Wichita-Sedgwick County Metropolitan Area Planning Department

October 14, 2022

Jorge Martinez and Patty Koehler
2237 South West Court
Wichita, KS 67213

Hutton Construction
Attn: Jay Schroeder
111 N. Sycamore Street
Wichita, KS 67203

RE:BZA2022-00051 Administrative Adjustment in the City to reduce the parking requirement from 74 to 56 spaces for a manufacturing use on property zoned LI Limited Industrial, located approximately 600 feet north of the South West Street and West Southwest Boulevard Intersection, on the south side of South West Court (2241 S West Court).

Legal Description: The North 273 Feet of Lot 4, Pawnee & West Industrial Park Addition AND Lot 5, Pawnee and West Industrial Park 2nd Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant:

We received and reviewed your request for an Administrative Adjustment to reduce the parking requirements for a manufacturing use located at 2241 South West Court from 74 to 56 spaces (24 percent).

Sec. V-I.2. (i) of the Unified Zoning Code allows reduction of the parking requirement for manufacturing uses by up to 25 percent when the conditions required by Sec. V-I.6 of the Code are met. We find that the parking requirement reduction 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 impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area.

2) Impact on existing uses in surrounding areas: The proposed reduction in parking should not have significant negative impacts the surrounding uses in the immediate area.

3) Compatibility with existing or permitted uses on abutting sites: The zoning districts surrounding the subject property are LI Limited Industrial on all sides and developed with industrial and manufacturing uses.

4) Effect on public health, safety or welfare: The public's safety, health and welfare should not be impacted.

Our signatures below indicate that an Administrative Adjustment to reduce required parking spaces from 74 to 56 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) This adjustment shall apply only to the reduction of parking spaces for the manufacturing use as shown on the approved site plan. Any additional adjustments on the property will require a separate action to be filed with the MAPD.

3) All parking on the site shall be paved and marked in accordance with City standards.

4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Administrative 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 "Development Application" sign should now be removed from the property.

Scott Wadle, Director
Metropolitan Area Planning Department

Jina Henry for
Chris Labrum, Director
Metropolitan Area Building and
Construction Department

cc: MABCD
Brandon Johnson, CM District I
Tasha Hayes, CSR District I

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Title: Administrative Adjustment - JR Custom Metal Paint Building West Addition

Address: 2241 S. West St.

Description: Reduction of parking requirements by 25% for manufacturing. The existing facility is metal powder coat paint facility housing an automated system only requiring 12 employees max per shift for operation. The addition is for assembly of these products only requiring 6 employees max per shift. 18 total

Applicant: Jorge Martinez - JR Custom Metals

Agent: Patty Koehler - JR Custom Metals

Site Plan Preparer: Laramie Cline, P.E. - ASM Engineering Consultants

APPROVED
10/28/22
BY

SITE PLAN

PAINT BUILDING WEST ADDITION

ADMINISTRATIVE ADJUSTMENT SITE PLAN

WICHITA, KANSAS

Project No. 2812

Sheet No.

Client:
JR Custom Metal Products, Inc.
2241 S. West Ct.
Wichita, KS 67213
Phone (316) 263-1318

ASM Engineering Consultants
221 E. Commerce St. | P.O. Box 452 | Andover, KS 67002
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HUTTON
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Issue	Date	By	Description

Drawn By: LBC
Checked By: LBC
Date: 09/27/2022
Issue No.

Proposed Sidewalk
Proposed Heavy Concrete
Proposed Medium Concrete