



FILE COPY

**Wichita-Sedgwick County Metropolitan Area Planning Department**

October 3, 2001

Doris Nelson  
7204 Holmes Blvd.  
Bradenton, FL 34217

**Re: BZA2001-00049: An administrative adjustment to reduce the parking requirements for a manufacturing and warehousing use by 25 percent.**

**Legal Description: Lot 166, 168, 170, 172, 174, 176, 180, 182, 184, 186, 188 and 190 except the south 20 feet; Reserve J and Reserve L except the south 25 feet; vacated Custer Avenue adjacent to said lots and reserves as vacated in Misc., Book 333, Page 484, except the south 5 feet thereof rededicated for street; together with the south half of Monroe Street adjacent on the north and west half; the vacated alley adjacent on the east; odd lots number 145 thru 189; Reserve H; ½ vacated alley; all being in Richmond 3<sup>rd</sup> Addition to Wichita, Sedgwick County, Kansas. Generally located north of Harry and west of St. Paul (1539 S. St. Paul).**

Dear Ms. Nelson:

We have reviewed the request for an Administrative Adjustment to allow a reduction in the parking requirements for the manufacturing and warehouse facility located on the aforementioned property. The application states that the manufacturing facility needs to be expanded, and that the only land available for the expansion is currently used to meet parking requirements. With this expansion, the parking requirement for the site will be 259 spaces, however, after the expansion, land will only be available to provide 211 spaces.

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 currently provides the number of spaces required by City Code. Currently the business has a total of 160 employees and anticipates growing to no more than 200 employees. The employees work on multiple shifts, so they are

not at the facility at the same time. Therefore, public vehicular and pedestrian circulation should not be affected.

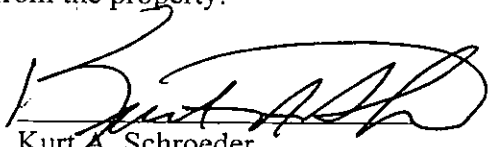
- 2) Impact on existing uses in surrounding areas: There should be no negative impact on the existing uses in surrounding areas as a result of the reduction in parking spaces as there should be no overflow parking requirements for customers or employees at this location.
- 3) Compatibility with existing or permitted uses on abutting sites: The reduction in parking requirements is within allowable adjustments and will not detract from the use of abutting sites.
- 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 from 259 spaces to 211 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) All parking areas shall be paved and marked in accordance with the site plan.
- 3) No spaces designated for parking on the site plan shall be used for storage or any other use other than parking.
- 4) The maximum number of persons employed at the site shall not exceed 200. If additional employees are required, additional parking spaces shall be provided.
- 5) 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  
Planning Director

  
Kurt A. Schroeder  
Superintendent of Central Inspection

MK/KS/sk

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  
Dave Jones, Hahner, Foreman & Harness, Inc., 423 N. St. Francis, Wichita, KS 67202



THE BOTTOM OF THE SIGN SHALL BE 60" TO 72" ABOVE FINISH PAVEMENT TO BE MOUNTED IN FRONT AND IN MIDDLE OF STALL  
**HANDICAP SIGN**

**LEGAL DESCRIPTION:**

LOT 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188 AND LOT 190 EXCEPT THE SOUTH 20 FEET, RESERVE J AND RESERVE L EXCEPT THE SOUTH 25 FEET, VACATED CUSTER AVENUE ADJACENT TO SAID LOTS AND RESERVES AS VACATED IN MISC., BOOK 333, PAGE 484, EXCEPT THE SOUTH 5 FEET THEREOF REDEDICATED FOR STREET, TOGETHER WITH THE SOUTH HALF OF MONROE STREET ADJACENT ON THE NORTH AND WEST HALF THE VACATED ALLEY ADJACENT ON THE EAST, ODD LOTS NUMBERS 145 THRU 189, RESERVE H; 1/2 VACATED ALLEY; ALL BEING IN RICHMOND 3RD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

