

PATED 3-31-87
GRL.

Case No. BZA 14-87 - Intellect Systems Inc., requests an exception to permit the construction of a computer component sales and service business on property zoned the "LC" Light Commercial District and generally located on the southwest

ACTION

B.Z.A. 14-87 APPROVED

4/28/87
DATE

200 1/4 Sec. 7-10-87

Slot 7-27-87

Record ✓

July 2, 1987

Mr. Ken Kitchen
3900 East Harry, Suite 140
Wichita, Kansas 67218

RE: BZA 14-87 - Use exception at the southwest corner of Holland Lane
and University Avenue.

Dear Mr. Kitchen:

Attached hereto is a copy of Resolution BZA 14-87 setting forth the conditions of approval as established by the Board of Zoning Appeals on April 28, 1987. The revised site plan as required by item #6 has been approved although the plant material information is on a separate plan, copies of which were forwarded to C.I.D. on June 17, 1987.

This resolution is being furnished to you for your files. If you have any questions, please call me at 268-4421.

Sincerely,

Louise Olivarez
Principal Planner

LO:blw
Attachment

cc: Intellect Systems, 1809 South Hoover, Wichita, KS. 67209
Monty Robson, Superintendent of Central Inspection (w/2 site plans)
Dale Rea, Deputy City Clerk

RESOLUTION CASE NO. 14-87

WHEREAS, Intellect Systems, Inc., 1809 South Hoover, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the construction of a computer component sales and service business on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 16, Block 1, Ridge Plaza Fourth Addition to Wichita, Sedgwick County, Kansas. Generally located on the southwest corner of Holland Lane and University Avenue.

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of April 28, 1987, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for an exception under the provisions of Section 2.12.590.C, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has authority to permit the construction of a computer component sales and service business on property zoned the "LC" Light Commercial District; subject to the conditions outlined in Section 28.04.183.6, Code of the City of Wichita after determining that the proposed use is of the same general category as other outright permitted uses as set forth in 28.04.090.A. of the Code.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this application be approved to permit the construction of a computer component sales and service business on property zoned the "LC" Light Commercial District and legally described as follows:

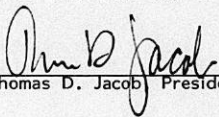
Lot 16, Block 1, Ridge Plaza Fourth Addition to Wichita, Sedgwick County, Kansas. Generally located on the southwest corner of Holland Lane and University Avenue.

subject to the following conditions:

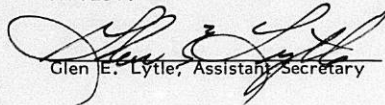
1. All parking, loading and on-site circulation drives shall be surfaced with concrete, asphalt or asphaltic concrete and marked in conformance with an approved plan as required by condition number six.
2. Signs shall be limited to those permitted by Section 28.04.139 of the code for the "LC" Light Commercial District. Signs located within the required landscaped area adjacent to University Avenue shall be limited to directional signs at the driveways.
3. All lights shall be shielded to reflect or direct light away from adjoining properties.
4. No sound projecting devices shall be used so as to be heard outside of an enclosed building.
5. No repair work shall be conducted except within an enclosed building, and provided further, vehicle maintenance shall be limited to lubrication, oil changes, washing, and other normal maintenance items not including body repair or modification.
6. Prior to the release of the resolution authorizing the issuance of the building permit, the applicant shall submit three copies of a new site plan showing all off-street parking spaces, loading areas, circulation drives and landscaped areas for approval. Such plan shall also show the type, size and species of plant materials to be used in the landscaped areas.

7. The applicant shall provide not less than 40 off-street parking spaces in conformance to the City of Wichita's standards.
8. Should at any time the Superintendent of Central Inspection determine that the property fails to be maintained in compliance with the conditions of approval, he shall notify the owner of the violations. Should the property owner not take immediate steps to correct the violations, the Superintendent of Central Inspection shall request that the Board of Zoning Appeals schedule a hearing for the revocation of this resolution.
9. Any change of occupancy of the structure to a new use shall be subject to compliance with all applicable regulations and this resolution shall become null and void.

ADOPTED AT WICHITA, KANSAS, this 28th day of April, 1987.


Thomas D. Jacob, President

ATTEST:


Glen E. Lytle, Assistant Secretary

THE CITY OF WICHITA



BOARD OF ZONING APPEALS
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4421

April 29, 1987

Ken Kitchen
3900 East Harry
Wichita, Kansas 67218

Re: BZA 14-87 - Request for Exception (On the southwest corner of
Holland Lane and University Avenue)

Dear Mr. Kitchen:

At the regular meeting of the Board of Zoning Appeals on April 28, 1987, your request for an exception to permit the construction of a computer component sales and service business was considered. It was the action of the Board to grant the exception subject to the following conditions:

1. All parking, loading and on-site circulation drives shall be surfaced with concrete, asphalt or asphaltic concrete and marked in conformance with an approved plan as required by condition number six.
2. Signs shall be limited to those permitted by Section 28.04.139 of the code for the "LC" Light Commercial District. Signs located within the required landscaped area adjacent to University Avenue shall be limited to directional signs at the driveways.
3. All lights shall be shielded to reflect or direct light away from adjoining properties.
4. No sound projecting devices shall be used so as to be heard outside of an enclosed building.
5. No repair work shall be conducted except within an enclosed building, and provided further, vehicle maintenance shall be limited to lubrication, oil changes, washing, and other normal maintenance items not including body repair or modification.
6. Prior to the release of the resolution authorizing the issuance of the building permit, the applicant shall submit three copies of a new site plan showing all off-street parking spaces, loading areas, circulation drives and landscaped areas for approval. Such plan

*Received
6-18* →

April 29, 1987

shall also show the type, size and species of plant materials to be used in the landscaped areas.

7. The applicant shall provide not less than 40 off-street parking spaces in conformance to the City of Wichita's standards.
8. Should at any time the Superintendent of Central Inspection determine that the property fails to be maintained in compliance with the conditions of approval, he shall notify the owner of the violations. Should the property owner not take immediate steps to correct the violations, the Superintendent of Central Inspection shall request that the Board of Zoning Appeals schedule a hearing for the revocation of this resolution.
9. Any change of occupancy of the structure to a new use shall be subject to compliance with all applicable regulations and this resolution shall become null and void.

