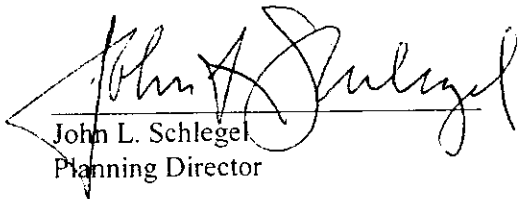


utility easements; therefore there should be no impact on the public's safety, health or welfare.

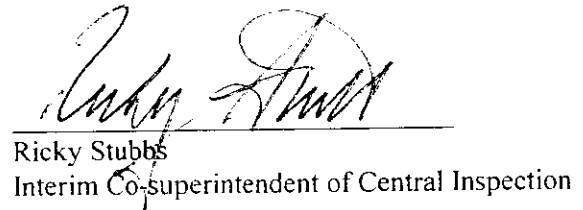
Our signatures below indicate that an administrative adjustment to reduce parking by nine spaces, from 38 to 29 is hereby granted for the aforementioned property subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The existing 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.

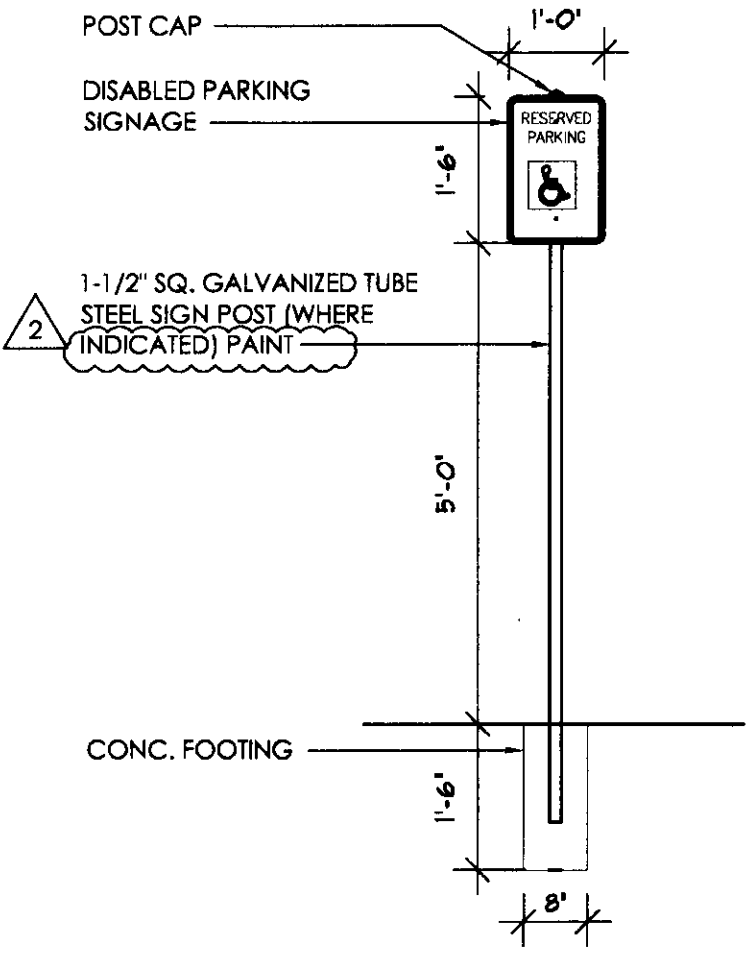


John L. Schlegel  
Planning Director



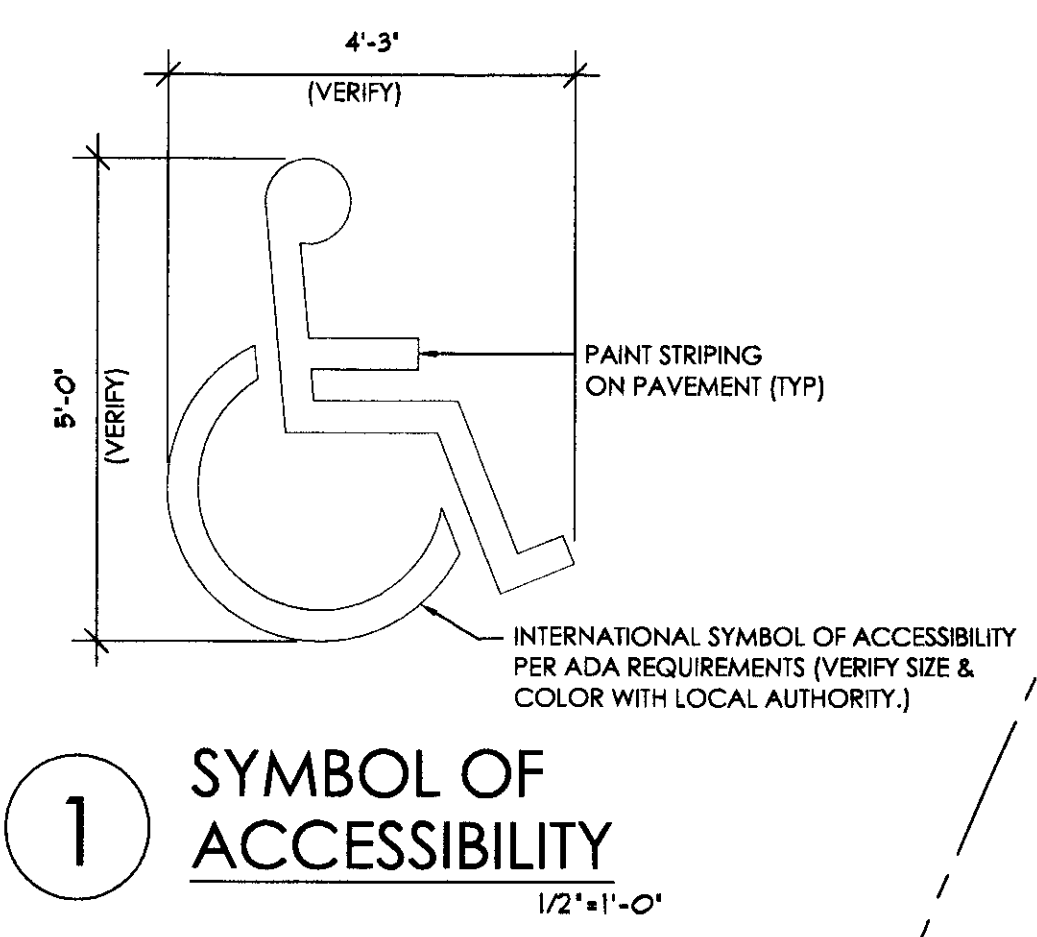
Ricky Stubbs  
Interim Co-superintendent of Central Inspection

cc: Rick Stubbs, Office of Central Inspection  
Mark Janzen, Office of Central Inspection  
J.R. Cox, Office of Central Inspection  
Paul Hays, Office of Central Inspection  
Michael O'Donnell, CM District IV  
Kelli Geier, NA District IV

