



Wichita-Sedgwick County Metropolitan Area Planning Department

August 16, 2000

Underground Vault & Storage
c/o Jim Ontjes
P.O. Box 1723
Hutchinson, KS 67501

FILE COPY

Re: Administrative Adjustment BZA2000-00032: An administrative adjustment to reduce the parking requirements for a business expansion in the "GI" General Industrial zoning district by 9 percent.

Legal Description: Lots 1, 2, 4, & 6, Block A, Santa Fe Industrial District Addition, Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of 33rd Street North and St. Francis (707 E. 33rd Street North).

Dear Mr. Ontjes:

We have reviewed your request for an Administrative Adjustment to allow a 9% reduction (35 spaces to 32 spaces) in the parking requirements for your planned expansion of the building on the aforementioned lots for the purpose of record storage (warehousing). You state in your application that this facility will employ 8 persons, making the requirement of 35 spaces quite excessive. Your site plan shows 32 spaces, which you feel will be more than adequate to support your employees and limited visitor and customer activity.

The Unified Zoning Code allows an Administrative Adjustment that would reduce the parking requirements by up to 25% for business services and remodeling/expansion projects. 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:

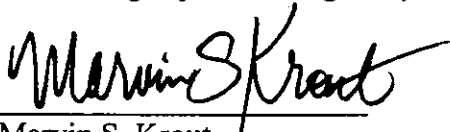
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is for off-street parking for a warehousing business that employs far fewer employees than the number of spaces required by City Code. Public vehicular and pedestrian circulation will not be affected.

- 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 customers or employees at this location.
- 3) Compatibility with existing or permitted uses on abutting sites: The reduction in parking requirements is within allowable adjustments and will not detract from the existing commercial or industrial 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.

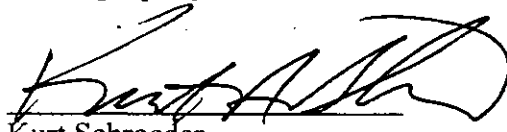
Our signatures below indicate that an Administrative Adjustment to allow the reduction in the parking requirements by 9% (from 35 spaces to 32 spaces) for the aforementioned property is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the site plan submitted as part of this application.
- 2) All parking areas shall be paved and marked.
- 3) The maximum number of employees permitted on-site shall not exceed 25 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.



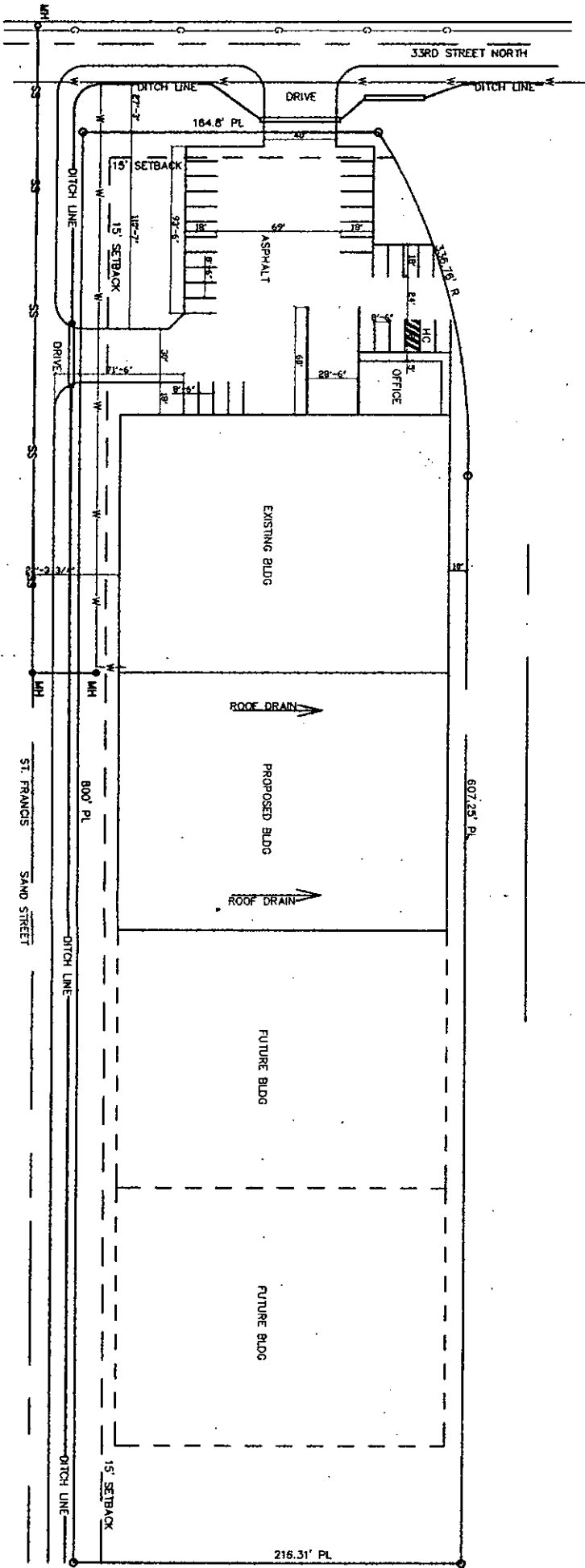
Marvin S. Krout
Director of Planning



Kurt Schroeder
Superintendent of Central Inspection

MK/KS/lv

cc: 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
Garrett H. Addison, Smith Construction Company, P.O. Box 13213, Wichita, KS 67213



- GENERAL NOTES:**
- 01. ROOF LINE LOAD. 20 PSF
 - 02. ROOF DEAD LOAD. 04 PSF
 - 03. ROOF COLLECTOR LOAD. 12 PSF
 - 04. SNOW LOAD. 15 PSF
 - 05. WIND LOAD. AS PER CODE
 - 06. EARTH PRESSURE. AS PER CODE
 - 07. EARTH RETENTION. AS PER CODE
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SITE		BUILDING		MECHANICAL	
1. LOT AREA	10,000 SQ. FT.	2. FLOOR AREA	10,000 SQ. FT.	3. PLUMBING FIXTURES	10,000
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100. LOT AREA	10,000 SQ. FT.	101. FLOOR AREA	10,000 SQ. FT.	102. PLUMBING FIXTURES	10,000

CODES: UNIFORM BUILDING CODE, 1987 EDITION
AMERICAN INSTITUTE OF STEEL CONSTRUCTION, 1989 EDITION
NATIONAL ELECTRICAL CODE, 1990 EDITION

UNDERGROUND VAULTS & STORAGE

WICHITA, KS.



SMITH CONSTRUCTION CO., INC.

4620 E 51st N. P.O. BOX 1523
WICHITA, KANSAS 67209 WICHITA, KANSAS 67215
(316) 942-1969

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DATE: 6/3/00
SCALE: 1"=40'
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