CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

August 3, 2018

James Wyatt
624 E. Morris
Wichita, KS 67211

Evans Building
Attn: Bill Johnson
P.O. Box 12086
Wichita, KS 67277

Re: BZA2018-52: City zoning Administrative Adjustment to locate parking requirement from 1114 S. Santa Fe Avenue to 624 E. Morris Street; generally located northwest of the intersection of East Lincoln Street and the Union Pacific RR track.

Legal Description: Even Lots 38-50, on Santa Fe, Elliott Addition, Wichita, Sedgwick County, Kansas

Dear Applicant,

We reviewed your Zoning Adjustment request to locate 100% of the parking requirement on the above-referenced property to a parking lot located at 624 E. Morris, which is owned by the applicant. The applicant is constructing a new 5,000 square foot building to expand current business operations.

Sec. IV-A.10 and Sec. IV.A.10.d of the Unified Zoning Code allows adjustments to allow remote parking from the supported use 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 relocation of parking to property within 150 feet of the subject site should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area.

2) Impact on existing uses in surrounding areas: The proposed parking relocation should not impact the surrounding industrial and general commercial zoned neighborhood.

3) Compatibility with existing or permitted uses on abutting sites: Property to the north, south, of the site is zoned LI Limited Industrial. Property west of the site is zoned GC General Commercial. Street visibility will not be affected.

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 locate parking for the industrial use located at 1114 S. Santa Fe to 624 E. Morris is hereby granted for the aforementioned property subject to the following conditions:

1) The applicant shall provide an attested copy of an agreement for the off-site parking area between the owners of record and filed with the Register of Deeds.

2) The administrative adjustment will be effective upon approval of CON2018-00030.

3) The site shall be developed in general conformance with the approved site plan. Permitting shall be obtained and parking improvements completed within one year.

4) All parking on the site shall be paved and marked in accordance with City standards. This Administrative Adjustment applies only to the location of required parking for the new building at 1114 S. Santa Fe associated with this application.

5) 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

Chris Labrum, Director
Metropolitan Area Building and
Construction Department

cc: MABCD
James Clendenin, CM District III
Maddy Campbell, Community Services Representative District III

6240 E. Morris

NORTH

W E

S

1 SITE PLAN

1" = 30'-0"

ADMINISTRATIVE ADJUSTMENT FOR 100% OFF SITE PARKING

LOTS 38-50 EVEN & W 1/2 VAC ALLEY ADJ ON E & S 1/2 VAC MORRIS ST ADJ ON N, 5TH NOW SANTA FE AVE, ELLIOT ADDITION

SITE PLAN

APPROVED

8-3-2018

EVANS BUILDING CO. INC.
9801 W. YORK WICHITA, KANSAS 67277

WICHITA MATERIAL RECOVERY

1114 S Santa Fe

WICHITA, KS

PROPERTY OF EVANS BUILDING COMPANY, INC. UNLAWFUL TO REPRODUCE

Wichita City License No. 26
Sedgwick Co. License No. 00046

REVISIONS		
NO.	DATE	DWN

DATE: 07/13/18
DR. BY: AC
CK. BY: --

PROJECT NO. 18—

SHEET SZ.2

7/13/2018 2:10:22 PM G:\-- ACTIVE JOBS\18- WMR\WMR write up 7-11-18.rvt