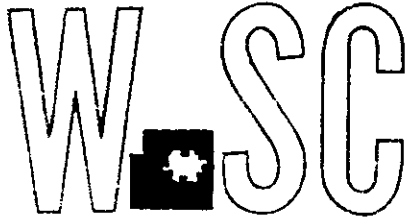


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421  
FAX (316) 268-4390

April 23, 1997

Kansas Elks Training Center for the Handicapped  
1006 E. Waterman  
Wichita, KS 67211

**RE: BZA 7-97 - Variance to reduce the parking requirement from 162 spaces to 108 spaces on property zoned "LI" Limited Industrial and generally located on the northeast corner of Washington and Waterman Streets**

Dear Mr. Passmore:

Enclosed is a signed copy of the above-referenced BZA Resolution approved by the Board of Zoning Appeals on April 22, 1997. This resolution reflects the official action of the Board to grant your request and sets out the conditions of approval. It is forwarded to you for your information and files.

This is a reminder that the zoning adjustment signs should now be removed from the property. If you have any questions concerning this matter, please call our office.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Lawrence P. Mitchell'.

Lawrence P. Mitchell, Secretary  
Board of Zoning Appeals

LPM/sah

cc: Carmen Onken, McCluggage Van Sickle & Perry, 125 S. Washington, Wichita, KS 67202  
J. R. Cox, OCI  
Paul Hays, OCI  
Ray Sledge, OCI  
Pat Burnett, Deputy City Clerk  
Yolanda Anderson, MAPC (resolution only)



**BZA RESOLUTION NO. BZA 7-97**

**WHEREAS**, KETCH, Kansas Elks Training Center for the Handicapped, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the parking requirement from 162 spaces to 108 spaces on property zoned "LI" Limited Industrial and legally described as follows:

Even Lots 50-76 on Washington Avenue, Odd Lots 33-47 and 61-75 on Ida Avenue, and even Lots 34-44 on Ida Avenue, all in Hydes Addition, Wichita, Sedgwick County, Kansas. Generally located northeast corner of Washington and Waterman Streets (1006 E. Waterman).

**WHEREAS**, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

**WHEREAS**, the Board of Zoning Appeals did, at the meeting of April 22, 1997, consider said application; and

**WHEREAS**, the Board of Zoning Appeals has proper jurisdiction to consider said request for a variance under the provisions of Section 2.12.590.B, Code of the City of Wichita; and

**WHEREAS**, the Board of Zoning Appeals has found that the variance arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owners or the applicant inasmuch as the subject property is engaged in a business that utilizes nontraditional "workers" (i.e. - mentally retarded or developmentally delayed individuals) unable to drive, and though the building addition will increase square footage available for use, there will be no increase in the number of staff employed or clients served driving to this site; and

**WHEREAS**, the Board of Zoning Appeals has found that the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents inasmuch as because there will be no additional staff employed or clients served, traffic patterns and parking demand will not change from present conditions; and

**WHEREAS**, the Board of Zoning Appeals has found that the strict application of the provisions of the zoning ordinance of which variance is requested will constitute unnecessary hardship upon the property owners represented in the application inasmuch as the addition will not be completed because there are no alternatives or other available resources for parking at this site, and program efficiency (training) and operational efficiency (contract services) will not be able to be implemented; and

**WHEREAS**, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare, inasmuch as the services provided by the applicant at this site serve and benefit the community, the building improvements will enhance the marketability of the near-downtown neighborhood, and the concentration of services will reduce pedestrian traffic across the north-south alley between Washington and Ida; and

**WHEREAS**, the Board of Zoning Appeals has found that the granting of the variance desired will not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the unique characteristics and services provided by the applicant will benefit a protected sub-population within our community, and there will be no increase in parking demand for which the parking space requirement was intended.

