CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

December 3, 2010

Globe Engineering Company, Inc.
Attn: Ronald T. Ross
PO Box 12407
Wichita, KS 67277

FILE COPY

Design-Build Construction, Inc.
Attn: Lou Eftink
1330 East 37th Street North
Wichita, KS 67219

Re: BZA2010-00052: Zoning Adjustment to permit parking within the setbacks, but no closer than eight feet from the property lines, on property zoned TF-3 Two-Family Residential ("TF-3") for a parking area, ancillary, for the associated manufacturing use.

Lots 146, 148, 150, 152, 154 and 156 on St. Paul, in Richmond's 3rd Addition to Wichita, Sedgwick County, Kansas. Generally located on the southeast corner of South Saint Paul and West Monroe Avenue, one block north of West Harry Street.

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to permit parking within the front, street side setbacks of parking areas on the aforementioned property, associated with the parking area, ancillary, supporting the Globe Engineering manufacturing facility on the west side of Saint Paul Avenue. From reviewing the application, we understand that you desire to construct parking spaces up to within eight feet from the west and north property lines. Currently, the site is under consideration as a parking area, ancillary, by CON2010-00041 at the Metropolitan Area Planning Commission.

Section V-I.2.1 of the Unified Zoning Code allows an administrative adjustment to the setbacks in the TF-3 district for parking improvements, but no closer than eight feet from the property line when the provisions of that section and the Zoning Adjustment Criteria of Section V-I.6 are met. We find that the parking as proposed meets the provisions of Section V-I.2.1 and the four criteria required by Section V-1.6 as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The setback encroachment 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.

2) Impact on existing uses in surrounding areas: There should be no negative impact on the existing uses in surrounding areas as a result of parking within the setbacks. The parking areas will be softened by the required landscape plantings and screening along Saint Paul Avenue, Monroe

Avenue and the east property line.

3) Compatibility with existing or permitted uses on abutting sites: Parking within the setbacks should not reduce compatibility with other nearby residential development. The parking lot is an expansion of the existing parking lot for Globe Engineering and will follow the same pattern for screening and landscaping as the existing portions of the lot. The parking area provides convenient off-street parking for the manufacturing firm as an alternative to on-street parking and to the extent parking is shifted from the street to the lot, it is less intrusive to the surrounding property.

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 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 permit parking within the street side setback, but no closer than eight feet from the property line, 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 and conditions of the Conditional Use (CON2010-00041).

2) Parking on the site shall be paved and developed in conformance with all other City standards.

3) The site shall maintain conformance with the Landscape Code.

4) 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" sign should now be removed from the property.

