Wichita-Sedgwick County Metropolitan Area Planning Department

August 10, 2018

Brian Lindebak
MKEC Engineering, Inc.
411 N Webb Rd
Wichita, KS 67206

RE: BZA2018-00032 – City Variance to reduce parking requirement from 18 to 13 spaces, a reduction of 28%, and to reduce the required parking setback to 8 feet, for a residential clubhouse, on property zoned SF-5 Single Family, generally located north of West 37th Street North and east of North Ridge Road.

Dear Mr. Lindebak,

At its regular meeting on **June 21, 2018**, the Wichita - Sedgwick County Board of Zoning Appeals considered the above captioned request. The action of the BZA was to **APPROVE** the request.

Enclosed is a signed copy of the above referenced BZA Resolution adopted by the Board of Zoning Appeals. This resolution reflects the official actions of the Board and is forwarded for your information and files.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Kyle C Kobe

Kyle C. Kobe
Associate Planner

Copies to: MABCD
Marv Schellenber, Estancia LLC, 2243 N Ridge Rd, Wichita, KS 67205
Bryan Frye, WCC District V
Laura Rainwater, CSR District V
Jeff Vansant, City Law

BZA RESOLUTION NO. BZA2018-00032

WHEREAS, Brian Lindebak of MKEC Engineering (Agent), on behalf of Estancia LLC (Applicant); pursuant to Kansas Statutes Annotated 12-759, requests a Variance to allow a reduction of required parking spaces from 31 to 14 at the not currently addressed site legally described as follows:

Legal Description: Reserve L of the Estancia Addition to Wichita, Sedgwick County, KS.

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 June 21, 2018, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for a variance under the provisions of Kansas Statutes Annotated 12-759 *et. seq.*; and

WHEREAS, the purpose of this clubhouse facility is to cater specifically and exclusively to the residents of the neighborhood. The entire development is designed to foster a compact and walkable environment. Given that the clubhouse operation differs from a publically accessible clubhouse type facility that the code is designed to address, this meets the uniqueness requirements for approval.

WHEREAS, the proposed development style is in fact an asset to the community as it encourages a pedestrian friendly and healthy lifestyle type of development. Given that it will serve the neighborhood exclusively there should be no negative impacts on adjacent property.

WHEREAS, strictly applying the parking requirements will deprive the overall residential development from operating as it was originally intended to and would be out of character with the overall concept for the neighborhood.

WHEREAS, since this is designed to be an amenity for the neighborhood as well as a key piece of the development helping to encourage a healthier and more walkable environment, it should be considered an asset that works as a positive for the public interest.

WHEREAS, this style of clubhouse development differs from the more common publically accessible clubhouses one might expect to find in other locations, this application does not violate the spirit or intent of the zoning code, it simply doesn't fit in with the provisions of the code.

WHEREAS, each of the five conditions required by Kansas Statutes Annotated 12-759, are found to be present for a variance to be granted.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals, pursuant to Kansas Statutes Annotated 12-759, a Variance to allow a reduction of required parking spaces from 31 to 14 at the not currently addressed site legally described as follows:

Legal Description: Reserve L of the Estancia Addition to Wichita, Sedgwick County, KS.

The variances are hereby GRANTED, subject to the following conditions:

- The site shall be constructed in substantial conformance with the approved site plan.
- All parking spaces are to be paved and striped.
- The applicant shall obtain all permits necessary to construct the improvements, and the improvements shall be constructed within one year of the granting of the variance.
- The resolution authorizing this variance may be declared null and void upon findings by the Zoning Board of Appeals that the applicant has failed to comply with any of the foregoing conditions.

ADOPTED AT WICHITA, KANSAS, this 21st Day of June 2018.

