



Wichita-Sedgwick County Metropolitan Area Planning Department

January 6, 2015

Murfin Drilling Company, Inc.
250 N. Water, Suite 300
Wichita, KS 67202

MKEC Engineering, Inc.
411 N. Webb Road
Wichita, KS 67206

Re: ZON2014-00032: City Administrative Adjustment to reduce the parking requirement by 10%, from 1 space per every 333 square feet to 1 space per every 366 square feet in LI Limited Industrial zoning, generally located north of E. 13st St. N. and east of N. Webb Road.

Legal Description: Lot 4; Block 1, The Waterfront Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants,

We reviewed your Zoning Adjustment request to reduce the parking requirement on the above-referenced property. From reviewing your application we understand that new development will be occurring on the subject site and parking required on the site will need to be in conformance with the Unified Zoning Code (UZC) for the development. You indicate a desire to reduce the on-site parking requirement from 1 space per every 333 square feet (260 spaces) to 1 space per every 366 square feet (237 spaces), a 9.11% reduction of the Unified Zoning UZC parking requirement for the site.

Sec. V-I.2.i of the Unified Zoning Code allows an adjustment to reduce the parking requirement by up to 10% 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 parking requirement reduction should have no 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; parking spaces do 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.

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- 3) Compatibility with existing or permitted uses on abutting sites: A 9.11% parking reduction 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; the public's safety, health and welfare should not be impacted.

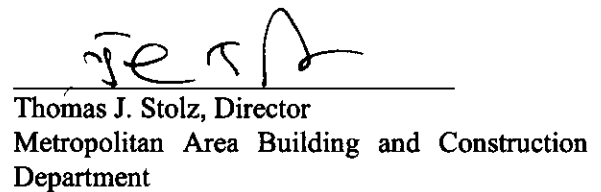
Our signatures below indicate that an administrative adjustment to reduce parking by 9.11%, from 260 to 237 spaces is hereby granted for the aforementioned property subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) All parking on the site 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, Director
Metropolitan Area Planning Department



Thomas J. Stolz, Director
Metropolitan Area Building and Construction
Department

cc: Paul Hays, MABCD
JR Cox, MABCD
Pete Meitzner, CM District II
Alana Hayes, CL District II