



**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

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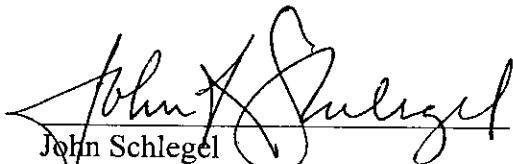
existing uses in the surrounding areas as a result of reducing the parking requirement. Parking for the new addition should not encroach or encumber any uses adjacent to this property and will be appropriately landscaped.


- 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

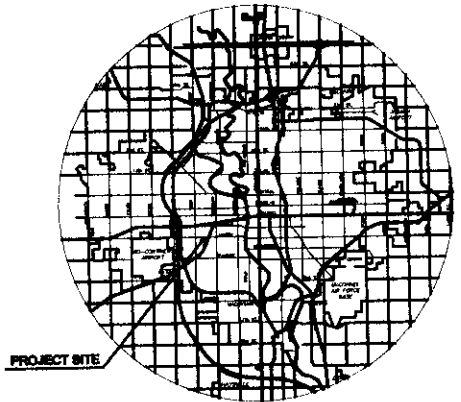
**PROJECT INFORMATION BLOCK**

OWNER: Quik Tek Machining, LLC  
 ADDRESS: 1612 - 1618 S. Leonine Wichita, KS 67215  
 PHONE: 316-260-8989  
 PROJECT ADDRESS: 1612 - 1618 S. Leonine - Wichita, KS  
 LOCAL GOVERNING CODE: 2006 International Building Code  
 BUILDING USE: Aircraft Parts Manufacturing  
 OCCUPANCY GROUP(S): Factory Industrial "F1" Moderate Hazard  
 TYPE CONSTRUCTION: "I-B" (New Addition)  
 ALLOWABLE AREA / HEIGHT: 15,800 sq. ft. / HGT. 50' / 2 story  
 BLDG. ELEMENTS F.R. RATING: 0 HR  
 EXT. WALL F.R. RATING: 0 HR  
 FIRE SEPARATION DISTANCE: < 30 FT.  
 REQ'D SEPARATION OF OCCUPANCY: -  
 FLOOR AREA: 10,746 Sq.Ft.  
 REQUIRED EXITS: 2 EXIT (Occupancy "F1" > 48 People)  
 EXIT ACCESS TRAVEL DISTANCE: 200 ft./250 ft. (without sprinkler system)  
 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  
 (See Parking Note Below)

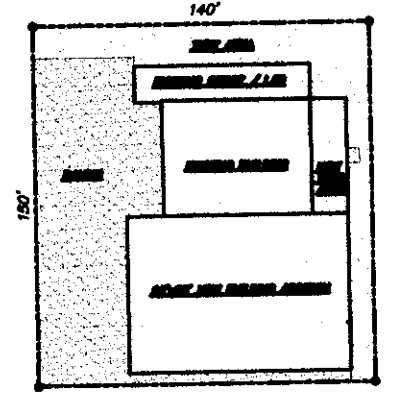
Section 300 (2006 IBC)  
 Table 503 (2006 IBC)  
 Table 601 (2006 IBC)  
 Table 602 (2006 IBC)  
 Table 506.3.3 (2006 IBC)  
 Table 1018.2 (2006 IBC)  
 Table 1018.1 (2006 IBC)  
 Table 1004.1.1 (2006 IBC)

Zoning Code 501.C.32

PARKING REQUIRED/PROVIDED:  
 ZONED: "U" Limited Industrial  
 LEGAL DESCRIPTION: Lots 10-12-14-16-18-20 Block B 1st & 2nd Addition to Wichita, Sedgwick County, Kansas.



