



Wichita-Sedgwick County Metropolitan Area Planning Department

June 5, 2017

HGW Investments, LLC
Attn: Lindsay West
10300 W. Maple
Wichita, KS 67209

Re: BZA2017-21: City zoning Administrative Adjustment to reduce the parking requirement by approximately 10% from 42 to 39 spaces, in LC Limited Commercial zoning as per P.O. #99, generally located at the southwest corner of Maple and 119th Street

Legal Description: LOT 1 EXC TH PT BEG WLY MOST NW COR LOT 1 TH NELY 113.15 FT N NE 56.77 FT TH SE 59.27 FT SELY 50.42 FT SWLY 184.38 FT TO PT IN WLY LI NWLY 52.49 FT NWLY 50.64 FT NWLY 34.26 FT TO BEG; BLOCK A; THUNDERBIRD OFFICE PARK 2ND ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.

Dear Applicant,

We reviewed your Zoning Adjustment request to reduce the parking requirement on the above-referenced property. From reviewing your application we understand that you are building a new office building and require a parking reduction because of limitations of the site. You are requesting reduction of the on-site parking requirement from 42 to 39 spaces, a 10% reduction of the Unified Zoning Code (UZC) requirement for the site.

Sec. V-I.2.i of the Unified Zoning Code allows an adjustment to reduce the parking requirement for LC zoning by up to 25% when the conditions required by Sec. V-I.6 of the Code are met. We find that the parking requirement reduction 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 have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. Sufficient parking is available for the current need and 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: Abutting sites are zoned LC

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developed with a restaurant, financial institution, strip retail center and office. A small body of water zoned SF-5 Single-Family Residential abuts the property on the west. Therefore a 10% parking reduction should not compromise existing or permitted uses on abutting sites.

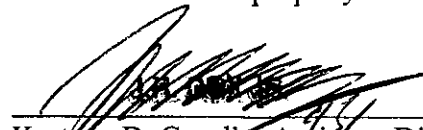
- 4) Effect on public health, safety or welfare: The public's safety, health and welfare should not be impacted.

Our signatures below indicate that an Administrative Adjustment to reduce parking by up to 10%, from 42 to 39 spaces 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 and requirements of P.O. #99. Permitting shall be obtained and parking improvements completed within one year.
- 2) All parking on the site shall be paved and marked in accordance with City standards. This Administrative Adjustment applies only to the general office development associated with this application.
- 3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Administrative Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

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


Dale Miller, Director
Metropolitan Area Planning Department


Kortney D. Capello, Assistant Director
Metropolitan Area Building and
Construction Department

cc: MABCD
Jeff Blubaugh, CM District IV
Rebecca Fields, Community Services Representative District IV

