Wichita-Sedgwick County Metropolitan Area Planning Department

January 14, 2019

Scott Burke
816 East 87th Street South
Haysville, KS 67060

Williams Construction
2008 West Harry Court
Wichita, KS 67213

Re: BZA2018-73: City zoning Administrative Adjustment to reduce the parking requirement from 21 spaces to 17 spaces, a 20% adjustment for an addition to an existing building.

Legal Description: Lot 5, Block 1, South Broadway Industrial Park Addition, Wichita, Sedgwick County, Kansas (460 East 46th Street South)

Dear Applicant,

We reviewed your Zoning Adjustment request to reduce the parking requirement on the above-referenced property by approximately 20%. You are requesting a reduction of the on-site parking requirement from 21 to 17 spaces of the Unified Zoning Code (UZC) requirement for the site.

Sec. V-I.2. (i) of the Unified Zoning Code allows reduction of the parking requirement for LI Limited Industrial zoning by up to 25% when the conditions required by Sec. V-I.6 of the Code are met. We find that the parking requirement reduction 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 impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area.

2) Impact on existing uses in surrounding areas: The proposed reduction in parking should not impact the surrounding LI uses in the South Broadway Industrial Park Addition.

3) Compatibility with existing or permitted uses on abutting sites: Surrounding properties are zoned LI Limited Industrial and are developed with uses permitted in the LI zoning district. Therefore an approximately 20% parking reduction should not compromise existing or permitted uses on abutting sites. Street visibility will not be affected.

4) Effect on public health, safety or welfare: The public's safety, health and welfare should not be impacted.

Our signatures below indicate that an Administrative Adjustment to reduce parking by approximately 20%, from 21 to 17 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. Permitting shall be obtained and parking improvements completed within one year.

2) All parking on the site shall be paved and marked in accordance with City standards. This Administrative Adjustment applies only to the reduction of parking.

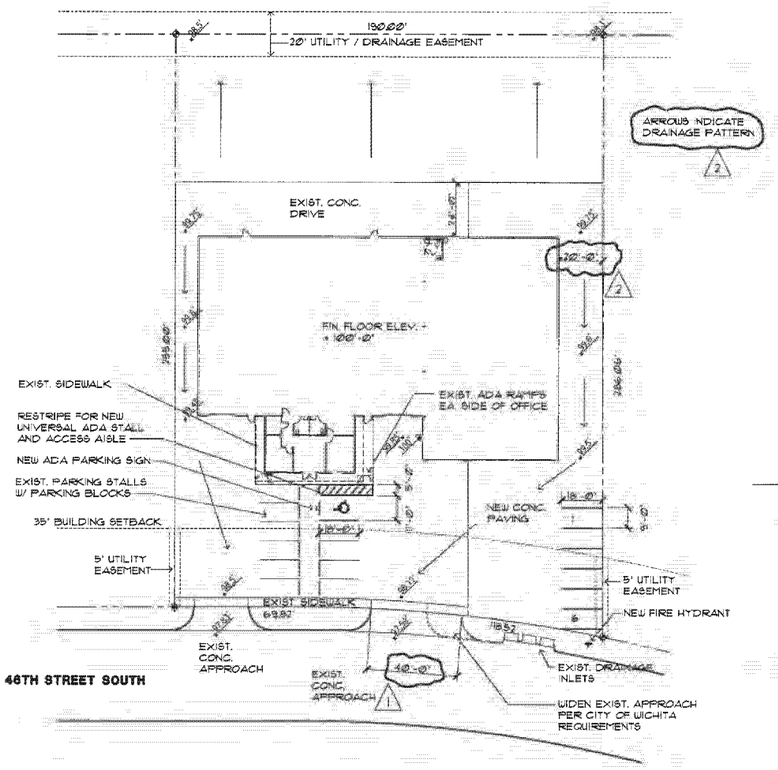
3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Administrative Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The "Development Application" sign should now be removed from the property.

