WICHITA — SEDGWICK COUNTY

W SC

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

FILE COPY

February 15, 2000

Ms. Cheryl Adkinson
Rand Graphics
500 S. Florence
Wichita, KS 67209

Re: **Administrative Adjustment 00-05: An administrative adjustment to reduce the parking requirements by 25 percent.**

Legal Description: Lot 1, McMillen 2nd Addition, Lot 1, Rand Addition, and Lot 1, Block 1, Eureka Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of Taft Street between Florence Street and West Street (500 S. Florence).

Dear Ms. Adkinson:

We have reviewed your request for an Administrative Adjustment to allow the 25% reduction in the parking requirements for the parking lot currently shared by your company, Rand Graphics and the restaurant on the corner of West and Taft Streets. You state in your application that the parking requirements exceed the number of employees occupying the graphic facility. The parking is shared with the adjacent restaurant and is occupied by Rand Graphics employees at the time the restaurant is the least busy, i.e. off-peak hours. The parking requirements for the restaurant and the graphics facility are 135 and 100 spaces, respectively. By reducing the required parking spaces by 25%, this would leave 177 spaces available; more than necessary for each individual use. You state that your 1st and 3rd shift only has 77 employees and all 77 employees would not be there at the same.

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-I.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 in manufacturing and restaurant area for a business that employs fewer

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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 of the restaurant or Rand Graphics 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 and restaurant 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 235 spaces to 177 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 and available for use by occupants of both businesses.

3) The maximum number of employees permitted on-site shall not exceed 77 at any one time. If additional employees are required, additional parking spaces shall be provided.

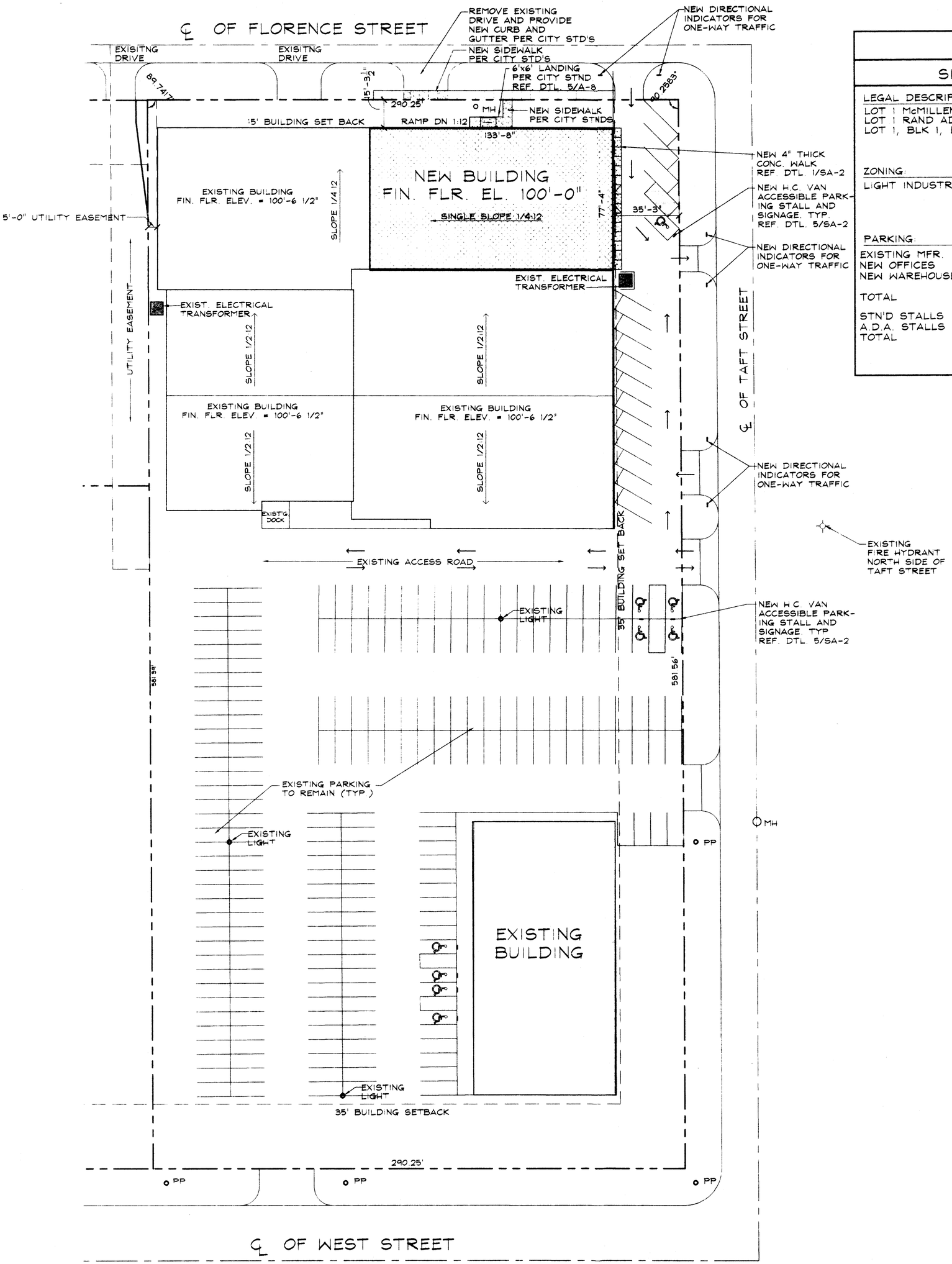
4) Any violation of these conditions shall render the Administrative Adjustment null and void.

