2) Impact on existing uses in surrounding areas: A 10-foot compatibility setback reduction at this location should have no measurable impact on the property to the east. A sewer easement east of this site will prevent residential development within 100 feet of this property line. Should the vacant property to the east develop with residences, screening between the non-residential and residential development is required by the Unified Zoning Code, and should mitigate any potential impacts on the future residential properties.

3) Compatibility with existing or permitted uses on abutting sites: The proposed storage building is compatible with uses in this area. The 10-foot setback reduction will not impact this compatibility.

4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; there will be no impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that a Zoning Adjustment to reduce the compatibility setback along the east property line from 25 feet to 15 feet for the aforementioned property is hereby granted. Our signatures below also indicate an adjustment to the brick requirement of PO #39 is hereby granted. Both adjustments are subject to the following conditions:

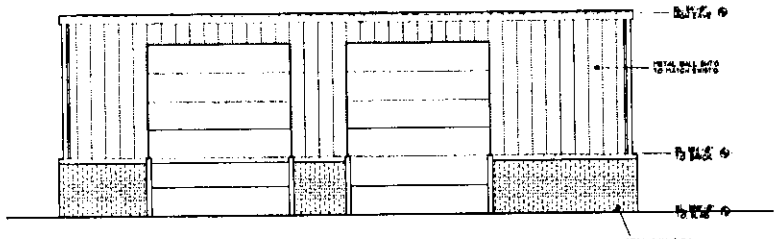
1) The site shall be developed in general conformance with the approved site plan and elevation drawing.
2) The compatibility setback reduction shall apply only to the building as illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the compatibility setbacks required by the Unified Zoning Code unless a separate Zoning Adjustment is granted.
3) The site shall conform to the Unified Zoning Code requirement for screening along the subject site east property line should property to the east develop with residences.
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 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.

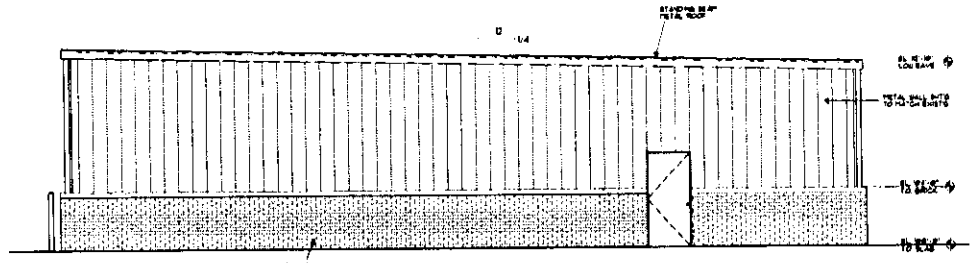
John Schlegel
Planning Director

Ricky Stubbs
Co-assistant Director of MABCD

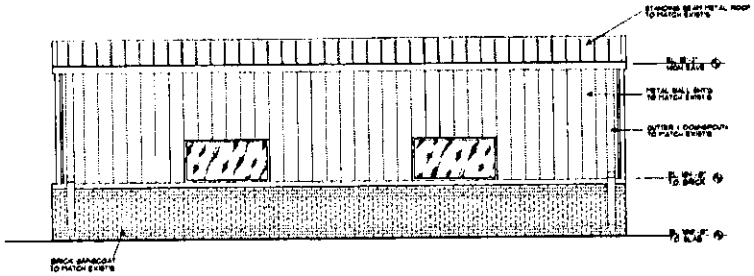
cc: Ricky Stubbs, MABCD
Paul Hays, MABCD
Jeff Longwell, CM District V
Megan Buckmaster, NA District V



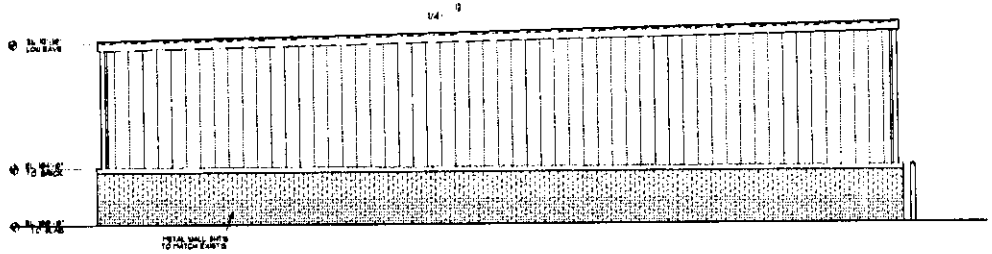
Ⓐ BUILDING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



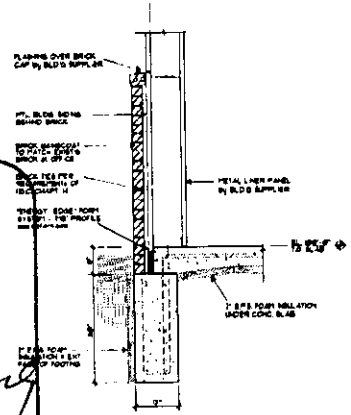
Ⓒ BUILDING WEST ELEVATION
SCALE: 1/4" = 1'-0"



