



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

February 9, 2006

Via Christi Riverside Medical Center Inc.
Attn: Karen Allen
1035 N. Emporia, Ste. 195
Wichita, KS 67214

Re: BZA2006-08: Zoning Adjustment to reduce the parking requirement by 25% in "GO" General Office zoning, generally located northwest of Central and McLean (2622 W. Central).

Legal Description: Block 1 Osteopathic Addition to Wichita, Kansas. Located northwest of Central and McLean (2622 W. Central).

Dear Ms. Allen,

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 property. Your application indicates that the parking need for the proposed use of the property is less than the number of parking spaces required by the Unified Zoning Code, and that the available space on the property for parking is limited. Therefore, you have requested a Zoning Adjustment to reduce the parking requirement by 25% to 411 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 redevelopment of existing sites. The extent of the parking requirement reduction is within allowable limits; therefore, sufficient on-site parking should be provided such that on-street parking for the proposed use should not exceed the amount of on-street parking available.

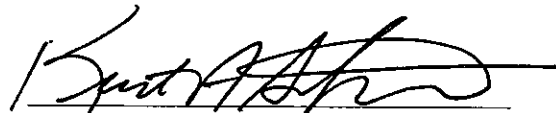
- 2) Impact on existing uses in surrounding areas: There should be no negative impact on uses in surrounding areas as a result of the reduction of the parking requirement. Sufficient parking should be provided on-site; parking for adjacent properties should not be affected by the proposed use.
- 3) Compatibility with existing or permitted uses on abutting sites: Medical office uses and accessory uses such as parking are permitted in the "GO" General Office zoning district, and 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 be no 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 548 spaces to 411 spaces for the aforementioned property is hereby granted, subject to the following conditions:

- 1) The parking area shall be paved and marked in general conformance with the approved site plan.
- 2) 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: Dan Dokken, Law/Kingdon Inc., 345 Riverview, Suite 200, Wichita, KS 67203
Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
Herb Shaner, Office of Central Inspection

Via Christi Riverside Campus

no stalls leased
to cemetery

gas easement

Edwards

Elm

184 stalls

42

Riverside
Hospital

Bldg 2

284 stalls

M.O.B.
731

16,775 SF

67 stalls

M.O.B.
723

12,200 SF

48 stalls

Central

APPROVED

DATE PUT IN PLAN 7/21/2006

Neilson, M. July

Date: 7-21-06