



Wichita-Sedgwick County Metropolitan Area Planning Department

July 29, 2013

R. Allen Williams
2008 W. Harry Ct.
Wichita, KS 67213

Paradox Investment II LLC
13690 Highland Springs Ct.
Wichita, KS 67213

Re: BZA2013-25: City zoning administrative adjustment to reduce the parking requirement by up to 25%, from 49 to 44 spaces, in LI Limited Industrial zoning, for an industrial building expansion, generally located west of Lulu and north of 49th Street South (4999 Lulu).

Legal Description: LOT 10 BLOCK 2 I-135-TURNPIKE BUSINESS PARK ADDITION, Wichita, Sedgwick County, Kansas

Dear Applicants,

We reviewed your Zoning Adjustment request to reduce the parking requirement on the above-referenced property. From reviewing your application we understand that you propose a building addition on the subject site. You indicate a desire to reduce the on-site parking requirement from 49 to 44 spaces, an 11% reduction of the Unified Zoning Code (UZO) requirement for the site.

Sec. V-1.2.i of the Unified Zoning Code allows an adjustment to reduce the parking requirement for renovation projects by up to 25% when the conditions required by Sec. V-1.6 of the Code are met. We find that the parking requirement reduction as proposed meets the four conditions required by Sec. V-1.6 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. 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:** An 11% parking reduction should not compromise existing or permitted uses on abutting sites, as all parking for this project should be

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichita.gov

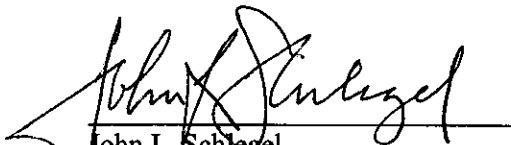
adequately provided on the site.

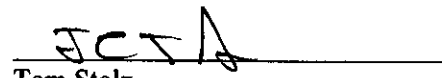
- 4) Effect on public health, safety or welfare: There will be no encroachment into public right of way or utility easements; the public's safety, health and welfare should not be impacted.

Our signatures below indicate that an administrative adjustment to reduce parking by 11%, from 49 to 45 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 parking on the site shall be paved and marked in accordance with City standards.
- 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


Tom Stolz
MABCD Director

cc: Paul Hays, MABCD
JR Cox, MABCD
James Clendenin, CM District III

APPROVED

Date: 8-1-13

