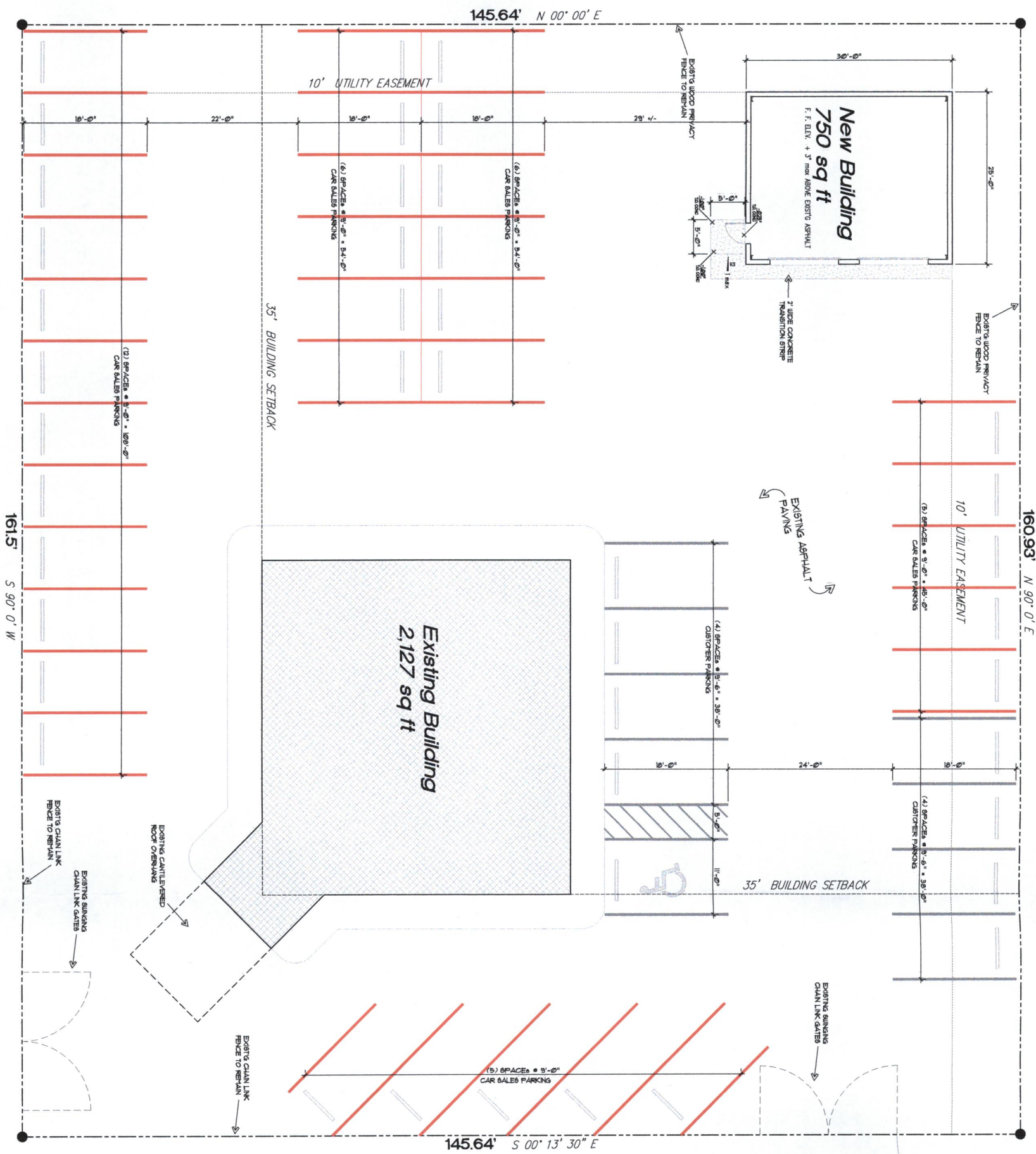
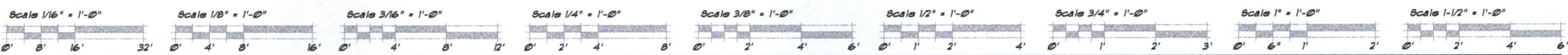


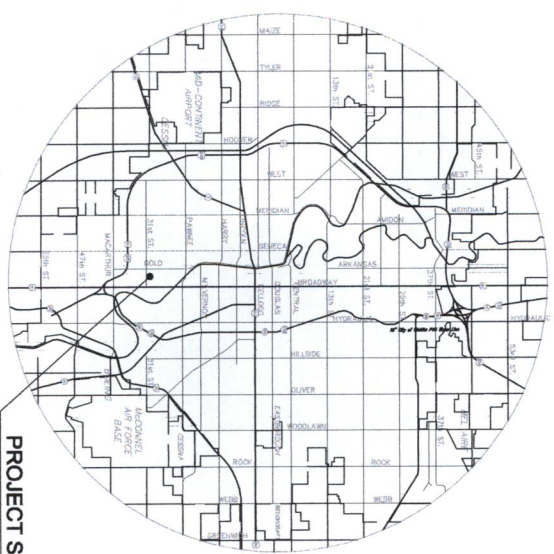


31st STREET SOUTH

A SITE PLAN
SCALE: 1/8" = 1'-0"