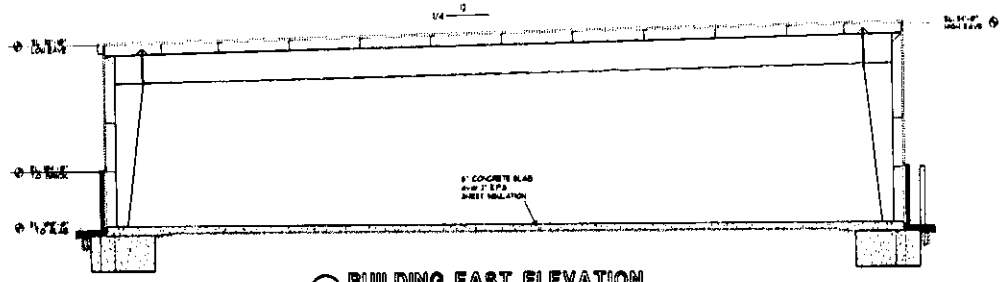
Ⓑ BUILDING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



Ⓓ BUILDING EAST ELEVATION
SCALE: 1/4" = 1'-0"



① SECTION THRU BRICK WAINSCOAT
SCALE: 3/4" = 1'-0"



Ⓓ BUILDING EAST ELEVATION
SCALE: 1/4" = 1'-0"

PO # 39
APPROVED
ELEVATION
William L. Lamb Dept
Date 2-4-13

Tim LeBlanc architectural engineering 241 n. gleneagles wichita, ks 67212 316-682-8989 316 263-8900 fax tim@tlae.net		NEW WAREHOUSE BUILDING FOR U-NEEDA SELF STORAGE 2120 N. HOOVER ROAD WICHITA, KS	sheet A2 of sheets

PO # 39

APPROVED

SITE PLAN

William J. Longbine

Date: 2-4-12

EXISTING FIRE HYDRANT

EXISTING PARKING STALLS TO REMAIN

EXISTING WALL/FENCE SCREENING TO REMAIN

EXISTING VEHICLE ACCESS GATE

EXISTING 30'x40' OFFICE / APARTMENT

FIELD VERIFY EXISTING WALK and ADA PARKING STALL MEETS MAX. 2% SLOPE ALL DIRECTIONS REQUIREMENTS

EXISTING 3-0 ACCESS GATE

PATH TO OFFICE RESTROOM

EXISTING SEPTIC TANK and LATERAL FIELD TO REMAIN

20' UTILITY EASTMENT

EXISTING CONCRETE PAVING

EXISTING BUILDING

NEW BUILDING

FINISH FLOOR ELEVATION +2.5" ABOVE EXIST'G PAVING

-2.5"+/- MATCH EXIST'G

FUTURE SANITARY SEWER TO TIE-INTO EXIST'G

EXISTING UNDERGROUND ELECTRICAL SERVICE TO BE REMOVED

NEW UNDERGROUND ELECTRICAL SERVICE

NEW ELECTRICAL SUBFEED TO EXIST'G BLD'G

EXISTING GRADE SLOPES TO CONCRETE FLUME

EXISTING CONCRETE FLUME TO REMAIN

EXISTING UTILITY POLE

B PARTIAL SITE PLAN
SCALE: 1" = 20'

HOOVER RD.

S12°55'40"E 87.49'

NO°04'13"E 199.25'

60' PHILLIPS PIPELINE CO. EASTMENT

S89°22'29"E 175.00'

77.50'

N76°35'21"E 103.08'

149.78' S89°22'29"E

21 s t. STREET NORTH

S 39° 39' 40" E 417.42'

EXISTING 30'x360' BUILDING

EXISTING 30'x320' BUILDING

EXISTING 30'x276' BUILDING

EXISTING 30'x230' BUILDING

EXISTING 30'x190' BUILDING

EXISTING 30'x150' BUILDING

EXISTING 30'x110' BUILDING

EXISTING 30'x90' BUILDING

EXISTING FIRE HYDRANT

S50°08'54"W 52.00'

S3°56'03"E 111.1'

Complete Access Control

S39°48'08"E 282.26'

20' UTILITY EASTMENT

EXISTING BUILDING

EXISTING CONCRETE PAVING

NEW BUILDING

EXISTING UNDERGROUND SERVICE

EXISTING UTILITY POLE

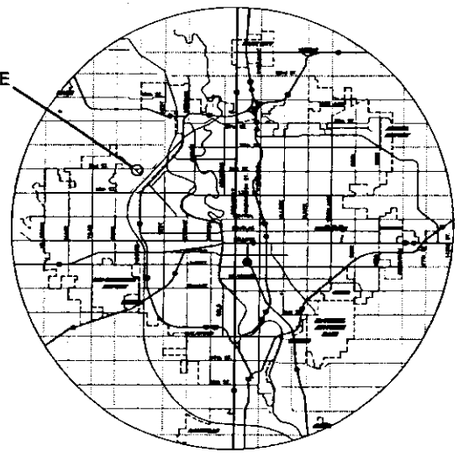
185'

