



Wichita-Sedgwick County Metropolitan Area Planning Department

October 30, 2007

Gary Sharpe
10610 E 26th Street Circle North
Wichita, KS, 67226

Re: **BZA2007-62**: Zoning Adjustment to reduce the parking requirement by 10%, from 95 to 90 spaces, on an "LI" Limited Industrial zoned lot, generally located north of K-96, west of Greenwich Road, on the southeast radius of 26th Street Circle North (10610 E 26th Street Circle North).

Legal Description: Lot 2, Block 1, Regency Park Third Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants,

We have reviewed your Zoning Administrative Adjustment request to reduce the parking requirement on the above-referenced property. Per review of your site plan and subsequent discussion with Commercial Plans Review, it has been determined that the current parking requirement for your 51,000-square foot office warehouse is 95 parking spaces and you are requesting a 10% reduction of that standard.

Art V, Sec. V-I.2.i., of the Unified Zoning Code allows an Administrative Adjustment to reduce the parking requirement when the conditions required by Art V, 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 Art V, Sec. V-I.6. of the Code as set out below:

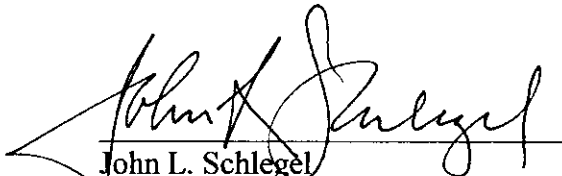
- 1) **Impact on safety and convenience of vehicular and pedestrian circulation**: The proposed reduction in parking requirement should have no detrimental impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. Sufficient parking should be 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 10% of the parking requirement 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.

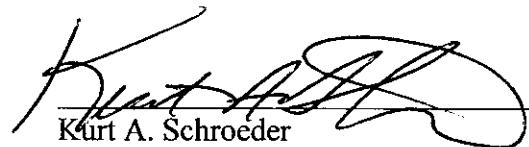
Our signatures below indicate that an administrative adjustment to reduce parking by 10%, from 95 spaces to 85 spaces is hereby granted for the aforementioned property subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The parking area shall be paved and marked.
- 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 the Zoning 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

Enclosure

cc: Kurt Schroeder, OCI, Superintendent of Central Inspection, Mail Stop 1-72
Rick Stubbs, OCI, Commercial Plans Examiner, Mail Stop 1-72



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PRINTS ISSUED
 April 14, 2004 - DD Review
 June 24, 2004 - For Construction
 July 16, 2004-OCI Review Comments

