



Wichita-Sedgwick County Metropolitan Area Planning Department

December 15, 2000

James L. Basham
Basham Furniture Rental
2141 N. Market
Wichita, KS 67214

FILE COPY

Re: BZA2000-00059: An administrative adjustment to reduce the parking requirements for a large item community retail use by 25 percent (from 13 spaces to 10 spaces).

Legal Description: Lot 1, Block 1, Madden Addition to Wichita, Sedgwick County, Kansas. Located at the northwest corner of Pawnee and Seneca (1102 W. Pawnee)

Dear Mr. Basham:

We have reviewed your request for an Administrative Adjustment to allow a 25% reduction in the parking requirements for your furniture and appliance rental business on the aforementioned property. You state in your application that you will be redeveloping the site of an auto repair business to construct a 4,335 square foot furniture and appliance rental store. You further state in your application that the parking requirement for a 4,335 large item community retail business is 13 parking spaces; however, there is only space on the redeveloped site to provide 10 parking spaces.

The Unified Zoning Code allows an Administrative Adjustment that would reduce the parking requirements by up to 25% for large item community retail uses. We find that the reduction of parking requirements meets the four conditions required by Section V-I.6 of the Unified Zoning Code as set out below:

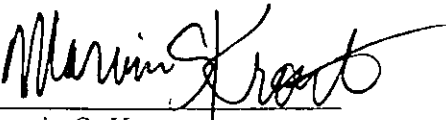
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is for off-street parking for a large item community retail business that generates relatively low traffic volumes. Public vehicular and pedestrian circulation will not be affected.
- 2) Impact on existing uses in surrounding areas: There should be no negative impact on the existing uses in surrounding areas as a result of the reduction in parking spaces as there should be no overflow parking requirements for customers or employees at this location.

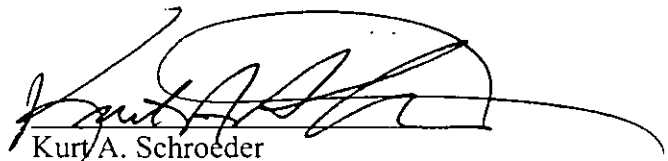
- 3) Compatibility with existing or permitted uses on abutting sites: The reduction in parking requirements is within allowable adjustments and will not detract from the existing or permitted use on abutting sites. Additionally, the reduction in parking requirements will permit the site to comply with landscaping requirements which will increase compatibility with surrounding uses.
- 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 an Administrative Adjustment to allow the reduction in the parking requirements by 25% (from 13 spaces to 10 spaces) for the aforementioned property is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the site plan submitted as part of this application.
- 2) All parking areas shall be paved and marked.
- 3) The use of the site shall be limited to large item community retail or other permitted uses with less restrictive parking requirements. Large item community retail shall not be conducted in conjunction with any use not directly related to such a business.
- 4) Any violation of these conditions shall render the Administrative Adjustment null and void.

The zoning adjustment sign may now be removed from the property.


Marvin S. Krout
Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

MK/KS/sk

cc: Paul Hayes, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection
Garrett H. Addison, Smith Construction Company, P.O. Box 13213, Wichita, KS 67213

BASHAM RENTAL

DATE: 10/21/00

SCALE: 1"=10'

DRAWN BY: TJS

SHEET NO. C-1

WORTH ES

FINANCE & LEASE

SMITH CONSTRUCTION CO., INC.

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WORTH LAKE #1009
(781) 942-1900

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