requirement should not compromise existing or permitted uses on abutting sites due to the minor nature of the reduction of the parking requirement.

(4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; therefore, there should not be a negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that a Zoning Adjustment to reduce the parking requirement for a vehicle repair business at 11209 W. Kellogg from 33 spaces to 25 spaces is hereby granted, subject to the following conditions:

1) All parking areas shall be paved with asphalt or concrete and marked in general conformance with the approved site plan. Parking barriers or blocks shall be installed for head-in parking spaces to prevent vehicles from encroaching upon surrounding property.

2) The Zoning Adjustment is for a parking requirement reduction only for a maximum of 7,000 square feet for vehicle repair and accessory office uses and a maximum of 9,300 square feet of warehouse/storage uses. If an increase in building square footage and/or a change in use increases the parking requirement of the Unified Zoning Code for the property, then additional parking spaces over and above 25 shall be provided

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

Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Kenneth Houston, P.O. Box 877, Goddard, KS 67052
Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
Herb Shaner, Office of Central Inspection

CITY OF WICHITA

FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

April 15, 2005

Howard A. Rishel
14528 W. Highway 54
Wichita, KS 67235

Re: **BZA2005-00016: Zoning Adjustment to reduce the parking requirement for a vehicle repair business at 11209 W. Kellogg from 33 spaces to 25 spaces.**

Legal Description: See Exhibits A & B in case file (Control numbers: 199200, 199202, 199206, & 504589). Located on the southwest corner of Kellogg and 111th Street West.

Dear Mr. Rishel:

We have reviewed your request for a Zoning Adjustment to reduce the parking requirement on the above-referenced property. From reviewing your application, we understand that you propose to remodel an existing commercial building for use as a vehicle repair business. Your application indicates that property condemnations for Kellogg have reduced the amount of land available to provide parking and that the uses to be located within a large portion of the building are storage related and will require fewer parking spaces than required by the Unified Zoning Code for a vehicle repair business. Therefore, you have requested a Zoning Adjustment to reduce the parking requirement from 33 spaces to 25 spaces.

Sec. V-I.2.i. of the Unified Zoning Code allows an adjustment to reduce the parking requirement by up to 25 percent for remodeling/expansion projects when the conditions required by Sec. V-I.6. of the Code are met. We find that the reduction of the parking requirement 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: Flexibility is provided within the Code to allow for minor reductions of the parking requirement to encourage reuse of existing buildings. The extent of the parking requirement reduction is within allowable limits; therefore, sufficient on-site parking should be provided such that on-street parking for the building should not exceed the amount of on-street parking available.

2) Impact on existing uses in surrounding areas: There should be no negative impact on uses in surrounding areas as a result of the reduction of the parking requirement, as sufficient parking should be provided on-site with no resulting off-site parking need being generated by the building that would utilize parking provided for adjacent businesses.

3) Compatibility with existing or permitted uses on abutting sites: Vehicle repair and accessory uses such as parking are permitted in the "LI" Limited Industrial zoning district, and reducing the parking