**WHEREAS**, each of the five conditions required by Section 2.12.590.B, Code of the City of Wichita, to be present before a variance can be granted has been found to

exist.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Zoning Appeals of the City of Wichita that this request be approved for a variance to reduce the parking requirement from 162 spaces to 108 spaces on property zoned "LI" Limited Industrial and legally described as follows:

Even Lots 50-76 on Washington Avenue, Odd Lots 33-47 and 61-75 on Ida Avenue, and even Lots 34-44 on Ida Avenue, all in Hydes Addition, Wichita, Sedgwick County, Kansas.

subject to the following conditions:

1. All parking spaces, as shown on the approved site plan, shall be paved, striped and available for use at the time of final inspection and issuance of an occupancy permit for the building addition at 1006 E. Waterman.
2. At such future time as the site is no longer used as a training center for the handicapped or if the use changes substantially, the site will be required to satisfy all then-existing parking requirements.
3. BZA 28-93 is hereby declared null and void.
4. The resolution authorizing this variance may be declared null and void upon a finding by the Board that the applicant has failed to comply with any of the foregoing conditions.

ADOPTED AT WICHITA, KANSAS, this 22nd day of April, 1997.



Keith A. Alter, President

ATTEST:

  
Lawrence Mitchell, Secretary

**SECRETARY'S REPORT**

CASE NUMBER: BZA 7-97

OWNER/APPLICANT: KETCH, Kansas Elks Training Center for the Handicapped

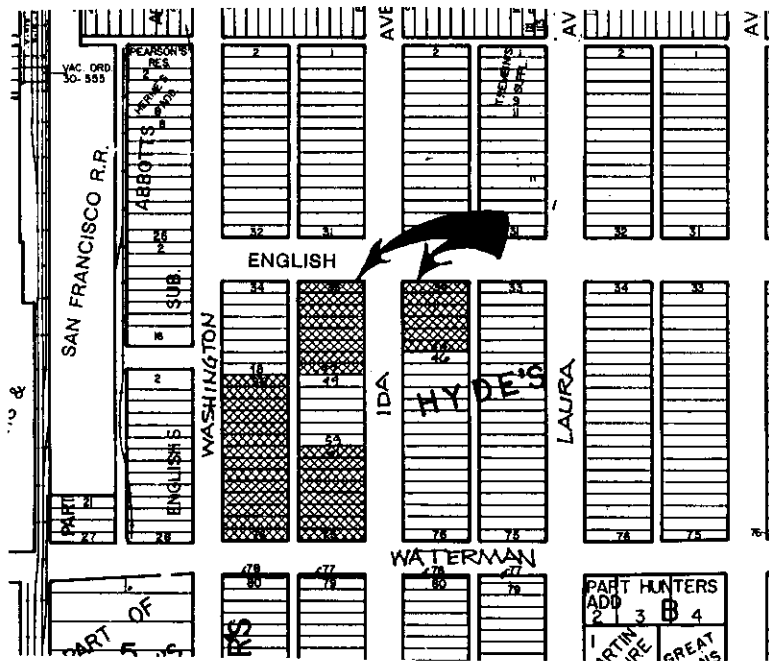
AGENT: Carmen Onken; McCluggage, Van Sickle and Perry

REQUEST: Variance to reduce the parking requirement from 162 spaces to 108 spaces

CURRENT ZONING: "LI" Limited Industrial

SITE SIZE: 2.86 acres

LOCATION: Northeast corner of Washington and Waterman Streets (1006 E. Waterman)



**JURISDICTION:** The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita. The Board may grant the request when all five conditions, as required by State Statutes, are found to exist.

**BACKGROUND:** The applicant is a private, non-profit rehabilitation organization providing vocational training to individuals who for the most part are diagnosed as mentally retarded or developmentally delayed. Though approximately 130-140 individuals will attend the training at this site, on a daily basis, only one is known to have a valid driver's license. There are 97 full and part-time staff members employed by KETCH. KETCH is planning a 3,580 square foot addition to their building at 1006 E. Waterman. The proposed building addition involves no increase in the number of staff employed or clients served by KETCH. This addition will necessitate the relocation of 10 existing parking spaces and bring the total number of parking spaces to 108. KETCH was granted a variance to reduce the parking requirement from 37 spaces to 13 spaces for buildings located at 201-207 Ida per BZA Resolution 28-93 in November of 1993.

