CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 1, 2011

Quik Tek Machining, LLC
c/o Chang Phu
1612 S. Leonine
Wichita, KS 67213

Re: BZA2011-00009: City Administrative adjustment to reduce the parking requirement by 25% on LI Limited Industrial ("LI") zoned site.

Legal Description: Lots 10, 12, 14, 16, 18 and 20; Block B, Isabella Addition, Wichita, Sedgwick County, Kansas. Generally located southeast of the intersection of S. Leonine St. and W. Harry St. (1612 S. Leonine St.)

Dear Mr. Phu:

We have reviewed your request for an Administrative Adjustment to reduce the parking requirement for the redevelopment of the site on the aforementioned property. From reviewing your application, we understand that you propose to construct a new addition to your existing use that will be required to have 14 parking spaces, in addition to the seven that are already required for the site, bring the total number of space required to 21 spaces. The resulting parking requirement is five more spaces than the site can provide, resulting in only 16 available spaces. Therefore, you have requested an Administrative Adjustment to reduce the parking requirement for the new addition from 21 spaces to 16 spaces.

Sec. V-I.2.i of the Code allows up to a 25% reduction of parking requirements for remodeling/expansion projects when the conditions required by Sec. V-I.6 of the Code are met. We find that reducing the parking requirement for the new addition to the existing use from 21 spaces to 16 spaces meet the four conditions required by Section V-I.6 of the Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The extent of the parking reduction is less than the allowable limit of 25%; therefore, sufficient on-site parking should be provided such that on-street parking for the use should not and will not be necessary. Since all parking for the new addition should be off-street, there should not be negative impacts on the safety and convenience of vehicular and pedestrian circulation in the area.

2) Impact on existing uses in surrounding areas: There should not be a negative impact on the

existing uses in the surrounding areas as a result of reducing the parking requirement. Parking for the new addition should not encroach or encumber any uses adjacent to this property and will be appropriately landscaped.

3) Compatibility with existing or permitted uses on abutting sites: A reduction of 25% of the parking requirement should not compromise existing or permitted uses on abutting sites, as all parking for this project should be adequately provided on the site.

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 reduce the parking requirement for the redevelopment of the site for the new addition to the existing use from 21 spaces to 16 spaces is hereby granted subject to the following conditions:

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

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

3) 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 Article VIII of 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.

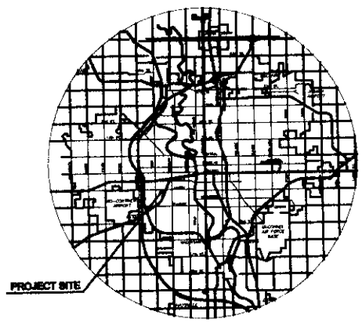
John Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

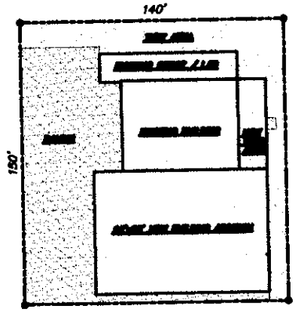
cc: Paul Hays, Office of Central Inspection
Richard Chamberlin, Office of Central Inspection
Leonard Fox, Office of Central Inspection
JR Cox, Office of Central Inspection
Dale Miller, MAPD
Meridian Construction LLC, Attn: Darrell Leffew, 1803 S. Pattie, Wichita, KS 67211