**ADDRESS:** 1539 So. ST. PAUL

**ZONING:** Light Industrial

**LOT SIZE:** 236,704 SQ. FT.

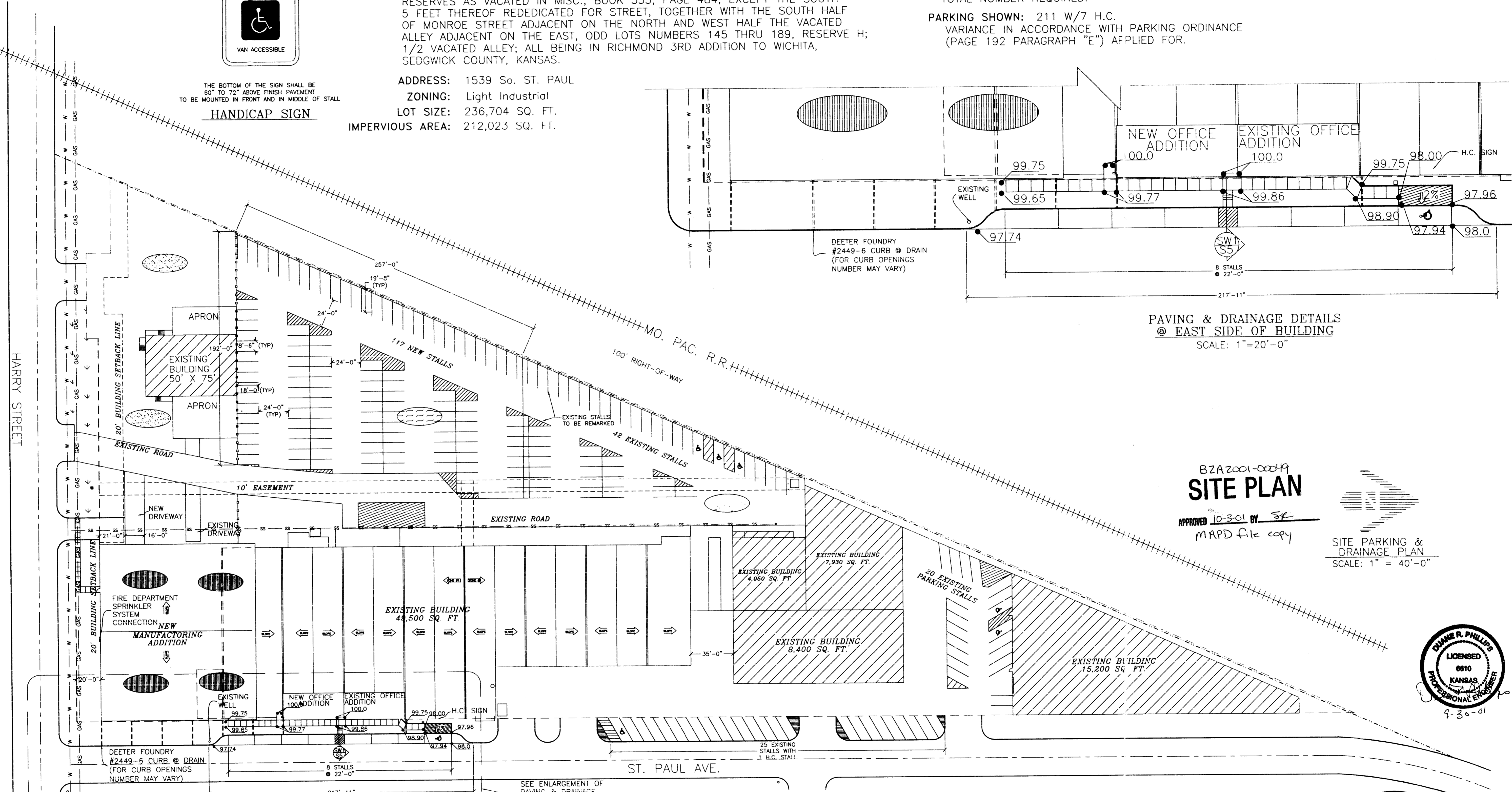
**IMPERVIOUS AREA:** 212,023 SQ. FT.

**PARKING REQUIRED:**

1ST & 2ND FLOOR OFFICE 10,250 S.Q.FT. +250: 41.0  
 1ST & 2ND FLOOR MANUFACTURING 97,706 S.Q.FT. +500: 195.4  
 1ST & 2ND FLOOR STORAGE 22,212 S.Q.FT. +1,000: 22.2  
**TOTAL NUMBER REQUIRED:** 259 REQ.