Release of the resolution setting forth the official action of the Board is subject to the submission and approval of the landscape plan as set forth in condition number 6, which is also a requirement of the C.U.P. designated as DP-37.

If you have any questions, please call our office.

Sincerely yours,



Glen E. Lytle
Assistant Secretary

GEL:lw

cc: Intellect Systems, Inc., 1809 S. Hoover, Wichita, KS 67209
Monty Robson, Superintendent of Central Inspection (2)
Dale Rea, Deputy City Clerk

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE April 23, 1987

TO Glen Lytle, Special Assistant for Zoning

FROM Barry L. Carroll, Administrative Aide III *BLC*

SUBJECT BZA 14-87: Southwest corner
of Holland Lane and University
Avenue

On Wednesday, April 22 CPO Council 5A considered the above captioned case, a request for an exception of permit the construction of computer component sales and service business on property zoned the "LC" Light Commercial District. Council members were provided the notice to adjoining property owners, a map of the area, and MAPD staff comments. After extensive discussion, the Council voted 8-0 to recommend approval of the request, subject to staff comments.

The agent, Ken Kitchen, was present to describe the request and respond to questions from Council members. Mr. Kitchen explained that an exception was needed because of shipping and receiving requirements of the proposed business. Additionally, Mr. Kitchen noted that all servicing of vehicles would be completed within the proposed building.

No area residents spoke either in support or opposition of the request.

Please provide these comments to the Board of Zoning Appeals when case BZA 14-87 is considered.

BLC:dm

SECRETARY'S REPORT
CASE NO. BZA 14-87

APPLICANT: Intellect Systems, Inc., 1809 South Hoover, Wichita, KS 67209

AGENT: Ken Kitchen, 3900 E. Harry, Suite 140, Wichita, KS 67218

REQUEST: Exception pursuant to Section 28.04.183.6 Code of the City of Wichita to permit the establishment of a computer component sales and service business.

GENERAL LOCATION: On the southwest corner of Holland Lane and University Avenue.

ZONING: Subject property is zoned the "LC" Light Commercial District as are the properties to the east, south and west. To the north is "AA" One-family Dwelling District and the "BB" Office District.

LAND USE: Subject property is vacant as are the properties to the south and west. To the north is a school and vacant property. To the east is commercial development.

JURISDICTION:

The Board has jurisdiction to consider this request under the provisions outlined under Section 2.12.590.C, Code of the City of Wichita. The Board may grant the exception provided the conditions set out in Section 28.04.183.6 can be complied with.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception to permit the construction of a computer component sales and service business in the "LC" Light Commercial District. The proposed building is not a use specifically listed in Section 28.04.090.A, but is a business that can be determined to be of the same general character as those listed therein by the Board of Zoning Appeals as set forth in Section 28.04.183.6.

The ordinance permits uses such as this when located within a portion of the "LC" Light Commercial District that is contiguous to an arterial or expressway. In this case, the "LC" district is contiguous to Kellogg (U.S. 54) even though the lot involved is not adjacent to such street.

The applicant states that the proposed building will be a two story structure containing 15,000 square feet. Seven thousand five hundred (7,500) square feet will be used for administration and marketing; 3,750 square feet for design, engineering and repairs; and 3,750 square feet for packaging, shipping and receiving. The business provides computerized custom business solutions to vertical markets, i.e., pharmacies, fast foods and/or convenience store chains.

The current product is a point of sale system designed for retail businesses. The applicant's business purchases components from a vendor to their specifications and then shipped as a turnkey system or drop shipped directly to the customer. In the past, over 50 percent of the systems are shipped directly to the customer from the vendors and expect this to be the majority of the company's business in the future.

The applicant also has stated that there will be no vehicles maintained on the site. Should there be such vehicles, it will be necessary to store same within a building or within an enclosed compound only when the type of screening material and location is approved by the Board of Zoning Appeals.

It should be noted that the property included in the application is a part of a Community Unit Plan. The C.U.P. requires a landscaped area adjacent to

University Avenue for the west 130 feet of the property that is across the street from residential zoning.

The applicant has also requested, that due to the nature of their business, that they be required to provide only 40 off-street parking spaces for the 15,000 square foot building. This is based on the fact that they do not anticipate more than 26 to 30 employees to ever be located at this building and several of those would be outside sales people. Under the provisions of the ordinance, the Board of Zoning Appeals has the authority to determine the parking demand based on the nature of the business. In this case, a site plan showing that 60 spaces could be located on the site has been furnished with the application.

RECOMMENDATION:

Should the Board determine that the proposed use of the property is of the same general character as other permitted uses as described in the ordinance and appropriate at this location, then it is the Secretary's recommendation that the exception be approved subject to the following conditions:

1. All parking, loading and on-site circulation drives shall be surfaced with concrete, asphalt or asphaltic concrete and marked in conformance with an approved plan as required by condition number six.
2. Signs shall be limited to those permitted by Section 28.04.139 of the code for the "LC" Light Commercial District. Signs located within the required landscaped area adjacent to University Avenue shall be limited to directional signs at the driveways.
3. All lights shall be shielded to reflect or direct light away from adjoining properties.
4. No sound projecting devices shall be used so as to be heard outside of an enclosed building.
5. No repair work shall be conducted except within an enclosed building, and provided further, vehicle maintenance shall be limited to lubrication, oil changes, washing, and other normal maintenance items not including body repair or modification.
6. Prior to the release of the resolution authorizing the issuance of the building permit, the applicant shall submit three copies of a new site plan showing all off-street parking spaces, loading areas, circulation drives and landscaped areas for approval. Such plan shall also show the type, size and species of plant materials to be used in the landscaped areas.
7. The applicant shall provide not less than 40 off-street parking spaces in conformance to the City of Wichita's standards.
8. Should at any time the Superintendent of Central Inspection determine that the property fails to be maintained in compliance with the conditions of approval, he shall notify the owner of the violations. Should the property owner not take immediate steps to correct the violations, the Superintendent of Central Inspection shall request that the Board of Zoning Appeals schedule a hearing for the revocation of this resolution.
9. Any change of occupancy of the structure to a new use shall be subject to compliance with all applicable regulations and this resolution shall become null and void.