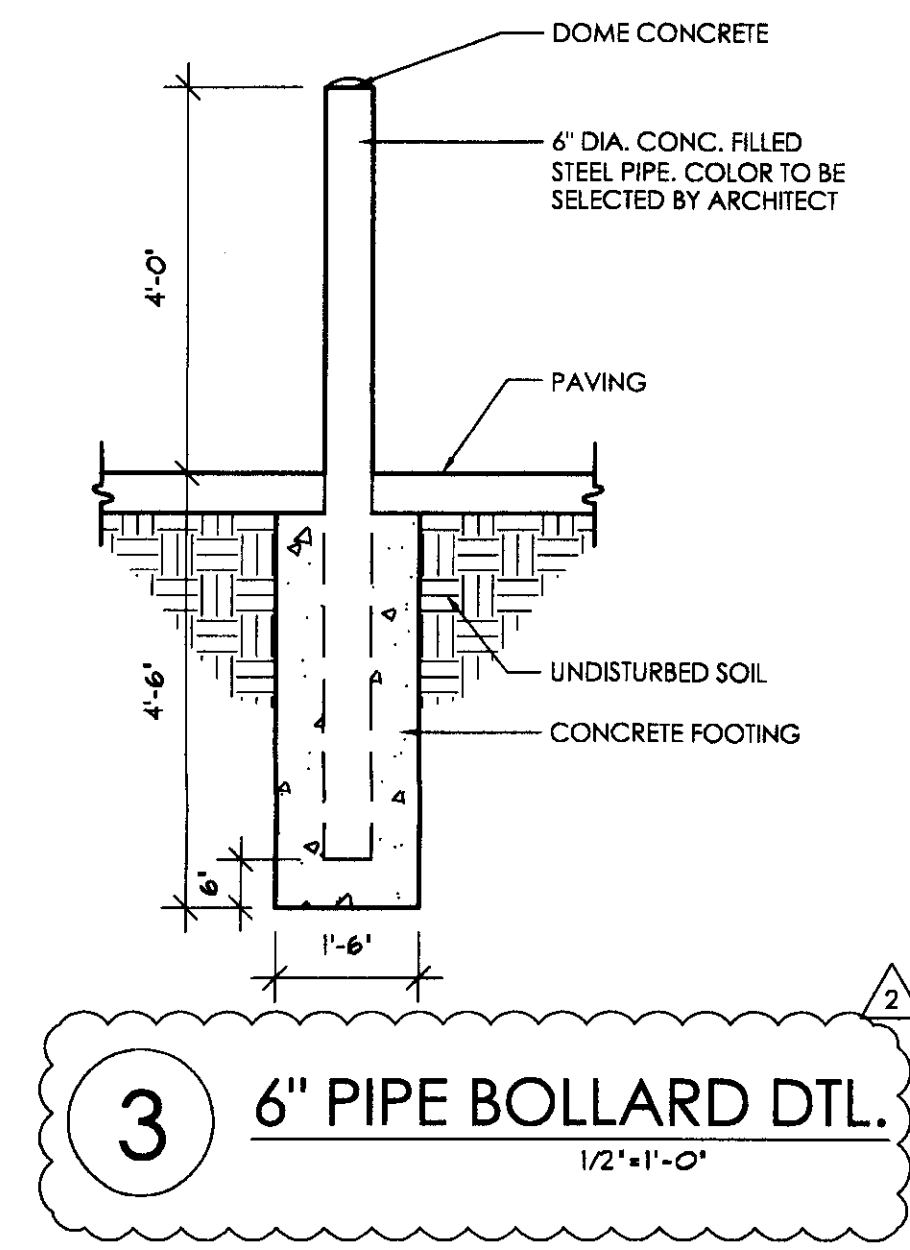


\*NOTES: 1. SIGN LETTERING TO CONFORM TO LOCAL SIGN ORDINANCE.  
2. ALL SIGN FASTENERS ARE TO BE STAINLESS STEEL OR GALVANIZED.

