CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

February 4, 2011

Greg Bolin
427 N. Washington
Wichita, KS 67202

Re: **BZA2011-00002: City Administrative Adjustment to reduce parking by 25% on LI Limited Industrial ("LI") zoned site.**

Legal Description: Lots 5, 7, 9, 11 and 13; Stansberys Addition, Wichita, Sedgwick County, Kansas. Generally located north of 3rd Street on the west side of Washington Avenue (427 N. Washington).

Dear Mr. Bolin:

We have reviewed your request for a Zoning Adjustment to reduce the parking requirement for the redevelopment of the site on the aforementioned property. From reviewing your application we understand that you propose to construct a new structure on the site that will be required to have 29 parking spaces. The resulting parking requirement is 6 more spaces that the site can provide resulting in only 23 available spaces. Therefore, you have requested a Zoning Adjustment to reduce the parking requirement for the new retail use from 29 spaces to 23 spaces.

Sec. V-I.2.i of the Code allows up to a 25% reduction of parking requirements for remodeling/expansion projects when the conditions required by Sec. V-I.6 of the Code are met. We find that reducing the parking requirement for the new retail use from 29 spaces to 23 spaces meet the four conditions required by Section V-I.6 of the Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The extent of the parking requirement reduction is less than the allowable limit of 25%; therefore, sufficient on-site parking should be provided such that on-street parking for the use should not and will not be necessary. Since all parking for the new retail use should be off-street, there should not be negative impacts on the safety and convenience of vehicular and pedestrian circulation in the area.

2) Impact on existing uses in surrounding areas: There should not be a negative impact on the existing uses in the surrounding areas as a result of reducing the parking requirement. Parking

for the new retail use should not encroach or encumber any uses adjacent to this property and will be appropriately landscaped.

3) Compatibility with existing or permitted uses on abutting sites: For Retail type uses, accessory uses such as parking are permitted in commercial zoning districts, and reducing the parking requirement should not compromise existing or permitted uses on abutting commercial sites due to the minor nature of the reduction of the parking requirement.

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 a Zoning Adjustment to reduce the parking requirement for the redevelopment of the site for a new retail operation from 29 spaces to 23 spaces is hereby granted subject to the following conditions:

1) The site shall be developed in accordance with the approved site plan.

2) The parking area shall be paved and marked in accordance with the site plan.

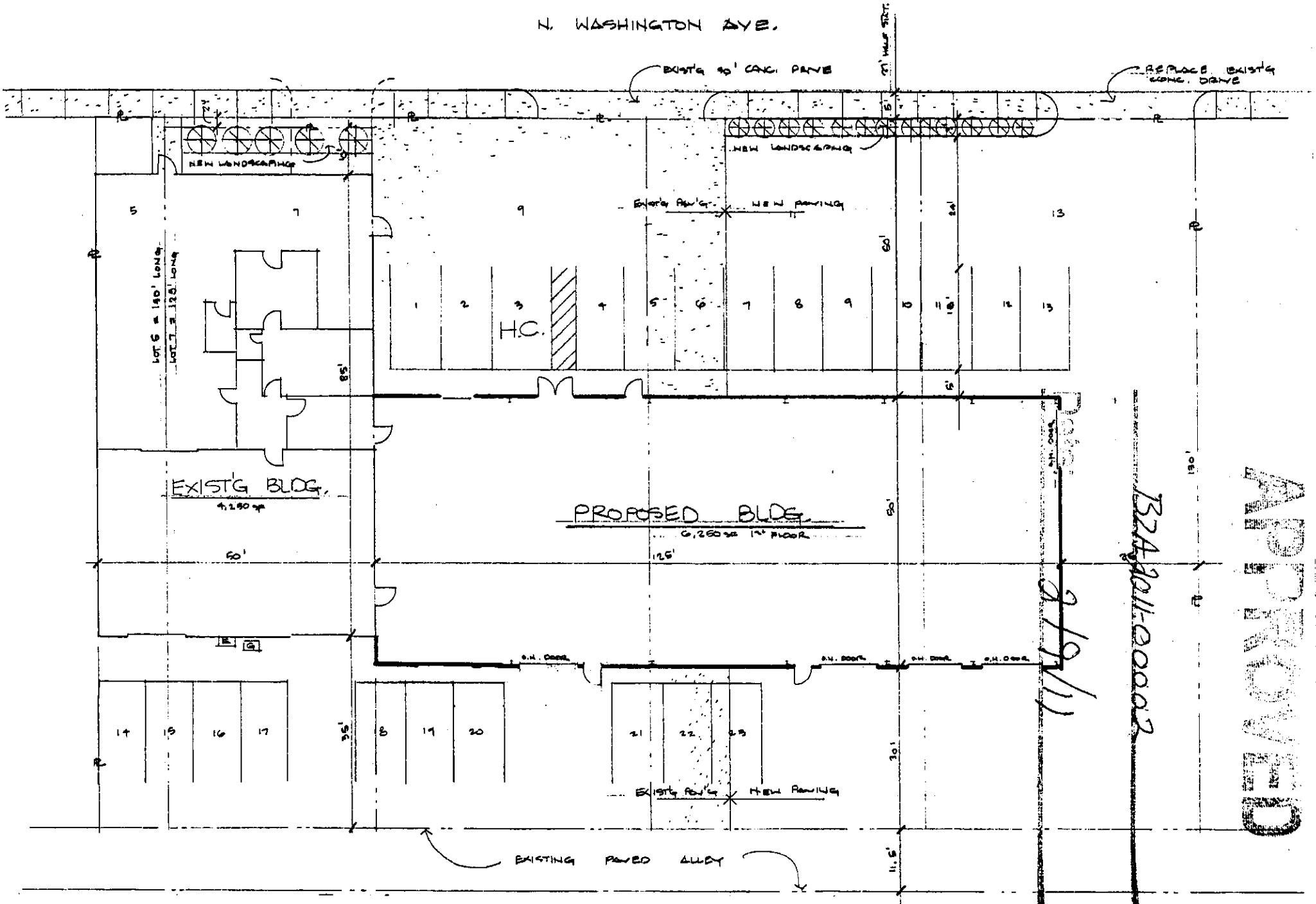
3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that 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: Paul Hays, Office of Central Inspection
Richard Chamberlin, Office of Central Inspection
Leonard Fox, Office of Central Inspection
JR Cox, Office of Central Inspection
Dale Miller, MAPD



PRELIM. SITE PLAN

1"=10'

REVISED 01-12-11

TRUCKSTUFF • 427 E. WASHINGTON • WICHITA, KS

DBCI - WICHITA, KS • ROBIN 722-8180