WDM No. 04130
 drawn: RKL
 checked: SRS

UTILITY PLAN

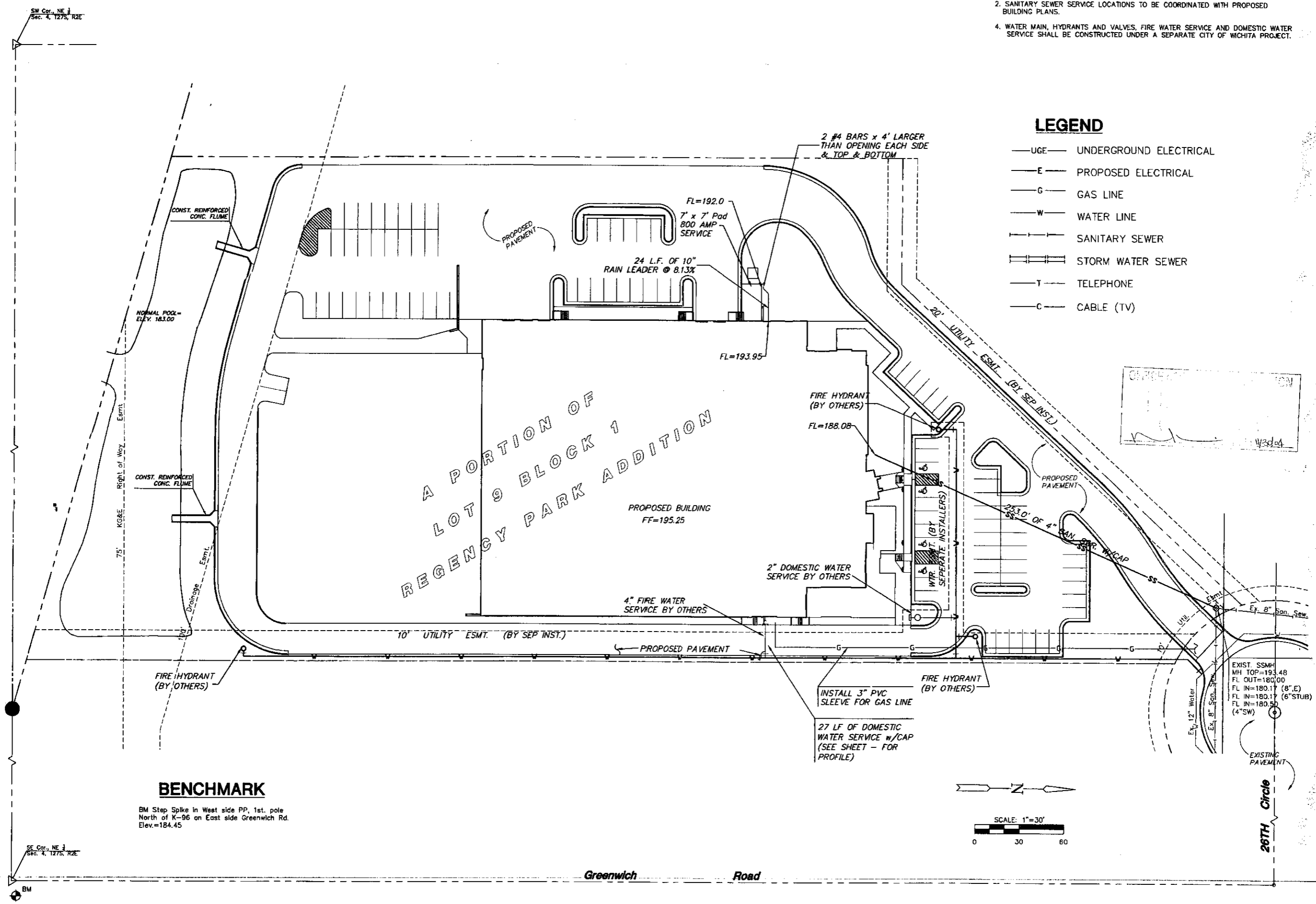
3.1

NOTES:

1. WATER SERVICE & METER VAULT REQUIREMENTS AND LOCATIONS TO BE COORDINATED WITH PROPOSED BUILDING PLANS.
2. SANITARY SEWER SERVICE LOCATIONS TO BE COORDINATED WITH PROPOSED BUILDING PLANS.
3. WATER MAIN, HYDRANTS AND VALVES, FIRE WATER SERVICE AND DOMESTIC WATER SERVICE SHALL BE CONSTRUCTED UNDER A SEPARATE CITY OF WICHITA PROJECT.

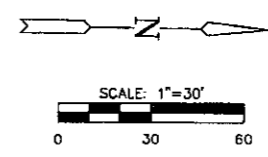
LEGEND

- UGE — UNDERGROUND ELECTRICAL
- E — PROPOSED ELECTRICAL
- G — GAS LINE
- W — WATER LINE
- SS — SANITARY SEWER
- SWS — STORM WATER SEWER
- T — TELEPHONE
- C — CABLE (TV)



BENCHMARK

BM Step Spike in West side PP, 1st. pole
 North of K-96 on East side Greenwich Rd.
 Elev.=184.45



Date: _____
 Drawing Name: _____
 Scale: _____
 Title: 28TH Circle

J:\CIVIL\04130\DWG\PLAN\04130_11