CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 1, 2016

Perfekta, Inc.
Julian Guerra II, President
480 E. 21st Street
Wichita, KS 67214

Howard & Helmer
James Nightengale
3500 N. Rock Road
Wichita, KS67226

Re: BZA2016-05: City zoning administrative adjustment to reduce the parking requirement by approximately 18%, from 219 to 179 spaces, in GI General Industrial zoning, for a new industrial building development, generally located northeast of the intersection of East 21st Street North and North Broadway (480 E. 21st Street N.)

Legal Description: Lot 1, Block A, Perfekta Addition, together with Lot 1, Hoy Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

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 constructing a new building on this site and you indicate a desire to reduce the on-site parking requirement from 219 to 179 spaces, approximately a 18% 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 GI and include warehouse/office, warehouse/distribution/storage and miscellaneous manufacturing uses. Therefore a 18% parking reduction should not compromise existing or permitted uses on abutting sites.

4) Effect on public health, safety or welfare: There is encroachment into public right of way allowed by a minor street privilege permit; the public's safety, health and welfare should not be impacted.

Our signatures below indicate that an administrative adjustment to reduce parking by 18%, from 219 to 179 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) A Minor Street Privilege Permit must be kept current in order for this parking reduction to be in compliance with the Administrative Adjustment.

4) If the use changes from office/warehouse, 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, or if the minor street privilege permit is not kept current and active, 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.

Dale Miller, Director
Metropolitan Area Planning Department

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

cc: Paul Hays, MABCD
JR Cox, MABCD
Janet Miller, CM District VI
Martha Sanchez, Community Services Representative District VI

NEW PARKING

NEW PARKING

NEW BUILDING

EXISTING PARKING

EXISTING BUILDING
Building #480
Ground Floor Area
= 68,945.6 Square Feet

Parcel 1

Lot 1,
Hoy Addition

Building #414
(TO BE REMOVED)

SITE BENCHMARK-2
Top of Mag nail
Elevation=1313.31
(NAVD 88)

DEFLECTION CORNER IN W. LINE
HOY ADDITION

NORTH LINE,
HOY ADDITION

WEST LINE
HOY ADDITION

SE COR. SW1/4, SEC. 4,
TWP. 27-S, R-1-E

60 EXISTING STALLS
119 NEW STALLS
179 TOTAL STALLS

SITE PLAN
APPROVED 4/1/2016 KLmorgan

SITE PLAN

1 PERFEKTA SITE PLAN
1"=80'

HOWARD+HELMER architecture

PERFEKTA ASSOCIATES