



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

June 2, 2000

David Monroe
Metalform Industries, Inc.
1721 S. Eisenhower Avenue
Wichita, KS 67209

Re: Administrative Adjustment BZA2000-00014: An administrative adjustment to reduce the parking requirements for a manufacturing and warehousing use by 25 percent

Legal Description: Lot 11, except the north 100 feet, thereof, Block 1, Airport Industrial Park Addition to Wichita, Sedgwick County, Kansas. Generally located at the northwest corner of Eisenhower Avenue and Eisenhower Court (West of Hoover and south of Harry, 1721 S. Eisenhower Ave.)

Dear Mr. Monroe:

We have reviewed your request for an Administrative Adjustment to allow a 25% reduction in the parking requirements for your factory and warehouse facility. You state in your application that you are expanding your current facility to accommodate an additional 7,500 square feet of warehouse space. With this expansion, your parking requirement for the site is 25 spaces, however the expansion will not require additional employees and you currently only have 8 employees. For this reason, you are requesting the adjustment in your parking requirements.

The Unified Zoning Code allows an Administrative Adjustment that would reduce the parking requirements by up to 25% for manufacturing and warehousing uses. We find that the reduction of parking requirements meets the four conditions required by Section V-1.6 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 manufacturing business that employs far fewer employees than the number of spaces required by City Code. Public vehicular and pedestrian circulation will not be affected.

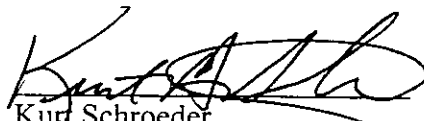
- 2) Impact on existing uses in surrounding areas: There should be no negative impact on the existing uses in surrounding areas as a result of the reduction in parking spaces as there should be no overflow parking requirements for customers or employees at this location.
- 3) Compatibility with existing or permitted uses on abutting sites: The reduction in parking requirements is within allowable adjustments and will not detract from the existing manufacturing 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 25% (from 25 spaces to 19 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 10 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
Val Laetari, 18511 Oak Leaf Drive, Goddard, KS 67030