SOUTH OLD LAWRENCE ROAD

SHEET INDEX	
SITE	
SA1	SITE PLAN SHEET INDEX, PROJECT INFORMATION BLOCK
ARCHITECTURAL	
A1	BUILDING FLOOR PLAN BUILDING ELEVATIONS, NOTES
STRUCTURAL	
S1	FOUNDATION PLAN GENERAL NOTES
S2	FRAMING DETAILS
ELECTRICAL	
E1	ELECTRICAL POWER PLAN ELECTRICAL NOTES
MECHANICAL	
M1	MECHANICAL PLAN MECHANICAL NOTES, SCHEDULES



A PROJECT VICINITY MAP
SCALE: N.T.S.

PROJECT INFORMATION BLOCK	
OWNER:	SIDWELL, LLC
ADDRESS:	3149 S. Old Lawrence Road, Wichita, KS 67217
PHONE:	316-390-1443
PROJECT ADDRESS:	3149 S. Old Lawrence Road, Wichita, KS 67217
LOCAL GOVERNING CODE:	2012 I.F.C., International Fire Code 2017 N.E.C., National Electrical Code 2018 I.F.C., International Fire Code 2015 I.P.C., International Plumbing Code
BUILDING USE:	Vehicle Repair - Limited
OCCUPANCY GROUP(S):	Moderate-Hazard Storage Group "S-1"
TYPE CONSTRUCTION:	"A-B" Non-Sprinkled
ALLOWABLE AREA / HEIGHT:	9,000 sq. ft. / HGT. 40' / 1 story
EXT. WALL F.R. RATING:	0 HR
DOOR F.R. RATING:	0 HR
EXIT ACCESS TRAVEL DISTANCE:	75 ft
OCCUPANCY LOAD:	100 sq. ft./Occupant for Industrial 750 sq. ft. / 100 = 8 Occupants
PARKING REQUIRED/PROVIDED:	Vehicle Storage: 10 ft Bldg Area plus 2 for first 10,000 sq. ft. of lot area plus 1 space for each 10,000 sq. ft. of lot area thereafter 22,670 sq. ft. Total Lot Area - 2,877 sq. ft. building area 2877/500 = 6 + 3 or 9 Stalls req'd - 9 PROVIDED
NOTES:	1. Accessible Space Req'd 4 / 1 PROVIDED 4. Accessible Space Req'd 4 / 1 PROVIDED *TC: Limited Commercial Lot 1 Owner's 4th Addition Sedgewick County, Kansas
ZONED:	
LEGAL DESCRIPTION:	



PROJECT SITE

of sheets

SA1

sheet

Project:

drawn:

checked:

sheet title:

25' x 30' shop building for

SIDWELL, LLC

3149 S. Old Lawrence Road

Wichita, KS

Tim LeBlanc

architectural

engineering

5841 Prospect Blvd

North, City, KS 67204

316-641-2321

tim@leblanc.net

CUSTOMER INVOICE
Metropolitan Area Planning Department

63452

CUSTOMER Tim LeBlanc, PE 316-641-2321
NAME PHONE/CELL NUMBER
ADDRESS 5841 N. Prospect Road, P.O. Box 100 KS 67204
STREET CITY STATE ZIP CODE

DESCRIPTION/CASE # CON 821-8 AMT \$ 250 OL3 150401

DESCRIPTION/CASE # 2 Signs AMT \$ 10 OL3 150401

REVENUE OCA 150004 POSTAGE \$ OL3 9039

PAYMENT DUE WITHIN 7 DAYS

Please Make Check Payable to: City of Wichita

Mail Payment to: Planning Department
271 West Third St., 2nd Floor
Wichita, KS 67202

Paid by CC
SALES TAX \$ GL 2005 150101

TOTAL \$ 260

MAPD STAFF MW DATE 2/22/21

WHITE - Customer YELLOW - Return with Payment PINK - MAPD Office GOLDENROD - MAPD File

Revised 12/16

APPLICATION

2 signs

This form MUST be completed and filed at the Planning Department located on the 2nd floor of The Ronald Reagan Building, 271 W. 3rd Street, Wichita, KS, 67202 in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED. Check the appropriate box below for type of application being submitted. A separate application form and filing fee is required for each application. A pre-application conference with the planning staff is recommended before filing this application.