COMMERCIAL-INDUSTRIAL-INVESTMENT PROPERTIES

3900 E. HARRY, SUITE 140, WICHITA, KANSAS 67218 • BUS. (316) 684-8222

April 3, 1987

Mr. Glen Lytle, Secretary
Board of Zoning Appeals
City of Wichita
455 N. Main
Wichita, KS 67202

Dear Mr. Lytle:

In connection with our application for an exception filed on Lot 15 Block 1, Ridge Plaza, 4th Addition, I am attaching Buford Willis and my letter to Monty Robson concerning this issue and Mr. Robson's memo to Marvin Krout.

Also, we are requesting that for Intellect Systems, Inc. use, we be allowed to mark off only 40 parking spaces as shown on the attached plan. This is more than ample for their use, as they intend to have not more than twenty-six to thirty employees at this facility and several of those are in outside sales.

Sincerely,

A handwritten signature in dark ink, appearing to read 'K. H. Kitchen', written over a horizontal line.

Kenneth H. Kitchen

KHK/rlm

Attachments

THE CITY OF WICHITA

OFFICE OF Central Inspection

DATE March 24, 1987

TO Marvin Krout, Director of Planning
FROM Monty H. Robson, Superintendent of CID *MHR*

SUBJECT Permitted uses; DP-37,
Parcel 28

On March 18, 1987 you met with Jim Jorgensen, Jack Galbraith and Buford Willis of Intellect Systems, Inc. to determine if their computer system sales and service business was compatible with permitted uses in DP-37.

In that meeting it was determined that CID should determine if the use is permitted prior to any request for an administrative interpretation from your office.

We have reviewed the attached plans and letter from Mr. Willis and have decided that the use meets the spirit and intent of the Zoning Ordinance in that the business sells to the final consumer, has no outdoor storage, is compatible in exterior appearance to LC uses, and the service or repair area does not exceed 6,000 square feet.

If you are not in agreement with this interpretation, please respond prior to March 31, 1987.

MHR:wgm

cc: Jim Jorgensen, Building Code Engineer
Joe Donnelly, Housing Code Administrator

Buford Willis
3900 E. Harry - Suite 140
Wichita, Kansas 67218

Terry Orvis
Rainbow Construction
242 New York
Wichita, Kansas 67214

APPROVED:

Don Anderson
Director of Housing & Economic Development


Gerald agreed to assemble information which is understandable to laymen regarding the product line of the company, their expansion plans, the various subcontractors in Wichita supporting the company, the resulting employment, as well as the details of the facility expansion in terms of investment and jobs created at that facility. We will be in communication during the next two to three weeks to finalize plans for the ground-breaking along with hosting arrangements for the visiting family from Japan.

JS/so

March 19, 1987

MEMORANDUM

TO: Marvin Wynn
Dorothy Schmitt
Gene Dickinson
File

FROM: Jim Schwarzenberger 

RE: Intellect Systems, Inc.

On this date I visited with Gerald W. Jordan, President of Intellect Systems, Inc., along with Bufford Willis. Our discussion centered around the upcoming expansion of Intellect Systems in Wichita and the exciting things happening relative to technological advances in point-of-sale computerized systems.

According to Gerald, the company started in 1983 with \$135,000 invested from funds provided primarily by himself and Mr. Willis. Gerald said the company had recently received a \$3 million public offering.

In addition to contracts with many companies across the United States, the company has just secured a major contract with Pizza Hut, Inc.

Technically, no manufacturing takes place at the Intellect Systems facility. Almost all of the manufacturing of their products is done by subcontractors throughout Wichita.

A recent major deal resulted from the Tory family of Japan securing a 12% investment in Intellect. This will give the company tremendous resources in terms of advertising as well as research and development. The Tory family, according to Gerald, is one of the wealthiest families in the world, owning controlling interests in Seiko. Members of the family will be visiting Wichita for a three or four-day period in late April.

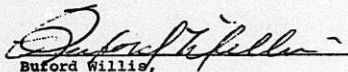
The company will soon break ground on a 15,500 square foot facility at the intersection of Holland and University, which is very close to Ridge Road and Kellogg. They are seeking Chamber support for the involvement of city officials and media exposure.

I believe this expansion is indeed worthy of our close attention due to the nature of the product being developed and marketed, and also the involvement of the Tory family from Japan. I suggested to Gerald that we tentatively look at centering media exposure around the visit which will occur in late April. I suggested that perhaps the actual ground-breaking ceremony could take place at the same time the Torys are in town. This would lend itself well to our priority to establish expanded relations with the Japanese and to further promote our interest in high technology.

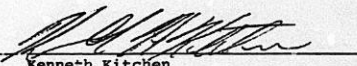
Monty Robson, Superintendent
March 19, 1987
Page 2

We feel this is all compatible with existing L.C. zoning and hope we can be a part of adding an attractive, HiTech building to the Wichita community.

We invite you or one of your inspectors to visit the present location at 1809 S. Hoover #106. If you have any questions, please do not hesitate to contact either of the undersigned.



Buford Willis,
Office of the President
Intellect Systems, Inc.
(316) 942-5539



Kenneth Kitchen
(316) 684-8222



COMMERCIAL-INDUSTRIAL-INVESTMENT PROPERTIES

3900 E. HARRY, SUITE 140, WICHITA, KANSAS 67218 • BUS. (316) 684-8222

March 19, 1987

Monty Robson, Superintendent
Central Inspection Division
455 N. Main
Wichita, Kansas 67202

Dear Mr. Robson:

Intellect Systems, Inc. has under contract Lot 16 Block 1, Ridge Plaza 4th Addition located across the street from Pitney Bowes, 404 S. Holland and is zoned L.C. We feel the use of the building is compatible with this zoning classification.

This building is primarily corporate headquarters with a breakdown of space as follows: Administrative & Marketing - 7,500 sq. ft., Design Engineering & Repair - 3,750 sq. ft., and Packaging, Shipping, & Receiving - 3,750 sq. ft.

This business provides computerized custom business solutions to vertical markets, examples are pharmacies, fast food and/or convenience store chains.

The current product is point of sale system designed for convenience stores. This system consists of a computer P.C. controller, electronic cash drawer, laser scanner and application software that records the sale, reviews the inventory and gives the reorder, etc. The system also transmits the data to host (corporate) computers from individual stores for corporate compilation.

Each of the above components are purchased from a vendor to Intellect's specification as a whole unit and shipped as a turnkey system or drop shipped directly to customer. In the past, over 50% of the system are shipped directly to customer from vendors and this will be the way a majority of the company's business will be in the future.

