



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

December 5, 2018

Big Bang Real Estate, LLC  
Attn: Joe Hemmelgarn  
8225 W. Irving  
Wichita, KS 67209

Studium  
Attn: Chad Jimenez  
151 N. Rock Island, Suite 1B  
Wichita, KS 67202

**Re: BZA2018-68: City zoning Administrative Adjustment to reduce the parking requirement from 66 to 54 spaces, an 18% adjustment for an expansion of an existing facility.**

**Legal Description: Lot 4, Block A, Mid Continent Industrial Park I (10107-09 W. York St.)**

Dear Applicant,

We reviewed your Zoning Adjustment request to reduce the parking requirement on the above-referenced property. You are requesting reduction of the on-site parking requirement from 66 to 54 spaces, an 18% reduction of the Unified Zoning Code (UZC) requirement for the site.

Sec. V-I.2. (i) of the Unified Zoning Code allows reduction of the parking requirement for LI Limited Industrial 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.
- 2) Impact on existing uses in surrounding areas: The proposed reduction in parking should not impact the surrounding Limited Industrial uses in the Mid Continent Industrial Park.
- 3) Compatibility with existing or permitted uses on abutting sites: Surrounding properties are zoned Limited Industrial and are developed with uses permitted in the LI zoning district. Therefore an 18% parking reduction should not compromise existing or permitted uses on abutting sites. Street visibility will not be affected.

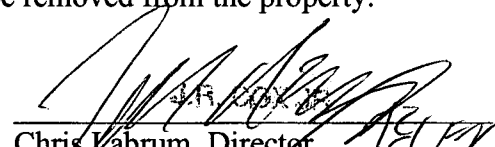
- 4) Effect on public health, safety or welfare: The public's safety, health and welfare should not be impacted.

Our signatures below indicate that an Administrative Adjustment to reduce parking by 18%, from 66 to 54 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 reduction of parking.
- 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