924.06' NO°04'13"E

A SITE PLAN
SCALE: 1" = 40'

0' 40' 80'

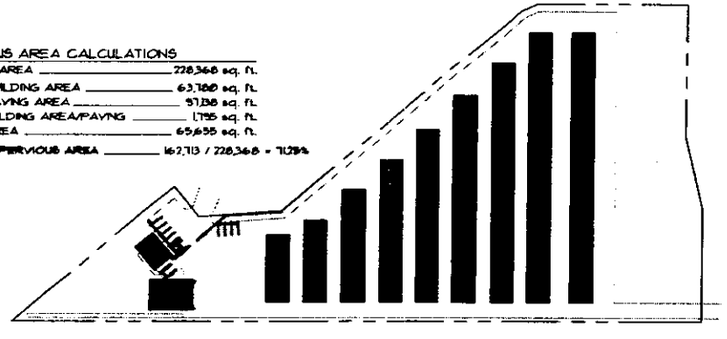
PROJECT SITE



SITE VICINITY MAP
NO SCALE

IMPERVIOUS AREA CALCULATIONS

TOTAL SITE AREA	228,368 sq. ft.
EXISTING BUILDING AREA	63,180 sq. ft.
EXISTING PAVING AREA	97,138 sq. ft.
NET NEW BUILDING AREA/PAVING	1,795 sq. ft.
NET TURF AREA	65,655 sq. ft.
PERCENT IMPERVIOUS AREA	162,713 / 228,368 = 71.2%



C IMPERVIOUS SITE PLAN
SCALE: 1" = 100'

PROJECT INFORMATION BLOCK

OWNER:	BRZ Investments, Inc.	
ADDRESS:	3540 W. Douglas Wichita, KS 67203	
PHONE:	316-993-7810	
PROJECT ADDRESS:	2120 N. Hoover Rd.	
LOCAL GOVERNING CODE:	2006 International Building Code	
BUILDING USE:	Self-Storage	
OCCUPANCY GROUP(S):	Storage Group "S-1" Moderate Storage	Section 300 (2006 IBC)
TYPE CONSTRUCTION:	"V-B" (to match exist'g office)	
ALLOWABLE AREA / HEIGHT:	9,000 sq. ft. / HGT. 40' / 1 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)
REQ'D SEPARATION OF OCCUPANCY	N/A	Table 508.3.3 (2006 IBC)
FLOOR AREA:	2,240 Sq.FL (1,200 Sq. FL. Exist'g Office/Apt)	
REQUIRED EXITS:	1 EXIT (Occupancy "S"<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:	Warehouse. - 500 sq. ft./Occupant	Table 1004.1.1 (2006 IBC)
	2,240 Sq. FL / 500 = 5 Occupants	
PARKING REQUIRED/PROVIDED:	10 EXIST'G STALLS.	Zoning Code IV-A
	NO ADDITIONAL STALLS REQUIRED	
	1 Accessable Space Req'd / 1 PROVIDED	A.D.A. 4.1.2(5)
ZONED:	"CM" Office Warehouse	
LEGAL DESCRIPTION:	Lots 1, Block 1, U-Needa Self Storage Add. Wichita, Sedgwick County, Kansas.	

Tim LeBlanc architectural engineering
241 n. gleneagles
wichita, ks 67212
316-682-8989
316-263-8900 fax
tim@tloe.net

case 1/8/13
drawn TIM
checked

sheet title

NEW WAREHOUSE BUILDING FOR
U-NEEDA SELF STORAGE
2120 N. HOOVER ROAD
WICHITA, KS

sheet **C1** of sheets

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

February 4, 2013

BRZ Investments Inc.
3540 W. Douglas
Wichita, KS 67203

Meridian Construction c/o Darrell Leffew
PO Box 75153
Wichita, KS 67275

Re: BZA2013-01: Zoning Administrative Adjustment to reduce the compatibility setback from 25 to 15 feet in OW Office Warehouse zoning for a storage building, and adjust PO #39 brick requirements consistent with existing buildings, generally located north of Zoo and east of Hoover (2120 N Hoover).

Legal Description: Lot 1, Block 1, U-Needa Self Storage Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants:

We reviewed your request for a Zoning Adjustment to reduce the compatibility setback for a proposed building on the above-referenced property and an adjustment to the brick exterior wall requirement of PO #39. Your proposed building is designed with a 15-foot setback from the east property line, and is designed with a brick wainscot similar to another building on the site. The vacant property to the east is zoned SF-5 Single-family Residential; therefore Sec. IV-C.4 of the Unified Zoning Code requires a 25-foot compatibility setback along the east property line. Protective Overlay (PO) #39 requires brick exterior walls, the Unified Zoning Code allows minor adjustments to protective overlays.

Sec. V.I.2.d of the Unified Zoning Code allows a Zoning Adjustment to reduce the compatibility setback when the conditions required by Sec. V.I.6 of the Code are met. We find that reducing the compatibility setback from 25 feet to 15 feet meets 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: This request is to reduce the compatibility setback along the east, or rear, property line. Public vehicular and pedestrian circulation should not be affected.