Wichita-Sedgwick County Metropolitan Area Planning Department

September 8, 2021

Sharpline Converting, Inc.
Attn: Jack
1520 S. Tyler Road
Wichita, KS 67209

Smith Construction Company
Attn: Alan Smith
P.O. Box 13213
Wichita, KS 67213

Re: BZA2021-00048: City zoning Administrative Adjustment to reduce the parking requirement from 244 spaces to 232 spaces (approximately 4.9%) on property zoned LI Limited Industrial; generally located 1,000 feet south of West Kellogg on the east side of South Tyler Road (1520 S. Tyler Rd.)

Legal Description: Lot 1, Sharpline 1st Addition to Wichita, Sedgwick County, Kansas

Dear Applicants,

We reviewed your Zoning Adjustment request to reduce the parking requirement for the above-referenced property from 244 to 232 spaces in order to expand the existing building. The company employs a total of 200 persons that cover two shifts.

Sec. V-I.2. (i) of the Unified Zoning Code allows reduction of the parking requirement for LI Limited Industrial zoning by up to 10% 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.

2) Impact on existing uses in surrounding areas: The proposed reduction in parking should not impact the surrounding uses in the immediate area.

3) Compatibility with existing or permitted uses on abutting sites: Properties surrounding the site are zoned Limited Industrial and are developed with aviation industry, warehouse/storage, mini-storage and automotive services. Therefore a 4.9% parking reduction should not compromise existing or permitted uses on abutting sites. 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 reduce required parking spaces from 244 to 232 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.

2) This adjustment shall apply only to the general uses shown on the approved site plan. Any additional uses, change in uses, or occupancy level will require parking standards to be met.

3) All parking on the site shall be paved and marked in accordance with City standards.

4) 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.

Scott Wadle, Director
Metropolitan Area Planning Department

Chris Labrum, Director
Metropolitan Area Building and Construction Department

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

H:\SHARPLINE CONVERTING NORTH ADDITION\SITE PLAN.dwg, 7/27/2021 3:57:06 PM, DWG To PDF.pc3

SITE PLAN

APPROVED 7-29-2021

SITE PLAN

SCALE 1" = 30'-0"

SHARPLINE CONVERTING
NORTH ADDITION

1620 S TYLER RD., WICHITA, KS. 67277

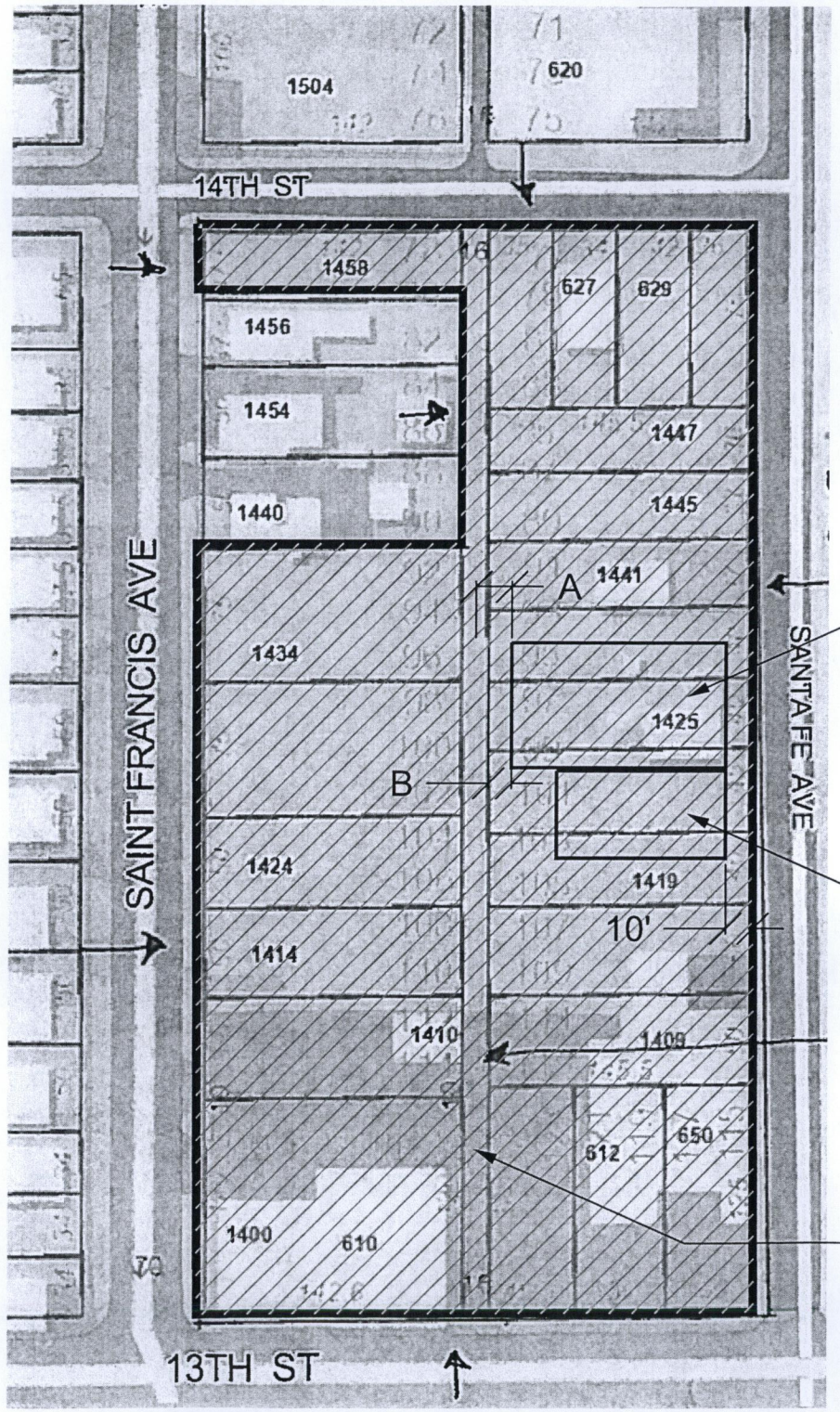
smithconstruction

REVISIONS

C1.1

SITE PLAN

APPROVED 9-1-2021



(A) 18' 6", CENTER OF ALLEY TO NEW BLDG. WALL

(B) 10.6' NEW BLDG. WALL TO ALLEY

PROPOSED BLDG.
(125' x 75')

EXISTING BLDG.
(100' x 50')

16' ALLEY
(ALLEY HAS BEEN VACATED)

HATCHED AREA OWNED BY JB HOLDINGS LLC

© 2021 Mechanical Systems Inc.

11" x 17"

MECHANICAL SYSTEMS, INC.
P.O.BOX 3029
WICHITA, KS 67201
(316) 262-2021

MSI

NO.	DESCRIPTION	DATE

NEW BLDG.

SITE PLAN

DATE	8-22-21
JOB NO	
DESIGNED BY	GJ
DRAWN BY	JM
CHECKED BY	
UNITS	INCHES
SCALE	N.T.S.
SHEET NO.	A1.0
SHEET 1 OF 1	