

waive the compatibility setback when the conditions required by Sec. V-I.6. of the Code are met. We also find that the reduction of the compatibility setback requirement as proposed meets the four conditions required by Sec. V-I.6. of the Code as set out below:

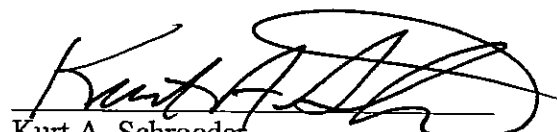
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed reduction in parking requirement and compatibility setback should not have a detrimental impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. Sufficient parking should be available for the anticipated need, and the parking does not interfere with public right-of-way.
- 2) Impact on existing uses in surrounding areas: The proposed reduction in parking and compatibility setback should not impact existing uses in surrounding areas, as all parking for this project should be adequately provided on the site.
- 3) Compatibility with existing or permitted uses on abutting sites: A reduction of nine parking spaces should not compromise existing or permitted uses on abutting sites, as all parking for this project should be adequately provided on the site. The compatibility setback reduction on the site should be compatible with residences east of the site, as proposed screening and landscaping should mitigate the setback reduction.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public right of way or utility easements; therefore there should be no impact on the public's safety, health or welfare.

Our signatures below indicate that an administrative adjustment to reduce parking by nine spaces, from 36 to 27, and a compatibility setback reduction from 25 to 17 feet, is hereby granted for the aforementioned property 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.
- 3) Any violation of these conditions shall render the Administrative Adjustment 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: Kurt Schroeder, OCI
Paul Hays, OCI



Wichita-Sedgwick County Metropolitan Area Planning Department

July 10, 2006

Gaylan Nett
NETCO Construction Co. Inc.
1650 S Meridian
Wichita, KS 67213

Chris Bohm
Ruggles and Bohm, P.A.
924 N Main
Wichita, KS 67203

Re: BZA2006-43: Zoning Adjustment to reduce the parking requirement by 25% and reduce the compatibility setback from 25 to 17 feet in "LC" Limited Commercial zoning, generally located north of Merton and east of Meridian (1650 S Meridian).

Lots 33-47 (odd), Block A, South University Place Addition to Wichita, Sedgwick County, Kansas.

Dear Applicants,

We have reviewed your Zoning Adjustment request to reduce the parking requirement and compatibility setback on the above-referenced property. From reviewing your application we understand that you propose to construct an addition to an existing building on the site. Your site plan indicates 27 parking spaces, a 25% reduction of the 36 spaces required by the Unified Zoning Code (UZC). Your site plan also indicates a 17-foot setback from the alley centerline west of the building, an 8-foot reduction of the UZC required 25-foot compatibility setback. Therefore, you have requested a Zoning Adjustment to reduce the parking requirement to 27 spaces, and reduce the compatibility setback to 17 feet.

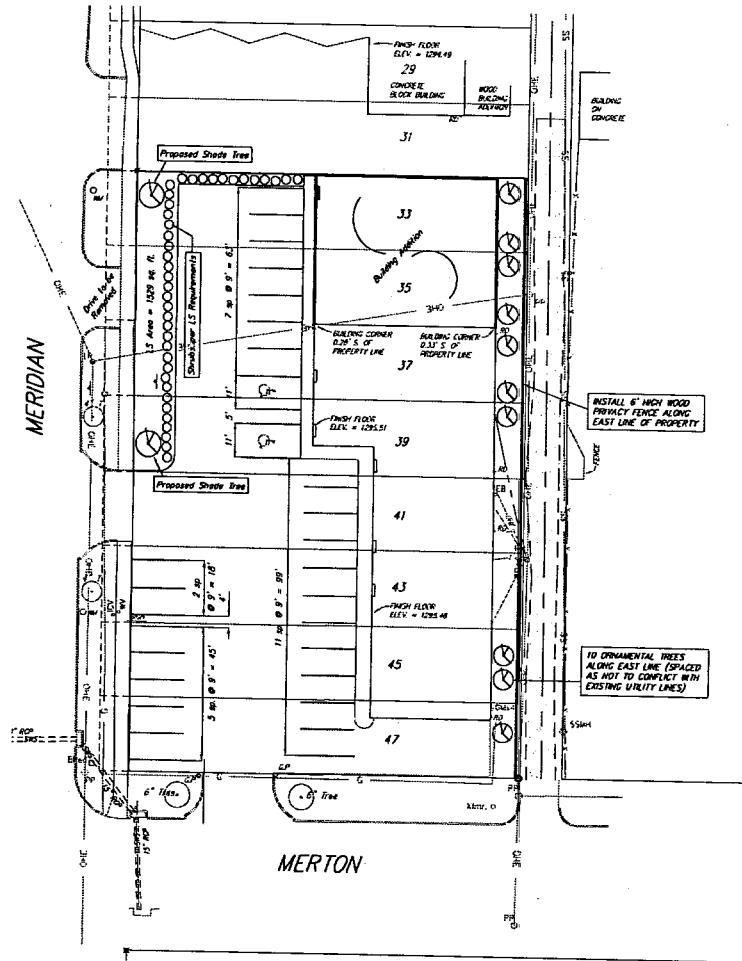
Sec. V-I.2.i. of the Unified Zoning Code allows an adjustment to reduce the parking requirement by 25% when the conditions required by Sec. V-I.6. of the Code are met. We find that the reduction of the parking requirement as proposed meets the four conditions required by Sec. V-I.6. of the Code as set out below. Likewise, Sec. V-I.2.d. of the Unified Zoning Code allows an adjustment to reduce or

