



**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

Craig and Jeanine Pumphrey Liv. Trust
3756 Old Lawrence Road
Wichita, KS 67219

November 4, 2024

Mahaney
Attn: Robin Roberts
2822 N Mead
Wichita, KS 67219

RE: BZA2024-00046 Administrative Adjustment in the City to reduce the parking requirement from 24 spaces to 18 spaces (25 percent) for manufacturing and warehouse uses on property zoned GI General Industrial, located on the southeast corner of North Broadway Avenue and East 37th Street North (3756 N. Old Lawrence Road).

Legal Description: Even Lots 2 thru 20, except South 10 feet of Lot 20 and except North 20 feet for street dedication, Block 4, North Wichita Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We received and reviewed your request for an Administrative Adjustment to reduce the parking requirement from 24 to 18 spaces (25 percent) located at 3756 N. Old Lawrence Road for manufacturing and warehousing uses.

Sec. V-I.2. (i) of the Unified Zoning Code allows reduction of the parking requirement for redevelopment projects by up to 25 percent 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 have significant negative impacts to the surrounding uses in the immediate area.
- 3) Compatibility with existing or permitted uses on abutting sites: The zoning districts surrounding the subject property are GI General Industrial and developed with industrial uses.
- 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 the required number of parking spaces from 24 to 18 spaces (25 percent) 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) This adjustment shall apply only to the reduction of parking spaces limited to the manufacturing and warehousing uses as shown on the approved site plan. Any additional adjustments on the property will require a separate action to be filed with the MAPD.
- 3) All parking on the site shall be paved and marked in accordance with City standards.
- 4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Administrative 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.



Scott Wadle, Director
Metropolitan Area Planning Department


J.R. COX JR.

Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Maggie Ballard, CM District VI
Ana Lopez, CSR District VI