Currently the company consists of 2 executive officers, 3 in administration and finance, 1.5 technicians, 2 programmers, 2 in sales, 1 trainee and 1 in shipping/receiving.

The company plans to continue this type of operations, but on a national basis. The additional space is required to expand marketing, programming, and design engineering, plus add to customer service and training group to support system sales.

BZA CASE NO. 14-87

<u>2</u>	NOTICES SENT TO APPLICANT/AGENT
<u>14</u>	LEGAL ADVERTISEMENT SENT TO MAPC & BZA
<u>1</u>	NOTICES SENT TO CPO
<u>6</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>9</u>	TOTAL NOTICES SENT <u>4/2/87</u>

mailed corrected copies 4/6/87

BOARD OF ZONING APPEALS
Tenth Floor - City Hall
455 North Main, Wichita, Kansas 67202

April 1, 1987

CORRECTED

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 14-87

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by Intellect Systems, Inc., 1809 South Hoover, Wichita, Kansas, requesting an exception.

Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting an exception to permit the construction of a computer component sales and service business on property zoned the "LC" Light Commercial District. A legal description of the applicant's property is as follows:

Lot 16, Block 1, Ridge Plaza Fourth Addition to Wichita, Sedgwick County, Kansas. Generally located on the southwest corner of Holland Lane and University Avenue.

This application has been assigned Case No. BZA 14-87. It will be considered by the Board of Zoning Appeals on April 28, 1987 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested exception, you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

NOTE: We have been advised by the Citizen Participation Organization staff that CPO Council 5A will consider this case at their meeting to be held on Wednesday, April 22, 1987, at 7 p.m. at the American National Bank, 10222 West Central. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.

Glen E. Lytle
Assistant Secretary

BOARD OF ZONING APPEALS
Tenth Floor - City Hall
455 North Main, Wichita, Kansas 67202

April 1, 1987

NOTICE TO ADJACINING PROPERTY OWNERS:

CASE NO. BZA 14-87

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If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

NOTE: We have been advised by the Citizen Participation Organization staff that CPO Council "5B" will consider this case at their meeting to be held on Wednesday, April 22, 1987, at 7:00 p.m., at the Orchard Community Center, 4808 West 9th Street. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.

Glen E. Lytle
Assistant Secretary

APPLICATION FOR EXCEPTION

I. Name of Applicant Intellect Systems, Inc.
Mailing Address 1809 S. Hoover Phone 742-5539
Name of Authorized Agent Ken Kitchen
Mailing Address 3900 E. Harry, Suite 140, Wichita, KS 67218 Phone 684-8222
Relationship of applicant to property is that of (owner)
(Owner, Tenant, Lessee, Other)

II. Application is made for an exception as provided in Section 2.12.590.C, Code of the City of Wichita, Kansas, to permit the establishment of a computer component sales and service business.

on property zoned the "LC" Light Commercial District,
located on the southwest corner of Holland Land and University Ave.
and legally described as: Lot 16 Block 1, Ridge Plaza Fourth Addition to Wichita,
Sedgwick County, Kansas.

in the City of Wichita.

- III. The applicant herein, or his authorized agent, acknowledges:
- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
 - b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 39-285); and that the appropriate fee is herewith tendered;
 - c. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
 - d. That all documents are attached hereto as noted in paragraphs 2, 3, and 4 of the instructions.

Applicant [Signature]
Intellect System Inc.
Authorized Agent [Signature]

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals,
1:15 (~~3:00~~ p.m.), MAR 31, 1987, together with appropriate
fee of _____.

Signed [Signature]

OWNERSHIP LIST

Lot	Block	Addition	Property Owner
Lots 15, 16 and 17	Block 1	Ridge Plaza 4th Addition	<input checked="" type="checkbox"/> Daniel M. Carney 2024 N. Woodlawn Wichita, KS 67220 AND J. A. Mull, Jr. (Dec'd) AND <input checked="" type="checkbox"/> Robert V. Kirsch 6572 E. Central Wichita, KS 67206
Lots 7 & 8		Ridge Plaza 5th Addition	<input checked="" type="checkbox"/> Bowen H. Brady <input checked="" type="checkbox"/> Mary E. Brady 6405 E. Kellogg Wichita, KS 67207 AND <input checked="" type="checkbox"/> Dale F. Hecox <input checked="" type="checkbox"/> Norma J. Hecox 2939 Cromwell Wichita, KS 67204
Lot 1	Block A	Ridge Plaza 8th Addition	The City of Wichita 435 N. Main Wichita, KS 67202
Lot 5	Block A	"	<input checked="" type="checkbox"/> Floyd D. DeWitt <input checked="" type="checkbox"/> Marie J. DeWitt 12320 Hunters View Wichita, KS 67235
Lot 1		Mary Benton Addition	<input checked="" type="checkbox"/> U.S.D. #259 <input checked="" type="checkbox"/> 428 S. Broadway Wichita, KS 67202

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots within a 200 foot radius of:

Lot 16, Block 1, Ridge Plaza 4th Addition, Wichita, Kansas, Sedgwick County, Kansas.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 31st day of March, 1987, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

Mary Isable

Sr. Vice-President

Order No. 377726
nj

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: March 30, 1987

TO: Monty Robson, Superintendent of Central Inspection

FROM: Marvin S. Krout, Director of Planning

SUBJECT: DP-37; Permitted use on Parcel 28.

Per our discussion on March 27, 1987, it is this department's opinion that only those uses listed in Section 28.04.090A of the zoning ordinance are permitted on Parcel 28. Section 28.04.090(A-1.27) of the uses listed states that those "uses listed in Section 28.04.183, only when approved in a manner therein provided."

It is our opinion that the proposed use as described in the letter of March 19, 1987 from Ken Kitchen and Buford Willis is permitted as an exception in the "LC" Light Commercial District when approved by the Board of Zoning Appeals. Section 28.04.183.6 will permit this use as an exception subject to BZA approval in conformance with the listed conditions. This provision was placed in the ordinance for specific uses such as this where it can be determined that they are a comparable use to other "LC" uses. We can also reduce the parking requirements under the same application as requested by the owners.

