



Wichita-Sedgwick County Metropolitan Area Planning Department

November 30, 2011

Millenia Productions, LLC
3201 N. Mead
Wichita, KS 67219

Greenbriar Studio
7127 Greenbriar Cir.
Wichita, KS 67226

Re: BZA2011-00056: Administrative adjustment to reduce the parking requirement from 46 to 43 spaces in GI General Industrial ("GI") zoning.

Legal Description: Lots 9 and 11, Block A, Santa Fe Industrial Addition, Wichita, Sedgwick County, Kansas; generally located west of Mead and north 30th Street North (3201 N. Mead).

Dear Applicant,

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 add a 9,710 square foot addition to the existing building. Your site plan indicates 43 parking spaces with the new addition, a 7% reduction of the 46 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% 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 not have a 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 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 three parking spaces should not compromise existing or permitted uses on abutting sites, as all parking for this project should be adequately provided on the site.

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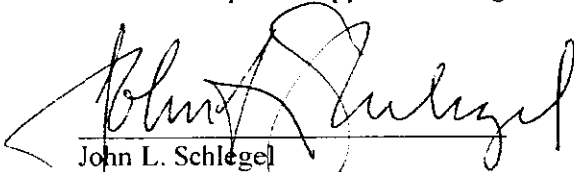
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- 4) Effect on public health, safety or welfare: There will be no encroachment into public right of way or utility easements; therefore there should be no impact on the public's safety, health or welfare.

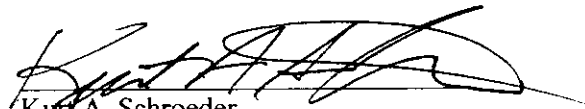
Our signatures below indicate that an administrative adjustment to reduce parking by three spaces, from 46 to 43 is hereby granted for the aforementioned property subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The parking areas shall be paved and marked in accordance with City standards.
- 3) 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 that the Zoning Adjustment is 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

cc: Kurt Schroeder, Office of Central Inspection
J.R. Cox, Office of Central Inspection
Paul Hays, Office of Central Inspection
Mark Janzen, Office of Central Inspection
Janet Miller, CM District VI
Terri Dozal, NA District VI