**PARKING SHOWN:** 211 W/7 H.C.

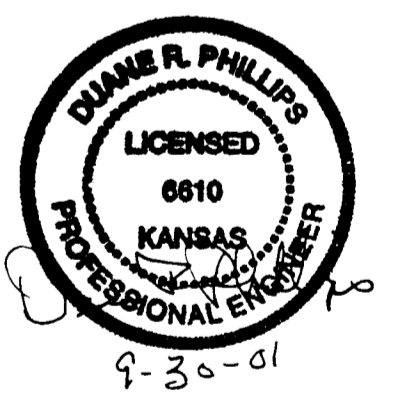
VARIANCE IN ACCORDANCE WITH PARKING ORDINANCE (PAGE 192 PARAGRAPH "E") APPLIED FOR.



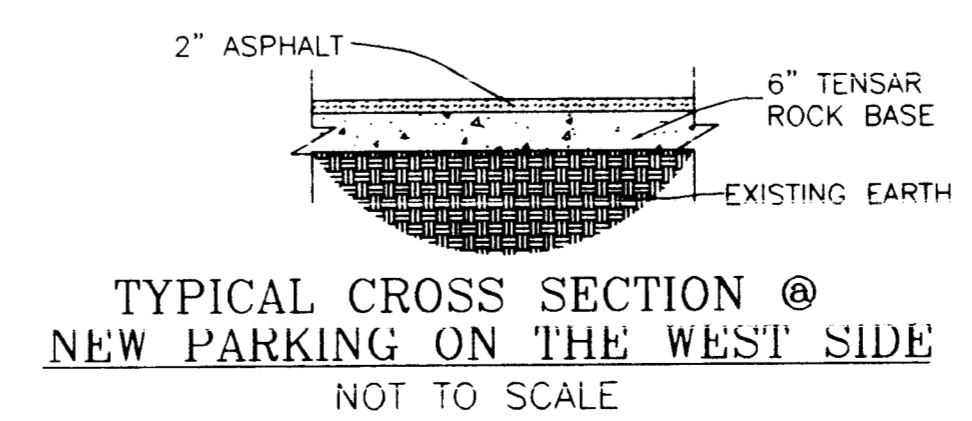
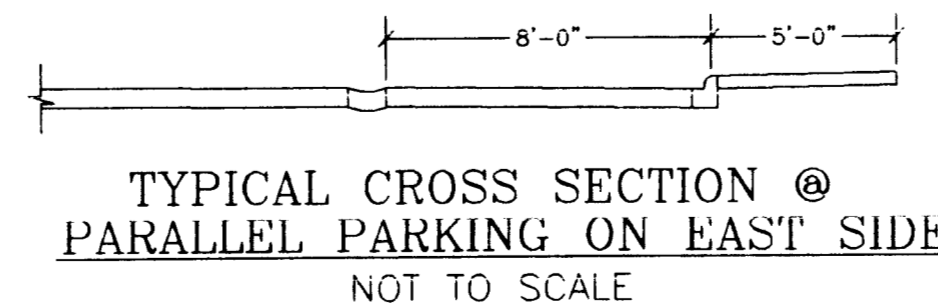
**PAVING & DRAINAGE DETAILS @ EAST SIDE OF BUILDING**  
 SCALE: 1"=20'-0"

BZA2001-00049  
**SITE PLAN**  
 APPROVED 10-3-01 BY SK  
 MAPD file copy

**SITE PARKING & DRAINAGE PLAN**  
 SCALE: 1" = 40'-0"



LEGEND	
---	PROPERTY LINE
---	EXISTING FIBER OPTIC LINE
---	EXISTING UTILITY EASEMENTS
---	EXISTING FENCE
---	GAS LINE
---	WATER LINE
---	SANITARY SEWER
●	MAN HOLE
[Hatched]	METAL PANELS
[Hatched]	ASPHALT
[Hatched]	TENSAR ROCK
[Hatched]	LANDSCAPE AREA
○	FIRE HYDRANT



FOR CONSTRUCTION



**GLOBE ENGINEERING ADDITION**  
 HAHNER FOREMAN & HARNISS

bradley design  
 527 N. MAIN STREET  
 HUTCHINSON, KANSAS 67501

ENGINEERING CONSULTANTS, P.A.  
 HUTCHINSON, KANSAS 67501

01-049 04-01  
 Des. DRP  
 Drawn  
 Chk.  
 C2 of 3