CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 29, 2013

R. Allen Williams
2008 W. Harry Ct.
Wichita, KS 67213

Paradox Investment II LLC
13690 Highland Springs Ct.
Wichita, KS 67213

Re: BZA2013-25: City zoning administrative adjustment to reduce the parking requirement by up to 25%, from 49 to 44 spaces, in LI Limited Industrial zoning, for an industrial building expansion, generally located west of Lulu and north of 49th Street South (4999 Lulu).

Legal Description: LOT 10 BLOCK 2 I-135-TURNPIKE BUSINESS PARK ADDITION, Wichita, Sedgwick County, Kansas

Dear Applicants,

We reviewed your Zoning Adjustment request to reduce the parking requirement on the above-referenced property. From reviewing your application we understand that you propose a building addition on the subject site. You indicate a desire to reduce the on-site parking requirement from 49 to 44 spaces, an 11% reduction of the Unified Zoning Code (UZC) requirement for the site.

Sec. V-I.2.i of the Unified Zoning Code allows an adjustment to reduce the parking requirement for renovation projects by up to 25% when the conditions required by Sec. V-I.6 of the Code are met. We find that the parking requirement reduction as proposed meets the four conditions required by Sec. V-I.6 of the Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed reduction in parking requirement should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. Sufficient parking should be available for the anticipated need, and the parking does not interfere with public right-of-way.

2) Impact on existing uses in surrounding areas: The proposed reduction in parking should not impact existing uses in surrounding areas, as all parking for this project should be adequately provided on the site.

3) Compatibility with existing or permitted uses on abutting sites: An 11% parking reduction 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 right of way or utility easements; the public's safety, health and welfare should not be impacted.

Our signatures below indicate that an administrative adjustment to reduce parking by 11%, from 49 to 45 spaces is hereby granted for the aforementioned property subject to the following conditions:

1) The site shall be developed in general conformance with the approved site plan.
2) All parking on the site shall be paved and marked in accordance with City standards.
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 the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The "Development Application" sign should now be removed from the property.