PROJECT INFORMATION BLOCK

OWNER:	Quik Tek Machining, LLC	
ADDRESS:	1612 – 1616 S. Leonine Wichita, KS 67213	
PHONE:	316-280-9980	
PROJECT ADDRESS:	1612 – 1616 S. Leonine – Wichita, KS	
LOCAL GOVERNING CODE:	2006 International Building Code	
BUILDING USE:	Aircraft Parts Manufacturing	
OCCUPANCY GROUP(S):	Factory Industrial "F1" Moderate Hazard	Section 300 (2006 IBC)
TYPE CONSTRUCTION:	"B-B" (New Addition) "N-B" (Existing structure – Masonry / Steel)	
ALLOWABLE AREA / HEIGHT:	15,500 sq. ft. / HGT. 55' / 2 story	Table 503 (2006 IBC)
BLDG. ELEMENTS F.R. RATING:	0 HR	Table 601 (2006 IBC)
EXT. WALL F.R. RATING:	0 HR	Table 602 (2006 IBC)
FIRE SEPARATION DISTANCE:	< 30 FT.	Table 508.3.3 (2006 IBC)
REQ'D SEPARATION OF OCCUPANCY	–	
FLOOR AREA:	10,745 Sq.Ft.	
REQUIRED EXITS:	2 EXIT (Occupancy "B">49 People)	Table 1019.2 (2006 IBC)
EXIT ACCESS TRAVEL DISTANCE:	200 ft/250 ft (without sprinkler system)	Table 1016.1 (2006 IBC)
OCCUPANCY LOAD:	Office – 100 sq. ft./Occupant 1,072 Sq. Ft. / 100 = 10.1 Occupants Manufacturing. – 200 sq. ft./Occupant 6,700 Sq. Ft. / 200 = 33.5 Occupants Warehouse – 500 sq. ft./Occupant 2,973 Sq. Ft. / 500 = 6.0 Occupants	Table 1004.1.1 (2006 IBC)
PARKING REQUIRED/PROVIDED:	(See Parking Note Below)	Zoning Code 501.C.32
ZONED:	"LI" Limited Industrial	
LEGAL DESCRIPTION:	Lots 10-12-14-16-18-20 Block 8 Isabella Addition to Wichita, Sedgwick County, Kansas.	



B **VICINITY MAP**
SCALE: NO SCALE



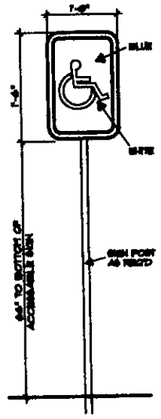
C **IMPERVIOUS AREA**
SCALE: NO SCALE

IMPERVIOUS AREA CALCULATIONS

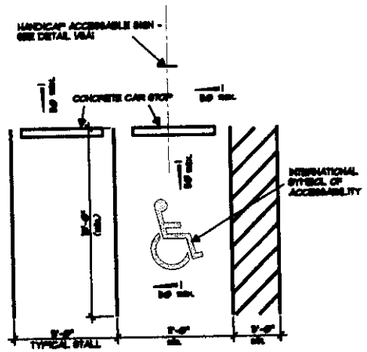
TOTAL SITE AREA	21,000 sq. ft.
EXISTING BUILDING AREA	4,000 sq. ft.
NEW BUILDING AREA	6,700 sq. ft.
NET NEW PAVING AREA	6,340 sq. ft.
NET TURF AREA	3,960 sq. ft.
PERCENT IMPERVIOUS AREA	81.14%

ACCESSIBILITY NOTE:
ALL PARKING STALLS, MANAGER, RAMPS, etc. SHALL MEET THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT", CHAPTER 11 OF THE 2006 I.B.C. and LOCAL ACCESSIBILITY CODES

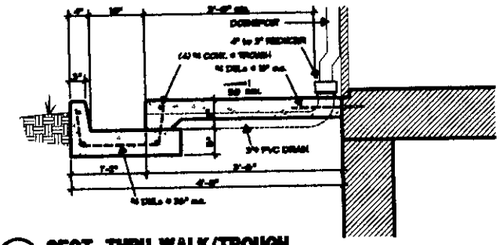
PAVING SLOPE NOTES:
a) CURB RAMP W/ PARKING SLOPE SHALL NOT EXCEED 1:20 and MAXIMUM CROSS SLOPE OF 1:50 - SIDE FLARES SHALL NOT EXCEED 1:8 SLOPING.
b) PARKING SPACES and ACCESS AISLE SHALL HAVE MAXIMUM CROSS SLOPES OF 1:50 IN ANY DIRECTION.
c) ALL PATH OF TRAVEL ACCESS SHALL HAVE MAXIMUM CROSS SLOPES OF 1:50
d) REMOVE SLOPE SHALL NOT EXCEED 1:20 UNLESS INDICATED AS A CURB RAMP



