



Wichita-Sedgwick County Metropolitan Area Planning Department
May 8, 2008

Randy Dean Construction Inc.
2552 N Maize Rd.
Wichita, KS 67205

Re: **BZA2008-17**: City zoning administrative adjustment to reduce the parking requirement by 10% from 39 to 35 spaces, generally located east of Maize and north of Maize Ct. (2548 N Maize Ct.)

Legal Description: Lot 3, Block 1, Chadsworth Plaza Addition Sedgwick County, Kansas.

Dear Applicants,

We have reviewed your Zoning Adjustment request to reduce the parking requirement on the above-referenced property. From reviewing your application we understand that you propose 35 parking spaces on the site, a 10% reduction of the 39 spaces required by the Unified Zoning Code (UZC).

Sec. V-I.2.i. of the Unified Zoning Code allows an adjustment to reduce the parking requirement by up to 10% 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:

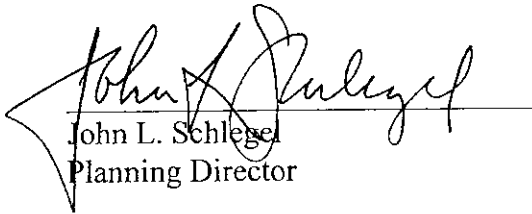
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed reduction in parking requirement should have no detrimental impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. Sufficient parking should be available for the anticipated need, and the parking 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: A reduction of 10% of the parking requirement should not compromise existing or permitted uses on abutting sites, as all parking for this project should be adequately provided on the site.

- 4) Effect on public health, safety or welfare: There will be no encroachment into public right of way or utility easements; therefore there should be no impact on the public's safety, health or welfare.

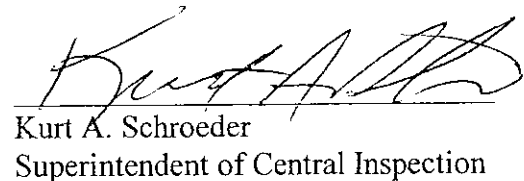
Our signatures below indicate that an administrative adjustment to reduce parking by 10%, from 39 to 35 spaces is hereby granted for the aforementioned property subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) All other standards of the Unified Zoning Code shall be met, unless an additional adjustment or variance is approved.
- 3) The parking area shall be paved and marked.
- 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 the Zoning Adjustment 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: Kurt Schroeder, OCI
Paul Hays, OCI
Jeff Longwell, WCC V, Mail Stop 1-13

CONC. PAVED
SIDEWALK (TYP.),
REF. 5/SPI.3

GAS METER & SERVICE
LINE BY UTILITY CO.

UTILITY-
EASEMENT

6"Ø PVC I
@ DOWN E
DAYLIGHT.

UTILITY
EASEMENT

BUILDING PAD TO BE @ 1333.00 ELEV

3" Ø PVC DRAIN LINES
Ø DOWN SPOUTS TO
DAYLIGHT, TYP.

3.6 spaces @ 8.5 wide

* 2 A.DA. spaces

9 spaces @ 8.5
153' total across
8 SPACES @ 9'-0" = 72'-0"

11 Spaces @ 8.2 wide 90.2 total across

SPACES @ 4'-0" = 54'-0" 18'-0" 9'-0" = 18'-0"

2	3	4	5	6	7	8	9	10	11
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CUT & REMOVE EXG. CURB
NEW PAVING & CURBS TO
MATCH ELEV. OF EXG.
PAVING & CURBS

APPROVED

SITE PLAN B2H 2008-17

TRASH ENCLOSURE,
REF 6/SPI.3

Date: 8
5

5-8-08