GEL/MSK/lw

cc: Dor. Anderson, Director of Housing & Economic Development
Joe Donnelly, Plans Examiner

PL/0090/1

THE CITY OF WICHITA
OFFICE OF Central Inspection

DATE March 24, 1987

*Jack: do you
think any response
is required? I guess
it would be best thing up.
We could tie this down
inexp by your ad?
M*

TO Marvin Krout, Director of Planning

FROM Monty H. Robson, Superintendent of CID *MHR*

SUBJECT Permitted uses; DP-37,
Par... 28

On March 18, 1987 you met with Jim Jorgensen, Jack Galbraith and Buford Willis of Intellect Systems, Inc. to determine if their computer system sales and service business was compatible with permitted uses in DP-37.

In that meeting it was determined that CID should determine if the use is permitted prior to any request for an administrative interpretation from your office.

We have reviewed the attached plans and letter from Mr. Willis and have decided that the use meets the spirit and intent of the Zoning Ordinance in that the business sells to the final consumer, has no outdoor storage, is compatible in exterior appearance to LC uses, and the service or repair area does not exceed 6,000 square feet.

If you are not in agreement with this interpretation, please respond prior to March 31, 1987.

MHR:wgm

cc: Jim Jorgensen, Building Code Engineer
Joe Donnelly, Housing Code Administrator

Buford Willis
3900 E. Harry - Suite 140
Wichita, Kansas 67218

Terry Orvis
Rainbow Construction
242 New York
Wichita, Kansas 67214

APPROVED:

Don Anderson

Don Anderson
Director of Housing & Economic Development

RECEIVED

MAR 26 1987

METROPOLITAN PLANNING

ROUTE _____



Planning Copy
COMMERCIAL-INDUSTRIAL-INVESTMENT PROPERTIES

3900 E. HARRY, SUITE 140, WICHITA, KANSAS 67218 • BUS. (316) 684-8222

March 19, 1987

Monty Robson, Superintendent
Central Inspection Division
455 N. Main
Wichita, Kansas 67202

Dear Mr. Robson:

Intellect Systems, Inc. has under contract Lot 16 Block 1, Ridge Plaza 4th Addition located across the street from Pitney Bowes, 404 S. Holland and is zoned L.C. We feel the use of the building is compatible with this zoning classification.

This building is primarily corporate headquarters with a breakdown of space as follows: Administrative & Marketing - 7,500 sq. ft., Design Engineering & Repair - 3,750 sq. ft., and Packaging, Shipping, & Receiving - 3,750 sq. ft.

This business provides computerized custom business solutions to vertical markets, examples are pharmacies, fast food and/or convenience store chains.

The current product is point of sale system designed for convenience stores. This system consists of a computer P.C. controller, electronic cash drawer, lazer scanner and application software that records the sale, reviews the inventory and gives the reorder, etc. The system also transmits the date to host (corporate) computers from individual stores for corporate compilation.

Each of the above components are purchased from a vendor to Intellect's specification as a whole unit and shipped as a turnkey system or drop shipped directly to customer. In the past, over 50% of the system are shipped directly to customer from vendors and this will be the way a majority of the company's business will be in the future.

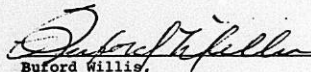
Currently the company consists of 2 executive officers, 3 in administration and finance, 1.5 technicians, 2 programmers, 2 in sales, 1 trainee and 1 in shipping/receiving.

The company plans to continue this type of operations, but on a national basis. The additional space is required to expand marketing, programming, and design engineering, plus add to customer service and training group to support system sales.

Monty Robson, Superintendent
March 19, 1987
Page 2

We feel this is all compatible with existing L.C. zoning and hope we can be a part of adding an attractive, HiTech building to the Wichita community.

We invite you or one of your inspectors to visit the present location at 1809 S. Hoover #106. If you have any questions, please do not hesitate to contact either of the undersigned.



Buford Willis,
Office of the President
Intellect Systems, Inc.
(316) 942-5539



Kenneth Kitchen
(316) 684-8222

MICROFILMED
 FROM THE BEST
 AVAILABLE COPY

FORM 2 21 PAYMENT NOTICE
 City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT
<i>City of Wichita</i>	<i>410.00</i>