1 **ADA SIGN DETAIL**
SCALE: NO SCALE



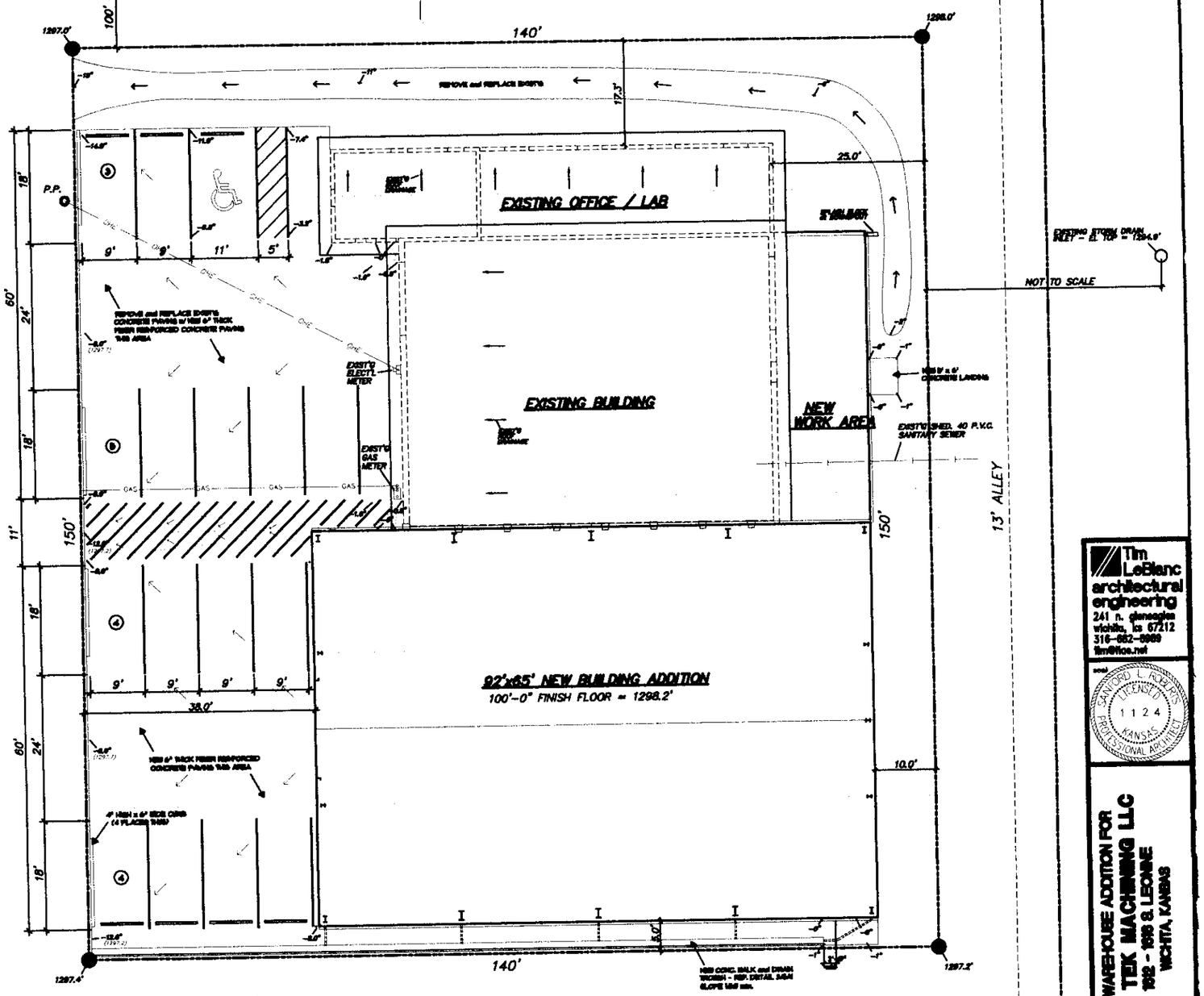
2 **ADA PARKING STALL / RAMP**
SCALE: NO SCALE



3 **SECT. THRU WALK/TROUGH**
SCALE: NO SCALE

F.H.

LEONINE STREET (NON-PAVED)



A **SITE PLAN**
SCALE: 1" = 30'

NORTH

PARKING REQUIREMENTS

Existing Office / Lab	1,072 sq. ft. / 250 =	4.29 spaces	(Office, General)
Existing Manufacturing (Less Warehouse Area)	2,973 sq. ft. / 2500 =	1.19 spaces	(Wholesale or Business Services)
Building Addition (New Manuf'g Area)	6,700 sq. ft. / 500 =	13.40 spaces	(Manufacturing, Limited)
TOTAL	10,745 sq. ft.	18.88 spaces	
		(18) spaces provided	"PARKING REDUCTION REQUIRED"
		(1) ADA Space Required - (1) Provided	"APPLY THROUGH PLANNING DEPT."

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wichita, ks 67212
316-682-5989
tim@tlae.net

SANFORD L. ROBERTS LICENSED 1124 KANSAS PROFESSIONAL ARCHITECT

NEW WAREHOUSE ADDITION FOR
QUIK TEK MACHINING LLC
1612 – 1616 S. LEONINE
WICHITA, KANSAS

project -
date 11-24-10
drawn TPT
checked TPT
sheet title -

sheet
SA1
of 2 sheets

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