CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

Jan 7, 2009

Mark Griggs
9925 W 21st Street N Ste C
Wichita, KS 67205

Rodney Coker
407 N Waco
Wichita, KS 67202

Re: **BZA2008-70: Administrative adjustment to reduce the number of parking spaces from 115 to 87 spaces for a fitness center in LI Limited Industrial zoning.**

Legal Description: Lot 4 Block A Burleson Addition to Wichita, Segwick County, Kansas. Generally located east of N Hoover and north of 21st Street N (2330 N Hoover).

Dear Applicants,

We have reviewed your request for an Administrative Adjustment to reduce parking requirements from 115 to 87 spaces for the aforementioned property for fitness center. We understand you wish to build a fitness center on the site with 51 on-site parking spaces, and utilize 36 shared parking spaces from the property to the south and under the same ownership.

The Unified Zoning Code allows an Administrative Adjustment to reduce parking requirements by up to 25% for expansion projects. We find that reducing the required parking to 87 spaces on the aforementioned property 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: Sufficient parking is provided with a shared parking agreement between the two sites, there should be no negative impacts on public vehicular and pedestrian circulation in the vicinity.

2) Impact on existing uses in surrounding areas: Sufficient parking is provided with a shared parking agreement between the two sites, there should be no negative impacts on surrounding properties.

3) Compatibility with existing or permitted uses on abutting sites: The reduction in parking requirements is within allowable adjustments, and the proposed use is compatible with abutting 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 a reduction in the parking requirements from 115 to 87 spaces for the aforementioned property is hereby granted, subject to the following conditions:

1) The site shall be developed in general conformance with the approved site plan.

2) The parking area shall be paved and marked in accordance with the site plan.

3) The site shall maintain a parking agreement with the property to the south, providing for a total of 87 parking spaces.

4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning 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..

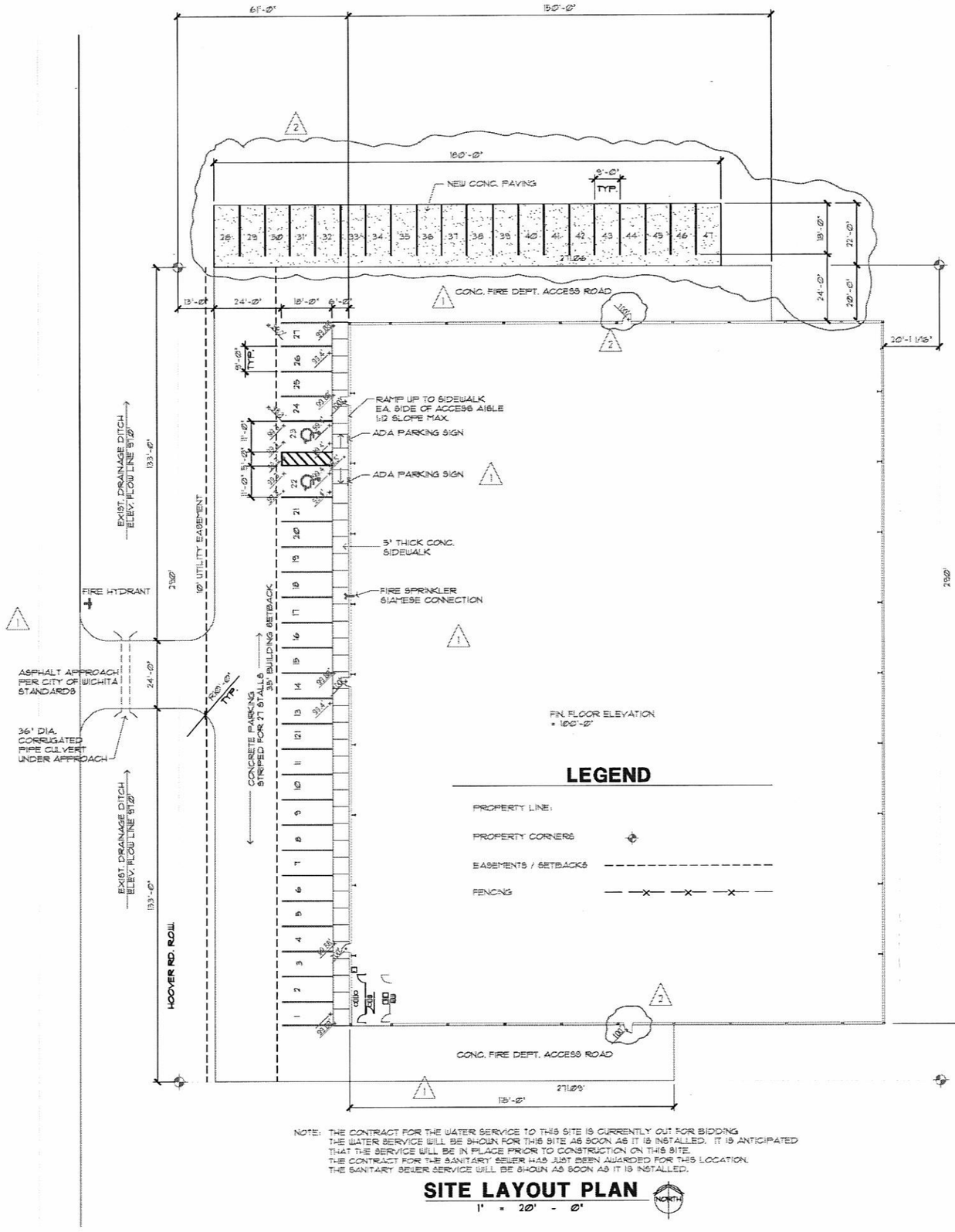
The zoning adjustment sign may now be removed from the property.

John Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

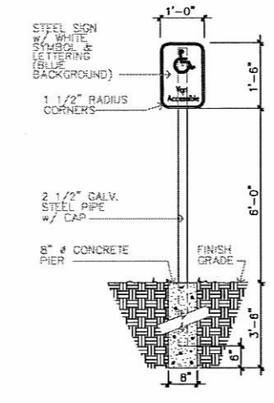
cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Richard Chamberlin, Office of Central Inspection
Herb Shaner, Office of Central Inspection
Jeff Longwell, WCC District V, mail stop 1-13



NOTE: THE CONTRACT FOR THE WATER SERVICE TO THIS SITE IS CURRENTLY OUT FOR BIDDING. THE WATER SERVICE WILL BE SHOWN FOR THIS SITE AS SOON AS IT IS INSTALLED. IT IS ANTICIPATED THAT THE SERVICE WILL BE IN PLACE PRIOR TO CONSTRUCTION ON THIS SITE. THE CONTRACT FOR THE SANITARY SEWER HAS JUST BEEN AWARDED FOR THIS LOCATION. THE SANITARY SEWER SERVICE WILL BE SHOWN AS SOON AS IT IS INSTALLED.

SITE LAYOUT PLAN

1" = 20' - 0"



1 ADA PARKING SIGN

N.T.S.

GENERAL NOTES:

1. DESIGN AND CONSTRUCTION OF ALL PORTIONS OF THIS PROJECT SHALL CONFORM WITH THE REQUIREMENTS SET FORTH IN THE FOLLOWING BUILDING CODES: 2000 EDITIONS OF THE INTERNATIONAL BUILDING CODE, UNIFORM PLUMBING CODE, INTERNATIONAL MECHANICAL CODE, AND THE 2002 NATIONAL ELECTRICAL CODE, AND SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE FEDERAL REGISTER AMERICAN WITH DISABILITIES ACT GUIDELINES DATED 1991
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 SEDGWICK COUNTY CODE SHALL BE FOLLOWED AND REFLECTED WITH THE PLACEMENT OF THE BUILDING OR NEW HYDRANTS.

PLAN SUBMITTAL INFORMATION

PROJECT NAME: GRIGGS
ADDRESS: NORTH HOOVER ROAD
VALUATION: 450,000
TAX KEY NO: D 56598

LEGAL DISCRIPTION: LOT 3, BURLESON ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

APPLICANT: MARK GRIGGS
PHONE NO.: ?
ADDRESS: 4915 W. 21ST STREET, SUITE C
CITY: WICHITA STATE: KANSAS

CONTRACTOR: WILLIAMS CONSTRUCTION
PHONE: (316) 264-1564 FAX: (316) 264-1671
ADDRESS: 2008 WEST HARRY COURT
CITY: WICHITA STATE: KANSAS ZIP: 67213
LICENSE NO.: 1687

ARCHITECT: RODNEY A. COKER
PHONE: (316) 992-4343 FAX: (316) 686-8064
ADDRESS: P.O. BOX 49408
CITY: WICHITA STATE: KANSAS ZIP: 67201
LICENSE NO.: 3716 STATE OF KANSAS

PROPERTY OWNER: MARK GRIGGS
ADDRESS: 4915 W. 21ST., SUITE C
CITY: WICHITA STATE: KANSAS

PROJECT OWNER: MARK GRIGGS

PARCEL SIZE: 78,618 S.F.
IMPERVIOUS AREA: 39,360 S.F.

DESCRIPTION OF WORK: A NEW METAL STORAGE BUILDING FOR MARK GRIGGS

NO. OF STORIES 1
HEIGHT OF BUILDING: 50 FEET
OCCUPANCY GROUP: S-2
CONSTRUCTION TYPE: II-B

PARKING REQUIREMENTS

REQUIRED PARKING
INDOOR SPORTS FIELD = 47,500 S.F. / 1000 = 47 SPACES
REQUIRED ADA PARKING = 2 SPACES

PROVIDED PARKING
NEW PARKING = 47 SPACES
ADA PARKING = 2 SPACE (UNIVERSAL)
TOTAL PARKING = 47 SPACES

Architectural Development Services, L.L.C.
P.O. Box 49405
Wichita, Kansas 67202
Phone: 316 992-4343
Fax: 316 686-8064

WILLIAMS CONSTRUCTION COMPANY, INC. "building with confidence"

A New Metal Building Warehouse Facility

2250 N. Hoover Road
Wichita, Kansas

prints issued
6-22-05
For Construction
Revision 7-15-05
Per City Review
Revision 12-7-07
Per City Review

project no. 0515
drawn rac check

Site Layout Plan

SA-1

of

Xrefs: None
Drawing Name: C:\ VAX.DWG
Date: 03/00/04
Time: 00:00