John L. Schlegel
Planning Director

Tom Stolz
MABCD Director

cc: Paul Hays, MABCD
JR Cox, MABCD
James Clendenin, CM District III

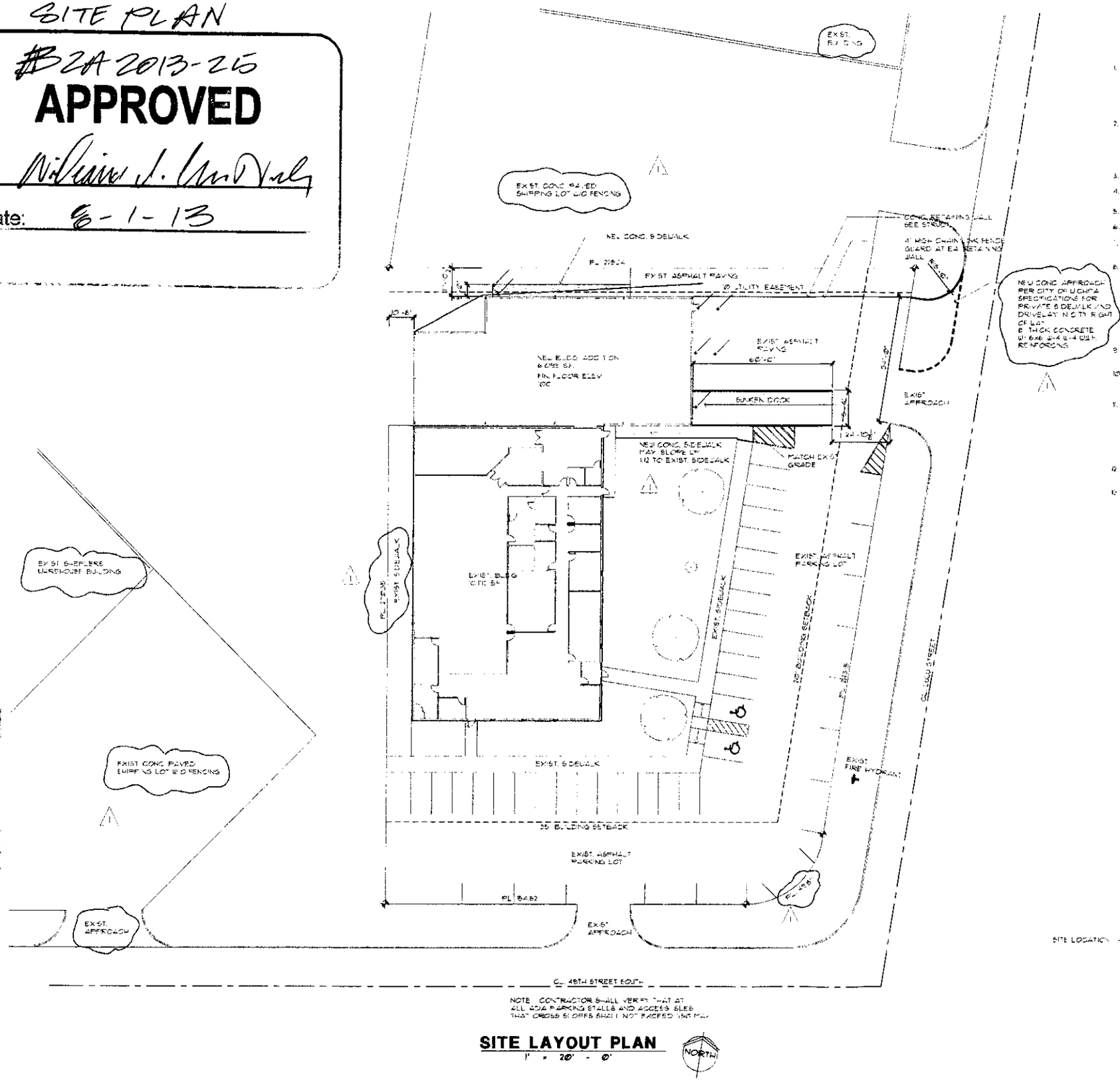
SITE PLAN

#BZA 2013-25

APPROVED

William L. Lindsey

Date: 8-1-13



NOTE: CONTRACTOR SHALL VERIFY THAT AT ALL ADA PARKING STALLS AND ACCESS SLES THAT CROSS SLOPES SHALL NOT EXCEED 1.5%

SITE LAYOUT PLAN

1" = 20' - 0"

NORTH

GENERAL NOTES:

1. DESIGN AND CONSTRUCTION OF ALL PORTIONS OF THE PROJECT SHALL CONFORM WITH THE REQUIREMENTS SET FORTH IN THE FOLLOWING BUILDING CODES: 2006 EDITIONS OF THE INTERNATIONAL BUILDING CODE, 2003 UNIFORM PLUMBING CODE, 2006 INTERNATIONAL MECHANICAL CODE, AND THE 2008 NATIONAL ELECTRICAL CODE, AND SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICAN WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN DATED SEPTEMBER 15, 2010.
2. NEGOTIATED CONTRACT:
   THE OWNER HAS NEGOTIATED THE GENERAL CONSTRUCTION, HEATING & AIR CONDITIONING, ELECTRICAL, AND PLUMBING AS SEPARATE CONTRACTS. THE ARCHITECT HAS 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 CITY 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 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 2006 INTERNATIONAL FIRE CODE SHALL BE FOLLOWED AND REFLECTED WITH THE PLACEMENT OF THE BUILDING OR NEW HYDRANTS.

IMPERVIOUS AREA

TOTAL SITE AREA	84,853 SQUARE FEET
IMPERVIOUS AREA	47,678 SQUARE FEET

LEGAL DESCRIPTION

LOT 1C, BLOCK 2, I-135 TURNPIKE BUSINESS PARK, LUCHITA, SEDGWICK COUNTY, KANSAS

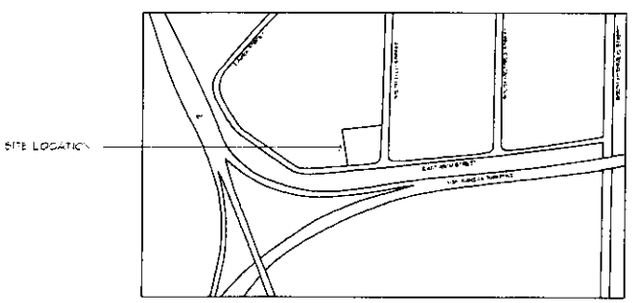
PARKING REQUIREMENTS

REQUIRED PARKING

OFFICE AREA	15,172 SF / 250	= 61 SPACES
WAREHOUSE	6,095 SF / 1000	= 6 SPACES
TOTAL PARKING REQUIREMENT		= 67 SPACES
REQUIRED ADA PARKING		= 2 SPACES
TOTAL PROVIDED PARKING		= 67 SPACES
PROVIDED ADA PARKING		= 2 SPACES

SEE ADMINISTRATIVE ADJUSTMENT

LOCATION MAP



Architectural Development Services, L.L.C.
407 N. Vaco
Wichita, Kansas 67208
Phone: 316 992-4343
Fax: 316 309-9604

Addition to Elliot Lekawa Tenant Lease Building

4999 S. Lulu
Wichita, Kansas

plots issued
6-26-13
For Construction
1 Revision 7-15-13
Per City Review

project no.
13105

drawn rcs check

Site Layout Plan

SA-1

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