewed your request for a Zoning Adjustment to reduce the parking requirement for a parking lot reconfiguration that will make room for a bank ATM on the aforementioned property. From reviewing your application and site plan, we understand that the reconfiguration of the parking lot to make room for the ATM and queuing lanes will reduce the number of available spaces on the site to 16 spaces. The parking requirement is two more spaces that the site can provide. Therefore, you have requested a Zoning Adjustment to reduce the parking requirement for the parking reconfiguration from 18 spaces to 16 spaces.

Sec. V-I.2.i of the Code allows up to a 25% reduction of parking requirements for remodeling/expansion projects when the conditions required by Sec. V-I.6 of the Code are met. We find that reducing the parking requirement for the new parking configuration and ATM from 18 spaces to 16 spaces meet the four conditions required by Section V-I.6 of the Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The extent of the parking requirement reduction is less than the allowable limit of 25%; therefore, sufficient on-site parking should be provided such that on-street parking for the use should not and will not be

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T 316.268.4421 F 316.268.4390

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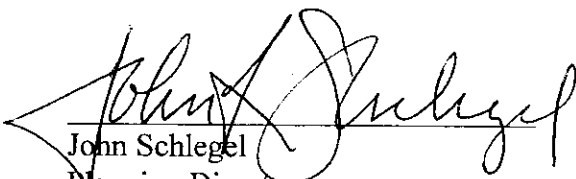
necessary. Since all parking for the use should be off-street, there should not be negative impacts on the safety and convenience of vehicular and pedestrian circulation in the area.

- 2) Impact on existing uses in surrounding areas: There should not be a negative impact on the existing uses in the surrounding areas as a result of reducing the parking requirement. Parking for the use should not encroach or encumber any uses adjacent to this property and will be appropriately landscaped.
- 3) Compatibility with existing or permitted uses on abutting sites: Reducing the parking requirement should not compromise existing or permitted uses on abutting commercial 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 for the parking reconfiguration of the existing parking lot on the site from 18 spaces to 16 spaces is hereby granted subject to the following conditions:

- 1) The site shall be developed in accordance with the approved site plan.
- 2) The parking area shall be paved and marked in accordance with the site plan.
- 3) 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 Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

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


John Schlegel
Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

cc: Paul Hays, Office of Central Inspection
Richard Chamberlin, Office of Central Inspection
Leonard Fox, Office of Central Inspection
JR Cox, Office of Central Inspection
Dale Miller, MAPD

Capitol Federal - West Wichita Branch
Drive-Up ATM

4100 W. MAPLE
EXISTING OFFICE
STRUCTURE

3 EXISTING STALLS
TO REMAIN

PROPERTY LINE

PANT STRIPING
ON EXISTING
PAVEMENT

3 QUEUE SPACES
PER CITY
REQUIREMENT

S COLORADO STREET

ATM & ENCLOSURE

25' MINIMUM
HEIGHT

15'-0"
EXISTING
DRIVE

PROPERTY LINE

W MAPLE STREET



82A1611-00024

SITE PLAN

1" = 20'

Date:

5-9-11

PRINTS BILLED

WCM No. 0111
Date: 5/9/11