



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

September 27, 2007

US Road Freight Express  
C/o Mark Dugan  
PO Box 9070  
Wichita, Kansas, 67277-0020

Re: BZA2007-51: Zoning Administrative Adjustment to reduce the parking requirement by 25%, from 22 to 19, in "LI" Limited Industrial zoning, generally located on the northwest corner of Maize Road & State Highway K-42.

Legal Description: Lot 1, Block A, Harvest Ridge Commercial Addition to Wichita, Sedgwick County, Kansas.

Dear Applicant,

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 to add a 6,720-square foot maintenance garage on the site, currently occupied by a 7,200-square foot truck terminal/warehouse. Your plan indicates 19 parking spaces, a 25% reduction of the 22 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 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 not have a 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

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[www.wichita.gov](http://www.wichita.gov)

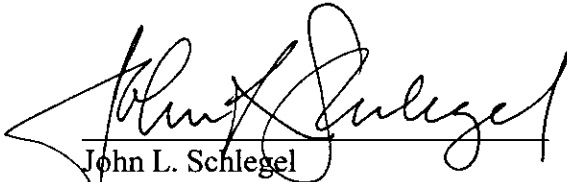
impact existing uses in surrounding areas, as all parking for this project should be adequately provided on the site.

- 3) Compatibility with existing or permitted uses on abutting sites: A reduction of 25% 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.

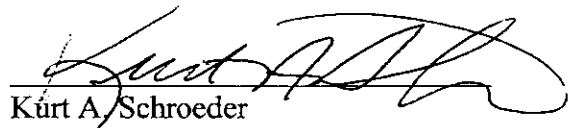
Our signatures below indicate that an administrative adjustment to reduce parking by 25%, from 22 to 19 spaces is hereby granted for the aforementioned property subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The parking area shall be paved and marked.
- 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 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

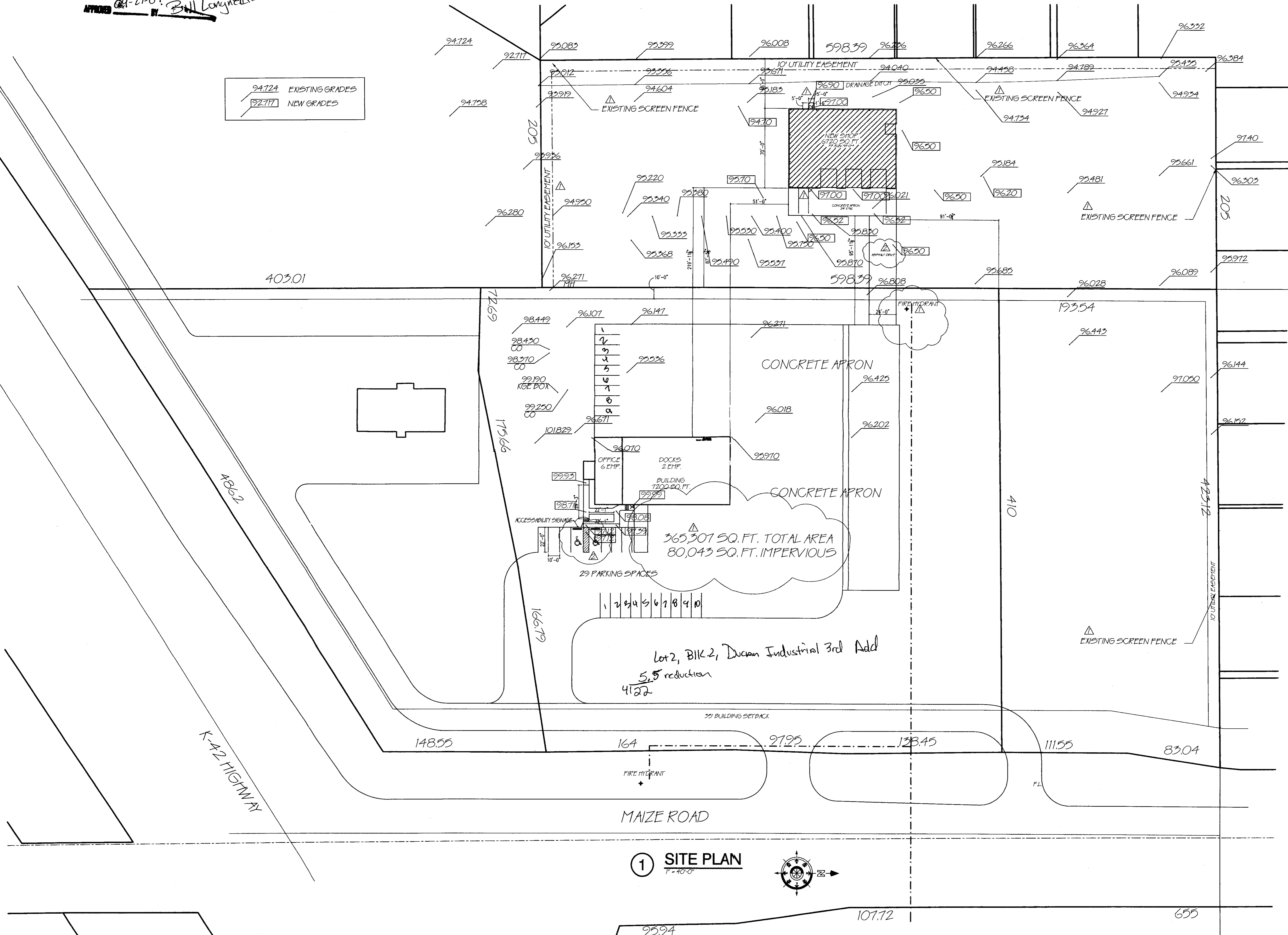
Enclosure

cc: Kurt Schroeder, OCI  
Paul Hays, OCI  
Randy Sparkman, OCI

# SITE PLAN

08-17-07 Bill Longmeyer

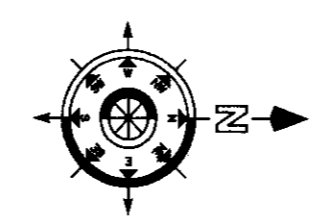
94.724 EXISTING GRADES  
92.777 NEW GRADES



365,307 SQ. FT. TOTAL AREA  
80,043 SQ. FT. IMPERVIOUS

Lot 2, Blk 2, Ducas Industrial 3rd Add  
5.5 reduction  
41.22

1 SITE PLAN  
1"=40'-0"



**EVANS**  
EVANS BUILDING CO., INC.  
WICHITA, KANSAS 67277  
9801 W. YORK

**A NEW ADDITION FOR  
US ROAD**  
WICHITA, KS  
K-42 & MAIZE RD.

PROPERTY  
OF  
EVANS BUILDING COMPANY, INC.  
UNLAWFUL TO REPRODUCE  
Wichita City License No. 26  
Sedwick Co. License No. 00046

WILLIAM E. WOLF  
LICENSED  
2991  
KANSAS  
PROFESSIONAL ARCHITECT  
9-14-07

NO.	REVISIONS	DATE	DWN
Δ	8/15/07	EL	
Δ	9/14/07	EL	

DATE : 08/03/07  
DR. BY : EL  
CK. BY :

PROJECT NO.  
07-141

SHEET  
**SA 1**



**WOLF & ASSOCIATES**  
ARCHITECTURE  
12225 DOVE HILL CT.  
DERBY, KANSAS 67037  
TEL 1-316-7761110 CELL 1-316-305-6811

WILLIAM E. WOLF  
REGISTERED ARCHITECT  
KANSAS LICENSE NO. 2991