



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

January 23, 2007

Darla Shaller
Treehouse Learning Center
449 N Maize
Wichita, KS 67212

Bradley Doeden
Architectural Innovations, LLC
7701 E Kellogg, Suite 850
Wichita, KS 67207

Re: BZA2007-02: Zoning Adjustment to reduce the parking requirement by 3 spaces, from 26 to 23, in "NR" Neighborhood Retail zoning, generally located west of Maize and south of Central (449 N Maize).

Legal Description: Lots 1 and 2, Park West Plaza Addition to Wichita, Sedgwick County, Kansas.

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 expand a daycare facility on the site. Your plan indicates 23 parking spaces, a 12% reduction of the 26 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.

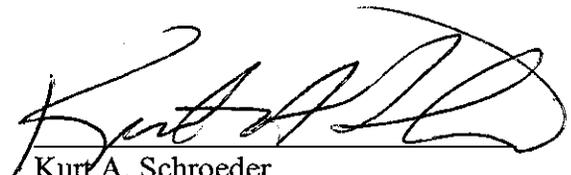
- 2) Impact on existing uses in surrounding areas: The proposed reduction in parking should not impact existing uses in surrounding areas, as all parking for this project should be adequately provided on the site.
- 3) Compatibility with existing or permitted uses on abutting sites: A reduction of 3 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 3 spaces, from 26 to 23 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.

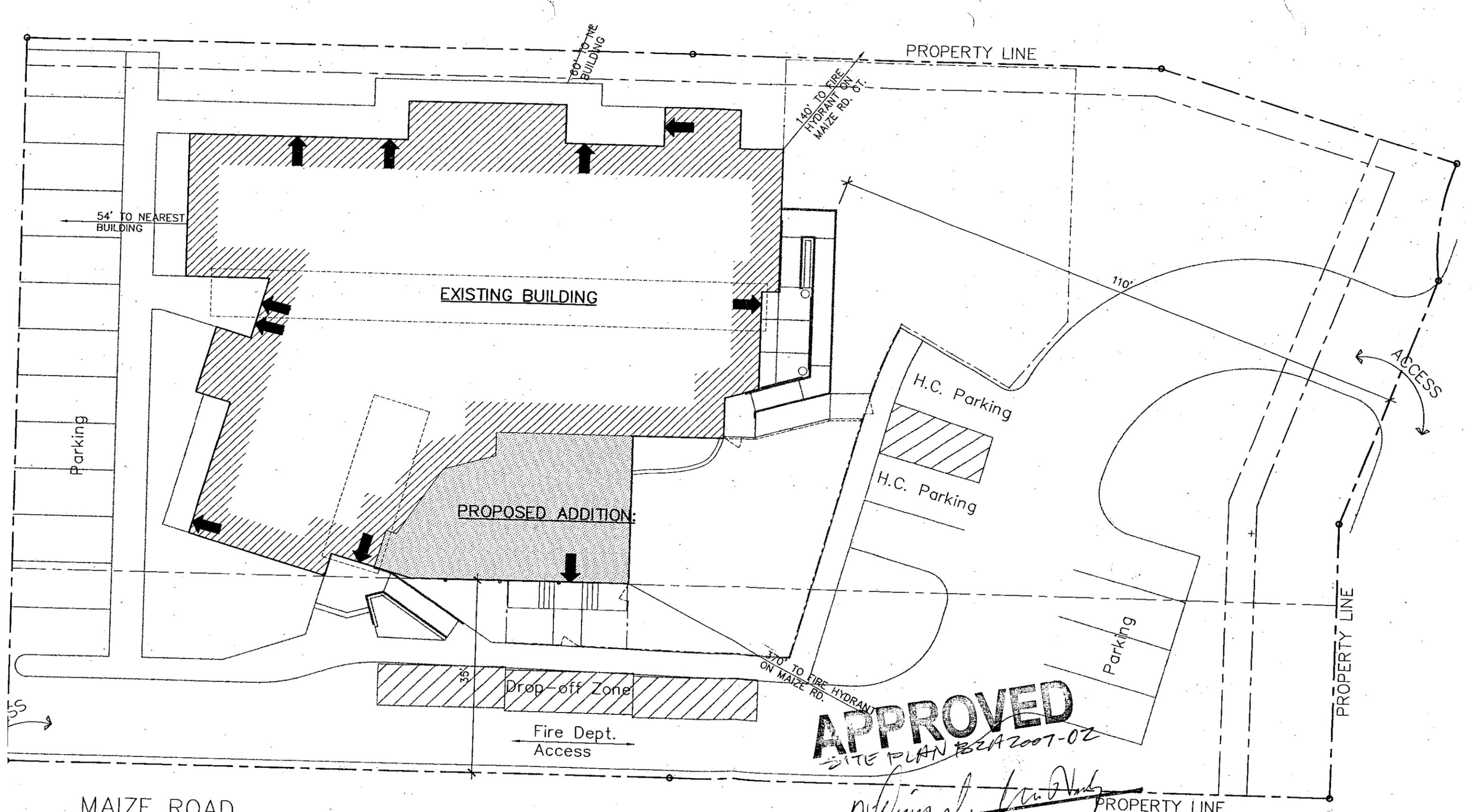
The "Development Application" sign should now be removed from the property.


John L. Schlegel
Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, OCI
Paul Hays, OCI



APPROVED
 SITE PLAN B2A 2007-02

William J. ...

Date: 1-23-07

PARKING PLAN
 1" = 16'-0"

