The Unified Zoning Code allows an Administrative Adjustment to reduce parking requirements by up to 10 percent for new projects. We find that reducing the required parking by 10 percent 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 staggered class and laboratory schedule for students, as well as differences in hours for office staff results in a lower occupancy load of vehicles parked at the facility at any one time, estimated at no more than 550 to 600 vehicles. The provision of a minimum of 752 spaces exceeds this estimated volume and provides a sizable cushion over this level.

2) Impact on existing uses in surrounding areas: Sufficient parking should be provided on site. No other parking areas are available nearby, so it is not likely that other private lots would be used for this purpose. On street parking on Webb Road is prohibited. Therefore, all parking will be confined to the National Training Center Site.

3) Compatibility with existing or permitted uses on abutting sites: Less parking spaces means less paving. This enhances the visual compatibility with abutting sites.

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 in the parking requirements by 10 percent 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) The site shall be developed in accordance to the approved Landscape Plan.

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 zoning adjustment sign may now be removed from the property.

John L. Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
J.R. Cox, Office of Central Inspection
Dale Miller, MAPD
Sue Schlapp, CM District II

CONSTRUCTION FENCE

MANUFACTURING BUILDING
FINISH FLOOR ELEVATION 1408.4

COMMONS

LECTURE

AVIATION SERVICE CENTER
FINISH FLOOR ELEVATION 1408.4

EXISTING
GATEWAY BUILDING

FIRE ACCESS LANE

TEMPORARY CONSTRUCTION FENCE

0,0,0 POINT OF ORIGN /
LEASE PIN

WEBB ROAD

BZA 2010-00033
APPROVED
Date: 2-10-10

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

August 9, 2010

Wichita Airport Authority
Attn: Victor D. White, A.A. E.
2173 Air Cargo Road
Wichita, KS 67209

Sedgwick County Public Building Commission
Attn: Paula Downs
538 N. Main
Wichita, KS 67203

FILE COPY

Schaefer Johnson Cox Frey
Attn: Terry Wiggers
257 N. Broadway
Wichita, KS 67202

Re: **BZA2010-00033: Administrative adjustment to reduce the parking requirement by 10 percent on property zoned LI Limited Industrial for the National Center for Aviation Training.**

Legal Description: Part of Lot 1, Block 1, Colonel James Jabara Airport Second Addition, Wichita, Sedgwick County, Kansas; generally located east of Webb Road and north of 39th Street North (4004 North Webb Road).

Dear Sir or Madam:

We have reviewed your request for an Administrative Adjustment to reduce the parking requirements by 10 percent on property zoned LI Limited Industrial for the National Center for Aviation Training. We understand that this training facility will have a staggered class and laboratory schedule for students. As a result, the occupancy load of vehicles parked at the facility at any one time will not exceed 550 to 600 vehicles.

The facility is developed with an office building and training facility. The parking requirement for the office building is 104 spaces and for the training facility, based on the maximum of 1,985 students (with parking provided at a rate of one space per three students) plus 70 instructors, is 732 spaces. Total requirements would be calculated at 836 spaces. With a 10 percent reduction, this would be reduced to 752 spaces.

However, this is still significantly above the projected occupancy need of 550 to 600 spaces based on the staggered class and laboratory schedule. You have submitted information that the actual maximum number of students and administration on campus during the day would be 520 and in the evening would be 250.