**(B) VICINITY MAP**  
 SCALE: NO SCALE



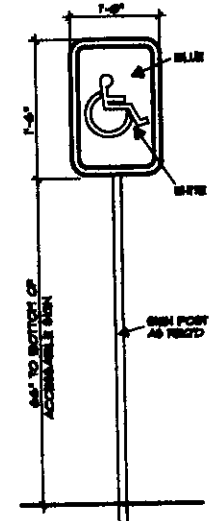
**(C) IMPERVIOUS AREA**  
 SCALE: NO SCALE

**IMPERVIOUS AREA CALCULATION**

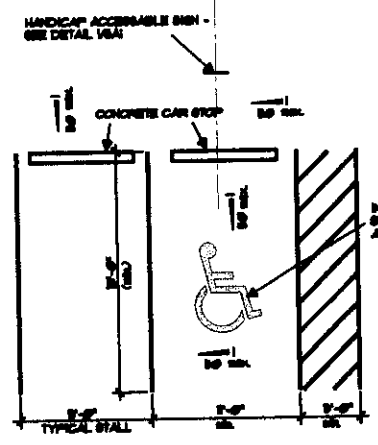
TOTAL SITE AREA	6,800 sq. ft.
EXISTING BUILDING AREA	4,000 sq. ft.
NEW BUILDING AREA	6,700 sq. ft.
NET NEW PAVED AREA	2,700 sq. ft.
NET TARP AREA	800 sq. ft.
PERCENT IMPERVIOUS AREA	61%

**ACCESSIBILITY NOTES:**  
 ALL PARKING STALLS, SIGNAGE, RAMP, etc. SHALL MEET THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT", CHAPTER II OF THE 1996 IBC, and LOCAL ACCESSIBILITY CODES.

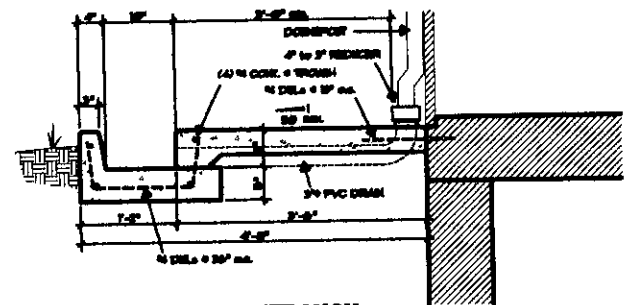
**PAVING SLOPE NOTES:**  
 a) CURB RAMP or PAVING SLOPE SHALL NOT EXCEED 1% and HIGHEST CROSS SLOPE OF 1% - SIDE FLARE SHALL NOT EXCEED 1% SLOPE.  
 b) PARKING SPACES and ACCESS AISLE SHALL HAVE HIGHEST CROSS SLOPE OF 1% IN ANY DIRECTION.  
 c) ALL PAVS OF TRAVEL ACCESS SHALL HAVE HIGHEST CROSS SLOPE OF 1%  
 d) FINISH SLOPE SHALL NOT EXCEED 1% UNLESS INDICATED AS A CURB RAMP