NAME *Wichita*

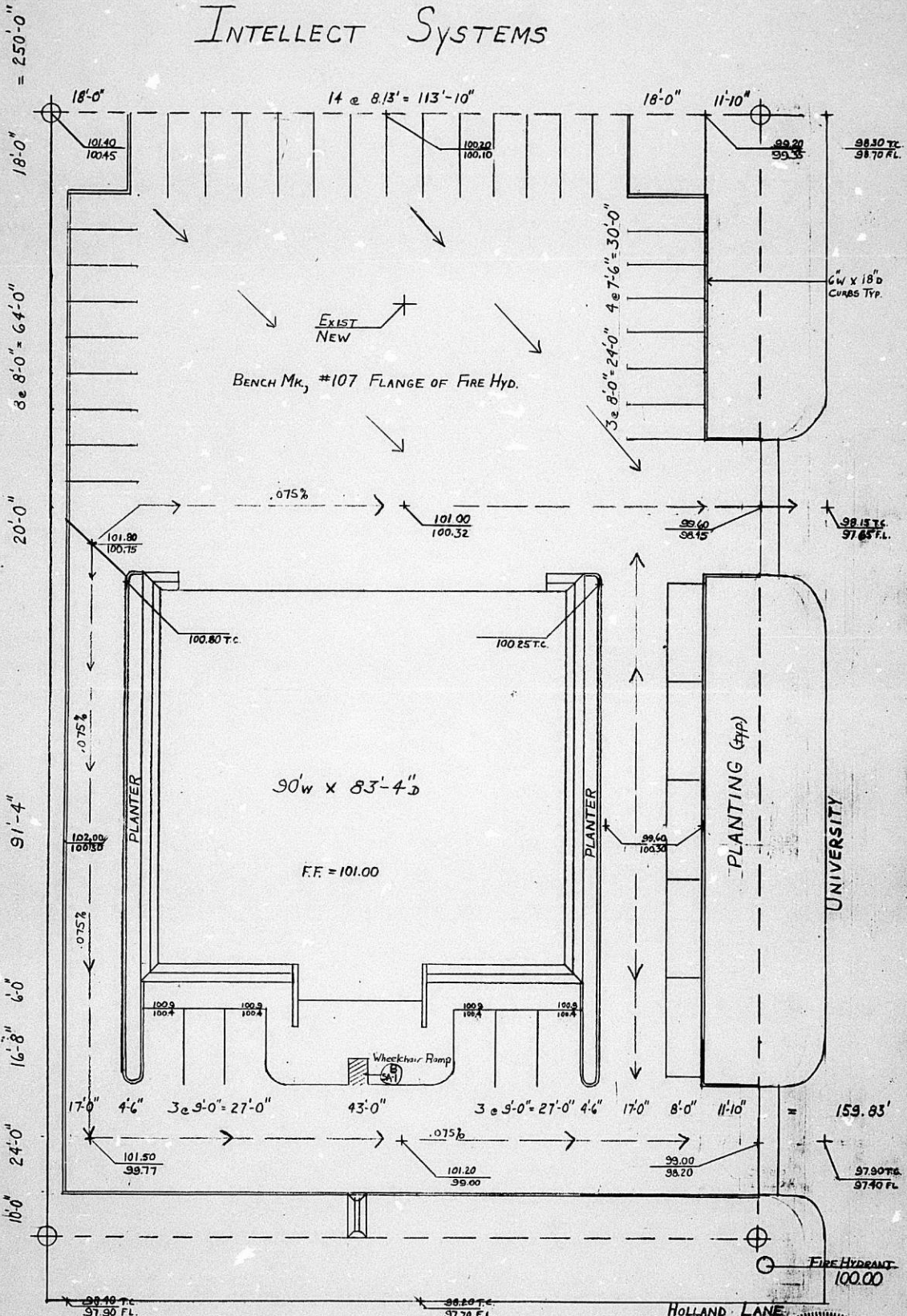
ADDRESS *123 S. Main*

FUND *100-100-100* DUE DATE

COMMENTS

DATE *10/21/47* BY *[Signature]*

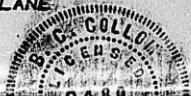
INTELLECT SYSTEMS



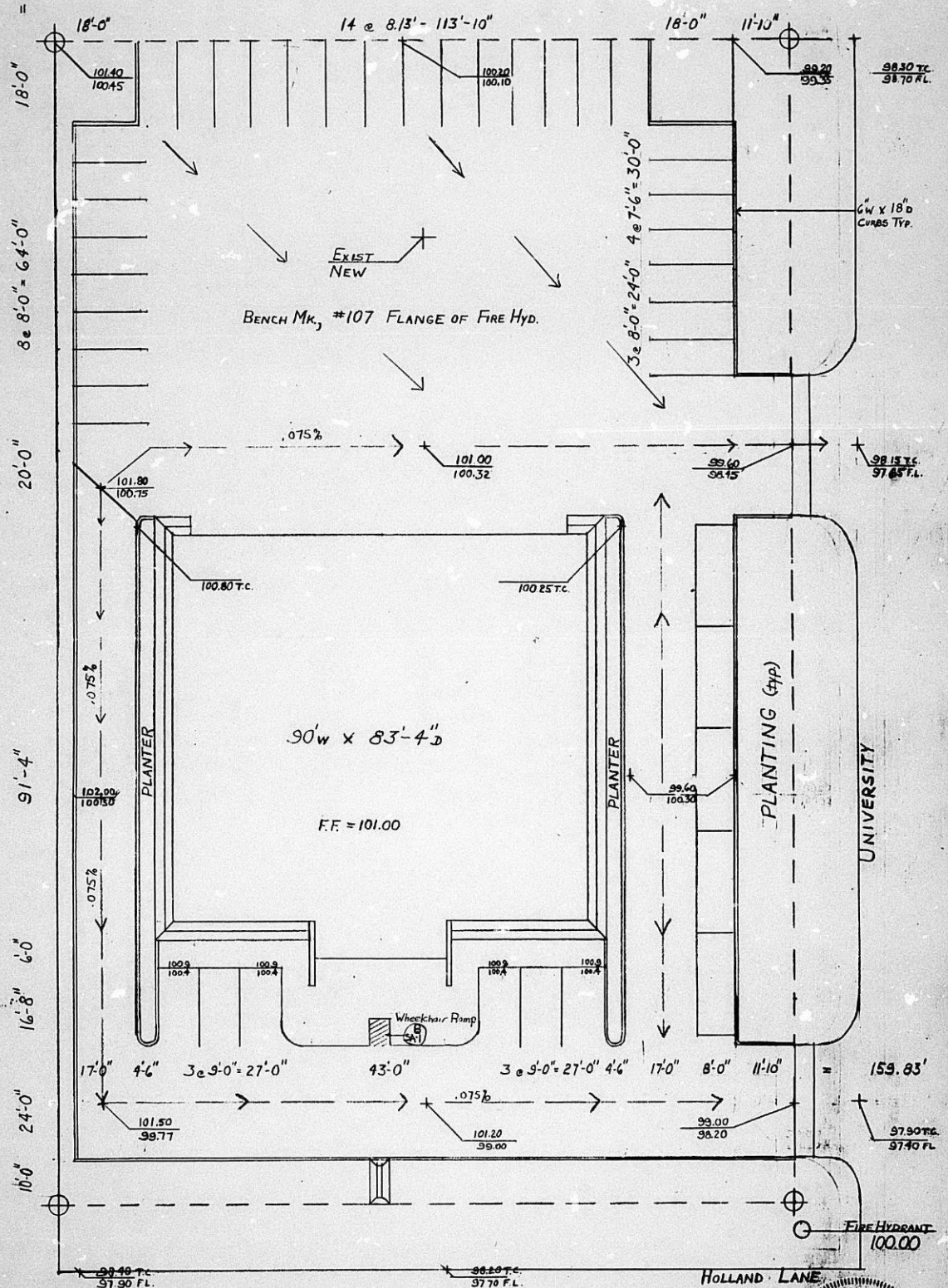
LOT 16, RIDGE PLAZA 4th ADDN.

