CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 14, 2015

Globe Engineering Co. Inc.
Jeff Teague, President
1539 S. St Paul Street
Wichita, KS 67207

Re: BZA2015-16: City zoning administrative adjustment to reduce the parking requirement by approximately 15%, from 51 to 43 spaces, in LI Limited Industrial zoning, for an industrial building redevelopment, generally located south of Pawnee and east of S. West Street (2432 S. Sheridan).

Legal Description: All of Lot 3 and the North 33 feet of Lot 4, Block 1, Wichita Builders 3RD 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 you indicate a desire to reduce the on-site parking requirement from 51to 43 spaces, approximately a 15% 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 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 miscellaneous manufacturing uses. Therefore a 15% 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; the public's safety, health and welfare should not be impacted.

Our signatures below indicate that an administrative adjustment to reduce parking by 15%, from 51 to 43 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 shall be obtained and parking improvements 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) If the use changes from office/warehouse, the number of parking spaces must meet the current zoning code standard.

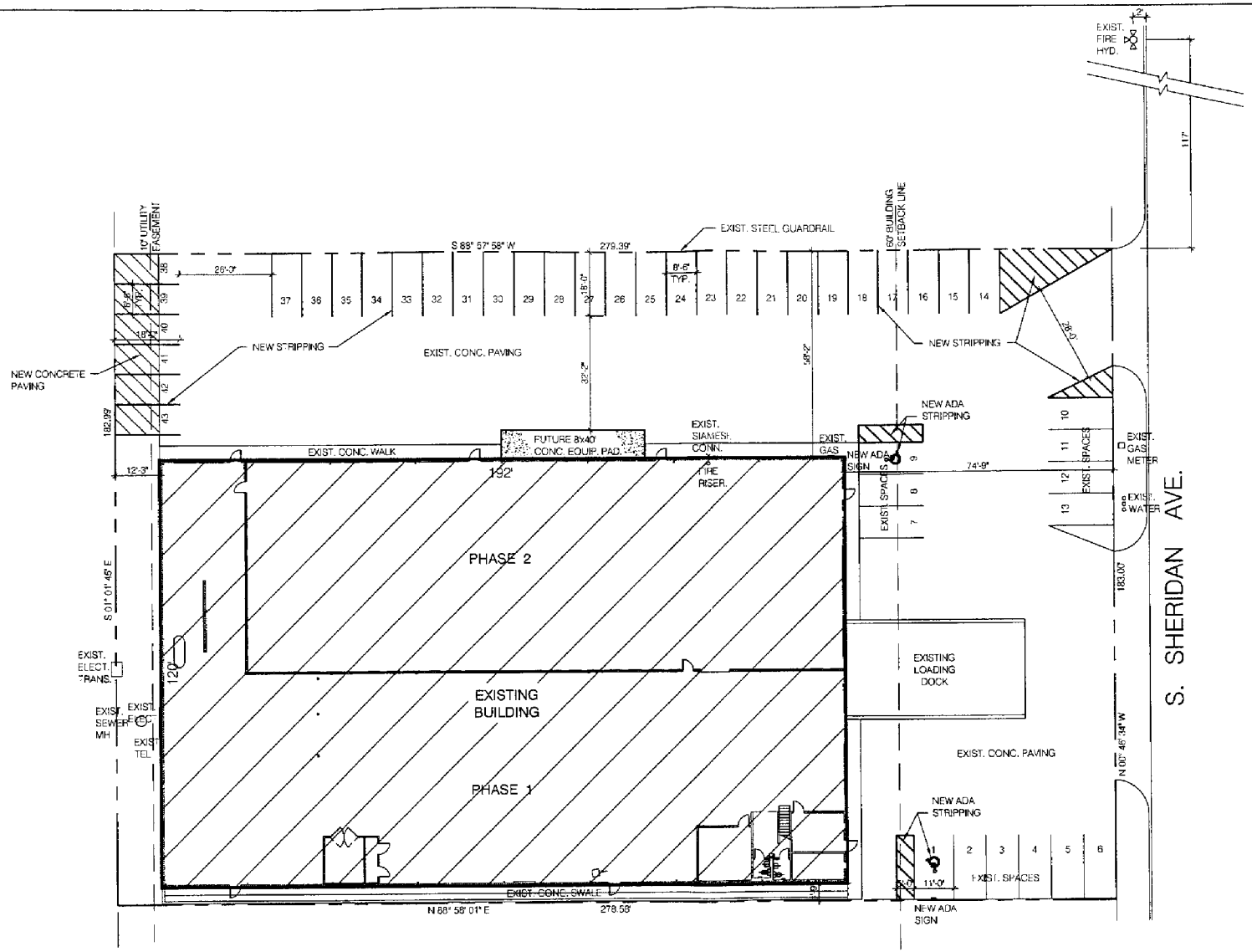
4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The "Development Application" sign should now be removed from the property.

John L. Schlegel, Director
Metropolitan Area Planning Department

Thomas J. Stolz, Director
Metropolitan Area Building and
Construction Department

cc: Paul Hays, MABCD
JR Cox, MABCD
Jeff Blubaugh, CM District IV
Case Bell, NA District IV



ARCHITECTURAL SITE PLAN

1" = 20'