BZA Board Chair, Joseph A. Johnson

ATTEST:

David L. Yearout,
BZA Secretary

SYMBOL LEGEND

1' - 0" TYP	TYPICAL DIMENSION
BLAH, BLAH, BLAH	NOTE W/ STANDARD LEADER
NORTH	NORTH ARROW
A FLOOR PLAN SCALE: 1/8" = 1'-0"	DRAWING TITLE
1	COLUMN BUBBLE / GRID LINE
1 A3.1 SIM	SECTION DESIGNATION
T.O. SLAB ELEV 100' - 0"	ELEVATION HEIGHT
W1	WINDOW SCHEDULE NUMBER
P1	PARTITION TYPE DESIGNATION
ROOM NAME 101	ROOM NAME AND NUMBER
D100	DOOR SCHEDULE NUMBER
A / A2.1 Ref	EXTERIOR ELEVATION
1 / A9.1 Ref	INTERIOR ELEVATION
1	REVISION CLOUD
1 A4.1 SIM	DETAIL DESIGNATION
1 / A4.1	DETAIL REFERENCE

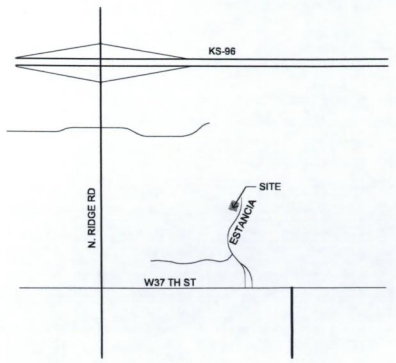
ABBR

#	NUMBER, POUND
&	AND
@	AT
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APPROX	APPROXIMATE, APPROXIMATELY
BD	BOARD
B.O.	BOTTOM OF
BRG	BEARING
C/L	CENTERLINE
CCTV	CLOSED-CIRCUIT TELEVISION
CJ	CONTROL JOINT
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
COLS	COLUMNS
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DISP	DISPLAY OR DISPENSER
DS	DOWNSPOUT
DTL	DETAIL
E.G.	FOR EXAMPLE
EJ	EXPANSION JOINT
ELEC	ELECTRIC, ELECTRICAL
EQ	EQUAL
EWC	ELECTRICAL WATER COOLER
EXP	EXPANSION
EXT	EXTERIOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FIN	FINISH(ED)
FO	FACE OF
GA	GAUGE
GC	GENERAL CONTRACTOR
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
H	HIGH, HEIGHT
HB	HOSE BIBB
HDW	HARDWARE
HGT	HEIGHT
HM	HOLLOW METAL
HT	HEIGHT
I.E.	THAT IS
I.D.	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
JT	JOINT
LB	POUND
MATL	MATERIAL
MAX	MAXIMUM
MFR	MANUFACTURER
MIN	MINIMUM
MO	MASONRY OPENING
MOD	MODIFIED
MS	METAL STUD
MTD	MOUNTED
MTL	METAL
N/A	NOT APPLICABLE
NO.	NUMBER
OC	ON CENTER
O.D.	OUTSIDE DIAMETER
OP	OPERABLE PART
OPP	OPPOSITE
PART.	PARTITION, PARTIAL
PL	PLATE
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
POS	POINT OF SALE
PTD	PAINTED
RECEPT	RECEPTACLE
REF	REFER, REFERENCE, REFRIGERATOR
REQ'D	REQUIRED
RO	ROUGH OPENING
RR	REST ROOM
SC	SOLID CORE
SF	SQUARE FEET
SHT	SHEET
SHTS	SHEETS
SIM	SIMILAR
SPECS	SPECIFICATIONS
SQ FT	SQUARE FEET
SQ IN	SQUARE INCHES
SS	STAINLESS STEEL
STL	STEEL
T&G	TONGUE AND GROOVE
TBD	TO BE DETERMINED
TELE	TELEPHONE
THICK	THICKNESS
THRESH	THRESHOLD
T.O.	TOP OF
TOS	TOP OF STEEL
TYP	TYPICAL
UL	UNDERWRITERS LABORATORIES
UNO	UNLESS NOTED OTHERWISE
UON	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITION TILE
VIF	VERIFY IN FIELD
W	WIDE, WIDTH
W/	WITH
WD	WOOD
WH	WATER HEATER
WWF	WELDED WIRE FABRIC