APPROVED

SITE PLAN BCHA 2006-43

Richard L. McJudy

Date: 7-10-06



SITE PLAN NETCO CONSTRUCTION



Scale: 1" = 20'

REQUEST FOR VARIANCE, 1650 S. MERIDIAN, WICHITA, KANSAS
PARKING STALL REQUIREMENT VARIANCE
COMPATIBILITY SETBACK VARIANCE (EAST LINE)
LANDSCAPE ORDINANCE VARIANCE

Building Expansion located at 1650 S. Meridian

Parking Spaces: By code this site should provide a total of 36 spaces, two of which to be ADA compliant stalls. Given the configuration of the existing parking lot area, and depth from the street to the building expansion, we are requesting a reduction of 25%, to a total of 27 stalls, again, two of which will be ADA compliant.

Compatibility Setback: By code a 25 foot compatibility setback from the centerline of the east alley to the building addition should be provided. In order to maintain the existing east building line elevation the new addition will not provide the required 25 feet. We are requesting that this compatibility setback be waived for the building expansion. To provide a measure of screening to the T3 zoned property to the east, a six foot high wooden privacy fence shall be installed along the entire east line of the property (adjacent to the alley). In addition the required 10 ornamental trees shall be planted along the east side of the property (behind the fence) spaced as not to interfere with existing utility lines or doorways.

Landscape Plan:

The lot dimensions (including the expansion parcel) are 130 feet deep (Meridian) by 200 feet long (Meridian). Using method 2, the required landscape area equals 130 feet x 80 feet from Meridian to the nearest building = 250 feet multiplied by 8 square feet per foot for a required 2000 square feet of landscape area.

We request that the southerly existing parking area remain in place, and that the new parking lot expansion to the north (providing 1529 square feet of landscape area) be considered for approval. By utilizing the 20 percent reduction of landscape area by use of a 100 percent increase in the planting sizes, this site would require 1600 square feet of landscaping. Again, we propose 1529 square feet to avoid removal of the southerly parking lot area.

Street (Shade Trees): 4 are required, 4 exist (in street right-of-way), two are proposed in the new parking area, for a total of six. New shade trees shall be 100 percent larger than the minimum required size.

Parking Lot Screening: Shrubs shall be provided around the new parking lot area per the landscape requirements (indicated on this plan).

INSTALL 6" HIGH WOOD PRIVACY FENCE ALONG EAST LINE OF PROPERTY

10 ORNAMENTAL TREES ALONG EAST LINE (SPACED AS NOT TO COMFLICT WITH EXISTING UTILITY LINES)

SITE PLAN NETCO CONSTRUCTION WICHITA, KANSAS



Ruggles & Bohm, P.A.
Engineering, Surveying, Land Planning
924 North Main Wichita, Kansas 67203
www.rblkansas.com

(316) 264-8028 (316) 264-4621 fax
E-mail: info@rblkansas.com

PROJECT NUMBER: 2878E/survey base
DATE: July 5, 2006

DESIGN	R
CHECK	R
REVIEW	1
DATE	1
DATE	1