CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

Nov 7, 2008

Bob Knapp
3718 N Rock
Wichita, KS 67226

Re: **BZA2008-60: Administrative adjustment to reduce the number of parking spaces from 1102 to 852 spaces for a lab and office uses in LI Limited Industrial zoning.**

Legal Description: Lot A Comotara Industrial Park Addition to Wichita, Segwick County, Kansas.

Generally located southeast of the Rock and 37th Street North intersection (3718 N Rock).

Dear Applicants,

We have reviewed your request for an Administrative Adjustment to reduce parking requirements from 1102 to 852 spaces for the aforementioned property for a change in land use.

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 to 856 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: The requested off-street parking reduction is due to a change in land use. Sufficient parking is provided on site, there should be no negative impacts on public vehicular and pedestrian circulation in the vicinity.

2) Impact on existing uses in surrounding areas: Sufficient parking is provided on site, there should be no negative impacts on surrounding areas.

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 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 1102 to 852 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.

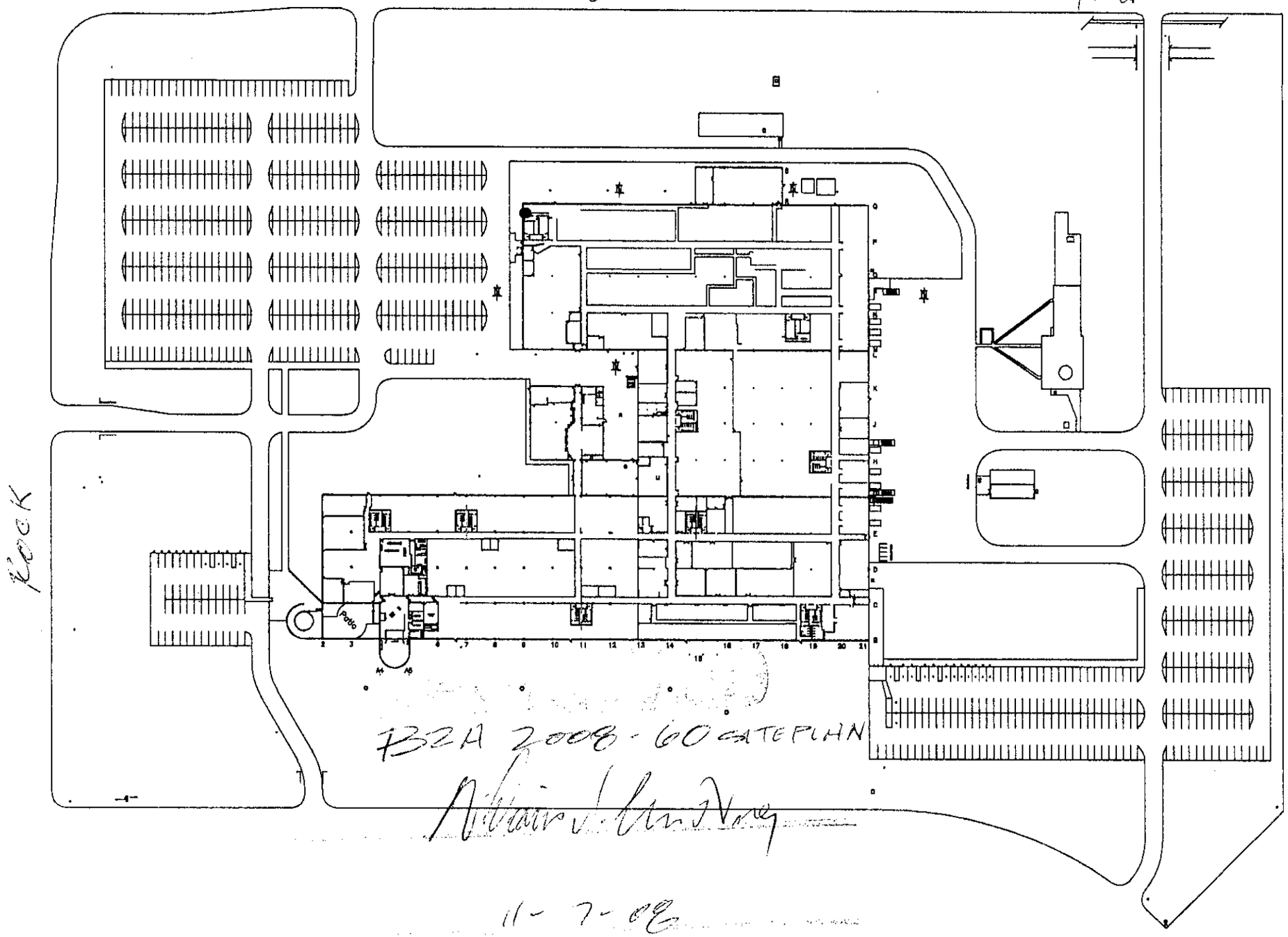
John Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Herb Shaner, Office of Central Inspection
Sue Schlapp, WCC District II, mail stop 1-13

BZA 2008-60 1102 to 852 spaces



BLOCK

N

BZA 2008-60 CATEPLAN

11-7-08