



Wichita-Sedgwick County Metropolitan Area Planning Department

June 19, 2008

Property Management c/o John Philbrick
City of Wichita
455 N Main
Wichita, KS 67202

JR Custom Metal Products c/o Patricia Koehler
2237 S. West Ct.
Wichita, KS 67213

Re: **BZA2008-25**: City zoning administrative adjustment to reduce the parking requirement from 115 stalls to 101 stalls, generally located northwest of the intersection of Southwest Blvd and West Street (2237 S. West St. Ct.)

Legal Description: Lots 3 and 4 of the Pawnee and West Industrial Park 2nd Addition, (Wichita) Sedgwick County, Kansas.

Dear Applicants,

We have reviewed your Zoning Adjustment request to reduce the parking requirement on the above-referenced property. From reviewing your application and site plan we understand that you propose 101 parking spaces on the site, a 12% reduction of the 115 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 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.

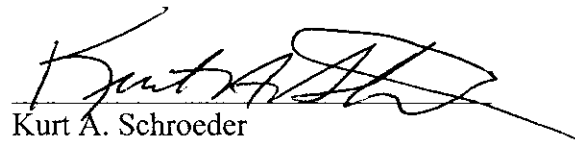
- 2) Impact on existing uses in surrounding areas: The proposed reduction in parking should not impact existing uses in surrounding areas, as all parking for this project should be adequately provided on the site.
- 3) Compatibility with existing or permitted uses on abutting sites: A reduction of 12% 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 12%, from 115 to 101 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 other standards of the Unified Zoning Code shall be met, unless an additional adjustment or variance is approved.
- 3) The parking area shall be paved and marked.
- 4) 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
Paul Hays, OCI
Rick Stubbs, OCI
Paul Gray, WCC IV, Mail Stop 1-13

