CITY OF WICHITA

**Wichita-Sedgwick County Metropolitan Area Planning Department**

April 21, 2009

Roger Nelson
PO BOX 9443
Wichita, KS 67277

Smith Construction Co., Inc. c/o Garrett Addison
4620 Esthner
PO BOX 13213
Wichita, KS 67213

**Re:** BZA2009-17: **Administrative adjustment to reduce the number of parking spaces from 60 to 49.**

**Legal Description: Lot 2; J.W. RUSSELL 2nd Addition, Wichita Sedgwick County, Kansas; generally located northwest of Tyler and Harry (8900 W. Monroe Circle).**

We have reviewed your request for an Administrative Adjustment to reduce parking requirements from 60 to 49 spaces for the aforementioned property. We understand that you intend to expand the fabrication facility on the site. In reviewing the site plan, it is apparent that only a total of 49 spaces will fit on the site.

The Unified Zoning Code allows an Administrative Adjustment to reduce parking requirements by up to 25% for remodeling projects. We find that reducing the required parking from 60 to 49 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 remodeling of an existing manufacturing facility. Sufficient parking should be provided on site. Improvements on the site do not affect public right of way and therefore will not affect vehicular and pedestrian circulation.

2) Impact on existing uses in surrounding areas: Sufficient parking should be provided on site to meet the parking needs of the facility, based on the applicants staffing information.

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 are primarily industrial in nature.

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 60 spaces to 49 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) 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 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.

John Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

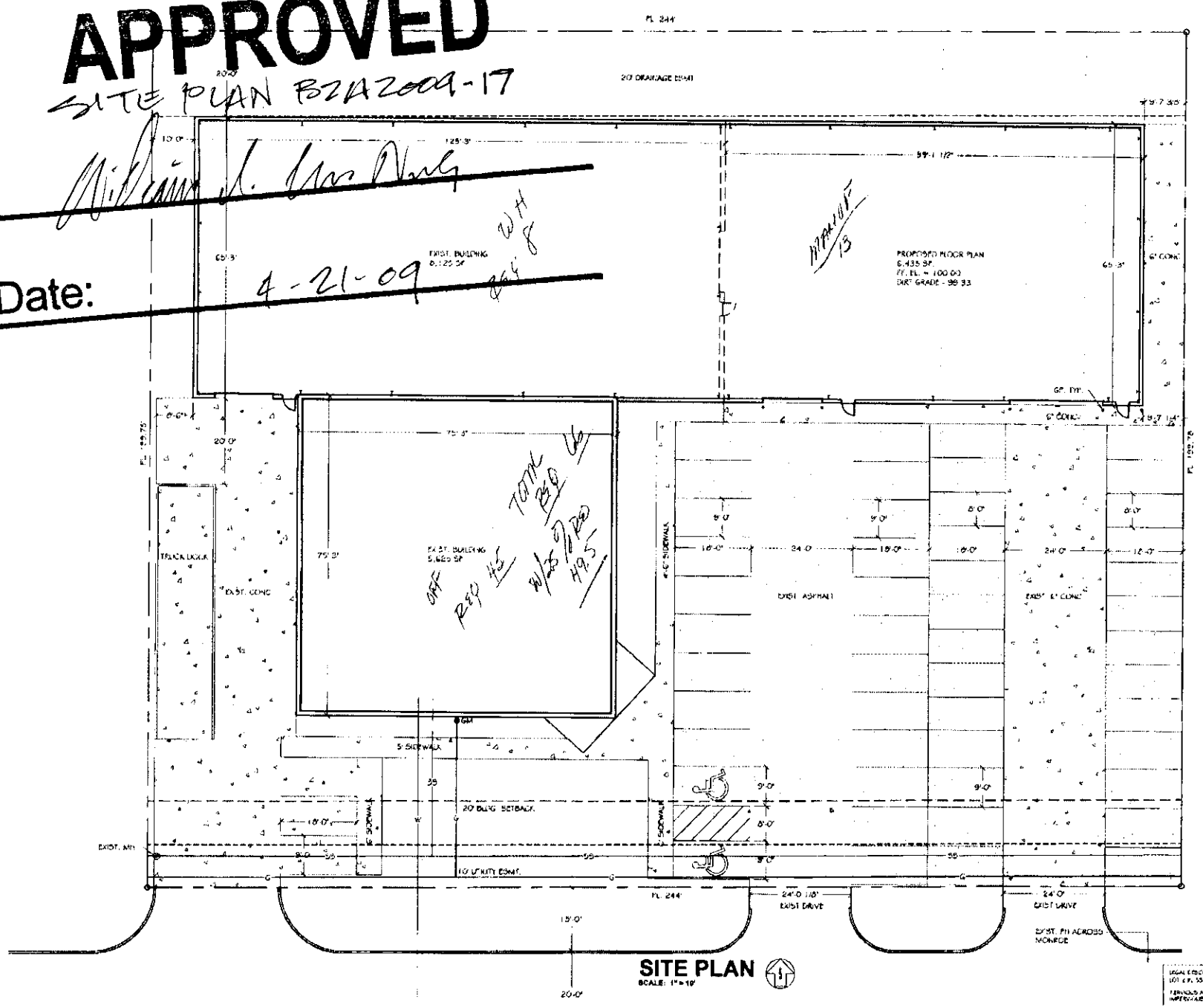
JS/KS/ds

cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
J.R. Cox, Office of Central Inspection
Paul Gray, CM District 4

APPROVED

SITE PLAN BZA2009-17

Date: 4-21-09




SITE PLAN

SCALE: 1" = 10'


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420 EXPRESS P.O. BOX 13213
WICHITA, KANSAS 67213
(316) 942-7980


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NELSON INC.

2340 W. MONROE CIRCLE, WICHITA, KS. 67777

REVISIONS

DRAWN BY: SANDY ROBERTS
DESCRIPTION: SITE PLAN
DATE: 4/6/09
SCALE: 1" = 10'
PROJECT NO: NAB
DESIGN BY: GLM
SHEET NO: C

LEGAL DESCRIPTION:
LOT 6 P. SSE L. IN 2 NE ADDITION
TERRACE AREA: 68,484 SF.
IMPERVIOUS AREA: 61,962 SF.

SA-1