Dale Miller, Director
Metropolitan Area Planning Department

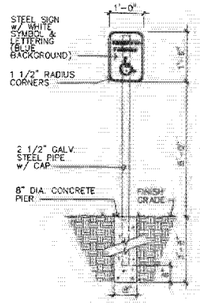
Chris Labrum, Director
Metropolitan Area Building and
Construction Department

cc: MABCD
James Clendenin, Council District III
Maddy Campbell, Community Services Representative District III



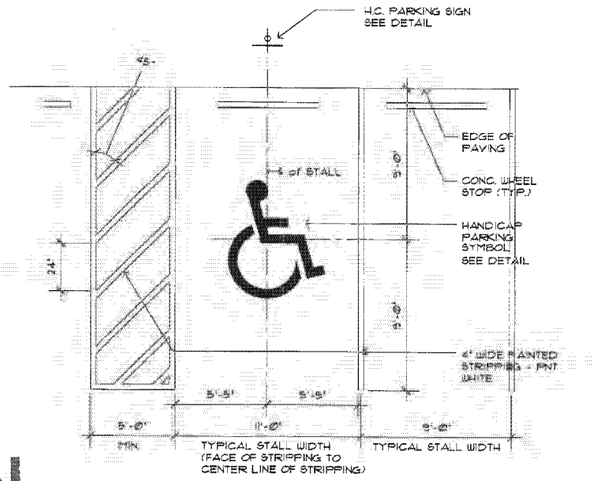
SITE LAYOUT PLAN

1" = 30' - 0"



1 ADA PARKING SIGN

1/2" = 1' - 0"



NOTE:

1. BOTH HANDICAP PARKING SYMBOL AND STALL TO BE PAINTED WHITE.
2. ALL STRIPPING FOR H.C. SYMBOL TO BE 6" ALL OTHER STRIPPING TO BE 4" IN WIDTH

2 TYP. ADA STALL

SHOWN REVERSED

1/4" = 1' - 0"

SITE PLAN

APPROVED 1/14/2019 BY [signature]

CODE ANALYSIS

2012 INTERNATIONAL BUILDING CODE

TYPE OF CONSTRUCTION:	II-B
OCCUPANCY (MIXED):	B / F-2 / S-2
NON-SPRINKLERED	
BASIC ALLOWABLE AREA (F-2):	23,000 S.F. (TABLE 503)
TOTAL ACTUAL AREA (EXIST. AND NEW):	15,000 S.F.
AREA INCREASE:	NOT APPLICABLE
OCCUPANCY LOAD FACTOR:	100
OCCUPANCY LOAD:	150 PEOPLE
EXITS REQUIRED:	2
EXIT WIDTH REQUIRED:	18.6 INCHES
EXITS PROVIDED:	3
EXIT WIDTH PROVIDED:	144 INCHES
REQUIRED TOILETS PER TABLE 2902.	
SHOP AREA TOTAL	14,000 SQUARE FEET
TOTAL LOAD	140 PEOPLE

	W/C	LAV	D.F.	SERVICE
75 MEN				
75 WOMEN				

REQUIRED PARKING

OFFICE	1,000 S.F. / 333	= 3 SPACES
SHOP	7,000 S.F. / 500	= 14 SPACES
WAREHOUSE	1,000 S.F. / 2000	= 4 SPACES
TOTAL REQUIRED		21 SPACES
TOTAL ADA REQUIRED		1 SPACE
PROVIDED PARKING		17 SPACES
PROVIDED ADA PARKING		1 SPACE

SEE ADMINISTRATIVE ADJUSTMENT

LEGEND

PROPERTY LINE: ——————

PROPERTY CORNERS ⌖

EASEMENTS / SETBACKS - - - - - - -

FENCING —×— — —×— — —×— — —

GENERAL NOTES:

