



FILE COPY



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

May 23, 2019

Center Industries Corporation  
Attn: Peter Jonas  
2505 S. Custer  
Wichita, KS 67217

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

**Re: BZA2019-22: City zoning Administrative Adjustment to reduce the parking requirement by up to 23% in LI Limited Industrial zoning, generally located southwest of the intersection of W. Pawnee Avenue and S. Meridian Avenue (2653 S. Custer)**

**Legal Description: Lot 13, Block 1 Wichita Builders 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. You are requesting reduction of the on-site parking requirement from 66 spaces to 51 spaces, approximately a 23% reduction of the Unified Zoning Code (UZC) requirement for the site.

Sec. V-1.2.d of the Unified Zoning Code allows reduction of the parking requirement for LI zoning by up to 25% when the conditions required by Sec. V-1.6 of the Code are met. We find that the parking 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.
- 2) **Impact on existing uses in surrounding areas:** The proposed reduction in parking should not impact existing commercial uses in surrounding area.
- 3) **Compatibility with existing or permitted uses on abutting sites:** Properties surrounding the site are zoned Limited Industrial. Therefore a parking reduction should not compromise existing or permitted uses on abutting sites. All parking for this project should be adequately provided on this site. Street visibility will not be affected.

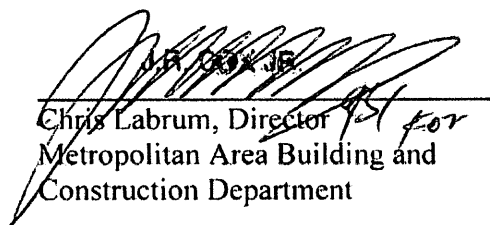
- 4) Effect on public health, safety or welfare: The public's safety, health and welfare should not be impacted.

Our signatures below indicate that an Administrative Adjustment to reduce parking by approximately 23%, from 66 to 51 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 all 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 associated with this application as shown on the approved site plan.
- 3) Off-street parking is also approved for the subject location with an approved Use of Right-of-Way Permit and sign it as private parking per the Department of Public Works, Traffic Engineering Division. Lapse of the Use of Right-of-Way Permit shall result in voiding this administrative adjustment for parking.
- 4) This Administrative Adjustment shall supersede BZA2017-51.
- 5) 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 *for*  
Metropolitan Area Building and  
Construction Department

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



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

Legal Description:

Lot 13 Block 1, Wichita Builders 3rd  
Addition to Wichita, Sedgwick County,  
Kansas,

Lot Size = 58,274 S.F.  
Building Size = 32,826 S.F. after addition  
Pervious Area = 1,481 S.F.  
Impervious Area = 56,793 S.F.

Parking Stalls:

Required Stalls = 66  
-25% reduction = -16.5  
Adjusted Required = 49.5

Off-site Parking = 11  
On-site Standard = 37  
Handicapped Parking = 3  
Total Parking Spaces = 51

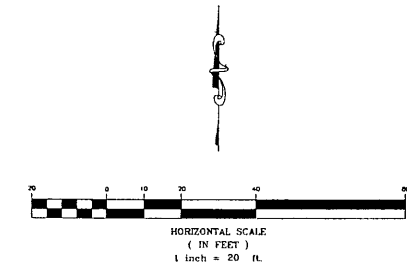
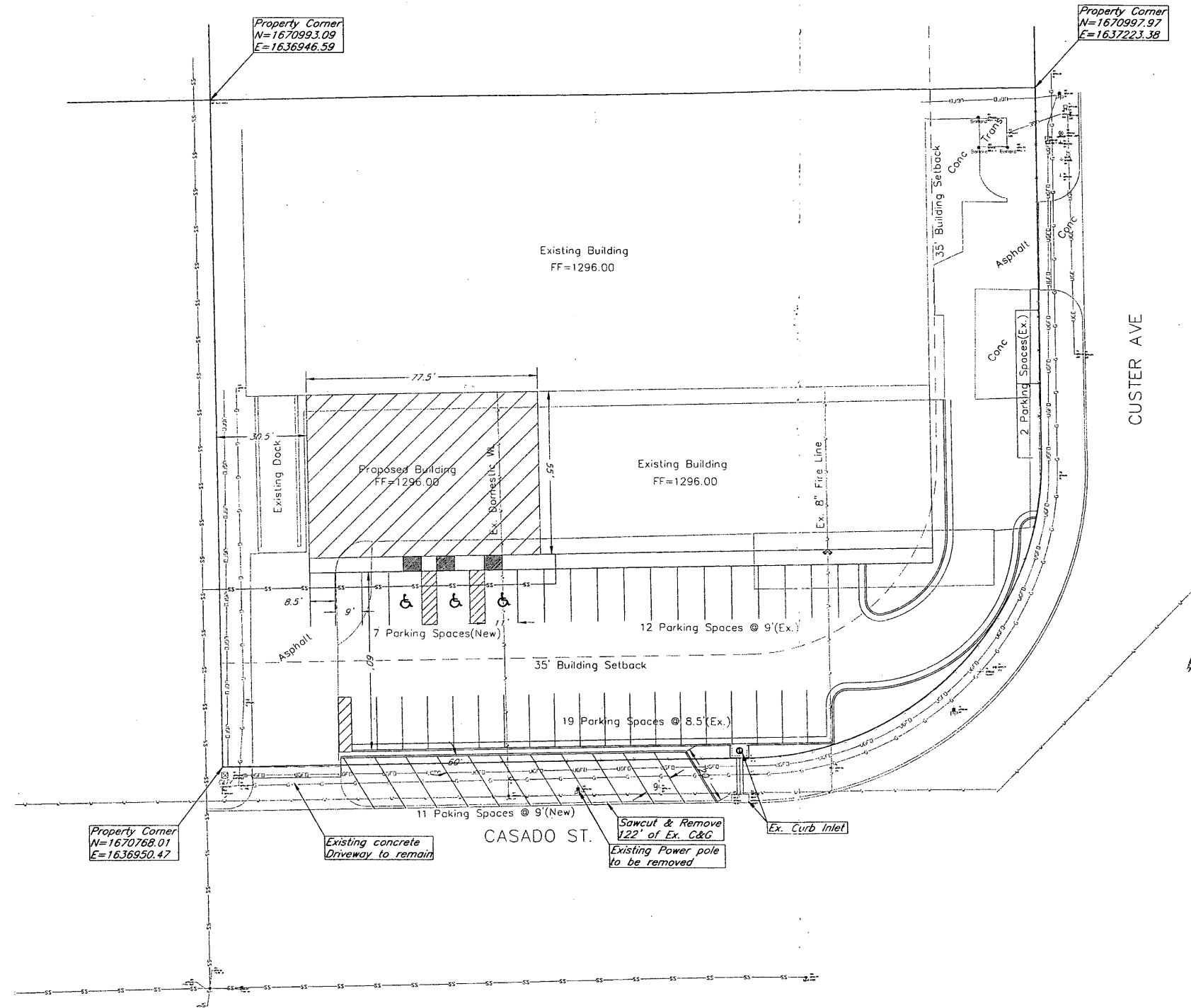
NOTE:

All parking lot dimensions are  
to face of curb

# SITE PLAN

APPROVED 5/23/19 *[Signature]*

Center Industries  
Building Addition  
2623 S. Chiles  
Wichita, KS 67217



Site Plan  
**C1.0**

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