CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

June 4, 2007

Custom Cupboards Inc.
3738 S Norman
Wichita, KS 67215

Ronald Henry
1250 Autumn Dr.
Goddard, KS 67052

Re: **BZA2007-24**: Zoning Adjustment to reduce the parking requirement by 10%, from 379 to 341, in LI zoning, generally located southeast of the Tyler and K42 intersection (3738 S. Norman).

Legal Description: Mid-Continent Industrial Park II Addition to 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 we understand that you propose to expand the manufacturing facility on the site by 18,587 square feet. Your plan indicates 341 parking spaces, a 10% reduction of the 379 spaces required by the Unified Zoning Code (UZC). This site previously received an administrative adjustment, reducing the parking requirement from 313 to 235 spaces (BZA2003-48).

Sec. V-I.2.i. of the Unified Zoning Code allows an adjustment to reduce the parking requirement 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 10% 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 10%, from 379 to 341 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) The parking area shall be paved and marked.
3) 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.

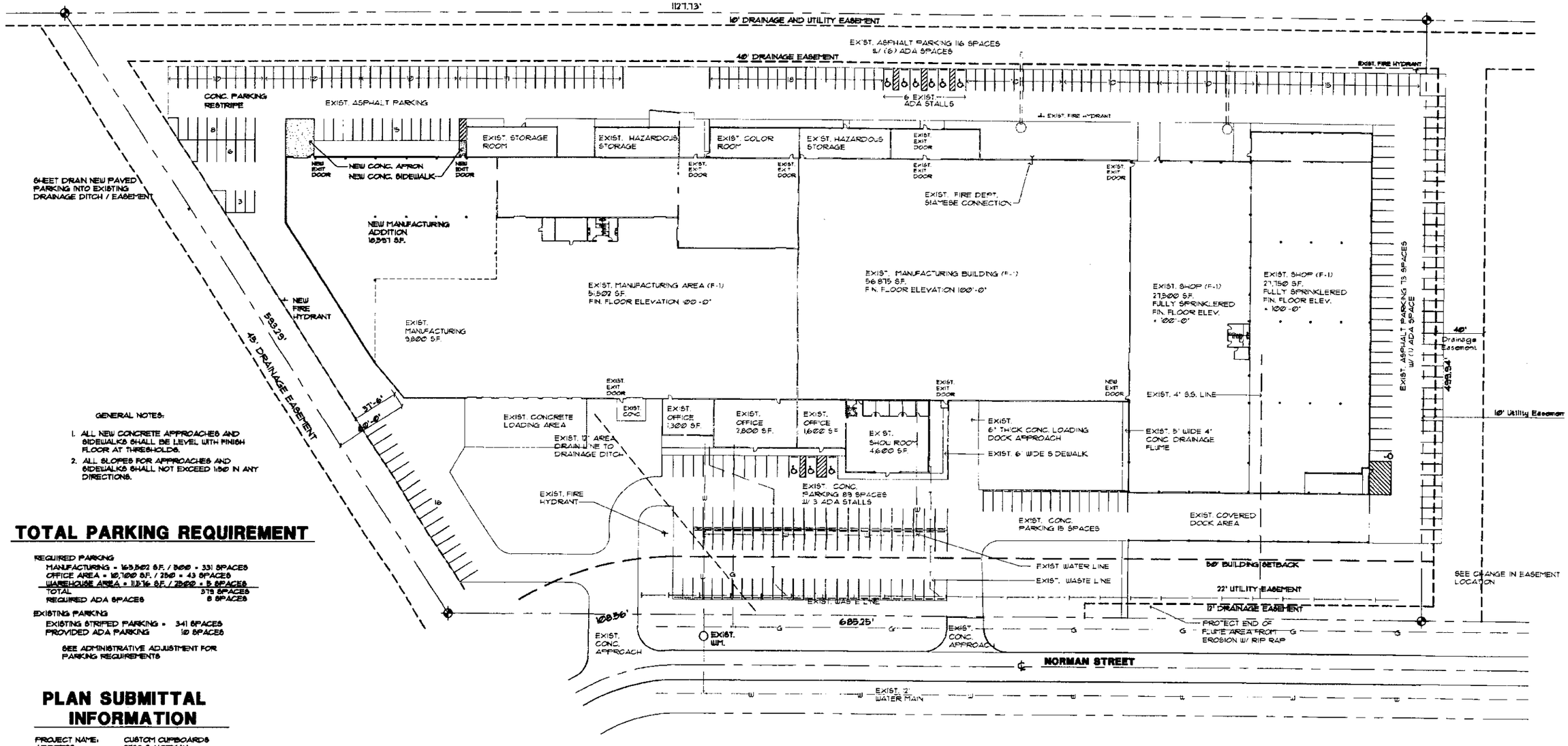
The "Development Application" sign should now be removed from the property.

John L. Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, OCI
Paul Hays, OCI



GENERAL NOTES:

1. ALL NEW CONCRETE APPROACHES AND SIDEWALKS SHALL BE LEVEL WITH FINISH FLOOR AT THRESHOLDS.
2. ALL SLOPES FOR APPROACHES AND SIDEWALKS SHALL NOT EXCEED 1:50 IN ANY DIRECTIONS.

TOTAL PARKING REQUIREMENT

REQUIRED PARKING
MANUFACTURING = 163,502 S.F. / 500 = 331 SPACES
OFFICE AREA = 10,700 S.F. / 250 = 43 SPACES
WAREHOUSE AREA = 11,316 S.F. / 2000 = 5 SPACES
TOTAL 379 SPACES
REQUIRED ADA SPACES 8 SPACES

EXISTING PARKING
EXISTING STRIPED PARKING = 341 SPACES
PROVIDED ADA PARKING 10 SPACES

SEE ADMINISTRATIVE ADJUSTMENT FOR PARKING REQUIREMENTS

PLAN SUBMITTAL INFORMATION

PROJECT NAME: CUSTOM CUPBOARDS
ADDRESS: 3738 S. NORMAN
VALUATION: ?
TAX KEY NOS: D51986-0001
D51986

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

APPLICANT: CUSTOM CUPBOARDS
PHONE NO.: (316) 525-3431
ADDRESS: 3738 S. NORMAN
CITY: WICHITA STATE: KANSAS 67218

CONTRACTOR: WILLIAMS CONSTRUCTION
PHONE: (316) 264-1964 FAX: (316) 264-1627
ADDRESS: 21008 WEST HARRY COURT
CITY: WICHITA STATE: KANSAS ZIP: 67213
LICENSE NO.: 687

ARCHITECT: RODNEY A. COKER
PHONE: (316) 332-4343 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: 3738 S. NORMAN
CITY: WICHITA STATE: KANSAS

PROJECT OWNER: CUSTOM CUPBOARDS

PARCEL SIZE: 468,274 S.F.
IMPERVIOUS AREA: 318,662 S.F.

DESCRIPTION OF WORK: ADDITION OF A NEW METAL BUILDING FOR HAZERDOUS STORAGE

NO. OF STORIES 1
HEIGHT OF BUILDING: 20 FEET
OCCUPANCY GROUP: B/F-1/M-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:

NORTH

SITE LAYOUT PLAN

1" = 40' - 0"