CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

June 21, 2013

Hijos LLC
2237 S. West Street Ct
Wichita, KS 67213

Evans Building Co.
901 W. York
Wichita, KS 67215

Re: BZA2013-23: City zoning administrative adjustment to reduce the parking requirement by up to 25%, from 183 to 152 spaces, in LI Limited Industrial zoning, for an industrial building expansion, generally located west of S. West Street and north of Southwest Boulevard (2237 S. West Street Ct.).

Legal Description: LOTS 3 and 4 PAWNEE &WEST INDUSTRIAL 2ND ADDITION, Wichita, Sedgwick County, Kansas

Dear Applicants,

We reviewed your Zoning Adjustment request to reduce the parking requirement on the above-referenced property. From reviewing your application we understand that you propose a building addition on the subject site. You indicate a desire to reduce the on-site parking requirement from 183 to 152 spaces, a 17% reduction of the Unified Zoning Code (UZC) requirement for the site.

Sec. V-I.2.i of the Unified Zoning Code allows an adjustment to reduce the parking requirement for renovation projects by up to 25% when the conditions required by Sec. V-I.6 of the Code are met. We find that the parking requirement reduction 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 have no 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 17% parking reduction 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 utility easements; the public's safety, health and welfare should not be impacted.

Our signatures below indicate that an administrative adjustment to reduce parking by 17%, from 183 to 152 spaces is hereby granted for the aforementioned property subject to the following conditions:

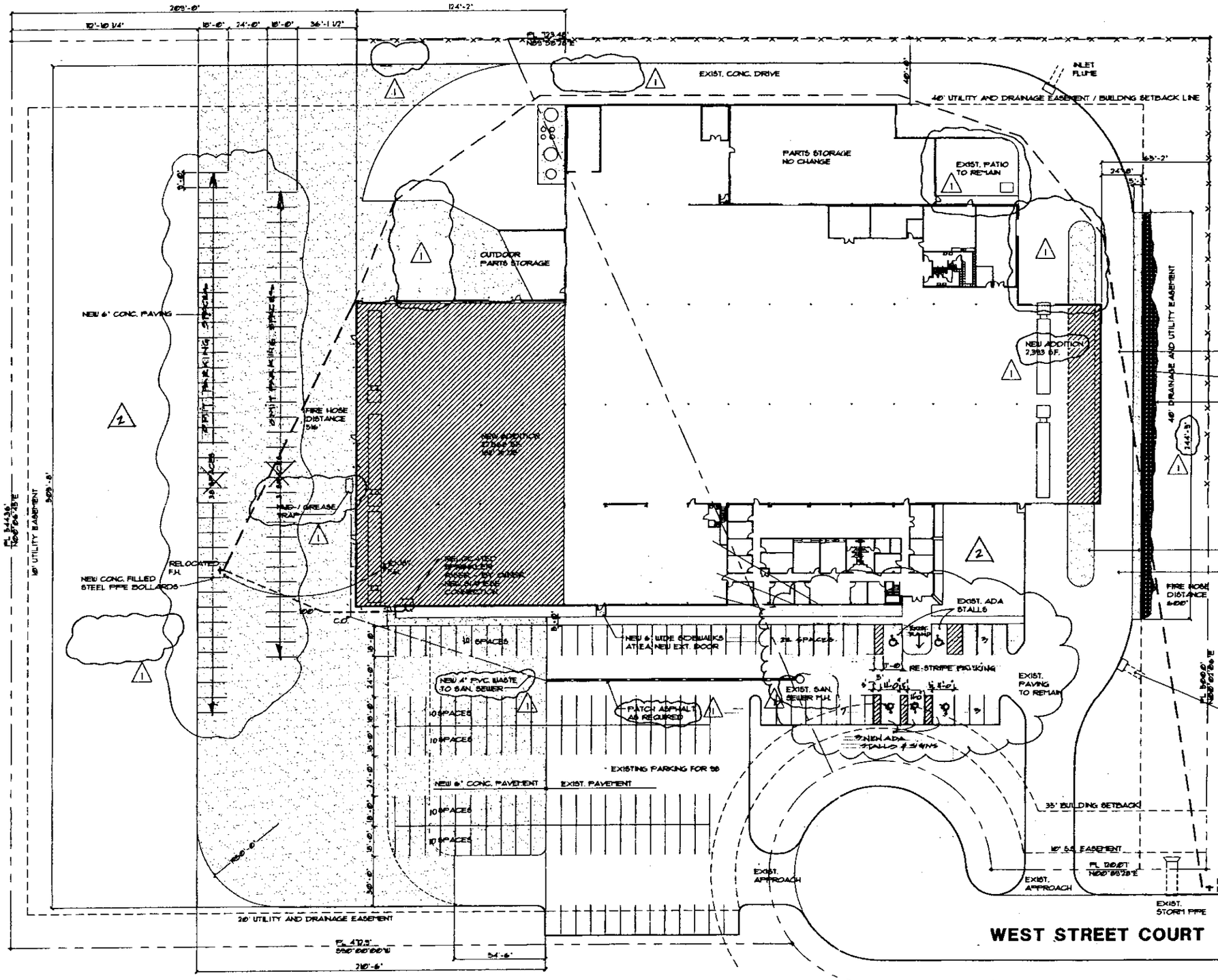
1) The site shall be developed in general conformance with the approved site plan.
2) All parking on the site shall be paved and marked in accordance with City standards.
3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, 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" sign should now be removed from the property.

John L. Schlegel
Planning Director

Tom Stolz
MABCD Director

cc: Paul Hays, MABCD
Jeff Blubaugh, CM District IV



SITE LAYOUT PLAN
1" = 30' - 0"

NORTH

PARKING REQUIREMENTS

REQUIRED PARKING		
OFFICE AREA	7,450 S.F. / 333	= 23 SPACES
WAREHOUSE	27,550 S.F. / 2000	= 14 SPACES
MANUFACTURING	69,591 S.F. / 500	= 139 SPACES
TOTAL PARKING REQUIREMENT		= 178 SPACES
REQUIRED ADA PARKING		= 5 SPACES
TOTAL PROVIDED PARKING		= 147 SPACES
PROVIDED ADA PARKING		= 5 SPACES

LEGAL DESCRIPTION

LOTS 3 AND 4 PAWNEE AND WEST INDUSTRIAL PARK SECOND ADDITION, WICHITA SEDGWICK COUNTY KANSAS.

IMPERVIOUS AREA

TOTAL SITE AREA: 372,836 SQUARE FEET
TOTAL IMPERVIOUS AREA: 256,162 SQUARE FEET

LEGEND

PROPERTY LINE:
PROPERTY CORNERS
EASEMENTS / SETBACKS
FENCING

SITE PLAN
PZH2013-23

APPROVED

Date: 6-21-13

Architectural Development Services, L.L.C.
P.O. Box 49485
Wichita, Kansas 67201
Phone: 316 furnished
Fax: 316 furnished

J.R. Custom Metal Products, Inc.
Building Addition
2237 South West Street Court
Wichita, Kansas

prints issued
5-31-13
For Construction
Revision 10-5-13
Revision 6-9-14

project no.
0008

drawn | rec. | check

SITE LAYOUT PLAN

SA-1

of