CITY OF WICHITA

September 15, 2009

Wichita-Sedgwick County Metropolitan Area Planning Department

Cox Machine
5338 West 21st Street N.
Wichita, KS 67207

Smith Construction, Inc.
PO Box 13213
Wichita, KS 67213

Re: **BZA2009-41: City Administrative Adjustment to reduce parking by 25% for the expansion of Office-Warehouse on an IP zoned site, generally located northeast of the 21st Street North - Hoover Road intersection (5338 W 21st Street N).**

***NOTE CORRECTED LEGAL DESCRIPTION*: Lot 7, Block A, Cox Machine 3rd Addition, and Lot 10, Zoo Business Park Addition to Wichita, Sedgwick County, Kansas.**

We have reviewed your request for an Administrative Adjustment to reduce parking requirements from 157 to 131 spaces for the aforementioned property. We understand that you intend to renovate and change the use on the property, which would require 157 parking spaces under the Zoning Code.

The Unified Zoning Code allows an Administrative Adjustment to reduce parking requirements by up to 25% for renovation projects. We find that reducing the required parking from 157 to 131 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 renovation of an existing 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 applicant's 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.

4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way, therefore, there should be no 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 157 spaces to 131 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.

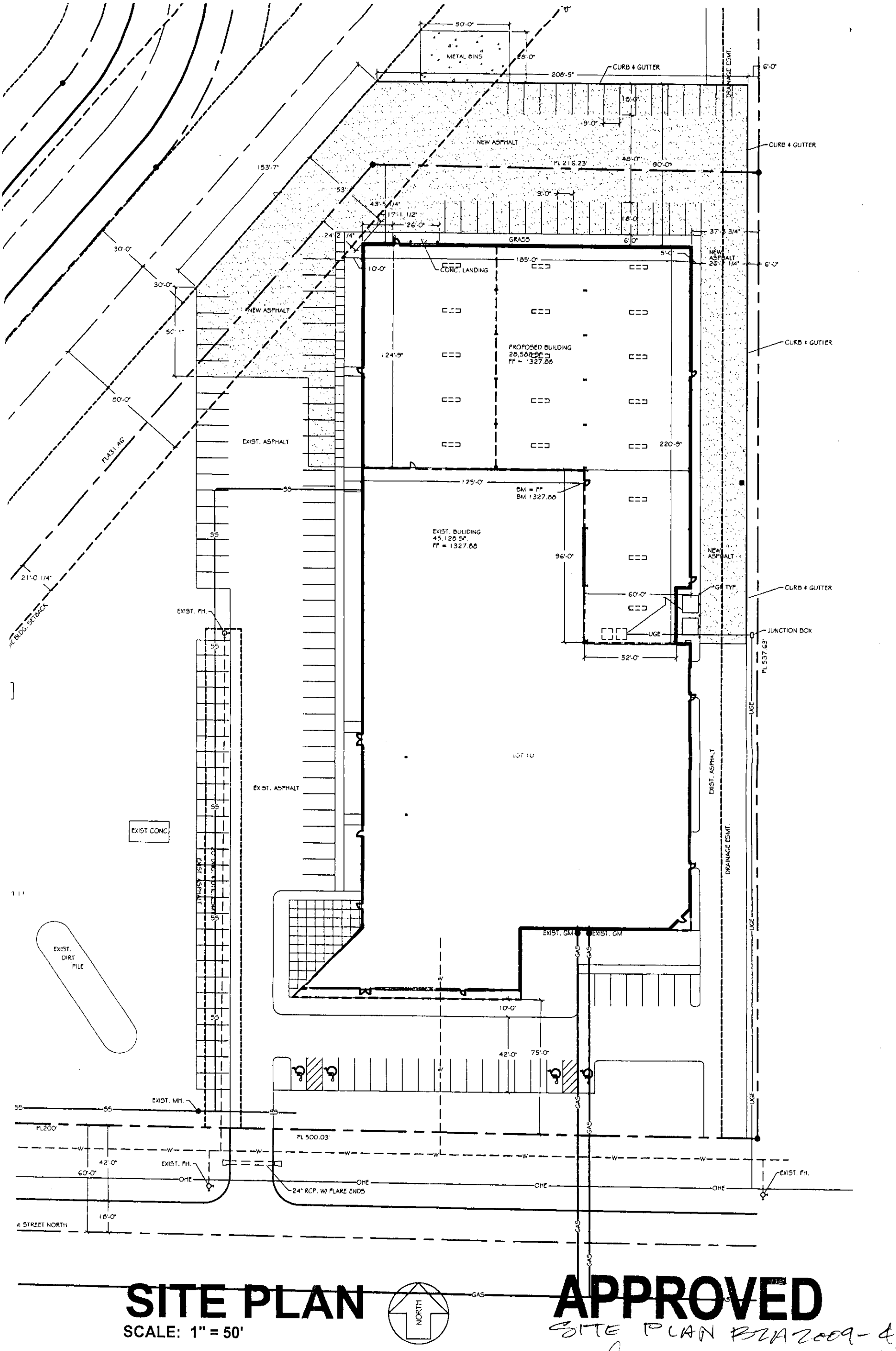
3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment 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

cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
J.R. Cox, Office of Central Inspection
Jeff Longwell, CM District 5



SITE PLAN

SCALE: 1" = 50'

APPROVED

SITE PLAN PLA 2009-41

Date: 9-15-09