



**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.

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

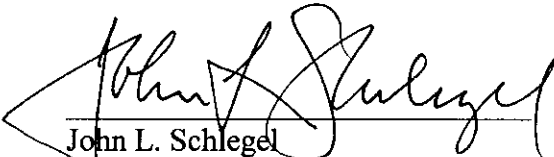
[www.wichita.gov](http://www.wichita.gov)

- 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.

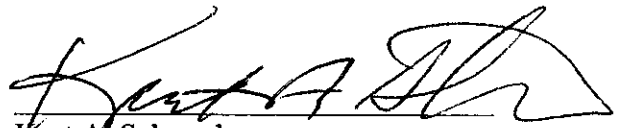
Our signatures below indicate that an administrative adjustment to reduce parking by 10%, from 379 to 341 spaces is hereby granted for the aforementioned property subject to the following conditions:

- 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.



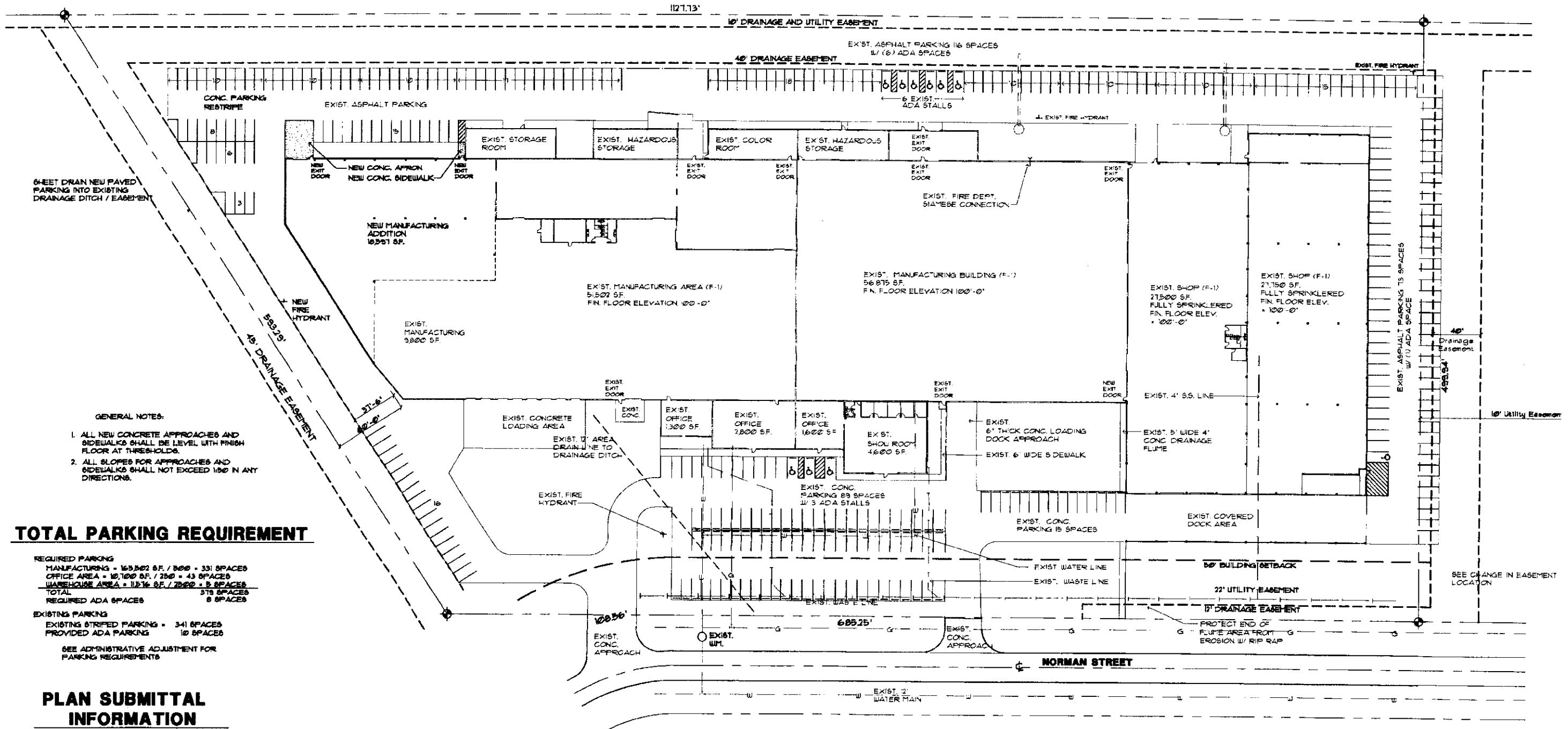
John L. Schlegel  
Planning Director



Kurt A. Schroeder  
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, OCI  
Paul Hays, OCI



SHEET DRAIN NEW PAVED PARKING INTO EXISTING DRAINAGE DITCH / EASEMENT

- 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 = 165,502 SF / 3000 = 331 SPACES  
 OFFICE AREA = 10,700 SF / 2500 = 43 SPACES  
 WAREHOUSE AREA = 112,16 SF / 2500 = 5 SPACES  
**TOTAL REQUIRED ADA SPACES** 319 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:** 3730 S. NORMAN  
**VALUATION:** 1  
**TAX KEY NO.:** D51906-0001  
 D51906

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

**APPLICANT:** CUSTOM CUPBOARDS  
**PHONE NO.:** (316) 928-3431  
**ADDRESS:** 3730 S. NORMAN  
**CITY:** WICHITA STATE: KANSAS 67218

**CONTRACTOR:** WILLIAMS CONSTRUCTION  
**PHONE:** (316) 264-1964 FAX: (316) 264-1621  
**ADDRESS:** 20208 WEST HARRY COURT  
**CITY:** WICHITA STATE: KANSAS ZIP: 67213  
**LICENSE NO.:** 681

**ARCHITECT:** RODNEY A. COKER  
**PHONE:** (316) 392-4343 FAX: (316) 686-8064  
**ADDRESS:** P.O. BOX 49409  
**CITY:** WICHITA STATE: KANSAS ZIP: 67201  
**LICENSE NO.:** 3716 STATE OF KANSAS

**PROPERTY OWNER:** CUSTOM CUPBOARDS  
**ADDRESS:** 3730 S. NORMAN  
**CITY:** WICHITA STATE: KANSAS

**PROJECT OWNER:** CUSTOM CUPBOARDS

**PARCEL SIZE:** 468,274 SF.  
**IMPERVIOUS AREA:** 310,662 SF.

**DESCRIPTION OF WORK:** ADDITION OF A NEW METAL BUILDING FOR HAZEROUS STORAGE

**NO. OF STORIES:** 1  
**HEIGHT OF BUILDING:** 20 FEET  
**OCCUPANCY GROUP:** BF-1H-3  
**CONSTRUCTION TYPE:** II-B

**LEGEND**

- PROPERTY LINE: - - - - -
- PROPERTY CORNERS: ⊕
- EASEMENTS / SETBACKS: - - - - -
- FENCING: — x — x — x —
- 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 —

**NORTH** **SITE LAYOUT PLAN**  
 1" = 40' - 0"