



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

November 3, 2017

Center Industries Corporation  
2505 S. Custer  
Wichita, KS 67217

K.E. Miller Engineering, P.A.  
Attn: Kirk Miller  
117 E. Lewis  
Wichita, KS 67202

**Re: BZA2017-51: City zoning Administrative Adjustment to reduce the parking requirement by approximately 25% from 58 to 46 spaces, in LI Limited Industrial zoning, generally located southwest of South Meridian Avenue and West Pawnee Avenue at the northwest corner of West Casado Street and South Custer Avenue (2653 S. Custer Ave.)**

**Legal Description: LOT 13, BLOCK 1, WICHITA BUILDER'S 3<sup>RD</sup> ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS**

Dear Applicant,

We reviewed your Zoning Adjustment request to reduce the parking requirement on the above-referenced property. From reviewing your application we understand that you are building a new 7,260 square foot building addition and request a parking reduction. You are requesting reduction of the on-site parking requirement from 58 to 46 spaces, a 21% reduction of the Unified Zoning Code (UZC) requirement for the site.

Sec. V-I.2.i of the Unified Zoning Code allows an adjustment to reduce the parking requirement for LI zoning by up to 25% 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. Sufficient parking is available for the current need and 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.

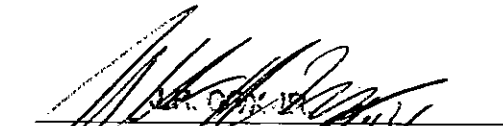
- 3) Compatibility with existing or permitted uses on abutting sites: Properties surrounding the site are zoned LI Limited Industrial. Therefore a 21% parking reduction should not compromise existing or permitted uses on abutting sites.
- 4) Effect on public health, safety or welfare: The public's safety, health and welfare should not be impacted.

Our signatures below indicate that an Administrative Adjustment to reduce parking by up to 21%, from 58 to 46 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. Permitting shall be obtained and parking improvements completed within one year.
- 2) All parking on the site shall be paved and marked in accordance with City standards. This Administrative Adjustment applies only to the parking reduction associated with this application.
- 3) 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.

  
Dale Miller, Director  
Metropolitan Area Planning Department

  
Chris Labrum, Director  
Metropolitan Area Building and  
Construction Department

cc: MABCD  
Jeff Blubaugh, CM District IV  
Rebecca Fields, Community Services Representative District IV

0 1' 2' 3' 4' 5' 6' 7' 8' 9' 10' 11' 12' 13' 14' 15' 16' 17' 18' 19' 20' 21' 22' 23' 24' 25' 26' 27' 28' 29' 30' 31' 32' 33' 34' 35' 36' 37' 38' 39' 40' 41' 42' 43' 44' 45' 46' 47' 48' 49' 50' 51' 52' 53' 54' 55' 56' 57' 58' 59' 60' 61' 62' 63' 64' 65' 66' 67' 68' 69' 70' 71' 72' 73' 74' 75' 76' 77' 78' 79' 80' 81' 82' 83' 84' 85' 86' 87' 88' 89' 90' 91' 92' 93' 94' 95' 96' 97' 98' 99' 100'