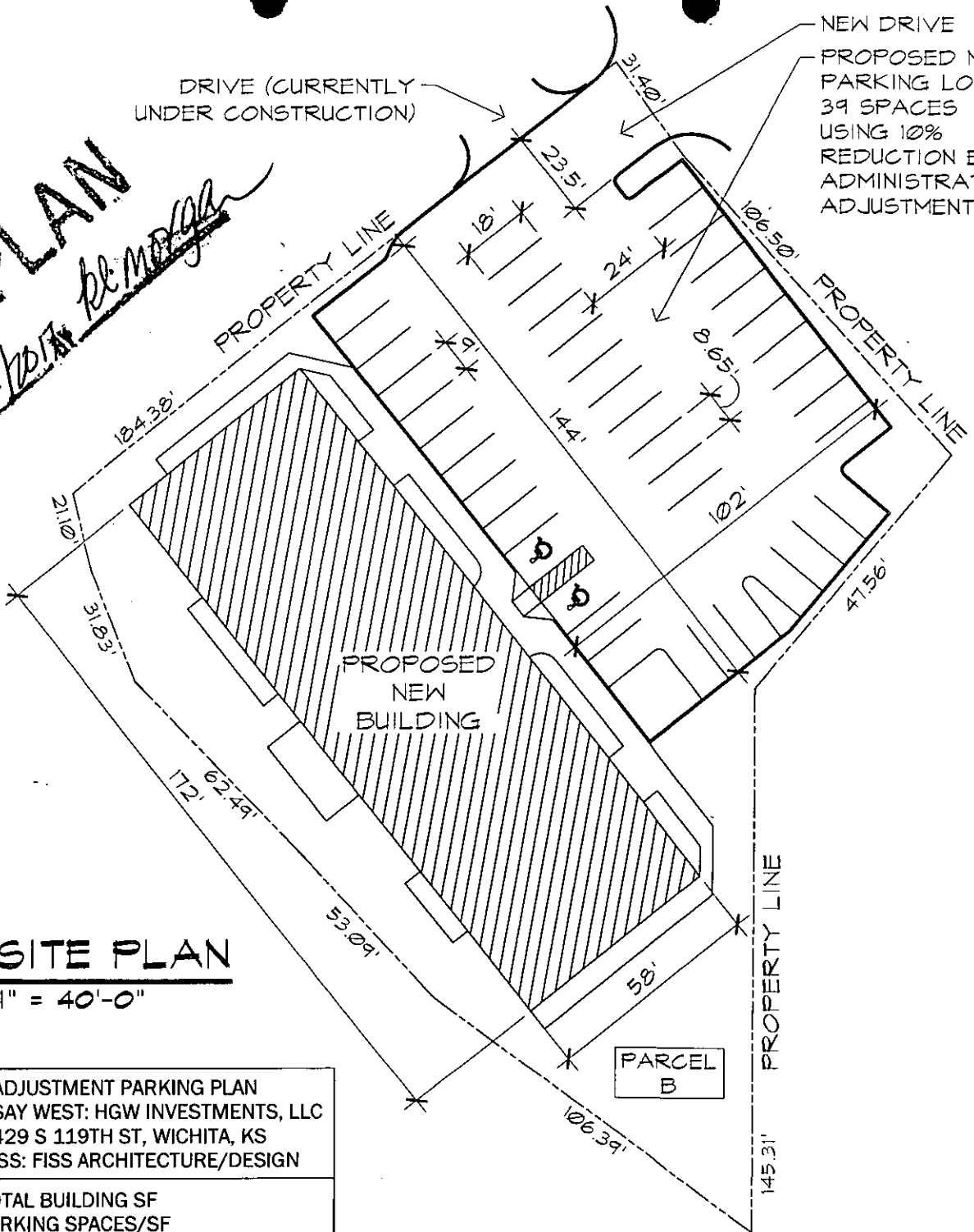
SITE PLAN

APPROVED 6/2/2017 *bl morgan*

DRIVE (CURRENTLY UNDER CONSTRUCTION)

NEW DRIVE

PROPOSED NEW PARKING LOT:
39 SPACES
USING 10%
REDUCTION BY
ADMINISTRATIVE
ADJUSTMENT



SITE PLAN

1" = 40'-0"

ADMINISTRATIVE ADJUSTMENT PARKING PLAN
APPLICANT: LINDSAY WEST: HGW INVESTMENTS, LLC
PROP. ADDRESS: 429 S 119TH ST, WICHITA, KS
AGENT: ASHLEY FISS: FISS ARCHITECTURE/DESIGN

CALCULATIONS

13,826 TOTAL BUILDING SF
÷ 333 PARKING SPACES/SF
42 REQUIRED SPACES

10% REDUCTION
-4 (ADMINISTRATIVE ADJUSTMENT)
38 ADJUSTED ALLOWABLE PARKING

39 PROPOSED PARKING SPACES

A NEW OFFICE BUILDING FOR KELLER-WILLIAMS HOMETOWN PARTNERS

FISS ARCHITECTURE / DESIGN, P.A.



516 SOUTH MAIN STREET
HUGOTON, KANSAS 67951
PHONE: 620.544.8660

429 SOUTH 119TH STREET
WICHITA, KANSAS

MAY 2017