



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.

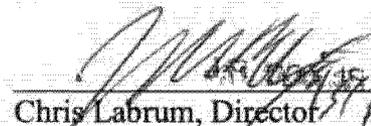
Our signatures below indicate that an Administrative Adjustment to reduce parking by approximately 20%, from 21 to 17 spaces is hereby granted for the aforementioned property subject to the following conditions:

- 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.

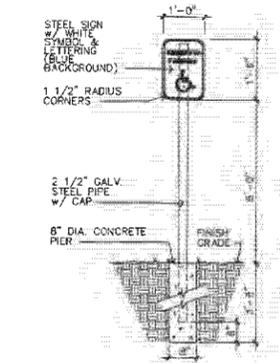
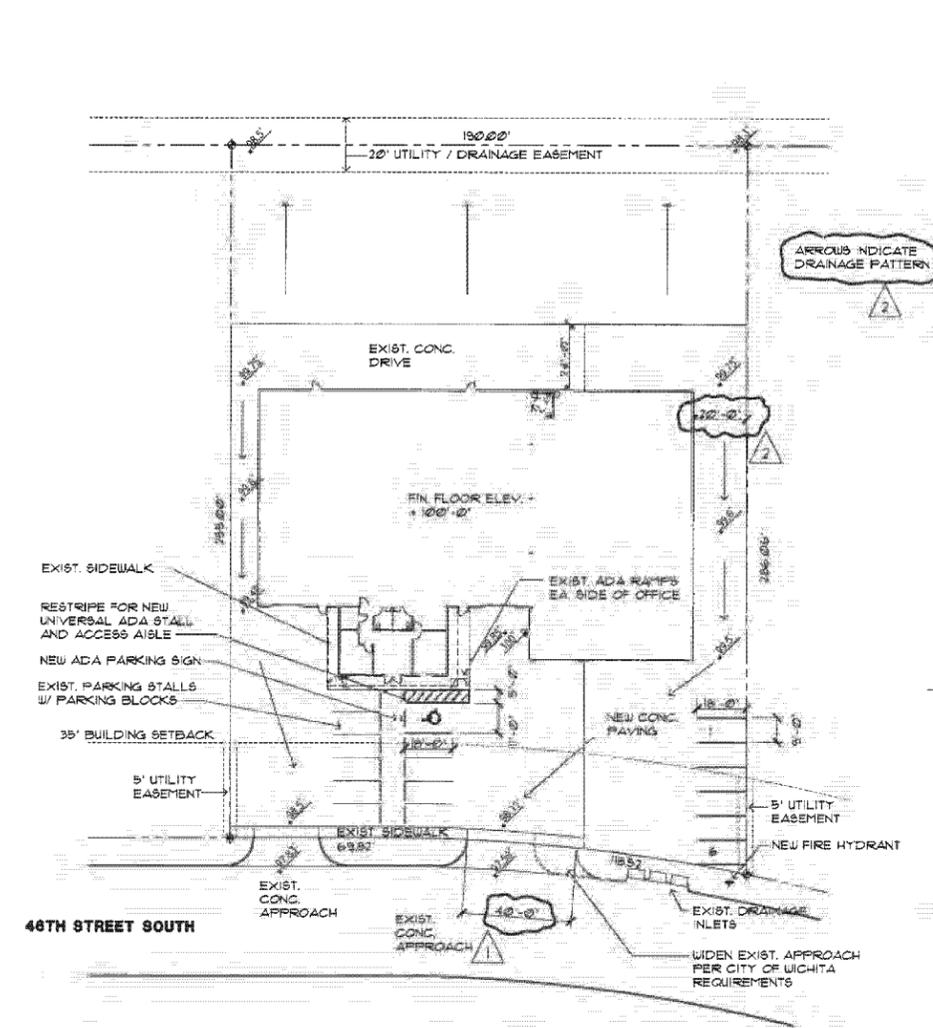


