CITY OF WICHITA

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

October 30, 2013

John Maida
1916 S. Cooper Ct.
Wichita, KS 67207

Dale Hermes
7701 E. Kellogg
Wichita, KS 67207

**Re: BZA2013-42: City zoning administrative adjustment to reduce the parking requirement by up to 21%, from 14 to 11 spaces, in LI Limited Industrial zoning, for an industrial building expansion, generally located at southeast corner of N. Santa Fe and 9th Street North (970 N. Santa Fe).**

**Legal Description:** W1/2 LOTS 74-76; W1/2 LOT 72; N 9.5 FT W 95 FT LOT 68 & LOT 70 EXC S 6 FT E 30 FT W1/2 THEREOF 5TH NOW SANTA FE AVE JONES 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 are relocating your business to this site and currently have four employees that will be occupying the facility. You indicate a desire to reduce the on-site parking requirement from 14 to 11 spaces, a 21% reduction of the Unified Zoning Code (UZC) requirement for the site until such time as your business expands and the extra parking spaces are needed. The site does have the space to accommodate additional parking spaces.

Sec. V-I.2.i of the Unified Zoning Code allows an adjustment to reduce the parking requirement for manufacturing 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 is available for the current need and 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: Abutting sites are zoned LI and include warehouse/office, warehouse/distribution/storage and machinery manufacturing uses. Therefore a 21% parking reduction should not compromise existing or permitted uses on abutting sites.

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 21%, from 14 to 11 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. Permitting and parking improvements shall be obtained and completed within one year.

2) All parking on the site shall be paved and marked in accordance with City standards. Gravel and unpaved areas shall have barriers to prevent parking on unimproved surfaces.

3) Once the number of employees exceeds 11, the parking plan must be improved to provide one space for each additional employee up to the current zoning code standard.

4) If the use changes from manufacturing, the number of parking spaces must meet the current zoning code standard.

5) 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.

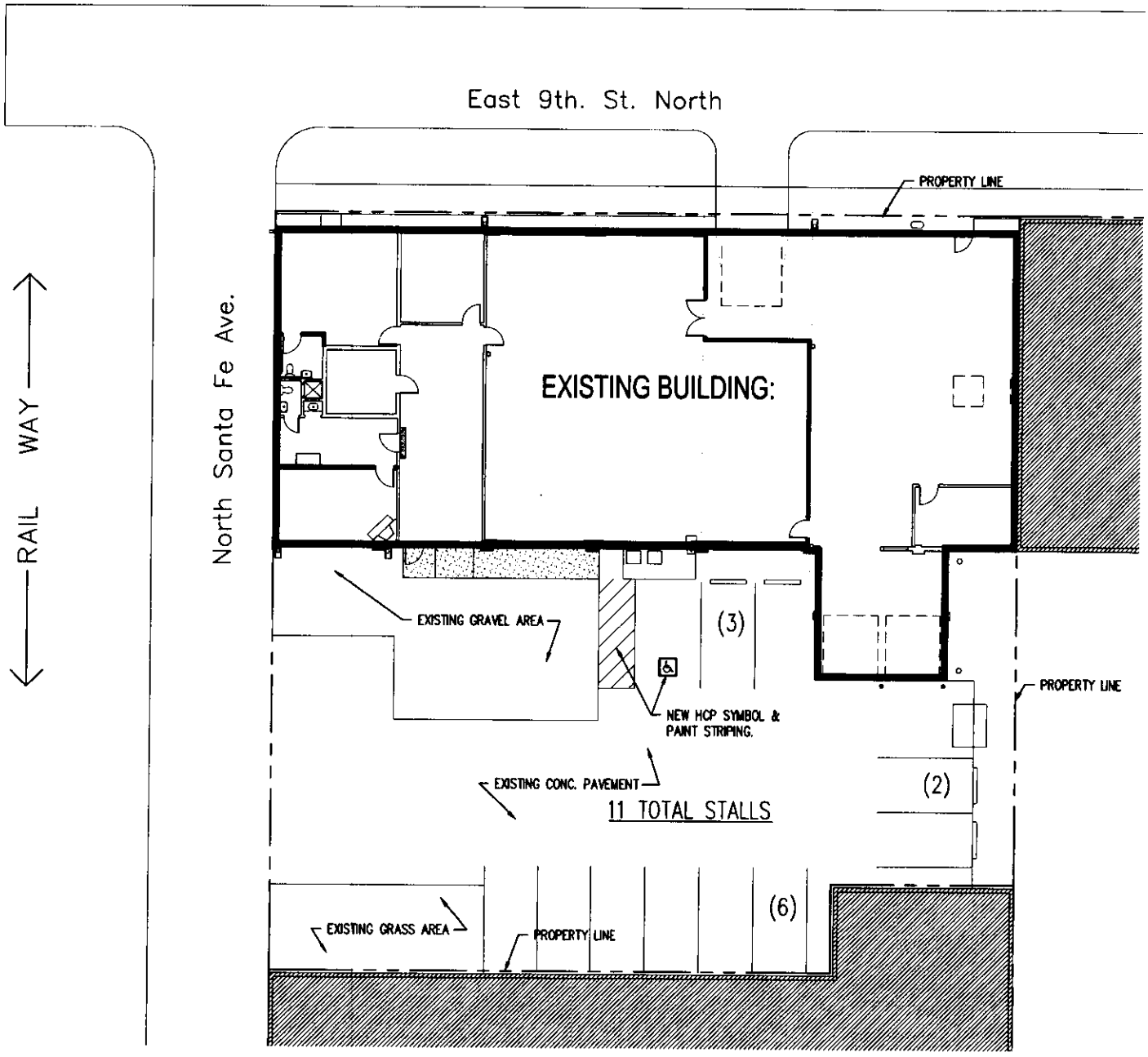
John L. Schlegel
Planning Director

Tom J. Stolz
MABCD Director

cc: Paul Hays, MABCD
JR Cox, MABCD
Janet Miller, CM District VI
Terri Dozal, NA District VI

# SITE PLAN

APPROVED 10-30-2023 BY




LEGAL DESCRIPTION: City of Wichita, Sedg. Co., Kansas
Commonly described as 970 N. Santa Fe.

W1/2 LOTS 74-76 5TH. NOW SANTA FE AVE. JONES 2ND. ADD., and;
W1/2 LOT 72 5TH. NOW SANTA FE AVE. JONES 2ND. ADD., and;
N 9.5 FT W 95 FT LOT 68 & LOT 70 EXC S 6 FT E 30 FT W1/2 THEREOF 5TH NOW SANTA FE AVE JONES 2ND ADDITION

N

A SITE PLAN

1" = 25'-0"