GENERAL NOTES

1. ALL WORK ON THIS PROJECT SHALL BE IN ACCORDANCE WITH ALL CODES, SUB CODES AND BUILDING DEPARTMENTS HAVING JURISDICTION. GENERAL CONTRACTOR TO CONTACT LOCAL BUILDING OFFICIALS FOR SPECIFIC REQUIREMENTS FOR THIS OFFICE USE.
2. THE CONSTRUCTION MANAGER AND THE SUBCONTRACTORS SHALL PAY FOR AND OBTAIN ALL PERMITS REQUIRED FOR THE WORK NOTED ON THESE PLANS AND SPECIFICATIONS (UNLESS OTHERWISE NOTED). THIS INCLUDES COSTS FOR ALL INSPECTIONS BY AUTHORITIES HAVING JURISDICTION AND BUILDING DEPARTMENT PERMIT COSTS
3. THE CONSTRUCTION MANAGER IS TOTALLY RESPONSIBLE FOR ALL "HOLD" DIMENSIONS AND IS TO CONTACT THE ARCHITECT FIRST, PRIOR TO BUILDING WALLS, IF THERE IS A QUESTION.
4. THE CONSTRUCTION MANAGER, ALL SUBCONTRACTORS OR OUTSIDE SERVICES COMPLETING WORK ON THIS PROJECT SHALL COMPLY WITH ALL THE PROVISIONS OF OSHA (OCCUPATIONAL SAFETY AND HEALTH ACT).
5. THE CONSTRUCTION MANAGER SHALL HAVE AT ALL TIMES, AT THE PREMISES, BUILDING DEPARTMENT APPROVED PERMIT DRAWINGS.
6. ALL PRODUCT SUBSTITUTIONS MUST BE APPROVED BY THE ARCHITECT. THE CONSTRUCTION MANAGER IS RESPONSIBLE FOR SUBMITTING SAMPLES OF EACH SUBSTITUTION FOR APPROVAL BY ARCHITECT AND THE OWNER.
7. FOR ALL SURVEY / STAKING REQUESTS THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT. THE ARCHITECT WILL SUPPLY AUTOCAD FILES NECESSARY TO COMPLETE ALL REQUESTS RELATED TO ANY SITE OR STRUCTURAL ELEMENTS SHOWN ON THESE PLANS.
8. DIMENSIONS ARE TO FACE OF STUD OR EDGE OF STEEL UNLESS OTHERWISE NOTED.
9. "CLEAR" OR "CLR" DIMENSIONS ARE TO FINISHED FACE.
10. CONTACT ARCHITECT IF ADDITIONAL DIMENSIONS ARE REQUIRED - DO NOT SCALE OFF DRAWINGS.
11. SEE SCHEDULES FOR TYPICAL INTERIOR PARTITION TYPE.
12. MECHANICAL, ELECTRICAL, AND STRUCTURAL DRAWINGS DESIGN - BUILD BY GC.
13. ALL STRUCTURAL AND MEP PERMIT DRAWINGS REQ'D BY THE CITY TO BE INCLUDED IN GC PROPOSAL.
14. MECHANICAL HVAC SYSTEM IS EXPECTED TO BE HIGH EFFICIENCY, SINGLE SPLIT SYSTEM GAS FORCED AIR UNIT. SIZED TO MEET BUILDING REQUIREMENTS DUCTED SUPPLY AND RETURN THROUGH ATTIC SPACE.
15. MECH. UNIT TO SIT ON PLATFORM OVER WATER HEATER.
16. ALL LIGHT FIXT. TO BE STANDARD 6" DIA CANS W/ SCREW IN LED LIGHT, DIMABLE AS NOTED.
17. WATER HEATER TO BE 10GALLONS.
18. POOL, PARKING, PLAYGROUND, FENCING AND LANDSCAPE BY OTHERS
19. ADD ALTERNATE - PARKING 5" REINFORCED CONCRETE
20. 4" CONCR. DECKING AROUND POOL; ALL SIDEWALKS 4" THICK; OUTDOOR PATIO COLORED CONCRETE, OUGHT TO BE INCLUDED IN THE PROJECT COST.

PROJECT LOCATION



LEGAL DESCRIPTION

...legal description...

LOCAL JURISDICTION

CITY OF WICHITA
271 W 3RD ST N
WICHITA, KS 67202
T 316-660-1840

CODES

WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE
2012 INTERNATIONAL BUILDING CODE (IBC)
2014 NATIONAL ELECTRICAL CODE (NEC)
2015 UNIFORM PLUMBING CODE (UPC) WITH LOCAL AMENDMENTS
2015 INTERNATIONAL MECHANICAL CODE (IMC)
2012 INTERNATIONAL FIRE CODE (IFC)
2015 INTERNATIONAL FUEL GAS CODE (IFGC)

WHERE A CONFLICT OCCURS THE MORE STRINGENT WILL BE USED

INFORMATION

CODE: SEE COVER SHEET FOR LIST OF APPLICABLE CODES

OCCUPANCY GROUP(S) PER SECTION 302
...