The zoning adjustment sign may now be removed from the property.

Marvin S. Krout
Director of Planning

Kurt Schroeder
Superintendent of Central Inspections

cc: Kurt Schroeder, Office of Central Inspections
Paul Hays, Office of Central Inspection
Evans Building Company, Inc., c/o Bill Johnson, 9801 W. York, Wichita KS 67215



N OVERALL SITE PLAN
1" = 30'-0"

DATA BLOCK

SITE

LEGAL DESCRIPTION:
LOT 1 McMILLEN 2nd ADDITION;
LOT 1 RAND ADDITION;
LOT 1, BLK 1, EUREKA ADDITION

ZONING:
LIGHT INDUSTRIAL

PARKING:

EXISTING MFR.	= 84 REQ'D.
NEW OFFICES	= 46 REQ'D.
NEW WAREHOUSE	= 5 REQ'D.
TOTAL	= 135 REQ'D.
STN'D STALLS	= 205 PROVIDED
A.D.A. STALLS	= 9 PROVIDED
TOTAL	= 214 PROVIDED

BUILDING

FLOOR AREA:

NEW OFFICE 1st FLR.	5,723 S.F.
NEW WRHS 1st FLR.	4,621 S.F.
NEW OFFICE 2nd FLR.	5,723 S.F.
FUTURE OFF. 2nd FLR.	4,621 S.F.
TOTAL:	20,688 S.F.

OCCUPANCY
B/S-2

BUILDING TYPE:
2N

DESIGN LOADS:
BUILDING DESIGNED PER U.B.C. 1997 EDITION ROOF LIVE LOAD 20 P.S.F., 5 P.S.F. DEAD LOAD, 80 MPH WIND LOAD EXP. 'B'

MECHANICAL

PLUMBING:
(10) WATER CLOSETS, (8) LAV. (2) URINALS, (6) FLR. DRAINS, (2) HIGH/LOW FOUNTAIN, 40 GAL. ELECTRIC WATER HTR.

SPRINKLER:
NO

FIRE HYDRANT:
YES

ELECTRICAL:

EVANS
EVANS BUILDING CO., INC.
9801 W. YORK
WICHITA, KANSAS 67277

RAND GRAPHICS INC.
510 SOUTH FLORENCE • Wichita, KS

PROPERTY OF EVANS BUILDING COMPANY, INC. UNLAWFUL TO REPRODUCE

Wichita City License No. 26
Sedgwick Co. License No. 00046

REGISTERED ARCHITECT 1391 KANSAS

REVISIONS		
NO.	DATE	DWN

DATE : 12/3/99
DR. BY : KM
CK. BY :

PROJECT NO.
99-180

SHEET
SA-1

DEADFILE
BOX # :