



Wichita-Sedgwick County Metropolitan Area Planning Department

April 21, 2008

George Fahnestock
3532 N Comotara
Wichita, KS 67226

Howard & Helmer c/o Jeff Minar
3500 N Rock Bldg 500
Wichita, KS 67226

Re: **BZA2008-16**: Zoning Adjustment to reduce the parking requirement from 100 to 87 spaces in LI zoning, generally located east of Comotara Street and south of 35th Street North (3532 N Comotara Street).

Legal Description: Lot 8; Comotara Industrial Park Second Addition to Wichita, 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 to expand the building on the site by 9,250 square feet. Your plan indicates 87 parking spaces, a 13% reduction of the 100 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 25% for additions 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

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

T 316.268.4421 F 316.268.4390

www.wichita.gov

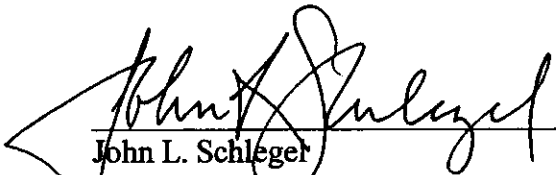
impact existing uses in surrounding areas, as all parking for this project should be adequately provided on the site.

- 3) Compatibility with existing or permitted uses on abutting sites: A reduction of 13% 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.

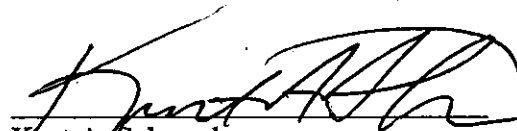
Our signatures below indicate that an administrative adjustment to reduce parking by 13%, from 100 to 87 spaces is hereby granted for the aforementioned property subject to the following conditions:

- 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
Susan Schlapp, WCC II, Mail Stop 1-13

2 TYPICAL SIDEWALK DETAILS

1 ARCHITECTURAL SITE PLAN

RADIUS SCHEDULE

1/4" RADIUS	1/4" RADIUS
1/2" RADIUS	1/2" RADIUS
3/4" RADIUS	3/4" RADIUS
1" RADIUS	1" RADIUS
1 1/2" RADIUS	1 1/2" RADIUS
2" RADIUS	2" RADIUS
3" RADIUS	3" RADIUS
4" RADIUS	4" RADIUS
6" RADIUS	6" RADIUS
8" RADIUS	8" RADIUS
12" RADIUS	12" RADIUS
18" RADIUS	18" RADIUS
24" RADIUS	24" RADIUS
36" RADIUS	36" RADIUS
48" RADIUS	48" RADIUS
60" RADIUS	60" RADIUS
72" RADIUS	72" RADIUS
96" RADIUS	96" RADIUS
120" RADIUS	120" RADIUS
144" RADIUS	144" RADIUS
168" RADIUS	168" RADIUS
192" RADIUS	192" RADIUS
216" RADIUS	216" RADIUS
240" RADIUS	240" RADIUS
264" RADIUS	264" RADIUS
288" RADIUS	288" RADIUS
312" RADIUS	312" RADIUS
336" RADIUS	336" RADIUS
360" RADIUS	360" RADIUS

LEGEND

1/4" RADIUS	1/4" RADIUS
1/2" RADIUS	1/2" RADIUS
3/4" RADIUS	3/4" RADIUS
1" RADIUS	1" RADIUS
1 1/2" RADIUS	1 1/2" RADIUS
2" RADIUS	2" RADIUS
3" RADIUS	3" RADIUS
4" RADIUS	4" RADIUS
6" RADIUS	6" RADIUS
8" RADIUS	8" RADIUS
12" RADIUS	12" RADIUS
18" RADIUS	18" RADIUS
24" RADIUS	24" RADIUS
36" RADIUS	36" RADIUS
48" RADIUS	48" RADIUS
60" RADIUS	60" RADIUS
72" RADIUS	72" RADIUS
96" RADIUS	96" RADIUS
120" RADIUS	120" RADIUS
144" RADIUS	144" RADIUS
168" RADIUS	168" RADIUS
192" RADIUS	192" RADIUS
216" RADIUS	216" RADIUS
240" RADIUS	240" RADIUS
264" RADIUS	264" RADIUS
288" RADIUS	288" RADIUS
312" RADIUS	312" RADIUS
336" RADIUS	336" RADIUS
360" RADIUS	360" RADIUS