John L. Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

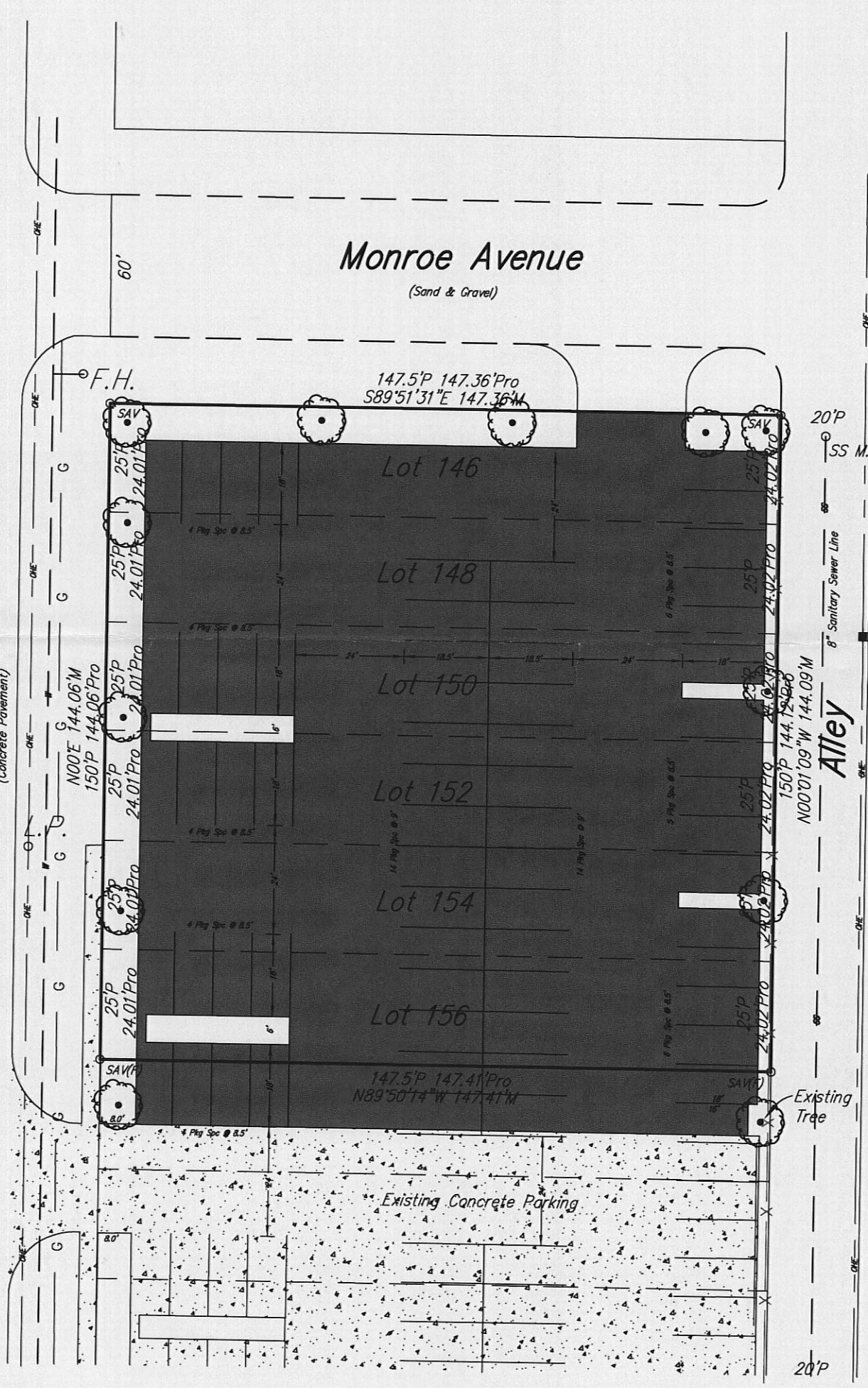
cc: Savoy Company, PA, Attn: Mark Savoy, 433 S. Hydraulic, Wichita, KS 67211
Kurt Schroeder, OCI
Dale Miller, MAPD
Paul Hays, OCI
Leonard Fox, OCI
Paul Gray, District IV, mailstop 1-13

Exhibit

Conditional Use to Allow Parking on TF3 Zoning
Administrative Adjustment to Reduce Front Yard Setback to 8 feet

65 Parking Spaces

Legal Description:
Lots 146, 148, 150, 152, 154 and 156, on St. Paul Avenue, Richmonds 3rd Addition to Wichita, Sedgwick County, Kansas.



N

1" = 30'

LEGEND

G = GAS MAIN
W = WATER MAIN
SS = SANITARY SEWER
OHE = OVERHEAD ELECTRIC

■ . . . . . POWER POLE
° L.P. . . . . LIGHT POLE
° W.M. . . . . WATER METER
° F.H. . . . . FIRE HYDRANT
° SS M.H. . . . . SANITARY SEWER MANHOLE

● = Proposed Tree

LEGEND:

P = Platted
M = Measured
C = Calculated
Pro = Prorated

Zoning = TF3

Area
21235.01 Sq. Ft.
0.48 Acres

CON 2010-00041 & BZA 2010-00052

SITE PLAN

APPROVED 12-03-10 BY DG

MAPD Copy 2 of 2 (BZA Copy)

Owner: Globe Engineering Co., Inc.
Attn: Ronald T. Ross
1539 S. St. Paul
Wichita, KS 67213
Ph: 943-1266

Agent: Design-Build Construction, Inc.
Attn: Lou Eftink
1330 E. 37th St North
Wichita, KS 67219
Ph: 722-8180

12 October 2010
Project No. 10JJ11864 Z

Savoy Company, P.A.
Land Surveyors
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