SITE PLAN
11207 & 11209 WEST KELLOGG

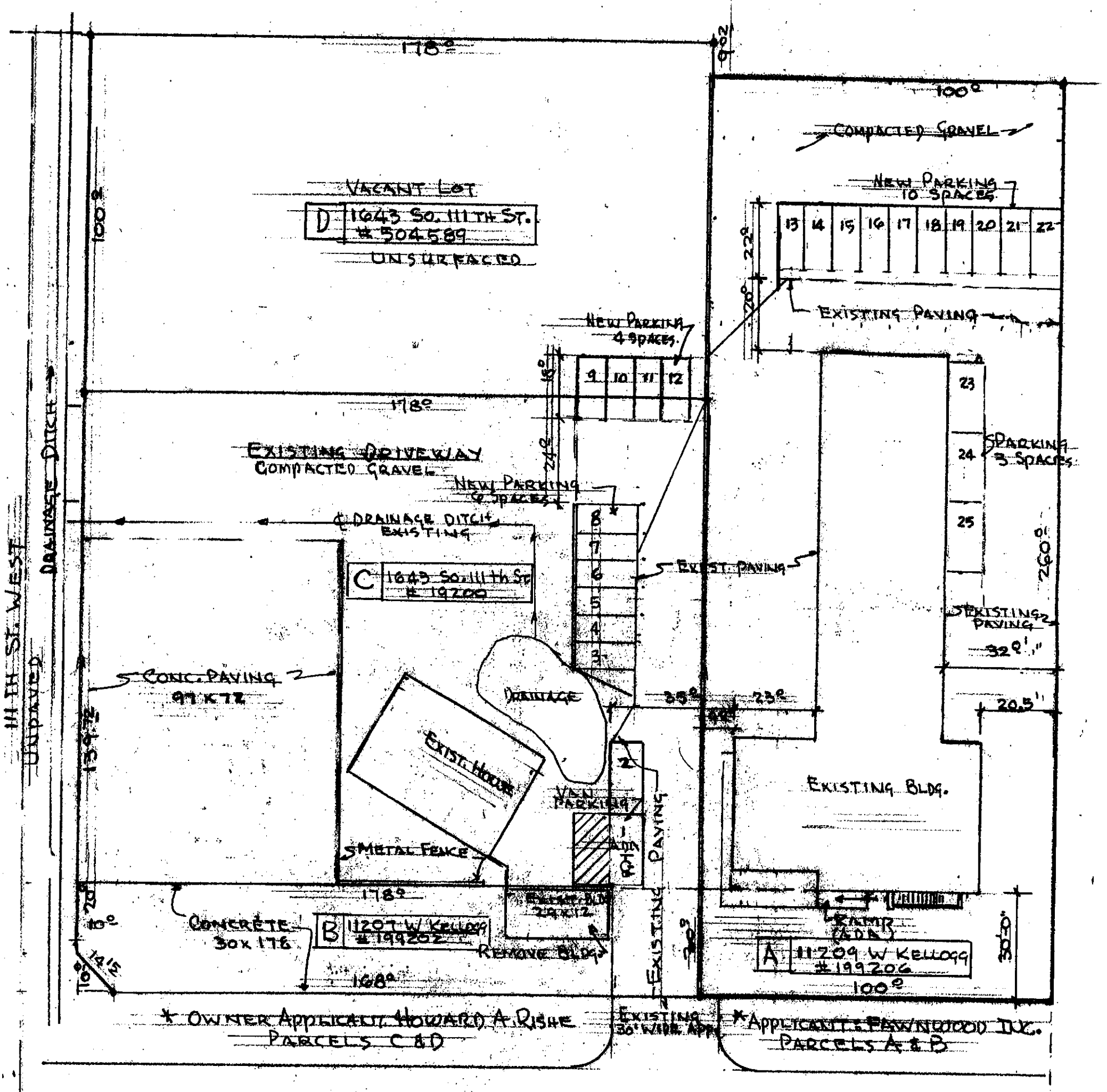
BZA2005-00016

SITE PLAN

APPROVED 4-15-05 BY SK

N

SCALE 1" = 30'



PAVED FRONTAGE ROAD ON WEST KELLOGG

PARCEL	ADDRESS:	CONTROL NO. (CITY)	LOT SIZE (APPROX)	AREA S.F.
A.	11209 W. KELLOGG	199206	100 x 260	2600
B.	11207 W. KELLOGG	199202	30 x 178 (-COR.)	5290
C.	1643 So. 111TH ST. WEST	199200	169.72 x 178 (-COR.)	30,160
D.	1643 So. 111TH ST. WEST	504589	100 x 178	17800

LEGAL

A. SEE ATTACHMENT - EXHIBIT A PARCEL 1
B. SEE ATTACHMENT - EXHIBIT A PARCEL 2
C. SEE ATTACHMENT - EXHIBIT B PARCEL 1
D. SEE ATTACHMENT - EXHIBIT B PARCEL 2

ALTERATIONS & UPDATE ON EXISTING BLASI TIRE CENTER TO BE USED AS A TIRE CENTER.

SD 4/1/05