SITE PLAN NOTES

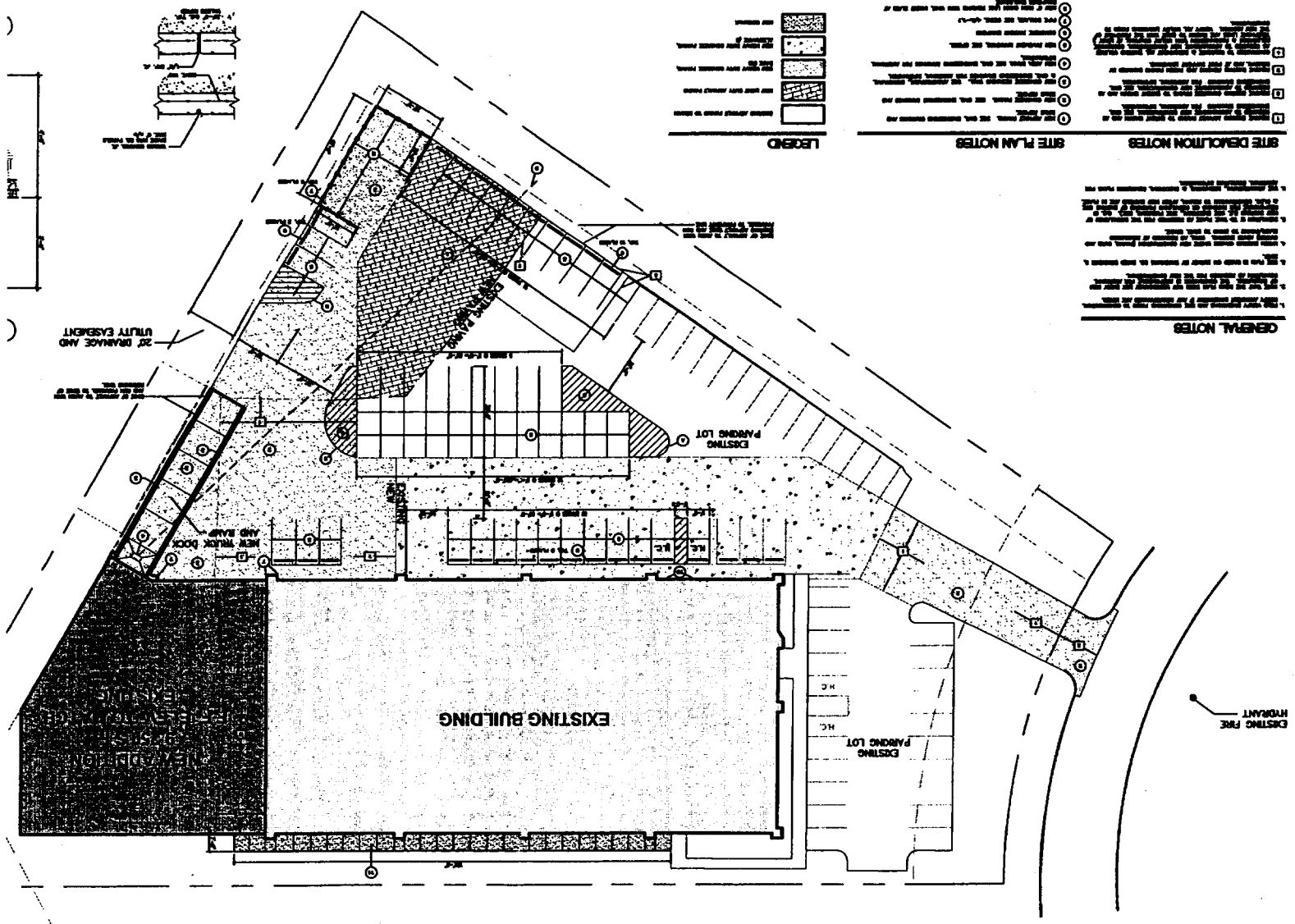
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND THE CALIFORNIA FIRE CODE.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLUMBING CODE AND THE CALIFORNIA MECHANICAL CODE.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE AND THE CALIFORNIA GAS CODE.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA LAND DEVELOPMENT CODE AND THE CALIFORNIA ZONING ORDINANCE.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND THE CALIFORNIA ENVIRONMENTAL IMPACT STATEMENT.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA HISTORIC PRESERVATION ACT AND THE CALIFORNIA HISTORIC PRESERVATION COMMISSION.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CULTURAL HERITAGE ACT AND THE CALIFORNIA CULTURAL HERITAGE COMMISSION.
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ANTI-CORRUPTION ACT AND THE CALIFORNIA ANTI-CORRUPTION COMMISSION.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ANTI-MONEY LAUNDERING ACT AND THE CALIFORNIA ANTI-MONEY LAUNDERING COMMISSION.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ANTI-TRUST ACT AND THE CALIFORNIA ANTI-TRUST COMMISSION.

SITE DEMOLITION NOTES

1. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND THE CALIFORNIA FIRE CODE.
2. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLUMBING CODE AND THE CALIFORNIA MECHANICAL CODE.
3. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE AND THE CALIFORNIA GAS CODE.
4. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA LAND DEVELOPMENT CODE AND THE CALIFORNIA ZONING ORDINANCE.
5. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND THE CALIFORNIA ENVIRONMENTAL IMPACT STATEMENT.
6. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA HISTORIC PRESERVATION ACT AND THE CALIFORNIA HISTORIC PRESERVATION COMMISSION.
7. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CULTURAL HERITAGE ACT AND THE CALIFORNIA CULTURAL HERITAGE COMMISSION.
8. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ANTI-CORRUPTION ACT AND THE CALIFORNIA ANTI-CORRUPTION COMMISSION.
9. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ANTI-MONEY LAUNDERING ACT AND THE CALIFORNIA ANTI-MONEY LAUNDERING COMMISSION.
10. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ANTI-TRUST ACT AND THE CALIFORNIA ANTI-TRUST COMMISSION.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND THE CALIFORNIA FIRE CODE.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLUMBING CODE AND THE CALIFORNIA MECHANICAL CODE.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE AND THE CALIFORNIA GAS CODE.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA LAND DEVELOPMENT CODE AND THE CALIFORNIA ZONING ORDINANCE.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND THE CALIFORNIA ENVIRONMENTAL IMPACT STATEMENT.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA HISTORIC PRESERVATION ACT AND THE CALIFORNIA HISTORIC PRESERVATION COMMISSION.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CULTURAL HERITAGE ACT AND THE CALIFORNIA CULTURAL HERITAGE COMMISSION.
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ANTI-CORRUPTION ACT AND THE CALIFORNIA ANTI-CORRUPTION COMMISSION.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ANTI-MONEY LAUNDERING ACT AND THE CALIFORNIA ANTI-MONEY LAUNDERING COMMISSION.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ANTI-TRUST ACT AND THE CALIFORNIA ANTI-TRUST COMMISSION.



APPROVED

SITE PLAN BZA 2008-16

Michael L. Anderson

Date: 4-21-08