



Dear Members of the Zoning Board of Adjustments,

On behalf of Sanden International, I am submitting this Letter of Intent to formally request approval for a reduction in the required number of parking spaces for our property located at 601 S Sanden Blvd, Wylie, TX, 75098.

### **Background and Current Conditions**

Our facility currently exceeds the parking requirements for our operational needs. We maintain over 100 surplus parking spaces beyond what is necessary for our existing staff. Based on our current headcount and operational model, these spaces remain unused and represent an inefficiency in land utilization.

### **Recent Change and Future Conditions**

We are in the process of selling a portion of our idle land, which will reduce our total parking supply to approximately 317 spaces. Even after this reduction, we will still have over 100 extra parking spaces compared to our staffing needs, ensuring adequate capacity for employees, visitors, and service vehicles.

### **Justification for Reduction**

- **Employee Count vs. Parking Supply:** Our workforce has decreased significantly over the years, and we have no plans for future staff expansion. The existing parking supply far exceeds demand, even during peak operational hours.
- **Operational Stability:** Our business model and staffing projections indicate no foreseeable increase in employee numbers that would require additional parking.
- **Future Flexibility:** We own sufficient acreage and have a conceptual plan in place to expand parking if future conditions warrant. This ensures that any potential growth can be accommodated without burdening city infrastructure or requiring additional approvals.

### **Impact and Compliance**

The requested reduction will not negatively impact traffic flow, public safety, or neighboring properties. Our site will continue to comply with ADA requirements and maintain adequate parking for employees, visitors, and service vehicles.

### **Request**

We respectfully request that the Board grant a variance to reduce the required parking



spaces from 409 to 315, aligning with our actual operational needs while preserving land for future development and environmental considerations.

We appreciate your consideration of this request and are committed to working with staff to ensure compliance with all applicable regulations. Please let us know if additional documentation is required to support this application.

Thank you for your time and attention.