The placement of buildings on this site has created a campus-like setting, in which parking is provided throughout the site and not necessarily adjacent to each building. This layout is demonstrated on the site plan submitted by the applicant. After the proposed building addition is complete KETCH will have a total of 108 spaces available, with 162 spaces required by the current zoning code. Below is a breakdown of required parking and available parking according to the required square footage by type of building:

<u>Building Type</u>	<u>Square Footage</u>	<u>Parking Ratio</u>	<u>Required Parking Per Code</u>	<u>Existing Parking On Campus</u>
Manufacturing	12,063 sq. ft.	1/500 s.f.	24	
Manufacturing	23,513 sq. ft.	1/500 s.f.	13*	
Maintenance	2,009 sq. ft.	1/500 s.f.	4	108
Office	24,496 sq. ft.	1/250 s.f.	107	
Office Addition	3,580 sq. ft.	1/250 s.f.	14	
TOTAL			<u>162</u>	<u>108</u>

\*Per BZA Resolution 28-93

This addition will increase the square footage available for use and will provide greater efficiency in training and in providing contract services. According to the applicable sections of the Zoning Code (Section IV-A), a total of 162 spaces would be required for the entire site. Therefore the applicant is requesting this variance to reduce the parking requirement from 162 spaces to 108 spaces.

**ADJACENT ZONING AND LAND USE:**

NORTH: "LI" General Communications, United Teachers of Wichita,  
Wichita Air Conditioning  
SOUTH: "LI" Garnett Auto Parts and office building  
EAST: "LI" Superior Supply, warehouse, outdoor lumber storage, duplex  
WEST: "LI" Warehouse, U.S. Post Office, computer supply store

**UNIQUENESS:** It is the opinion of staff that the application property is unique inasmuch as the subject property is engaged in a business that utilizes nontraditional "workers" (i.e. - mentally retarded or developmentally delayed individuals) unable to drive, and though the building addition will increase square footage available for use, there will be no increase in the number of staff employed or clients served driving to this site.

**ADJACENT PROPERTY:** It is the opinion of staff that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as because there will be no additional staff employed or clients served, traffic patterns and parking demand will not change from present conditions.

**HARDSHIP:** It is the opinion of staff that the strict application of the provisions of the zoning code provisions may constitute an unnecessary hardship upon the applicant inasmuch as the addition will not be completed because there are no alternatives or other available resources for parking at this site, and program efficiency (training) and operational efficiency (contract services) will not be able to be implemented.

**PUBLIC INTEREST:** It is the opinion of staff that the requested variance would not adversely affect the public interest inasmuch as the services provided by the applicant at this site serve and benefit the community, the building improvements will enhance the marketability of the near-downtown neighborhood, and the concentration of services will reduce pedestrian traffic across the north-south alley between Washington and Ida.

**SPIRIT AND INTENT:** It is the opinion of staff that the granting of the variance as requested will not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the unique characteristics and services provided by the applicant will benefit a protected sub-population within our community, and there will be no increase in parking demand for which the parking space requirement was intended.

**RECOMMENDATION:** Should the Board determine that all five conditions necessary to the granting of a variance are satisfied, then it is recommended the variance be granted, subject to the following conditions:

1. All parking spaces, as shown on the approved site plan, shall be paved, striped and available for use at the time of final inspection and issuance of an occupancy permit for the building addition at 1006 E. Waterman.
2. At such future time as the site is no longer used as a training center for the handicapped or if the use changes substantially, the site will be required to satisfy all then-existing parking requirements.
3. BZA 7-97 is hereby declared null and void.
4. The resolution authorizing this variance may be declared null and void upon a finding by the Board that the applicant has failed to comply with any of the foregoing conditions.

