



Wichita-Sedgwick County Metropolitan Area Planning Department

October 3, 2011

Universal Motor Fuels, Inc.
PO Box 2920
Wichita, KS 67201

Re: **BZA2011-00051: Administrative adjustment to reduce the required parking requirement from 35 spaces to 32 spaces in LC Limited Commercial ("LC") zoning.**

Legal Description: Lot 2, Harvest Communications Addition, Wichita, Sedgwick County, Kansas; generally located south and east of the intersection of Grove/George Washington Blvd. and E. Lincoln St. (2535 E. Lincoln)

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 2,000 square foot addition to an existing office building and this addition will end up removing three parking spaces. Your site plan indicates 32 parking spaces with the new addition, an 8% reduction of the 35 spaces required by the Unified Zoning Code (UZC).

Sec. V-1.2.i of the Unified Zoning Code allows an adjustment to reduce the parking requirement when the conditions required by Sec. V-1.6 of the Code are met. We find that the reduction of the parking requirement as proposed meets the four conditions required by Sec. V-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 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.
- 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 35 to 32 spaces, is warranted. The City of Wichita is located at City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

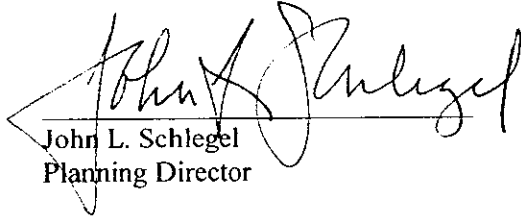
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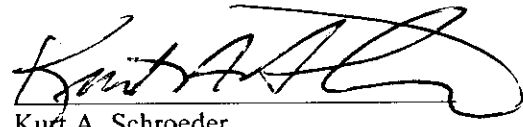
32 is hereby granted for the aforementioned property subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The existing parking area shall be paved and marked.
- 3) Any violation of these conditions shall render the Administrative Adjustment 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
Lavonta Williams, CM District I
Spangenberg, Phillips, Tice Architecture, 121 N. Mead Ste. 201, Wichita, KS 67202

Proposed



SITE PLAN

1" = 15'-0"

7/19/11



SPANGENBERG PHILLIPS TICE
ARCHITECTURE
121 N. Mend. Suite 201, Wichita, KS 67208