HOLLAND LANE

FIRE HYDRANT
100.00



NORTH



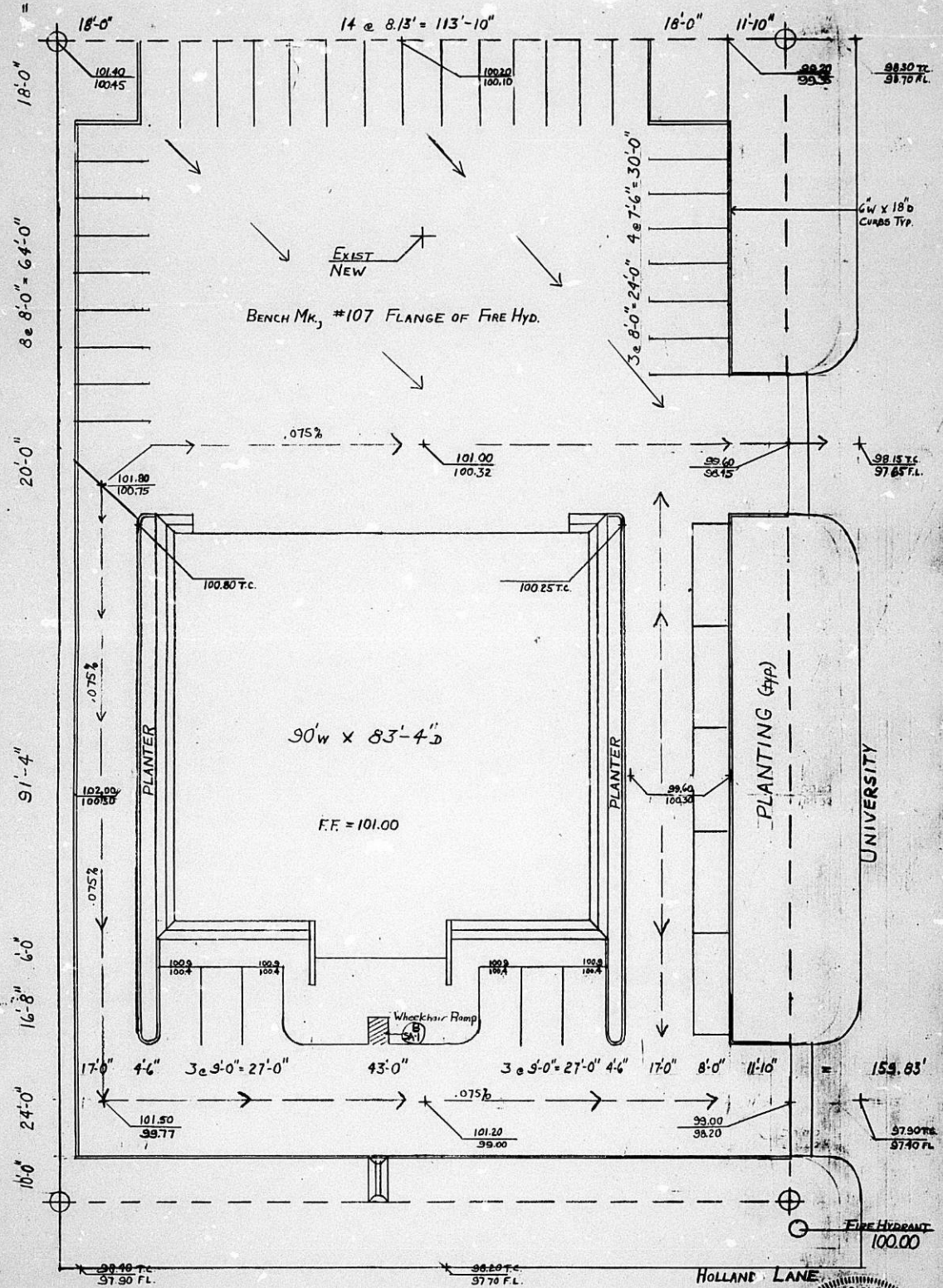
LOT 16, RIDGE PLAZA 4th ADDN.
 DP 37, PARCEL 28

SHEET S1

1" = 20'-0"



INTELLECT SYSTEMS



18'-0" = 250'-0"
 18'-0"
 8 e 8'-0" = 64'-0"
 20'-0"
 91'-4"
 16'-8"
 6'-0"
 24'-0"
 16'-0"

14 e 8.13' = 113'-10"

18'-0" 11'-10"

BENCH Mk, #107 FLANGE OF FIRE Hyd.

.075%

90'w x 83'-4"

F.F. = 101.00

Wheelchair Ramp

PLANTING (typ)

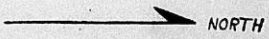
UNIVERSITY

HOLLAND LANE

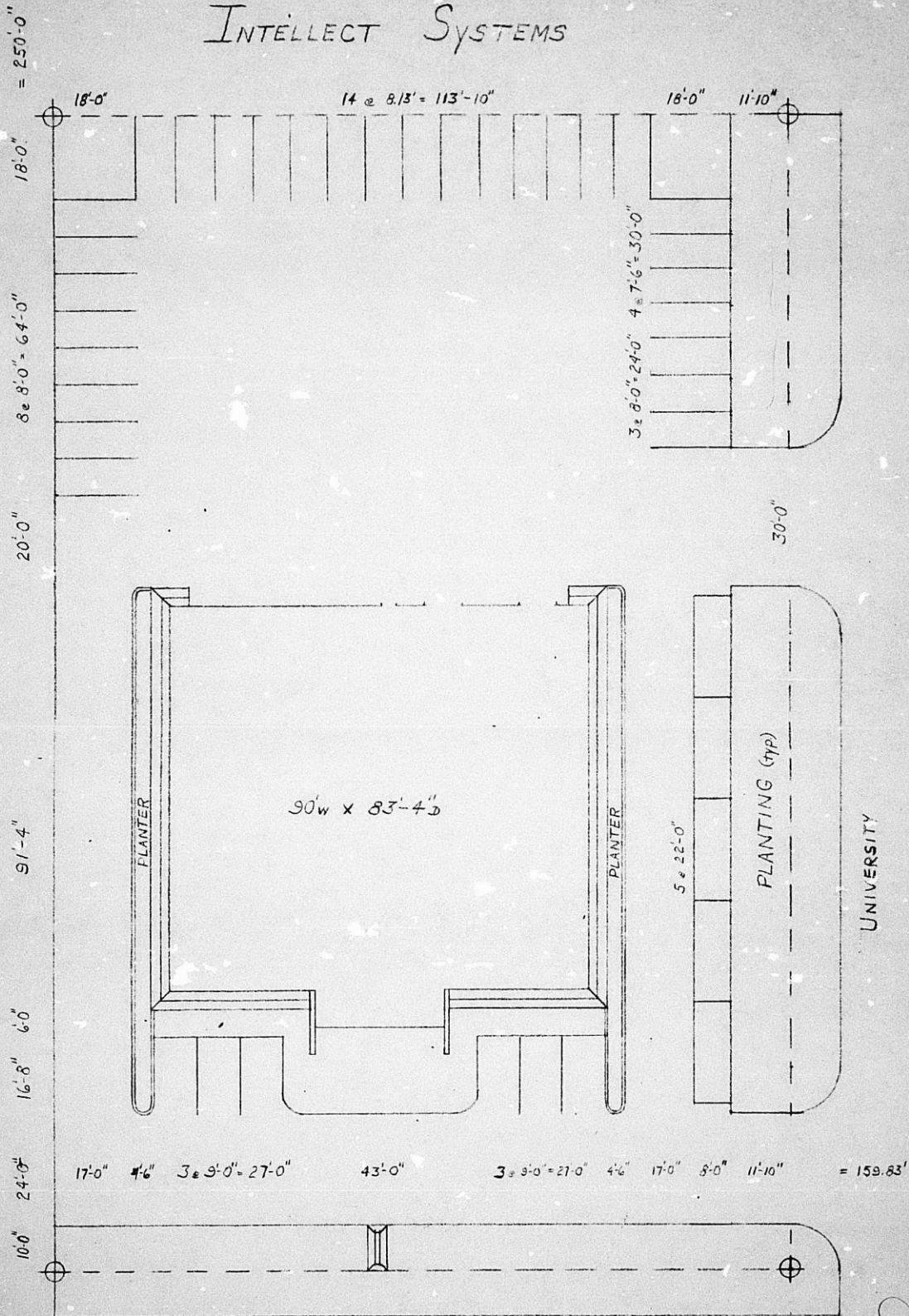
LOT 16, RIDGE PLAZA 4th ADDN.
 DP 37, PARCEL 28