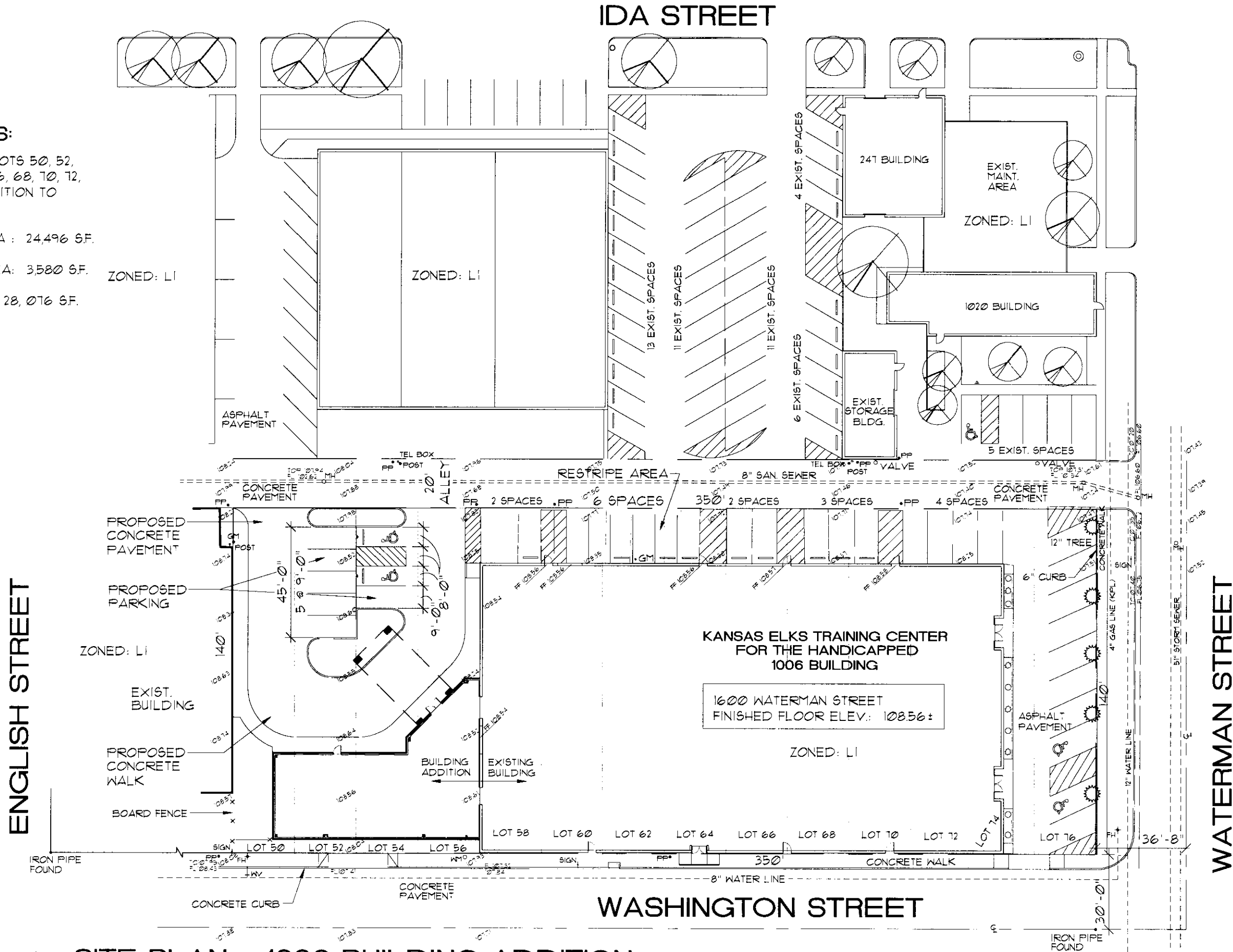
**GENERAL NOTES:**

- LEGAL DESCRIPTION: LOTS 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, AND 76, HYDES ADDITION TO WICHITA, KANSAS.
- EXISTING BUILDING AREA : 24,496 SF.
- BUILDING ADDITION AREA: 3,580 SF.
- TOTAL BUILDING AREA: 28,076 SF.