SECTION I

This property is located within: ☒ Wichita ☐ Sedgwick County (unincorporated)

Metropolitan Area Planning Commission:

- ☐ Zone Change: From zoning district: _____ to _____
- ☐ Planned Unit Development: ☐ Approval ☐ Amendment to PUD _____ ☐ Adjustment to PUD _____
- ☐ Community Unit Plan: ☐ Approval ☐ Amendment to CUP _____ ☐ Adjustment to CUP _____
- ☐ Protective Overlay: ☐ Approval ☐ Amendment to PO _____ ☐ Adjustment to PO _____
- ☒ Conditional Use: To allow: Small separate shop building in NW corner of lot. zone district: LC Limited Commercial
- ☒ Adjustment to CU/CON#: CON2020-00017
- ☐ Vacation of: _____ zone district: _____
Use a separate sheet for legal description, if necessary)
- ☐ Administrative Permit: To allow: _____-foot high wireless communication facility. zone district: _____
- ☐ Off-Site Billboard Sign within _____ feet of a residential lot/structure. zone district: _____

Board of Zoning Appeals:

- ☐ Variance: To allow: _____ zone district: _____
- ☐ Appeal of: _____ zone district: _____
- ☐ Zoning Adjustment: To allow: _____ zone district: _____
- ☐ Sign Code Adjustment: To allow: _____ zone district: _____

SECTION II

- The application area is legally described as Lot(s) 1; Block(s) _____, Cazel's 4th Addition Addition, (Wichita) Sedgwick County, KS. If appropriate, a metes and bounds description may be attached.
- The application area contains 0.52 acres.
- This property is located at (address) 3149 S. Old Lawrence Road which is generally located at (relation to nearest streets) From Broadway, West on 31st Street South approx. 1000 ft.
- We are filing this request for the following reasons: Owner changed idea from attached building addition to a separate building located at NW corner of property.
- County control number: GeoCode A 16059

(continue)

6. The names of the owners of all property included in this application MUST be listed as applicants. Contract purchasers, lessees or others directly associated with the property may also be listed if they desire to be advised of the proceedings. (Use a separate sheet for additional applicants if needed.)

A. Applicant Olalekan Subair (Sidwell, LLC) Phone 316-847-3431
Address 3149 S. Old Lawrence Road, Wichita KS Zip Code 67217
Email Address olalekansubair2007@gmail.com

Agent Tim LeBlanc, PE Phone 316-641-2321
Address 5841 N. Prospect Road, Park City KS Zip Code 67204
Email Address tim@aircapitol.net

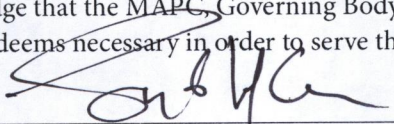
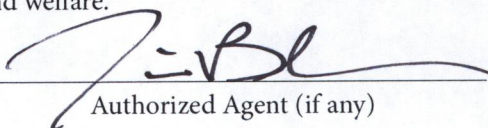
B. Applicant _____ Phone _____
Address _____ Zip Code _____
Email Address _____

Agent _____ Phone _____
Address _____ Zip Code _____
Email Address _____

C. Applicant _____ Phone _____
Address _____ Zip Code _____
Email Address _____

Agent _____ Phone _____
Address _____ Zip Code _____
Email Address _____

7. We acknowledge receipt of the instruction sheet explaining the method of submitting this application. We realize that this application cannot be processed unless it is completely filled in; is accompanied by a current abstractor's certificate as required in the instruction sheet; and is accompanied by the appropriate fee. We further certify that the foregoing information is true and correct to the best of our knowledge. We authorize unannounced inspections of the subject property by City and/or County staff for the purpose of collecting information to review and analyze this request. We acknowledge that the MAPC, Governing Body, or Board of Zoning Appeals shall have authority to impose such conditions as it deems necessary in order to serve the public interest and welfare.

 By 
Applicant's signature Authorized Agent (if any)

Applicant's signature By _____
Authorized Agent (if any)

Applicant's signature By _____
Authorized Agent (if any)

The Petition must bear the signature(s) of the property owner(s). If an authorized agent signs on the owner's behalf, the agent shall sign his own name and attach the owner's written notarized authorization to this application.

FOR OFFICE USE ONLY

Map S444B Zoning (N) _____ (S) _____ (E) _____ (W) _____ MAPC/BZA _____ Township _____
Council/Commission District 3/2 DAB 3 Sm. City PC _____

NA/HOA _____
Date 2/22/21 Fee 200 Received By MJ

Required Documents:

☐ Ownership List ☒ BZA Justification ☐ Legal Description ☐ Vacation Petition ☒ Site Plan ☐ Signs

City of Wichita
Metropolitan Planning
455 N Main St
Wichita, KS 67202
(316) 268-4351
Welcome

008037-0011 Amber B. 02/11/2021 12:36PM

MISCELLANEOUS

Description: City CUP
Adjustment
Non-Residential
(150605)

Reference 1: BAUGHMAN

Reference 2: 63412

City CUP Adjustment

Non-Residential (150

2021 Item: 150605

1 @ 250.00

City CUP Adjustment

Non-Residential

(150605)

250.00

Payment Id: 64341

Description: City PUD

Development Application

Sign (151001)

Reference 1: BAUGHMAN

Reference 2: 63412

City PUD Development

Application Sign (1

2021 Item: 151001

1 @ 10.00

City PUD Development

Application Sign

(151001)

10.00

Payment Id: 64342

260.00

Subtotal 260.00

Total 260.00

CHECK 260.00

Check Number 48121

Change due 0.00

Paid by: BAUGHMAN COMPANY

Comments: CUP2021-00005

Thank you for your payment

CUSTOMER COPY