CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

August 31, 2016

Michael S. Coffey & SBC Family Trust
4206 W. May
Wichita, KS 67209

Allen Williams
2008 W. Harry Court
Wichita, KS 67213

Re: BZA2016-00036: City Administrative Adjustment to reduce the parking requirement by 25%, from 72 to 55 spaces for a redeveloped manufacturing facility zoned LI Limited Industrial and generally located south of Harry and west of West (4108 W. May)

Legal Description: LOT 10 BLOCK 2, LOT 11 EXC BEG NW COR TH E 75 FT TH S 92 FT TH W 25 FT S TO S LI TH WLY ALG S LI TO SW COR TH N 226.07 FT TO BEG BLOCK 2 AND THAT PART LOT 11 BEG NW COR TH E 75 FT TH S 92 FT TH W 25 FT TH S TO S LI TH WLY TO SW COR TH N 226.07 FT TO BEG BLOCK 2, WESTPARK 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 building a new structure on this site and you indicate a desire to reduce the on-site parking requirement from 72 to 55 spaces, approximately a 25% 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 LI zoning 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.

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, therefore a 25% parking reduction should not compromise existing or permitted uses on abutting sites.

4) Effect on public health, safety or welfare: The public's safety, health and welfare should not be impacted.

Our signatures below indicate that an administrative adjustment to reduce parking by 25%, from 72to 55 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.

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

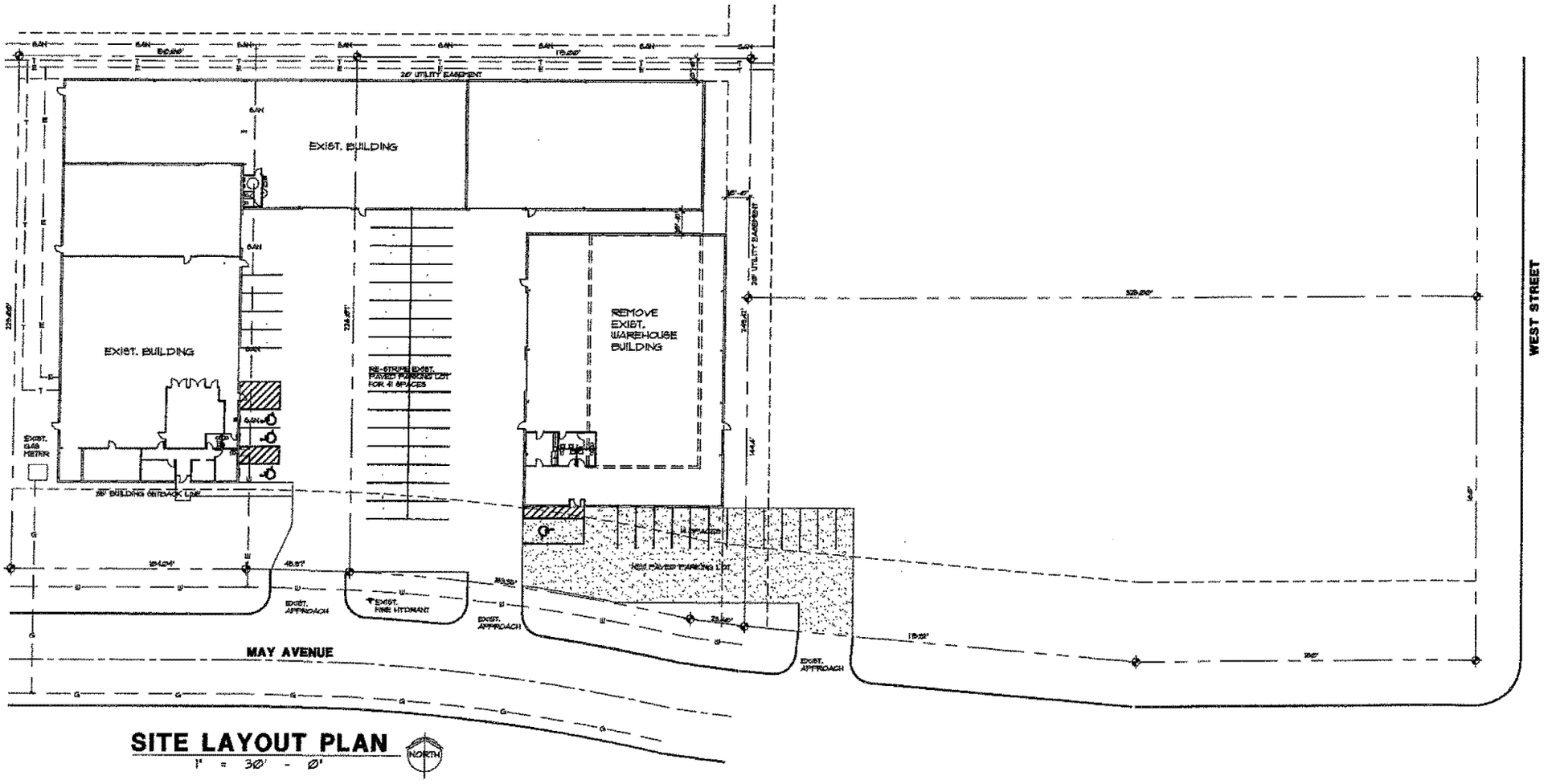
4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, Zoning Administrator may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

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

Dale Miller, Director
Metropolitan Area Planning Department

Kyle L. McLaren, Interim Director
Metropolitan Area Building and
Construction Department

cc: Paul Hays, MABCD
JR Cox, MABCD
Jeff Blubaugh, CM District IV
Rebecca Fields, Community Services Representative District IV



SITE LAYOUT PLAN

1" = 30' - 0"

Site Plan Approved
Sept 9, 2016 Elmorgan

PARKING REQUIREMENTS

REQUIRED PARKING

EXIST. OFFICE AREA	= 952 S.F. / 333	= 3 SPACES
EXIST. MANUFACTURING	= 24,166 S.F. / 500	= 48 SPACES
NEW MANUFACTURING	= 10,560 S.F. / 500	= 21 SPACES
TOTAL PARKING REQUIREMENT		= 72 SPACES
REQUIRED ADA PARKING		= 3 SPACES

PROVIDED PARKING

EXISTING PARKING =	41 SPACES
NEW PARKING =	14 SPACES
EXISTING ADA PARKING =	3 SPACES (1 VAN ACCESSABLE)
NEW ADA PARKING =	1 SPACE (UNIVERSAL)
TOTAL PARKING =	55 SPACES

LEGEND

PROPERTY LINE:

PROPERTY CORNERS

EASEMENTS / SETBACKS

FENCING

ELECTRICAL

SANITARY SEWER

WATER

GAS

TELEPHONE