



Wichita-Sedgwick County Metropolitan Area Planning Department

December 15, 2010

Benton Holdings, LLC
309 Laura
Wichita, KS 67211

GBT Realty Corporation
Bob Gage
201 Summit View Drive
Brentwood, TN 37027

RE: BZA2010-00060: Zoning Administrative Adjustment to allow a parking reduction by 16.7% for a retail store on property zoned LC Limited Commercial ("LC") and GC General Commercial ("GC").

Legal Description: Lot 1; Block A; Darling Addition, Wichita, Sedgwick County, Kansas; generally located on the northwest corner of Central Avenue and Pennsylvania Avenue (1624 E. Central Ave.).

Dear Applicant:

We have reviewed your request for an Administrative Adjustment to reduce the number of parking spaces required for the proposed development. From reviewing your application and site plan, we understand that you propose to reduce your parking from the required 36 spaces to 30 spaces (16.7% reduction), for the development of a retail store (Dollar General).

It is understood that you are requesting this reduction in conjunction with the development of the site into a new retail store. The site plan and letter of explanation shows that you plan to develop the site with a new one-story, 7,195 square foot retail store (Dollar General). The applicant has stated in their letter that after studying their 9,000 stores nationwide, the data indicates that on average ten (10) vehicles will enter/exit the site per hour. Based on their experience at these other stores, they would require 30 to 32 parking spaces.

The Unified Zoning Code allows an Administrative Adjustment to reduce parking requirements by up to 25% for the development of existing sites with new construction. We find that reducing

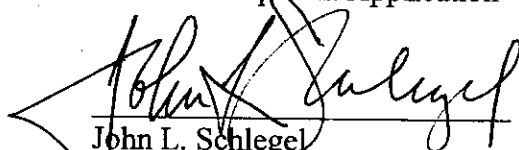
the required parking from 36 to 30 spaces on the aforementioned property meets the four conditions required by Section V-I.6 of the Unified Zoning Code as set out below:


- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The parking reduction should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as no public right-of-way is affected and traffic volume is unchanged.
- 2) Impact on existing uses in surrounding areas: There should be no impact on the existing uses in surrounding areas as a result of the parking reduction for the new development of a retail store.
- 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 of parking requirements by 16.7% for a new development project 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 "Development Application" notification signs may now be removed from the property.


John L. Schlegel
Director of Planning


Kurt A. Schroeder
Superintendent of Central Inspection

cc: Marvel McClellah, 519 Pennsylvania Ave., Wichita, KS 67214
Paul Hays, Office of Central Inspection
JR Cox, Office of Central Inspection
Dale Miller, MAPD