SHEET S1

1" = 20'-0"



INTELLECT SYSTEMS



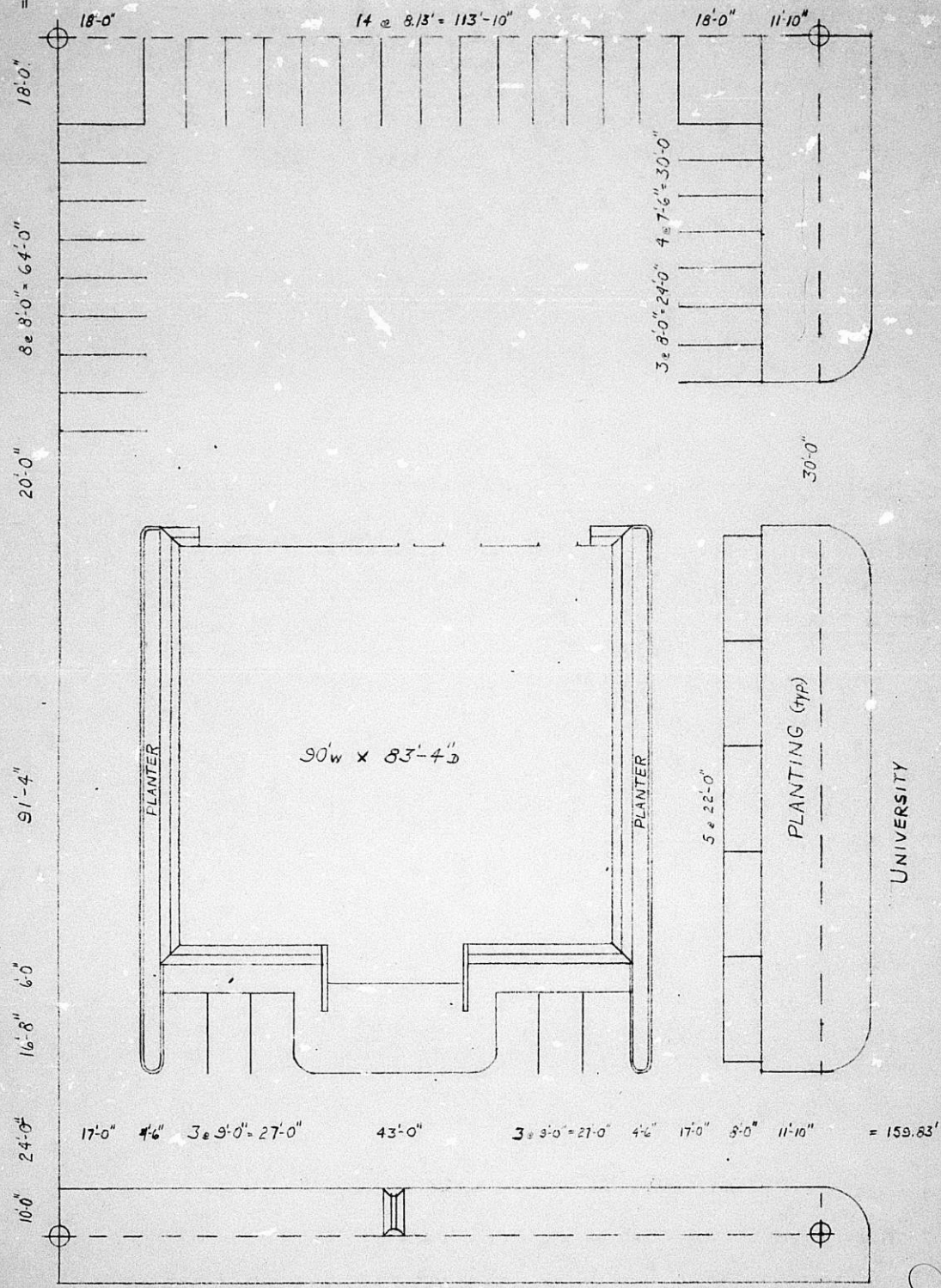
HOLLAND LANE

LOT 16, RIDGE PLAZA 4th ADDN.
 DP 37, PARCEL 28

→ NORTH

see reverse

= 25'



LOT 16, RIDGE PLAZA 4th ADDN.
 DP 37, PARCEL 28

1" = 20'-0"

*see reverse
 plan*

*

This BZA. Case
Has a Large Drawing
On 35mm Microfilm

Roll # 3