

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

November 22, 1999

FILE COPY

Mr. Ron Lieker
DeVore and Sons, Inc.
1199 E. Central
Wichita, KS 67214

Re: Administrative Adjustment 99-32: An administrative adjustment to reduce the parking requirements by 8 spaces (17%).

Legal Description: Lot 16, Comotara Industrial Park 4th Addition to Wichita, Sedgwick County, Kansas. Generally located west of Webb and north of 35th Street North (9020 E. 35th Street North).

Dear Mr. Lieker:

We have reviewed your request for an Administrative Adjustment to allow the reduction in the parking requirements for the Devore and Sons Office and Warehouse Building. In your application you state that although the City of Wichita requires 47 parking spaces for your 39,000 square foot Office and Storage building you only employ 22 employees and do not entertain any significant number of customers or visitors. You also state that there is land available on site for additional parking if future growth necessitates this.

The Unified Zoning Code allows an Administrative Adjustment that would the reduce the parking requirements by up to 25% for warehousing and business services as specified in Sec. III-D.7.f.(2). We find that the reduction of parking requirements meets the four conditions required by Section V-I.6 of the Unified Zoning Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is for off-street parking in a business complex for a business that employs far less employees than the number of spaces required by City Code.. Public vehicular and pedestrian circulation will not be effected.
- 2) Impact on existing uses in surrounding areas: There should be no negative impact on the existing uses in surrounding areas as a result of the reduction in parking spaces as there



should be no overflow parking requirements for the 22 employees that work at this location.

- 3) Compatibility with existing or permitted uses on abutting sites: The reduction in parking requirements is very minimal and will not detract from the existing business and warehouse uses.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way, therefore, there should not be a negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that an Administrative Adjustment to allow the reduction in the parking requirements by 17% for the aforementioned property is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the site plan submitted as part of this application.
- 2) The reduction from 47 to 39 required spaces applies only to the office and storage building project with a maximum of 39,000 square feet. All parking areas shall be paved and marked.
- 3) The maximum number of employees permitted on-site shall not exceed 30 at any one time. If additional employees are required, additional parking spaces shall be provided.
- 4) Any violation of these conditions shall render the Administrative Adjustment null and void.

The zoning adjustment sign may now be removed from the property.

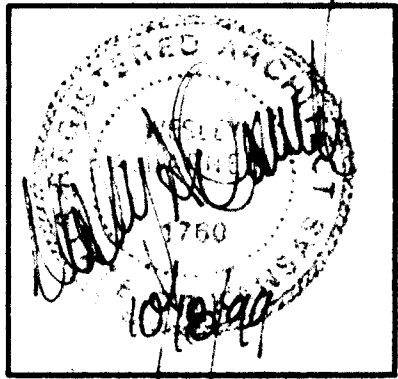


Marvin S. Krout
Director of Planning



Kurt Schroeder
Superintendent of Central Inspections

cc: Kurt Schroeder, Office of Central Inspections
Wes Darnell, Wilson, Darnell, Mann, PA, 105 N. Washington, Wichita, KS 67202



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Wilson Darnell Mann PA

WICHITA, KANSAS



1. BENCHMARK: SQUARE CUT ON THE TOP OF NORTH CURB 35TH ST N, OPPOSITE S.E. COR. LOT 16, COMOTARA INDUSTRIAL FORTH ADDITION. ELEV. = 2371.12 CITY DATUM.
2. REQUIRED PARKING: PROPOSED PARKING APPROVED BY CITY OF WICHITA
PROPOSED PARKING: 38 (INCLUDES 3 ACCESSABLE STALLS)
WHEEL STOPS: 0
3. TOTAL AREA: 100,100 SQ. FT. (2.3 ACRES)
LANDSCAPE AREA: 34,149 SQ. FT.
IMPERVIOUS AREA: 66,951 SQ. FT.
4. REQUIRED STREET YARD LANDSCAPE AREA: NOT REQUIRED IN INDUSTRIAL ZONING
NEW STREET YARD LANDSCAPE AREA: N/A
5. POINT OF BEGINNING SHALL BE (SOUTHEAST CORNER OF PROPERTY)
6. ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
7. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
8. CONTRACTOR IS TO PROVIDE ALL SAFETY BARRIERS, FENCING ETC. AROUND CONSTRUCTION SITE AS REQUIRED BY LOCAL REGULATIONS.
9. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN DRAWN FROM AVAILABLE RECORDS. THEREFORE, THE RELATIONSHIP BETWEEN PROPOSED WORK AND EXISTING FACILITIES, STRUCTURES AND UTILITIES MUST BE CONSIDERED APPROXIMATE AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXACT LOCATION AND THE EXISTENCE OF ANY NOT SHOWN BY CONTACTING KANSAS ONE-CALL CENTER AT (316) 687-6474 A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF DIGGING OPERATIONS.
10. EXISTING CONDITIONS SHALL BE VERIFIED BY GENERAL CONTRACTOR. DISCREPANCIES ARE TO BE REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR SHALL RESTORE TO THE ORIGINAL CONDITION, ADJACENT (OFF-SITE) PROPERTY DISTURBED BY HIS OPERATIONS.

SURVEY PERFORMED BY:
MOEHRING AND ASSOCIATES
433 S. HYDRALIC
WICHITA, KS
316.263.8291

DRAWING - 99-100-AS
DATE - SEPTEMBER 22, 1999

GOETECNICAL ENGINEERING REPORT BY:
TERRACON
2111 WEST HARRY STREET
WICHITA KS, 67213

TITLE: PROPOSED DEVORE AND SONS OFFICE/WAREHOUSE BUILDING
DATE: OCTOBER 4 1999

LOTS 16 & 17, COMOTARA INDUSTRIAL PARK FOURTH ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

INDUSTRIAL PARK

1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING AND PROPOSED UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION, AND TO NOTIFY LANDSCAPE ARCHITECT IN THE EVENT OF ANY PROBLEMS.
2. LOCATIONS OF ALL EXISTING UTILITIES ARE FROM SITE SURVEY REFERENCED IN GENERAL NOTES.
3. SEE ARCHITECTURAL PLANS TO VERIFY LOCATION OF ALL UTILITY CONNECTIONS TO BUILDING.
4. INSTALL BURIED CONDUIT TO ALL SITE LIGHTING FIXTURES. SEE ELECTRICAL PLAN FOR SERVICE.

W = WATER MAIN
FH = FIRE HYDRANT
MH = MANHOLE
SS = SANITARY SEWER
UT = UNDERGROUND TELEPHONE
TSB = TELEPHONE SPlice BOX
UP = UTILITY POLE
OE = OVERHEAD ELECTRIC
CP = SURVEY CONTROL POINT

PRINTS ISSUED
10.15.1999

WDM No.	d.b. SKW
99194	c.b. WAD

SITE LAYOUT AND UTILITY PLAN

SA-1

of