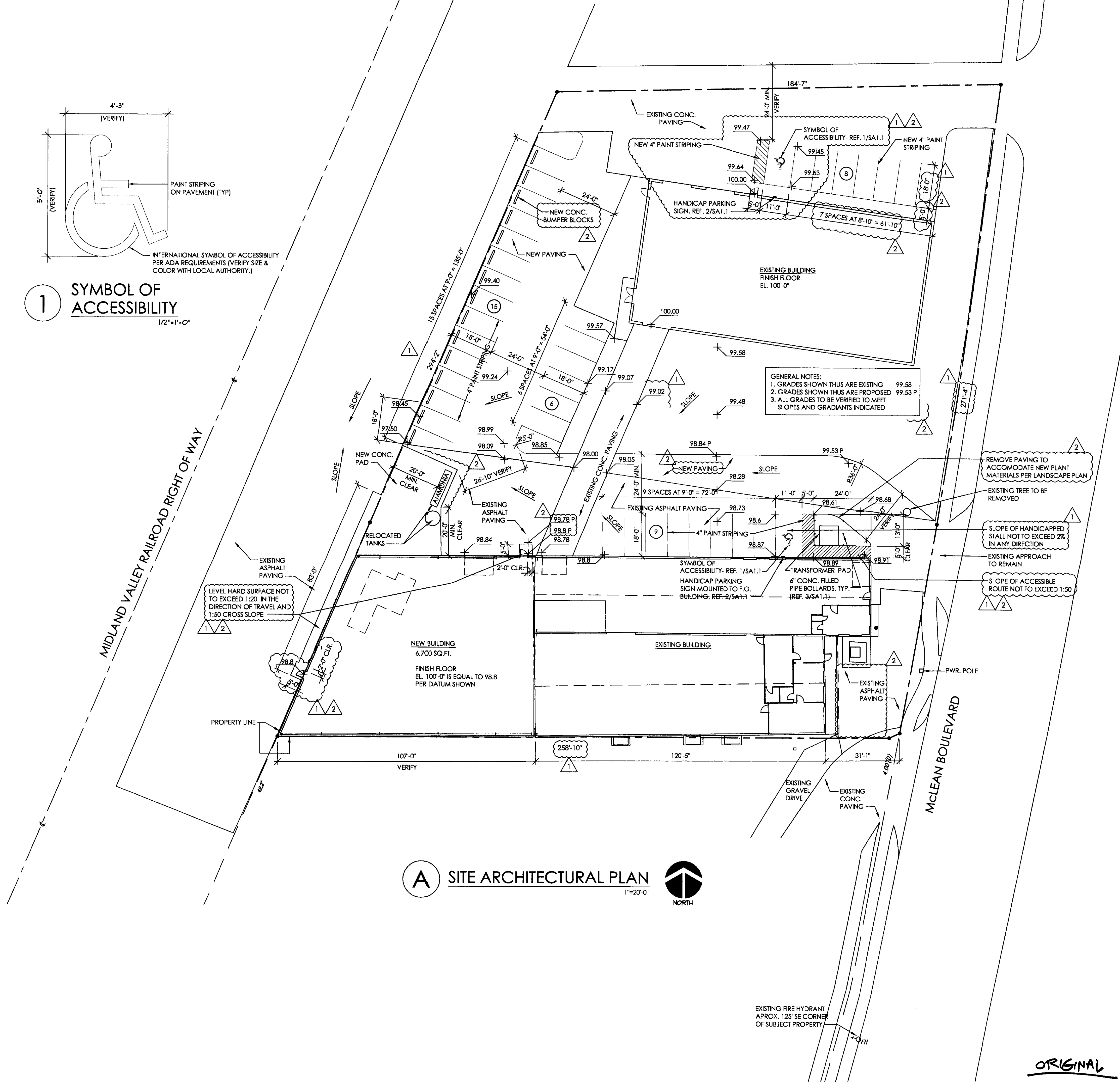
**2 ADA SIGNAGE**  
SCALE: 1/2" = 1'-0"



**1 SYMBOL OF ACCESSIBILITY**  
1/2" = 1'-0"



**3 6" PIPE BOLLARD DTL.**  
1/2" = 1'-0"



**A SITE ARCHITECTURAL PLAN**  
1" = 20'-0"

DATE DRAWN  
07-28-11  
REVISIONS  
11-03-11 CITY REVIEW  
COMMENTS  
11-15-11 CITY REVIEW  
COMMENTS

PRINTS ISSUED  
7-28-11 FOR OWNER REVIEW  
8-28-11 FOR OWNER REVIEW  
9-23-11 FOR PERMIT

**KREHBIEL**  
ARCHITECTURE  
1300 E. Lewis  
Wichita KS 67211  
316.267.8233  
316.267.8566 fax  
krehbielarchitecture.com

DATE 12-1-11

REMODEL FOR:  
**METAL IMPROVEMENT CO.**  
1019 S. McLEAN BLVD.  
WICHITA, KS

PROJECT NO.  
11043  
SHEET TITLE  
SITE ARCHITECTURAL PLAN

SHEET NO.  
**SA1.1**

ORIGINAL



**Wichita-Sedgwick County Metropolitan Area Planning Department**

March 28, 2012

Metal Improvement LLC c/o Alan Walcher  
1019 S. McLean Blvd.  
Wichita, KS 67213

Krehbiel Architecture  
1300 E. Lewis  
Wichita, KS 67211

**Re: BZA2012-11: Administrative adjustment to reduce the parking requirement by 25% from 38 spaces to 29 spaces, generally located north and west of the intersection of South McLean Boulevard and West Lincoln Street (1019 S. McLean Blvd) in LI Limited Industrial zoning.**

**Legal Description: Lots 1-5, Southwest Boulevard Addition, Wichita, Sedgwick County, Kansas**

Dear Applicants,

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 propose to add a 6,700 square foot building addition which will increase your parking requirement. Your site plan indicates 29 parking spaces with the new addition, a 25% reduction of the 38 spaces required 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 nine 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

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**T 316.268.4421 F 316.268.4390**

[www.wichita.gov](http://www.wichita.gov)