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

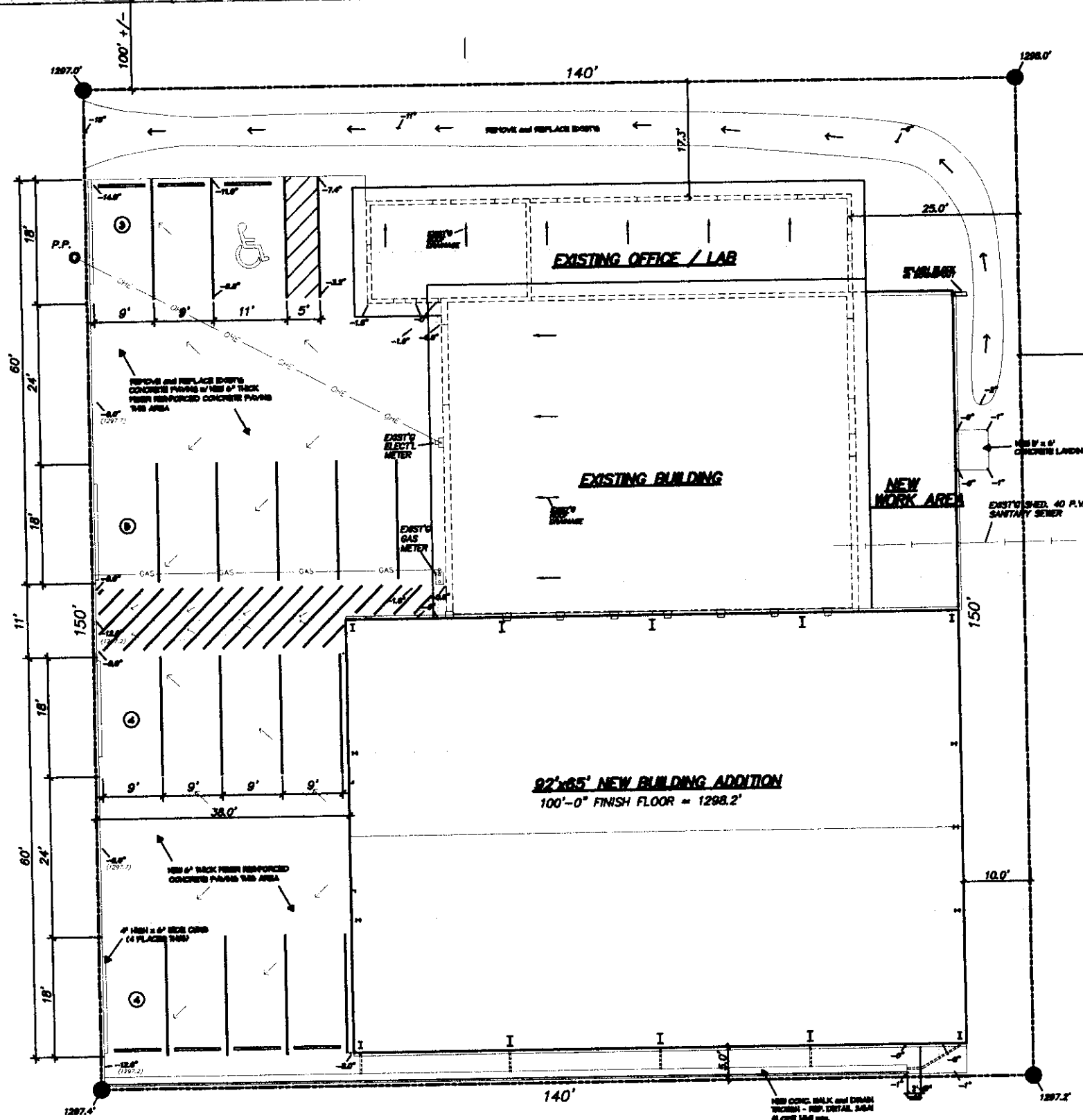


**(2) ADA PARKING STALL / RAMP**  
 SCALE: NO SCALE



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

LEONINE STREET  
 (NON-PAVED)



**(A) SITE PLAN**  
 SCALE: 1" = 20'

**PARKING REQUIREMENTS**

Existing Office / Lab	1,072 sq. ft. / 250 = 4.29 spaces	(Office, General)
Existing Manufacturing (New Warehouse Area)	2,973 sq. ft. / 250 = 11.89 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.	19.58 spaces

(16) spaces provided  
 (1) ADA Space Required - (1) Provided  
 \*PARKING REDUCTION REQUIRED\*  
 \*APPLY THROUGH PLANNING DEPT.\*

Tim LeBlanc  
 architectural  
 engineering  
 241 n. glenwood  
 wichita, ks 67212  
 316-262-8989  
 tim@tloa.net



NEW WAREHOUSE ADDITION FOR  
 QUIK TEK MACHINING LLC  
 1612 - 1618 S. LEONINE  
 WICHITA, KANSAS

project: I-34-19  
 date: TH  
 checked: TH  
 sheet No:

sheet  
**SA1**  
 of 2 sheets