3TENSTUDIO.COM 316.259.9309  
918 W. 2nd St. Wichita KS 67203



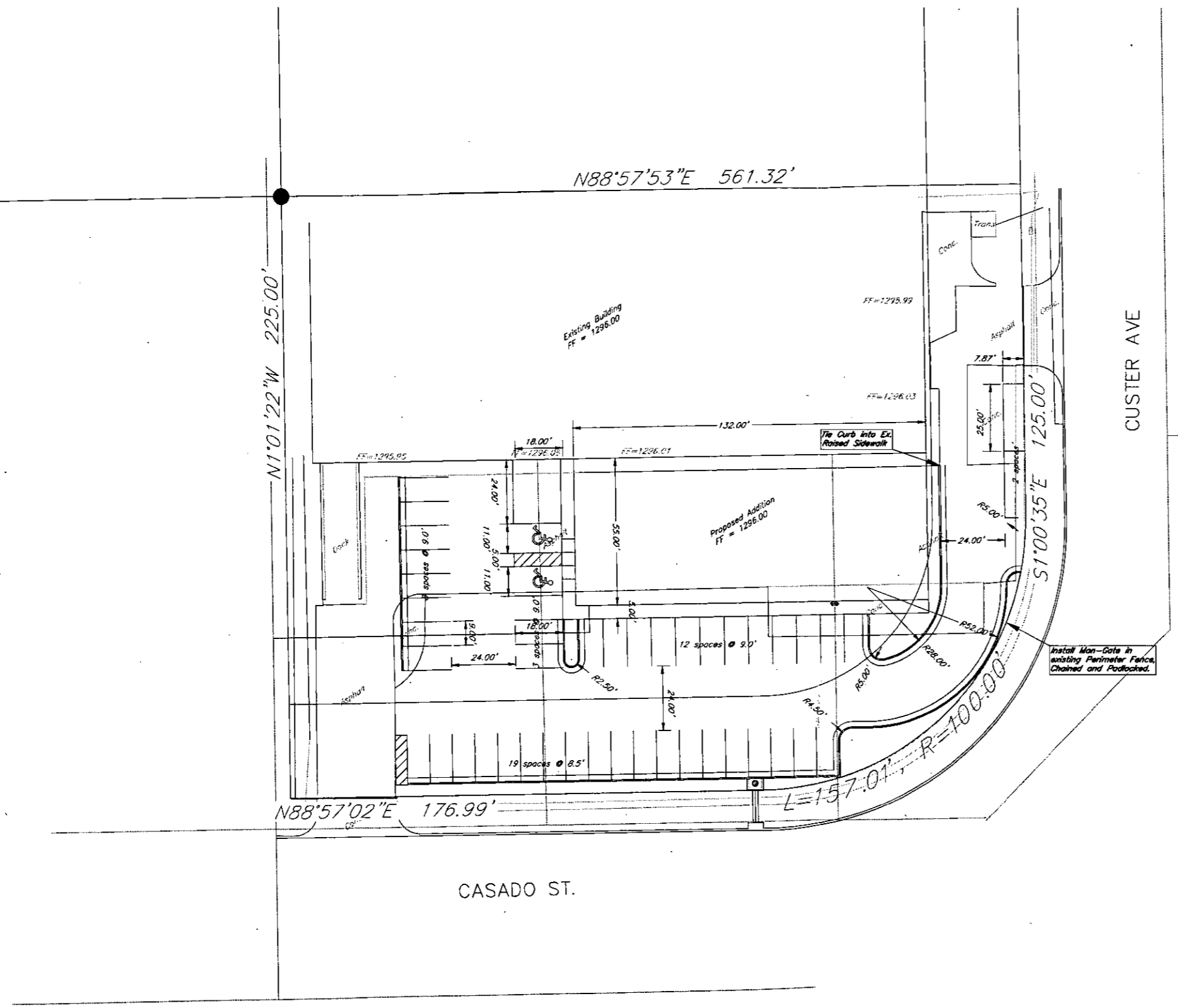
DATE: 09.05.2017  
THIS SHEET HAS BEEN  
CHECKED, SEALED AND  
DATED ELECTRONICALLY

**Legal Description:**  
Lot 13 Block 1, Wichita Builders 3rd Addition to Wichita, Sedgwick County, Kansas.

Lot Size = 58,274 S.F.  
Building Size = 28,960 S.F.  
Pervious Area = 1,982 S.F.  
Impervious Area = 56,292 S.F.

**Parking Stalls:**  
Required Stalls = 58  
25% reduction = 44  
Handicap Parking = 2  
Parking Stalls = 44  
Total Parking Stalls = 46

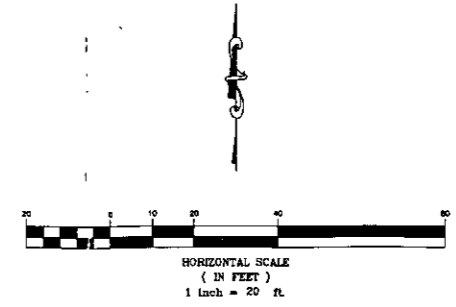
**NOTE:**  
All parking lot dimensions are to face of curb



# SITE PLAN

APPROVED 11/3/2017 [Signature]

Center Industries  
Building Addition  
Mark E. Miller  
Professional Engineer  
Kansas License No. 11283



Site Plan  
**C1.0**