



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.

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T 316.268.4421 F 316.268.4390

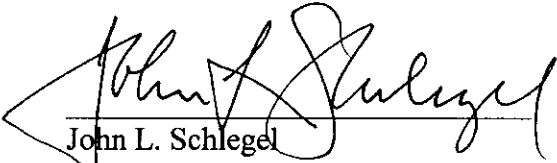
www.wichita.gov

- 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.

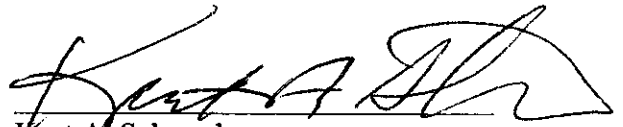
Our signatures below indicate that an administrative adjustment to reduce parking by 10%, from 379 to 341 spaces is hereby granted for the aforementioned property subject to the following conditions:

- 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