FIRE RESISTIVE CONSTRUCTION REQUIREMENTS PER TABLE 601
TYPE ...
EXTERIOR WALLS TABLE 602
X >= 30'-0"= ...
ROOF COVERING CLASSIFICATION TABLE 1505.1
...

BUILDING HEIGHT
ALLOWABLE HEIGHT PER TABLE 503
... STORIES, ...'-...."
INCREASE FOR AUTOMATIC SPRINKLER PER SECTION 504.2
... STORY, ...'-...." INCREASE
TOTAL HEIGHT
ALLOWABLE: ... STORIES, ...'-...."
ACTUAL: ... STORIES, ...'-...."

BUILDING AREA
ALLOWABLE AREA PER TABLE 503
A(t): ... SF
INCREASE FOR FRONTAGE PER SECTION 506.2
I(f): ... SF
INCREASE FOR AUTOMATIC SPRINKLER PER SECTION 506.3
I(s): ... SF
TOTAL AREA
ALLOWABLE: ... SF, A(t) + I(f') + I(s)
ACTUAL: ... SF

OCCUPANT LOAD
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT PER TABLE 1004.1.2
...
OCCUPANCY: ...

EGRESS WIDTH PER SECTION 1005
...

PLUMBING FIXTURES
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES PER TABLE 2902.1
URINAL SUBSTITUTION FOR WATER CLOSETS PER IPC 419.2
OCCUPANCY FOR ... ... (... EA GENDER)
OCCUPANCY FOR ... ...
OCCUPANCY FOR ... ...
MWC = MALE WATER CLOSET
FWC = FEMALE WATER CLOSET
UWC = UNISEX WATER CLOSET
LAV = LAVATORIES
DF = DRINKING FOUNTAINS
SS = SERVICE SINKS
* = SHARED SERVICE SINK

REQ'D BY GROUP	MWC	FWC	UWC	LAV	DF	SS
...	...	...	...	...	...	...
...	...	...	...	...	...	...
TOTAL REQ'D	...	...	...	...	...	...
TOTAL PROVIDED				...	...	...

ACCESSIBLE CLEAR SPACES AND HEIGHTS
SEE A9.1 FOR ADDITIONAL INFORMATION

SITE AREA
ZONING: ...
ADJACENT ZONING:
NORTH ...
EAST ...
SOUTH ...
WEST ...
SITE AREA: ... SF (... ACRES)
PERVIOUS: ... SF
NON-PERVIOUS: ... SF

PARKING
PARKING SPACES REQUIRED: ... SPACES
PARKING SPACES PROVIDED: ... SPACES
ACCESSIBLE SPACES REQUIRED ... SPACES
ACCESSIBLE SPACES PROVIDED: ... SPACES

INTERIOR FINISHES
ALL FINISHES SHALL COMPLY WITH IBC CHAPTER 8 INTERIOR FINISHES CLASSIFICATION REQUIREMENTS FOR EACH OCCUPANCY GROUP.

DEFERRED SUBMITTALS
...

SHEET INDEX

GENERAL
CS COVER SHEET

ARCHITECTURAL
A1.1 FLOOR PLAN
A2.1 EXTERIOR ELEVATIONS & BUILDING SECTION
A3.1 WALL SECTIONS & ROOF PLAN
A6.1 DOOR & WINDOW SCHEDULES
A9.1 INTERIOR ELEVATIONS, FIXTURES & ACCESSORIES

