CITY OF WICHITA

FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

October 19, 2001

MTI, LLC
150 N. Market
Wichita, KS 67202

Re: BZA2001-00054: An administrative adjustment to reduce parking requirements.

Legal Description: Lot 1, Josh's Addition, Wichita, Sedgwick County, Kansas. Located at the northeast corner of Tyler Rd. and Tyler St. (500 block of S. Tyler Rd.).

We have reviewed your request for an Administrative Adjustment to reduce parking requirements from 12 to 11 spaces for the aforementioned property. You state in your application that you propose to construct a new facility for Spectrum Graphics on the site, and the business indicates that they need no more than six parking spaces. In reviewing the site plan, we find that all available space, after allowing for the requirements of the landscape ordinance, has been dedicated to parking and only 11 spaces can be provided on site.

The Unified Zoning Code allows an Administrative Adjustment to reduce parking requirements by up to 10%. We find that reducing the required parking from 12 to 11 spaces on the aforementioned property meets the four conditions required by Section V-I.6 of the Unified Zoning Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is for off-street parking for the construction of a new business that indicates they need no more than six parking spaces. The requested adjustment is within allowable limits and sufficient parking should be provided on site to mitigate negative impacts on public vehicular and pedestrian circulation in the vicinity.

2) Impact on existing uses in surrounding areas: Sufficient parking should be provided on site to meet the parking needs of the business. On-street parking is available on both Tyler St. and Paula should temporary overflow parking be needed on-street. There are no residential structures facing Tyler St. or Paula, so any on-street parking should not have a negative impact on surrounding uses.

3) Compatibility with existing or permitted uses on abutting sites: The reduction in parking requirements is within allowable adjustments and the proposed use is compatible with abutting uses, which include a shopping center, church, apartments, and duplexes.

4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way, therefore, there should not be a negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that an Administrative Adjustment to allow a reduction in the parking requirements from 12 spaces to 11 spaces for the aforementioned property is hereby granted, 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 in accordance with the site plan.
3) Any violation of these conditions shall render the Administrative Adjustment null and void.

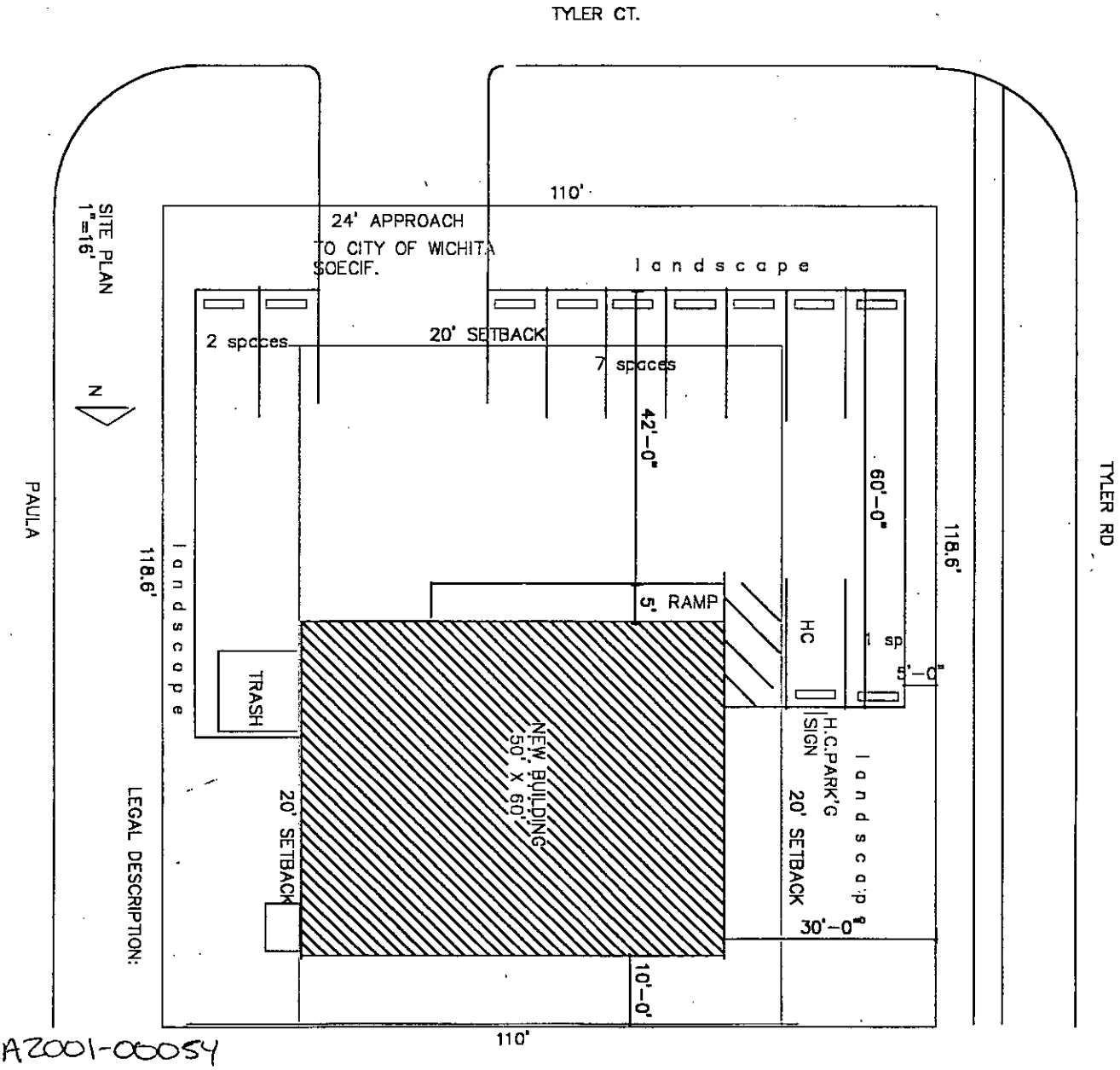
The zoning adjustment sign may now be removed from the property.

Marvin S. Krout
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

MK/KS/sk

cc: Darrell E. Leffew, 9908 Briarwood, Wichita, KS 67212
Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection



BZA2001-00054

SITE PLAN

APPROVED 10-19-01 BY SK

SHEET 1 of	REVISED	PROJ.NO: 00-11
	DATE: 3/7/00	

NEW FACILITY FOR SPECTRUM GRAPHICS
S. TYLER RD.

SANDY ROBERTS ARCHITECT
667 OAK FOREST LANE, DERBY, KS. (316)788-8699