Dale Miller, Director
Metropolitan Area Planning Department

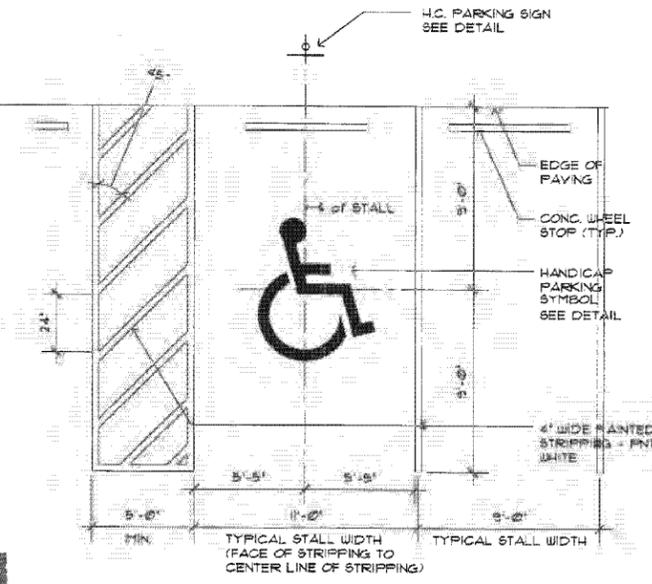


Chris Labrum, Director
Metropolitan Area Building and
Construction Department

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



1 ADA PARKING SIGN
 1/2" = 1' - 0"



- NOTE:**
- BOTH HANDICAP PARKING SYMBOL AND STALL TO BE PAINTED WHITE.
 - ALL STRIPING FOR H.C. SYMBOL TO BE 6" ALL OTHER STRIPING TO BE 4" IN WIDTH.

2 TYP. ADA STALL SHOWN REVERSED
 1/4" = 1' - 0"

GENERAL NOTES:

- 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 2011 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.
- 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.
- THE ARCHITECT'S SEAL DOES NOT MANDATE CONSTRUCTION INSPECTIONS.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PROPERTY LINES AND ALL SITE UTILITIES.
- PROVIDE FIRE EXTINGUISHERS IN ACCORDANCE WITH THE FIRE CODE REQUIREMENTS.
- POST 6" HIGH ADDRESS NUMBERS VISIBLE FROM THE STREET.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, INSPECTION FEES, ETC. REQUIRED.
- 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:
 - FOUNDATION INSPECTION PRIOR TO THE POURING OF CONCRETE.
 - FRAME INSPECTION AFTER PIPES, CHIMNEYS AND VENTS ARE INSTALLED BUT PRIOR TO CONCEALING THE FRAMEWORK.
 - FINAL INSPECTION PRIOR TO OCCUPANCY OF THE BUILDING.
- 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.
- 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.
- ALL DOORS REQUIRED FOR EGRESS (EXIT DOORS) SHALL BE INSTALLED WITH APPROVED HARDWARES AS LISTED BELOW:
 - EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
 - MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED.
- GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE.
- 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 CERTIFICATION

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: 118 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

SITE LAYOUT PLAN
 1" = 30' - 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 / 6-2
NON-SPRINKLERED BASIC ALLOWABLE AREA (F-2):	23,200 SF. (TABLE 503)
TOTAL ACTUAL AREA (EXIST. AND NEW):	15,000 SF.
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:	14.4 INCHES
REQUIRED TOILETS PER TABLE 2902:	
SHOP AREA TOTAL:	14,000 SQUARE FEET
TOTAL LOAD:	140 PEOPLE
	W/C LAV. D.F. SERVICE
15 MEN	
15 WOMEN	

REQUIRED PARKING

OFFICE	1,000 SF. / 333	= 3 SPACES
SHOP	1,000 SF. / 500	= 14 SPACES
WAREHOUSE	1,000 SF. / 2,000	= 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: - x - x - x - x -

ZONING DISTRICT

LI - LIMITED INDUSTRIAL

IMPERVIOUS AREA

TOTAL SITE AREA	49,055 SQUARE FEET
TOTAL IMPERVIOUS AREA	36,561 SQUARE FEET

LEGAL DESCRIPTION

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