CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

Kasey Beltz
P.O. Box 771071
Wichita, KS 67277

September 25, 2023

Michael Cathcart
510 Dunaway Street
Waxahachie, TX 75165

RE: BZA2023-00052 Administrative Adjustment in the City to reduce the parking requirement from 35 spaces to 28 spaces for a manufacturing use on property zoned LI Limited Industrial, located within one-block west of North Washington Avenue and within one-block south of East Central Avenue (430 North Mosley Avenue).

Legal Description: Lots 2, 4, 6, 8, 10; Stansbery's Addition, Wichita, Sedgwick County, Kansas.

Dear applicant,
We received and reviewed your request for an Administrative Adjustment to reduce the parking requirements from 35 to 28 spaces (20 percent) located at 430 North Mosley for a manufacturing use.

Sec. V-I.2. (i) of the Unified Zoning Code allows reduction of the parking requirement for redevelopment projects by up to 25 percent 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 have significant negative impacts the surrounding uses in the immediate area.

3) Compatibility with existing or permitted uses on abutting sites: The zoning districts surrounding the subject property are LI Limited Industrial and developed with industrial uses.

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 required parking spaces from 35 to 28 spaces (20 percent) 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) This adjustment shall apply only to the reduction of parking spaces for the manufacturing uses as shown on the approved site plan. Any additional adjustments on the property will require a separate action to be filed with the MAPD.

3) All parking on the site shall be paved and marked in accordance with City standards.

4) 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.

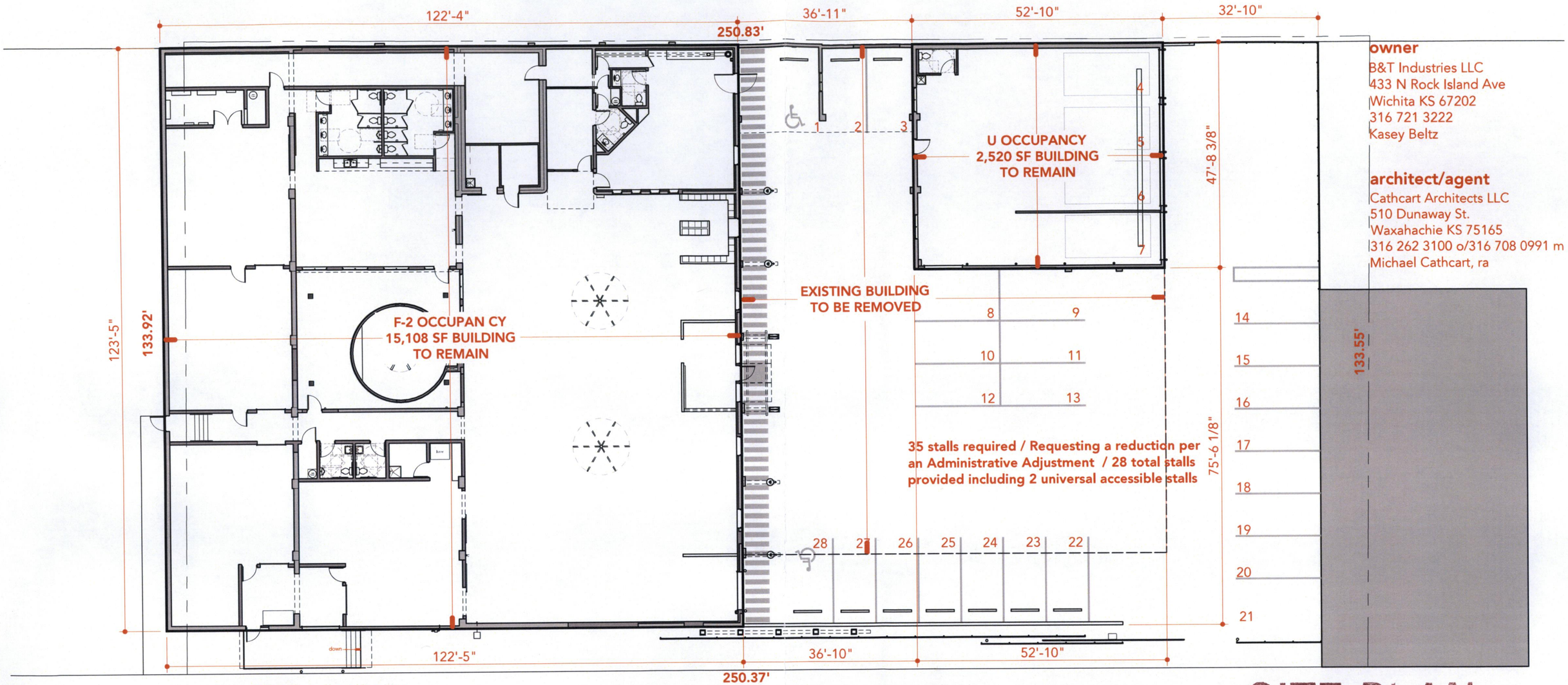
The "Development Application" sign should now be removed from the property.

Scott Wadle, Director
Metropolitan Area Planning Department

J.R. COX JR.

Chris Labrum, Director
Metropolitan Area Building and Construction Department

cc: MABCD
Maggie Ballard, CM District VI
Ana Lopez, CSR District VI



owner
B&T Industries LLC
433 N Rock Island Ave
Wichita KS 67202
316 721 3222
Kasey Beltz

architect/agent
Cathcart Architects LLC
510 Dunaway St.
Waxahachie KS 75165
316 262 3100 o/316 708 0991 m
Michael Cathcart, ra

A SITE LAYOUT
1"=20'-0" 0ft 5ft 10ft

ABBREVIATED LEGAL DESCRIPTION: LOTS 2-10 STANSBERY'S ADDITION

SITE PLAN

APPROVED 9/25/23 BY
BZA2023-52

BUILDING CODE DATA

BUILDING + PROJECT DATA

Name	430 N Mosley
Address	430 N Mosley St.
City, State, Zip	Wichita KS 67202
County	Sedgwick

BUILDING OCCUPANCY + CONSTRUCTION TYPE

Occupancy Type	F-2 Low hazard - metal production/assembly U Private garage
Construction Type	III-B

PARKING

Manufacturing, limited or general:	1 space for every 500 sf ((15,108+2,520)/500) = 35 stalls required
Request Admin. Adjust.	20% existing building reduction from 35 to 28 required stalls
Total Provided:	28 stalls (2 of which are ADA universal stalls)

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