



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

June 17, 2003

Scott Schwindaman
Lubrication Engineers, Inc.
1919 E. Tulsa
Wichita, KS 67216

Re: BZA2003-00029: Zoning Adjustment to reduce the parking requirement by 12 percent from 108 spaces to 96 spaces.

Legal Description: Lot 1, Block 1, Santa Fe Midland Industrial District 2nd Addition, Wichita, Sedgwick County, Kansas together with Lot 1, Block 2, Santa Fe Midland Industrial District Addition, Wichita, Sedgwick County, Kansas. Located on the southeast corner of Tulsa and Hydraulic (1919 E. Tulsa).

Dear Mr. Schwindaman:

We have reviewed your request for a Zoning Adjustment to reduce the parking requirement on the above-referenced property. From reviewing your application, we understand that you propose to remodel existing space and finish out shell space. We further understand that the parking requirement for the proposed improvements has been determined to be 108 parking spaces; however, only 96 parking spaces are currently provided on the property. You indicate that there will only be 57 employees on site, and the 96 parking spaces currently provided are more than sufficient. Therefore, you have requested a Zoning Adjustment to reduce the parking requirement by 12 percent.

Sec. V-I.2.i. of the Unified Zoning Code allows an adjustment to reduce the parking requirement by up to 25 percent for remodeling projects 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:

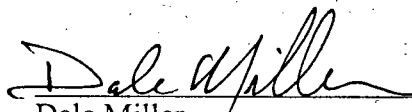
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: There will be only 57 employees on site, but 96 parking spaces are provided. Therefore, the occupancy of the building is lower than anticipated by the parking requirements. Such instances are the reason flexibility is provided within the Code to allow for minor reductions of the parking requirement. The extent of the parking requirement reduction is within allowable limits; therefore, sufficient on-site parking should be provided such that on-street parking for the building should not be necessary. Since all parking for the building should be off-street, there should not be negative impacts on the safety and convenience of vehicular and pedestrian circulation in the area.

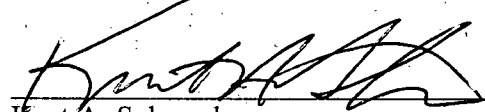
- 2) Impact on existing uses in surrounding areas: There should be no negative impact on uses in surrounding areas as a result of the reduction of the parking requirement, as sufficient parking should be provided on-site with no resulting off-site parking need being generated by the building that would utilize parking provided for adjacent businesses.
- 3) Compatibility with existing or permitted uses on abutting sites: Manufacturing, warehousing, and accessory uses such as parking are permitted in industrial zoning districts, and reducing the parking requirement should not compromise existing or permitted uses on abutting sites due to the minor nature of the reduction of the parking requirement.
- 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 a Zoning Adjustment to reduce the parking requirement by 12 percent from 108 spaces to 96 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 general conformance with the approved site plan.
- 3) The Zoning Adjustment is for a parking requirement reduction only for a manufacturing and warehouse building with a maximum square footage of 134,961 with uses as designated on the approved "Total Building Gross Areas." If an increase in building square footage and/or a change in use increases the parking requirement of the Unified Zoning Code for the property, then additional parking spaces over and above 96 shall be provided
- 4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

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


Dale Miller
Acting Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: James Huntley, Gossen Livingston, 420 S. Emporia, Wichita, KS 67202
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

B2A 2003-00029
APPROVED

SK

Date: 6-18-03

6/02/03

TOTAL BUILDING GROSS AREAS:

FIRST FLOOR

MANUFACTURING AND WAREHOUSE (1981-EXCLUDES OFFICES BELOW)	86,818 G.S.F.
OFFICES & BREAKROOM (WITHIN 1981 WAREHOUSE)	3,650 G.S.F.
OFFICES (1981)	1,855 G.S.F.
OFFICES, LABORATORIES & STORAGE (1990 ADDITION)	16,840 G.S.F.
TOTAL FIRST FLOOR GROSS AREA	109,163 G.S.F.

SECOND FLOOR

MANUFACTURING AND WAREHOUSE (1981 MEZZANINE)	21,300 G.S.F.
OFFICES, LABORATORIES & STORAGE (SHELL SPACE 1990)	14,835 G.S.F.
OFFICES (FINISH-OUT 1990 SHELL SPACE 2003)	4,498 G.S.F.
TOTAL SECOND FLOOR & MEZZANINE GROSS AREA	25,798 G.S.F.

TOTAL FIRST & SECOND FLOOR (& MEZZANINE) GROSS AREA 134,961 G.S.F.
(INCLUDES ALL FINISHED-OUT MANUFACTURING, WAREHOUSING, OFFICES, LABORATORIES
AND STORAGE GROSS AREAS)
(EXCLUDES TWO ENCLOSED DOCKS; WEST AT 3,156 G.S.F, EAST AT 3,558 G.S.F.)