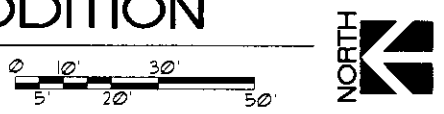
ZONED: LI

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**A SITE PLAN - 1006 BUILDING ADDITION**



BZA 7-97

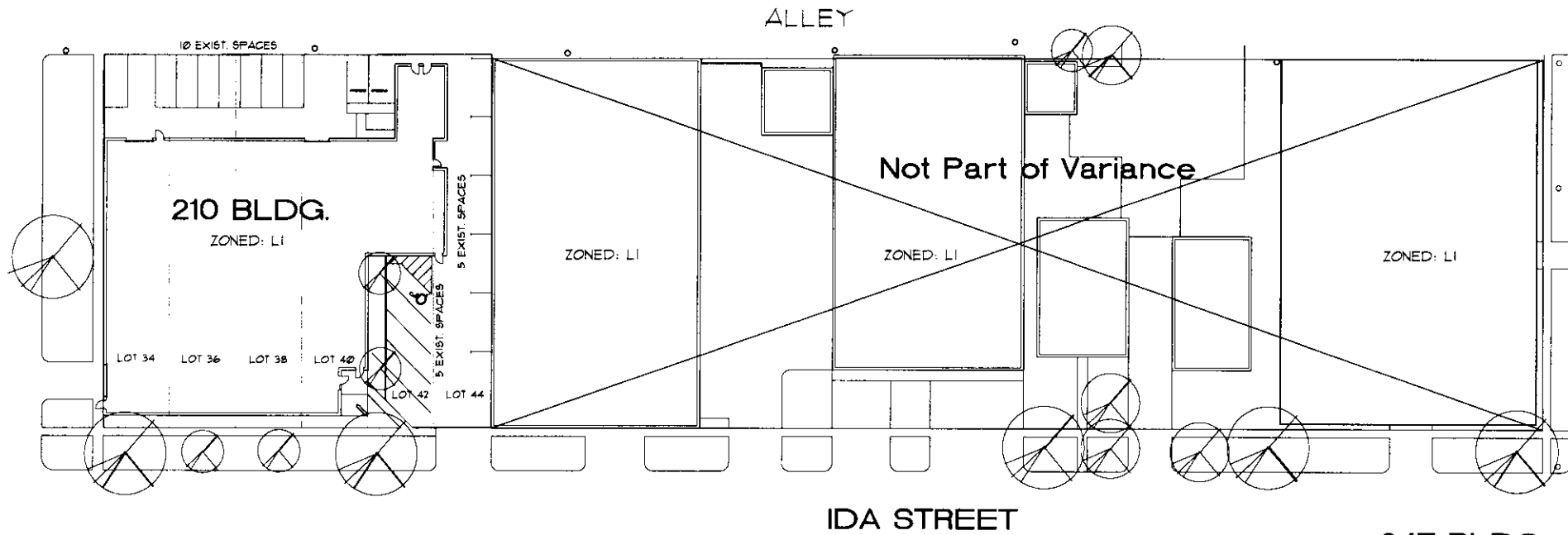
  
 ARCHITECTS • PLANNERS • LANDSCAPE ARCHITECTS  
 12 S. WASHINGTON WICHITA, KANSAS 67202  
 P.O. BOX 348 WICHITA, KANSAS 67201  
 TEL. 361-3000 • FAX. 361-3040  
**MCCUGGAGE VAN SICKLE & PERRY**

