



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.

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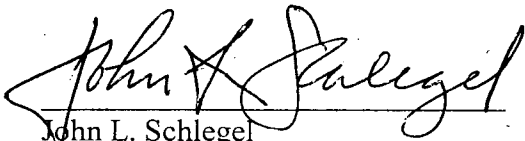
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- 3) Compatibility with existing or permitted uses on abutting sites: Manufacturing and accessory uses such as parking are permitted in the "LI" Limited Industrial zoning district, and reducing the parking requirement should not compromise existing 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.

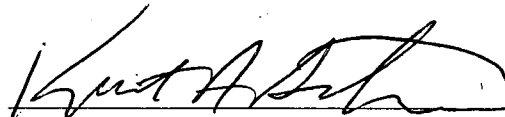
Our signatures below indicate that a Zoning Adjustment to reduce the parking requirement from 313 spaces to 235 spaces for the aforementioned property is hereby granted, subject to the following conditions:

- 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