1. DESIGN AND CONSTRUCTION OF ALL PORTIONS OF THIS PROJECT SHALL CONFORM WITH THE REQUIREMENTS SET FORTH IN THE FOLLOWING BUILDING CODES: 2012 EDITIONS OF THE INTERNATIONAL BUILDING CODE, 2015 INTERNATIONAL PLUMBING CODE, 2015 INTERNATIONAL MECHANICAL CODE, AND THE 2017 NATIONAL ELECTRICAL CODE. 2012 INTERNATIONAL FIRE CODE AND SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICAN WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN (ADA) DATED SEPTEMBER 15, 2010.
2. NEGOTIATED CONTRACT:
   THE OWNER HAS NEGOTIATED THE GENERAL CONSTRUCTION, HEATING & AIR CONDITIONING, ELECTRICAL AND PLUMBING AS SEPARATE CONTRACTS. THE ARCHITECT WAS NOT ENGAGED TO DESIGN THE SYSTEMS OUTSIDE OF GENERAL CONSTRUCTION. THE VARIOUS SUB CONTRACTORS SHALL BE RESPONSIBLE FOR SUBMITTING THE RESPECTIVE PORTIONS OF THE PROJECT FOR REVIEW AND CODE COMPLIANCE
3. THE ARCHITECTS SEAL DOES NOT MANDATE CONSTRUCTION INSPECTIONS.
4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PROPERTY LINES AND ALL SITE UTILITIES.
5. PROVIDE FIRE EXTINGUISHERS IN ACCORDANCE WITH THE FIRE CODE REQUIREMENTS.
6. POST 6" HIGH ADDRESS NUMBERS VISIBLE FROM THE STREET.
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, INSPECTION FEES, ETC. REQUIRED.
8. REINFORCING STEEL OR STRUCTURAL FRAMEWORK OF ANY PART OF ANY BUILDING OR STRUCTURE SHALL NOT BE COVERED OR CONCEALED WITHOUT RECEIVING INSPECTION APPROVAL BY CENTRAL INSPECTION. IN ADDITION TO REQUIRED ELECTRICAL, MECHANICAL AND PLUMBING INSPECTIONS, THE BUILDING PERMIT HOLDER OR HIS AGENT SHALL REQUEST CENTRAL INSPECTION TO MAKE THE FOLLOWING CALLED BUILDING INSPECTIONS:
   A. FOUNDATION INSPECTION PRIOR TO THE POURING OF CONCRETE.
   B. FRAME INSPECTION AFTER PIPES, CHIMNEYS AND VENTS ARE INSTALLED BUT PRIOR TO CONCEALING THE FRAMEWORK.
   C. FINAL INSPECTION PRIOR TO OCCUPANCY OF THE BUILDING.
9. A SET OF BUILDING PLANS AND SPECIFICATIONS APPROVED BY CENTRAL INSPECTION SHALL BE KEPT ON THE PROJECT DURING CONSTRUCTION UNTIL FINAL INSPECTION APPROVAL HAS BEEN MADE.
10. CHANGES MADE DURING CONSTRUCTION OF A PROJECT, THAT ARE NOT SHOWN ON THE APPROVED PLANS, SHALL BE SUBMITTED TO C.I.D. PLANS EXAMINATION IN TRIPLICATE FOR REVIEW AND APPROVAL. VERBAL INSTRUCTIONS DO NOT CONSTITUTE OFFICIAL APPROVAL.
11. ALL DOORS REQUIRED FOR EGRESS (EXIT DOORS) SHALL BE INSTALLED WITH APPROVED HARDWARE'S AS LISTED BELOW:
   A. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
   B. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED.
12. GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE.
13. FIRE HYDRANT DISTANCES ESTABLISHED BY 2012 INTERNATIONAL FIRE CODE SHALL BE FOLLOWED AND REFLECTED WITH THE PLACEMENT OF THE BUILDING OR NEW HYDRANTS.

STORM WATER CERITIFICATION △2

NEW DEVELOPMENT OR REDEVELOPMENT

STORM WATER PERMIT #: N/A
NOI PERMIT #: N/A

THESE CONSTRUCTION PLANS WERE PREPARED IN ACCORDANCE WITH THE CURRENT STORM WATER MANAGEMENT REGULATIONS AS SET FORTH IN THE CITY OF WICHITA'S STORM WATER MANAGEMENT ORDINANCE 16.32 AND THE POLICIES/GUIDELINES PRESENTED IN THE WICHITA/SEDGWICK COUNTY STORM WATER MANUAL.

SITE AREA: 1.18 ACRES
DISTURBED AREA: .32 ACRES
WATER QUALITY TREATMENT: N/A
DOWNSTREAM CHANNEL PROTECTION: N/A
DETENTION: N/A
THE BMP USED FOR THIS DEVELOPMENT IS: SILT FENCING

ZONING DISTRICT

LI = LIMITED INDUSTRIAL

IMPERVIOUS AREA

TOTAL SITE AREA	49,055 SQUARE FEET
TOTAL IMPERVIOUS AREA	36,567 SQUARE FEET

LEGAL DESCRIPTION

LOT 5, BLOCK 1, SOUTH BROADWAY INDUSTRIAL PARK
WICHITA, SEDGWICK COUNTY, KANSAS

Architectural Development Services, L.L.C.
407 N. Waco
Wichita, Kansas 67202
Phone: 316 262-4343
Fax: 316 303-9934

WILLIAMS CONSTRUCTION COMPANY, INC.
"building with confidence"

Senihcam, Inc.
New Building Addition
460 E. 46th Street South
Wichita, Kansas

prints issued
8-22-18
For Construction
△1 Revision 12-27-18
Per City Review
△2 Revision 1-9-19
Per City Review

project no.
1815

drawn rac check

Site Layout Plan

SA-1

of

Xrefs: None
Drawing Name: C:\...\SX.DWG
Date: 06/06/94
Time: 00:00