**KANSAS ELKS TRAINING CENTER  
 FOR THE HANDICAPPED  
 1006 WATERMAN  
 WICHITA, KANSAS**  
 PHASE 1

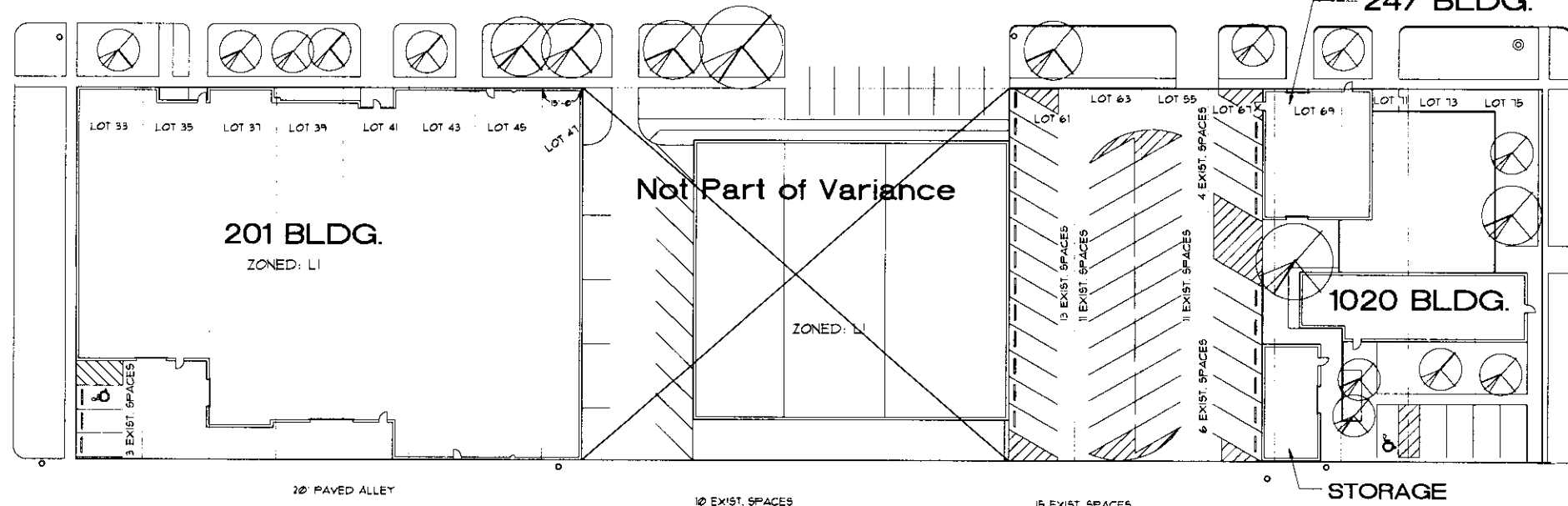
SITE PLAN - 1006 BUILDING ADDITION  
 PROJECT NO. 9659  
 DATE: MARCH 19, 1997  
 REVISED:

