CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

August 6, 2007

Greg Montgomery
734 S. Washington
Wichita, KS 67211

Commerce Construction
1008 S. Santa Fe
Wichita, KS 67211

Re: **BZA2007-35: Zoning Adjustment to reduce the parking requirement from 17 to 13 parking spaces on property zoned "GC" General Commercial, generally located east of Washington and north of Gilbert (732 S. Washington Ave).**

Legal Description: Lots 1-3, Washington Avenue, Kelsch's 3rd Addition to Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your Zoning Adjustment request to reduce the parking requirement on the above-referenced property. From reviewing your application we understand that you plan to reconfigure your existing parking due to additional landscaping required for your site in conformance to the landscape requirements. Since the use at this site is for warehousing, the maximum amount that the parking requirement can be reduced is by 25%. Your plan indicates 13 parking spaces, a 23% reduction of the 17 spaces as allowed by the Unified Zoning Code (UZC).

Sec. V-I.2.i of the Unified Zoning Code allows an adjustment to reduce the parking requirement when the conditions required by Sec. V-I.6. of the Code are met. We find that the reduction of the parking requirement 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 not have a detrimental impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. Sufficient parking should be available for the anticipated need, and the parking does not interfere with public right-of-way.

2) Impact on existing uses in surrounding areas: The proposed reduction in parking should not impact existing uses in surrounding areas, as all parking for this project should be adequately provided on the site.

3) Compatibility with existing or permitted uses on abutting sites: A reduction of 4 parking spaces should not compromise existing or permitted uses on abutting sites, as all parking for this project should be adequately provided on the site.

4) Effect on public health, safety or welfare: There will be no encroachment into public right of way or utility easements; therefore there should be no impact on the public's safety, health or welfare.

Our signatures below indicate that an administrative adjustment to reduce parking by 4 spaces, from 17 to 13 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) The parking area shall be paved and marked.
3) Any violation of these conditions shall render the Administrative Adjustment null and void.

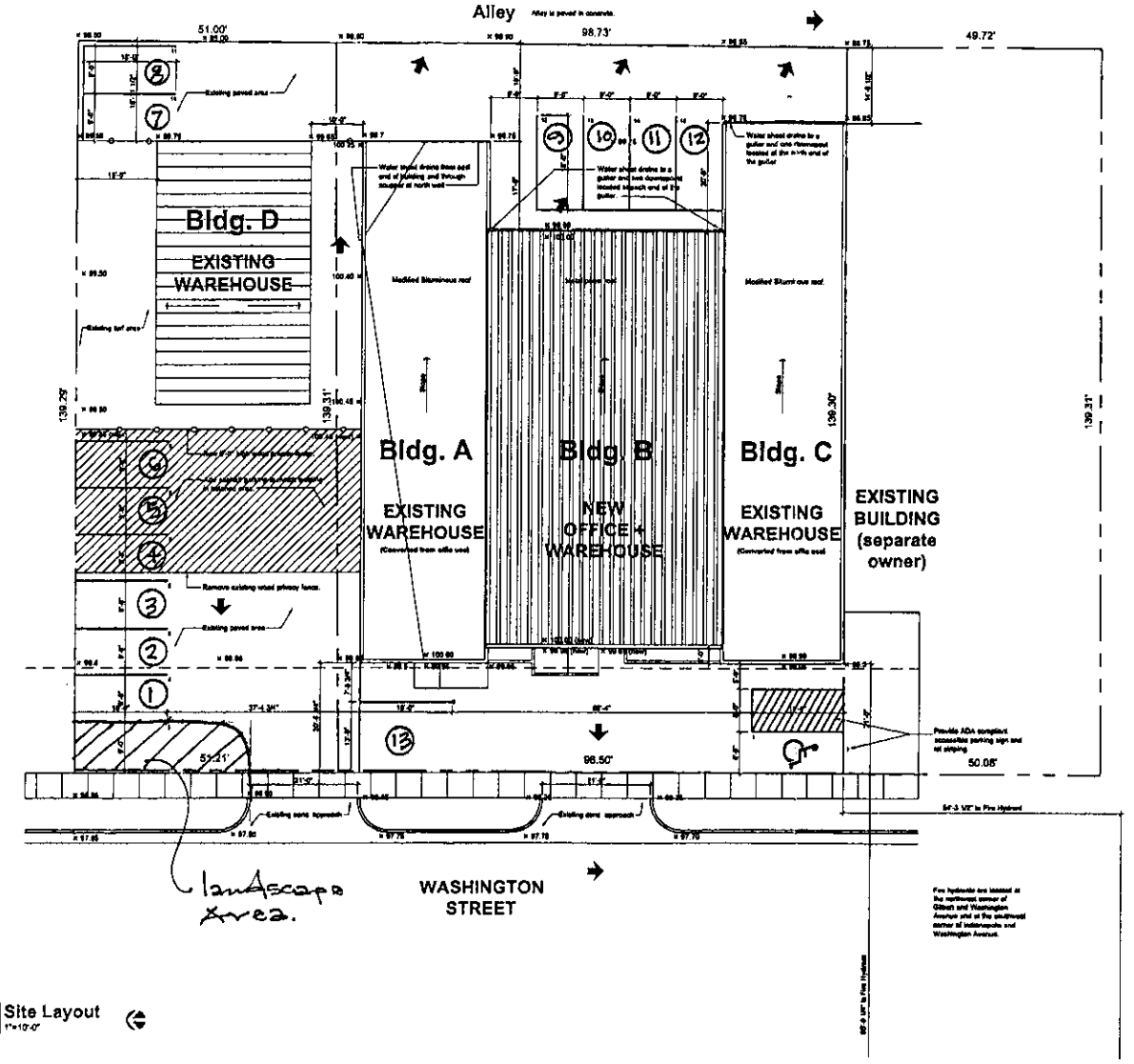
The "Development Application" sign should now be removed from the property.

John L. Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, OCI
Paul Hays, OCI



D Site Layout
1"=10'-0"

LEGAL DESCRIPTION

Lots 1, 3, 5, 7, 9 and 11 of Kaisaha's 3rd Addition Wichita, KS / Sedgwick County

Wichita Door Controls

COMMERCE CONSTRUCTION SERVICES, INC.
1008 S. SANTA FE
WICHITA, KS. 67211
(316) 262-4654

CATHCART

A1.2