



Wichita-Sedgwick County Metropolitan Area Planning Department

August 25, 2003

Custom Cupboards
3738 S. Norman
Wichita KS 67215

FILE COPY

Re: BZA2003-00048: Zoning Adjustment to reduce the parking requirement from 313 spaces to 235 spaces for a maximum of 135,877 square feet of manufacturing space in combination with a maximum of 10,300 square feet of office/retail space only.

Legal Description: Lot 4, Block A, Mid-Continent Industrial Park II Addition, Wichita, Sedgwick County, Kansas. Generally located south of K-42 and east of Norman (3738 S. Norman).

We have reviewed your request for a Zoning Adjustment to reduce the parking requirement on the above-referenced property. From reviewing your application, we understand that you propose to expand an existing manufacturing business on the property by 27,300 square feet. We further understand that the parking requirement after the expansion is 313 parking spaces; however, only 235 parking spaces are provided on the property. Therefore, you have requested a Zoning Adjustment to reduce the parking requirement from 313 spaces to 235 spaces.

Sec. V-I.2.i. of the Unified Zoning Code allows an adjustment to reduce the parking requirement by up to 25 percent for expansion projects 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:

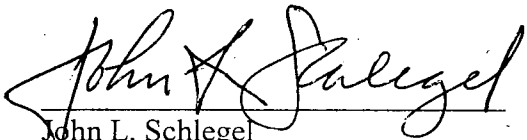
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The extent of the parking requirement reduction is within allowable limits; therefore, sufficient on-site parking should be provided such that on-street parking should not be necessary. Since all parking for the uses in the building should be off-street, there should not be negative impacts on the safety and convenience of vehicular and pedestrian circulation in the area.
- 2) Impact on existing uses in surrounding areas: There should be no negative impact on uses in surrounding areas as a result of the reduction of the parking requirement, as sufficient parking should be provided on-site with no resulting off-site parking need being generated by the uses in the building that would utilize parking provided for adjacent businesses.

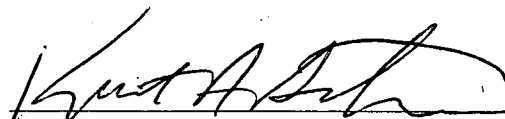
- 3) Compatibility with existing or permitted uses on abutting sites: Manufacturing and accessory uses such as parking are permitted in the "LI" Limited Industrial zoning district, and reducing the parking requirement should not compromise existing or permitted uses on abutting sites due to the minor nature of the reduction of the parking requirement.
- 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 a Zoning Adjustment to reduce the parking requirement from 313 spaces to 235 spaces for the aforementioned property is hereby granted, 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 in general conformance with the approved site plan.
- 3) The Zoning Adjustment is for a parking requirement reduction only for a maximum of 135,877 square feet of manufacturing space in combination with a maximum of 10,300 square feet of office/retail space. If an increase in building square footage and/or a change in use increases the parking requirement of the Unified Zoning Code for the property, then additional parking spaces over and above 235 shall be provided unless a separate Zoning Adjustment or Variance is granted.
- 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 that the Zoning Adjustment is null and void.

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


John L. Schlegel
Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Kim Edgington, AM Consulting, Inc., 142 N. Emporia, Wichita, KS 67202
Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection

BZA2003-00048
SITE PLAN

APPROVED BZS-03 BY SK

TOTAL PARKING REQUIREMENT

REQUIRED PARKING
MANUFACTURING - 135,871 SF. / 5000 - 212 SPACES
OFFICE AREA - 6,100 SF. / 250 - 25 SPACES
SHOWROOM AREA - 4,200 SF. / 250 - 11 SPACES
TOTAL 313 SPACES
REQUIRED ADA SPACES 8 SPACES

PROVIDED PARKING
EXISTING STRIPED PARKING - 203 SPACES
NEW PARKING - 32 SPACES
TOTAL 235 SPACES

ADMINISTRATIVE ADJUSTMENT
313 SPACES x 25 = 78 SPACES
TOTAL REQ'D. AFTER ADJUSTMENT 235 SPACES

**PLAN SUBMITTAL
INFORMATION**

PROJECT NAME: CUSTOM CUPBOARDS
ADDRESS: 3138 S. NORMAN
VALUATION: 7
TAX KEY NO.: D51956-0001
D51956

LEGAL DESCRIPTION: LOT 4, BLOCK A, MID-CONTINENT
INDUSTRIAL PARK II,
WICHITA, SEDGWICK COUNTY, KANSAS

APPLICANT: CUSTOM CUPBOARDS
PHONE NO.: (316) 529-3431
ADDRESS: 3138 S. NORMAN
CITY: WICHITA STATE: KANSAS 67215

CONTRACTOR: WILLIAMS CONSTRUCTION
PHONE: (316) 264-1964 FAX: (316) 264-1621
ADDRESS: 2008 WEST HARRY COURT
CITY: WICHITA STATE: KANSAS ZIP: 67215
LICENSE NO.: 681

ARCHITECT: RODNEY A. COKER
PHONE: (316) 992-4343 FAX: (316) 686-8064
ADDRESS: P.O. BOX 49405
CITY: WICHITA STATE: KANSAS ZIP: 67201
LICENSE NO.: 3716 STATE OF KANSAS

PROPERTY OWNER: CUSTOM CUPBOARDS
ADDRESS: 3138 S. NORMAN
CITY: WICHITA STATE: KANSAS

PROJECT OWNER: CUSTOM CUPBOARDS

PARCEL SIZE: 44,6214 SF.
IMPERVIOUS AREA: 26,4523 SF.

DESCRIPTION OF WORK: ADDITION OF A NEW METAL BUILDING
FOR FACTORY

NO. OF STORIES: 1
HEIGHT OF BUILDING: 20 FEET
OCCUPANCY GROUP: S-F-1A-3
CONSTRUCTION TYPE: II-B

LEGEND

PROPERTY LINE: - - - - -
PROPERTY CORNERS: *
EASEMENTS / SETBACKS: - - - - -
FENCING: - - - - -
EXIST. WATER LINE: - W - W - W -
EXIST. GAS LINE: - G - G - G -
EXIST. ELECTRICAL LINE: - E - E - E -
EXIST. SAN. SEWER LINE: - S - S - S -

SEE SHEET A2 FOR SPOT ELEVATIONS
AROUND BUILDING

SITE LAYOUT PLAN
1" = 40' - 0"



**Architectural
Development
Services, L.L.C.**

P.O. Box 49405
Wichita, Kansas 67201
Phone: 316 992-4343
Fax: 316 686-8064



WILLIAMS CONSTRUCTION COMPANY, INC.
"Building with confidence"

Custom Cupboards
Factory Expansion

3138 S. Norman
Wichita, Kansas

prints issued

6-16-03

For Construction

Revisions 1-28-03

For City Review

project no.
03111

SA-1

Site Layout
Plan

SA-1

of