SHEET  
**V-SP1**  
 OF SHEETS

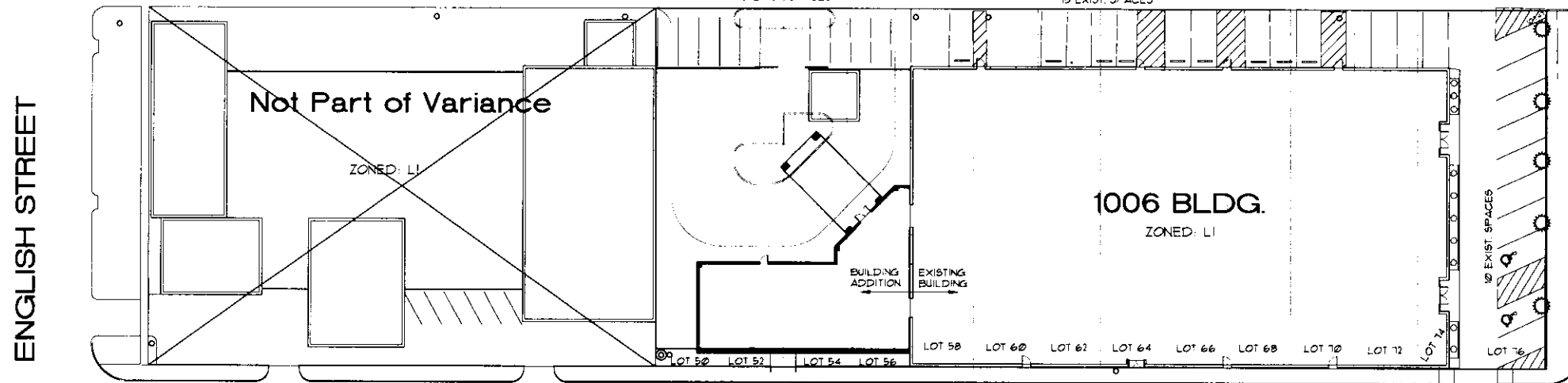
ZONED: LI



ZONED: LI



ZONED: LI



WASHINGTON STREET

BZA 7-97

ZONED: LI

### LEGAL DESCRIPTIONS

**1026 E. WATERMAN**  
Tract I (Building):  
Lots 58, 60, 62, 64, 66, 68, 70, 72, 74 and 76 on Washington Avenue, in Hyde's Addition to the City of Wichita, Sedgwick County, Kansas (250' x 140').  
Tract II (Parking):  
Lots 61, 63, 65 and 67, on Ida Avenue, in Hyde's Addition to the City of Wichita, Sedgwick County, Kansas (100' x 140').

**ZONED: LI**  
**226 S. WASHINGTON (WOODYARD)**  
Lots 50, 52, 54 and 56 on Washington, in Hyde's Addition to the City of Wichita, Sedgwick County, Kansas (100' x 140').

**1070 E. WATERMAN**  
The West 65' of Lots 69, 71, 73 and 75, on Ida Avenue, in Hyde's Addition to the City of Wichita, Sedgwick County, Kansas (100' x 65').

**247 S. IDA**  
Building:  
The East 75' of Lots 69 and 71, Ida Avenue, Hyde's Addition to the City of Wichita, Sedgwick County, Kansas (150' x 75').  
Parking:  
The East 75' of Lots 73 and 75, Ida Avenue, Hyde's Addition to the City of Wichita, Sedgwick County, Kansas (150' x 75').

**201 S. IDA**  
Lots 33, 35, 37, 39, 41, 43, 45 and the North 15' of Lot 47 together with part of Reserve E. lying West of lots 33 and 35, Hyde's Addition to the City of Wichita, Sedgwick County, Kansas (190' x 140').

**210 S. IDA**  
Lots 34, 36, 38, 40, 42, and 44, South on Ida in Hyde's Addition to the City of Wichita, Sedgwick County, Kansas (150' x 140').

ZONED: LI

ZONED: LI

**ARCHITECTS - PLANNERS - LANDSCAPE ARCHITECTS**  
125 S. WASHINGTON WICHITA, KANSAS 67202  
P.O. BOX 308 WICHITA, KANSAS 67201  
TEL. 361-2041 FAX 361-2046

**MCCLOGGAGE VAN SICKLE & PERRY**

**KANSAS ELKS TRAINING CENTER  
FOR THE HANDICAPPED  
1006 WATERMAN  
WICHITA, KANSAS**

PHASE 1

PROJECT NO. 9659  
DATE: MARCH 19, 1997  
REVISED:

SHEET  
**V-SP2**  
OF SHEETS

SITE PLAN - KETCH PROPERTIES