TEAM

ARCHITECT
SHELDEN ARCHITECTURE
800 E FIRST ST, STE 140
WICHITA, KS 67202
T 316-263-4300

CIVIL
MKEC
411 N WEBB RD
WICHITA, KS 67206
T 316-684-9600

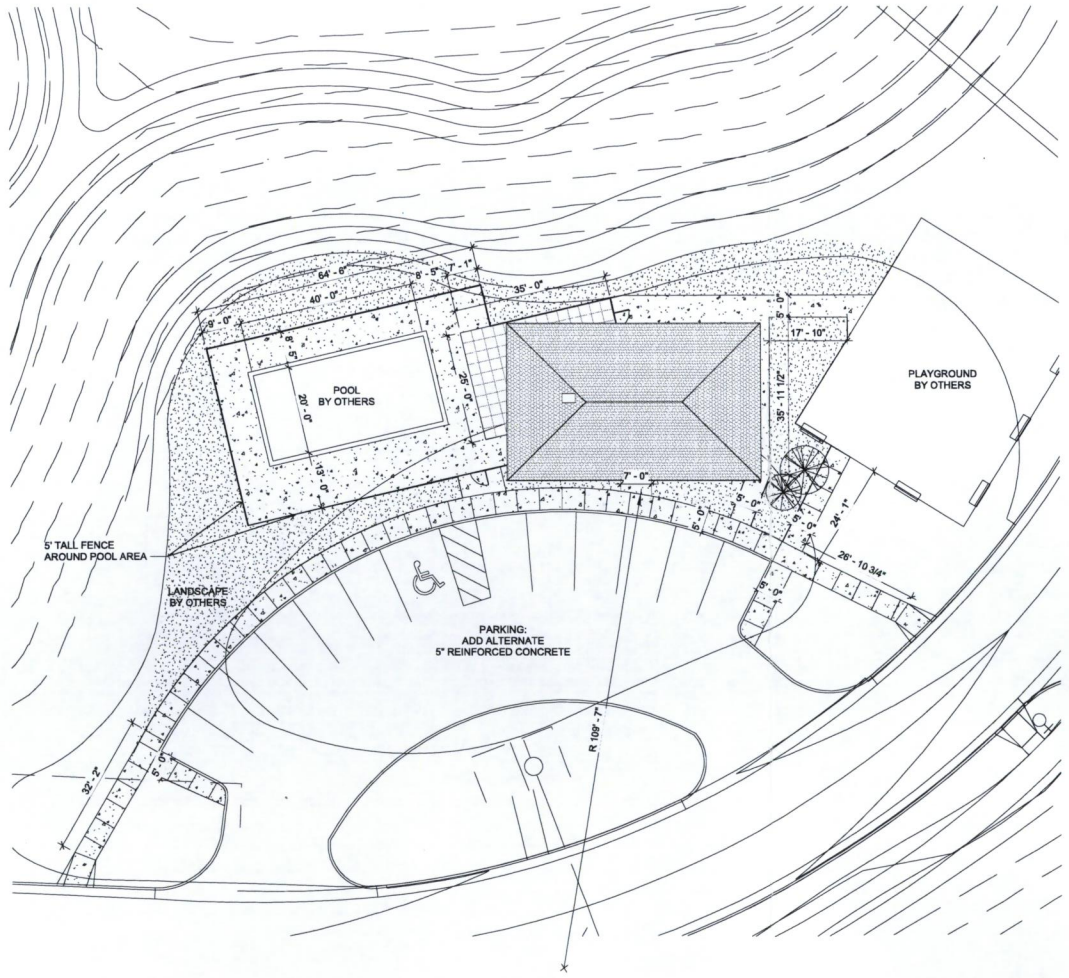
LANDSCAPING
TBD

STRUCTURAL
DESIGN-BUILD BY GC

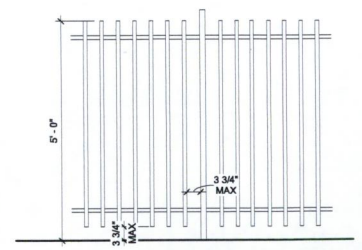
PLUMBING / MECHANICAL
DESIGN-BUILD BY GC

ELECTRICAL
DESIGN-BUILD BY GC

GENERAL CONTRACTOR
TBD



A SITE PLAN
SCALE: 1" = 20'-0"



1 FENCE DETAIL
SCALE: 1/2" = 1'-0"

SITE PLAN
APPROVED 6/21/18 BY
BZA 2018-32

SHELDEN ARCHITECTURE

INSPIRED SPACE
Tel.316.263.4300
Fax.316.263.4301
800 E. First, Suite 140
Wichita, Kansas 67202
SHELDENARCHITECTURE.COM

POOL HOUSE

SCHELLENBERG DEVELOPMENT

PROJECT ADDRESS
WICHITA, KS 67___

PROJECT NO.	17-0001
ISSUE:	DATE:
PERMIT SET	02 MAY 18

COVER SHEET

CS

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