



**Wichita-Sedgwick County Metropolitan Area Planning Department**

October 31, 2006

Paul Jackson  
Vantage Point Waterfront Properties LLC  
8301 E 21<sup>st</sup> Street N, Ste 350  
Wichita, KS 67206

Greg Tice  
Spangenberg Phillips Architecture  
121 N Meade, Suite 201  
Wichita, KS 67202

**Re: BZA2006-75: Zoning Adjustment to reduce the parking requirement 6 spaces, from 109 to 103, in "LI" Limited Industrial zoning, generally located east of Webb and north of 13<sup>th</sup> (1635 N. Waterfront Parkway).**

**Legal Description:** A tract of land lying in a portion of Lot 4, Block 1, The Waterfront Addition an addition to Wichita, Sedgwick County, Kansas; said tract being more particularly described as follows: Commencing at the North most corner of said Lot, thence along the North line of said Lot 4 on a platted bearing of S65 degrees 37'40"E, 25.28 feet to a point on a curve to the right; thence along said north line and along said curve 18.56 feet to the POINT OF BEGINNING, said curve having a central angle of 01 degrees 56' 01", a radius of 550.00 feet, and a long chord distance of 18.56 feet, bearing S64 degrees 39'40"E, thence continuing along said curve to the right to a point on a curve to the right; thence along said curve 461.40 feet, said curve having a central angle of 48 degrees 03'58", a radius of 50.00 feet, and a long chord distance of 447.99 feet, bearing S39 degrees 39'40"E; thence S74 degrees 22'19"W, 38.59 feet to a point on a curve to the left; thence along said curve 165.92 feet to a curve to the right, said curve to the left having a central angle of 12 degrees 14'37", a radius of 776.45 feet, and a long chord distance of 165.60 feet, bearing S68 degrees 15'00"W; thence along said curve to the right 43.77 feet, said curve having a central angle of 12 degrees 32'41", a radius of 199.92 feet, and a long chord distance of 43.69 feet, bearing S68 degrees 24'03"W; thence N30 degrees 38' 18"W, 324.17 feet; thence N59 degrees 21'43"E, 11.44 feet to a point on a curve to the left; thence along said curve 102.34 feet, said curve having a central angle of 34 degrees 41'49", a radius of 169.00 feet, and a long chord distance of 100.79 feet, bearing N42 degrees 00'49"E; thence N24 degrees 39'54"E, 80.43 feet to the POINT OF BEGINING.

Dear Applicant,

We have reviewed your Zoning Adjustment request to reduce the parking requirement on the above-referenced property. From reviewing your application we understand that you propose to construct an office building on the site. Your site plan indicates 103 parking spaces, a 5% reduction of the 109 spaces required by the Unified Zoning Code (UZC).

Sec. V-I.2.i. of the Unified Zoning Code allows an adjustment to reduce the parking requirement when

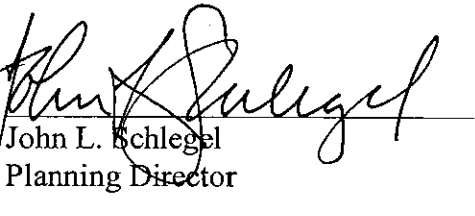
the conditions required by Sec. V-I.6. of the Code are met. We find that the reduction of the parking requirement as proposed meets the four conditions required by Sec. V-I.6. of the Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed reduction in parking requirement 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 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 6 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.
- 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.

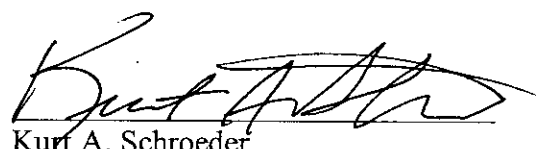
Our signatures below indicate that an administrative adjustment to reduce parking by 6 spaces, from 109 to 103 is hereby granted for the aforementioned property subject to the following conditions:

- 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

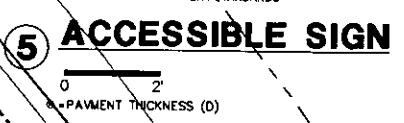
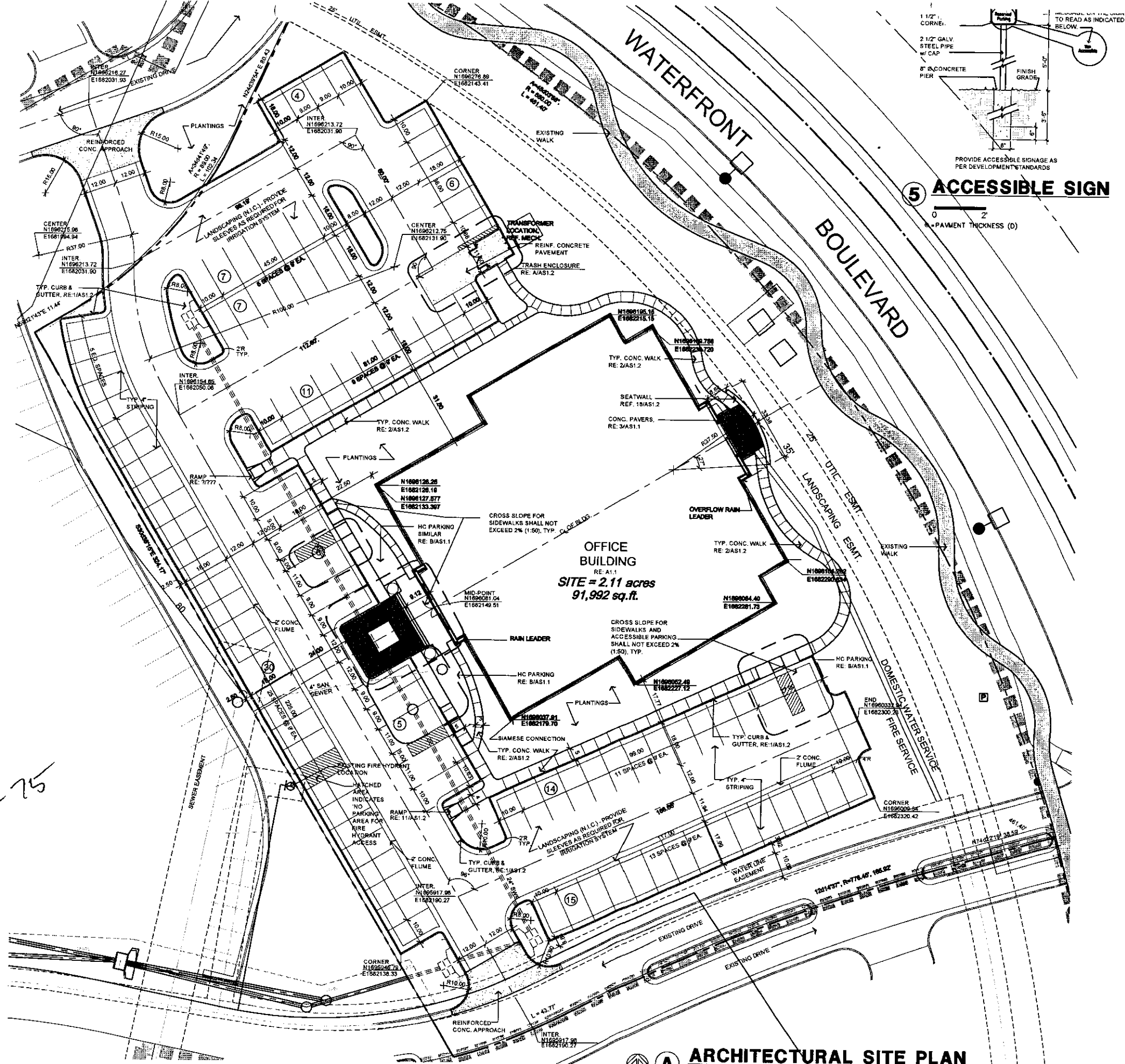


Kurt A. Schroeder  
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, OCI  
Paul Hays, OCI

BZA 2006-75



**SPANGENBERG PHILLIPS ARCHITECTURE**  
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**BUILDING B - LAKESIDE AT THE WATERFRONT PROPERTIES**  
**VANTAGE POINT PROPERTIES**

**APPROVED**

BZA 2006-75 SITE PLAN

*William J. Van July*

Date: Oct 31 '06

CITY COMMENT RESPONSE  
 06 SEP 06  
 CITY COMMENT RESPONSE  
 03 AUG 06  
 PERMIT  
 10 FEB 06

SITE PLAN  
**AS1.1**

**ARCHITECTURAL SITE PLAN**  
 GENERAL NOTES:  
 1. TYPICAL PARKING STALL SIZE TO BE 9'-0" WIDE BY 15'-0" DEEP.