CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

Sept 9, 2008

Ziegler Resources LLC
Attn: Donald Ziegler
1602 E 2nd
Wichita, KS 67214

Re: **BZA2008-44: An administrative adjustment to reduce the number of parking spaces by 25% in GC zoning for a warehouse addition.**

Legal Description: Lots 25, 27 and Vacated North 15 feet of Lot 29, Mathewson 4th Addition, Wichita, Sedgwick County, Kansas; generally located northeast of the intersection of 2nd and New York (1602 E 2nd).

Dear Applicant,

We have reviewed your request for an Administrative Adjustment to reduce parking requirements from 11 to 8 spaces for the aforementioned property for a warehouse expansion.

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 11 to 8 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 a warehouse expansion. Sufficient parking should be provided on site to mitigate negative impacts on public vehicular and pedestrian circulation in the vicinity.

2) Impact on existing uses in surrounding areas: Sufficient parking should be provided on site to meet the parking needs of the business. On-street parking is not available on 2nd, but is available on New York.

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 commercial.

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 11 spaces to 8 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..

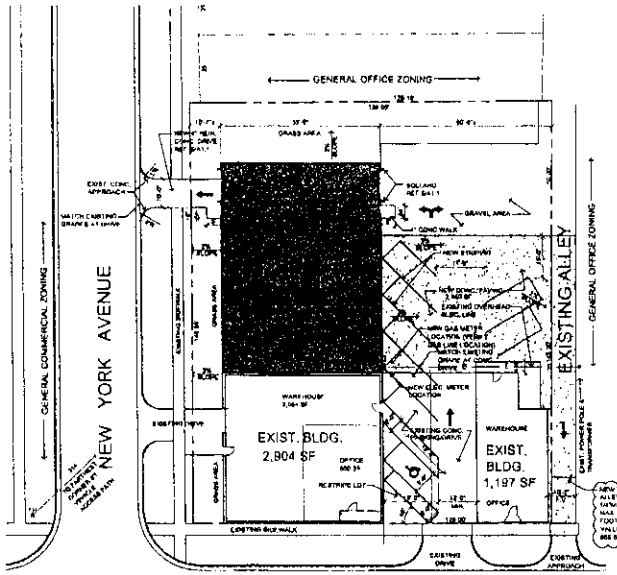
The zoning adjustment sign may now be removed from the property.

John Schlegel
Planning Director

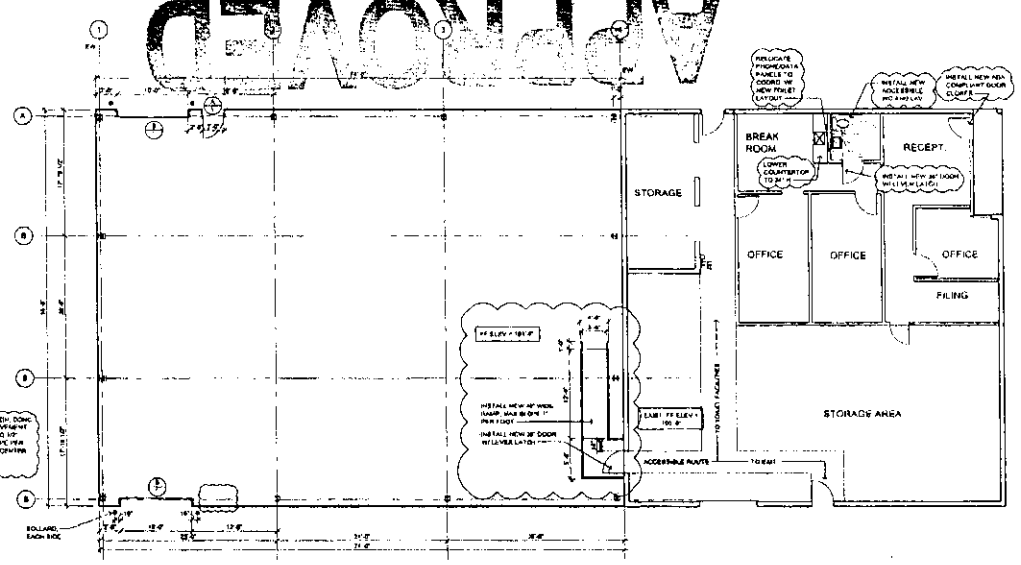
Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Lavonta Williams, WCC District 1, mail stop 1-13
Lashonda Porter, District 1 DAB Assistant, mail stop 1-13



A SITE PLAN



A FLOOR PLAN

LAND USE

WAREHOUSE OFFICE OTHER

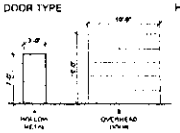
PARKING CALCULATIONS

REQD SPACES R-1 OCC	800 S.F. @ 1/200 S.F. =	4 SPACES
REQD SPACES B-1 OCC	2,004 S.F. = 1,125 S.F. 879 S.F. @ 1/2000 S.F. =	5 SPACES
REPAIR SHOP BUILDING REQ'D SPACES B OCC	1,197 S.F. @ 1/600 S.F. =	3 SPACES
TOTAL REQ'D SPACES -25% ADMINISTRATIVE REDUCTION		10 SPACES 8 SPACES

SITE GENERAL NOTES

1. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES, THE ARCHITECT SHALL BE NOTIFIED.
2. GENERAL CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES BEFORE CONSTRUCTION AND OBTAIN ALL PERMITS NEEDED TO DIG ON CITY AND/OR PRIVATE PROPERTY.

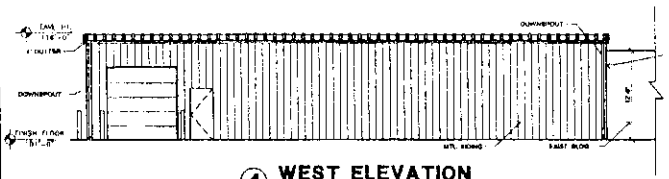
DOOR TYPE



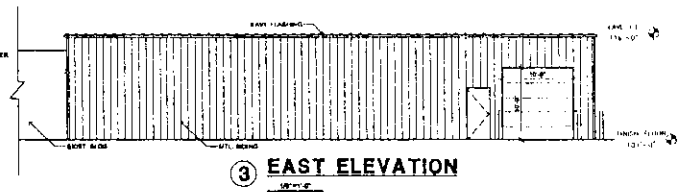
HARDWARE TYPE

1

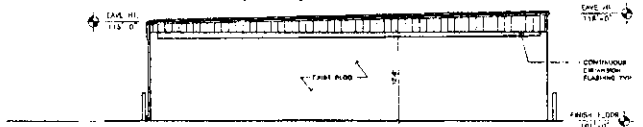
4 WEST ELEVATION



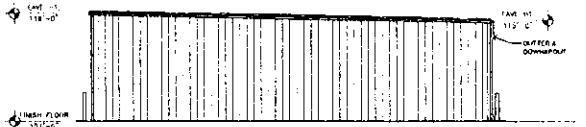
3 EAST ELEVATION



2 SOUTH ELEVATION



1 NORTH ELEVATION



SPANGENBERG PHILLIPS ARCHITECTURE
121 N. Mead, Suite 201, Wichita, KS 67202
TEL: 316.267.4002 F: 267.1506
www.spangenphil.com

ZIEGLER ELECTRIC
STORAGE ADDITION
1800 E. 2ND ST. N., WICHITA, KANSAS

FLOOR PLAN
EXT. ELEV.
SITE PLAN

A1