CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 30, 2014

Johnny Stevens
1223 N. Rock Rd, Bld. H-200
Wichita, KS 67206

Crossland Construction
Kyler McCommas
1927 S. West Street
Wichita, KS 67213

Re: BZA2014-33: City zoning Administrative Adjustment to reduce the parking requirement by 25%, from 125 to 94 spaces, in LI Limited Industrial zoning, for an industrial building expansion, generally located at the northeast corner of S. Hydraulic Avenue and E. Tulsa Street (3050 S. Hydraulic Avenue.)

Legal Description: LOT 1, BLOCK 1 AND WEST 627.5 FEET OF RESERVE C, SANTA FE MIDLAND INDUSTRIAL DISTRICT, AN ADDITION TO Wichita, Sedgwick County, KS.

Dear Applicants,

We reviewed your Zoning Adjustment request to reduce the parking requirement on the above-referenced property. We understand that you propose a building addition on the subject site and are requesting to reduce the on-site parking requirement from 125 to 94 spaces, a 25% 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: A 25% 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 25%, from 125 to 94 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, Director
Metropolitan Area Planning Department

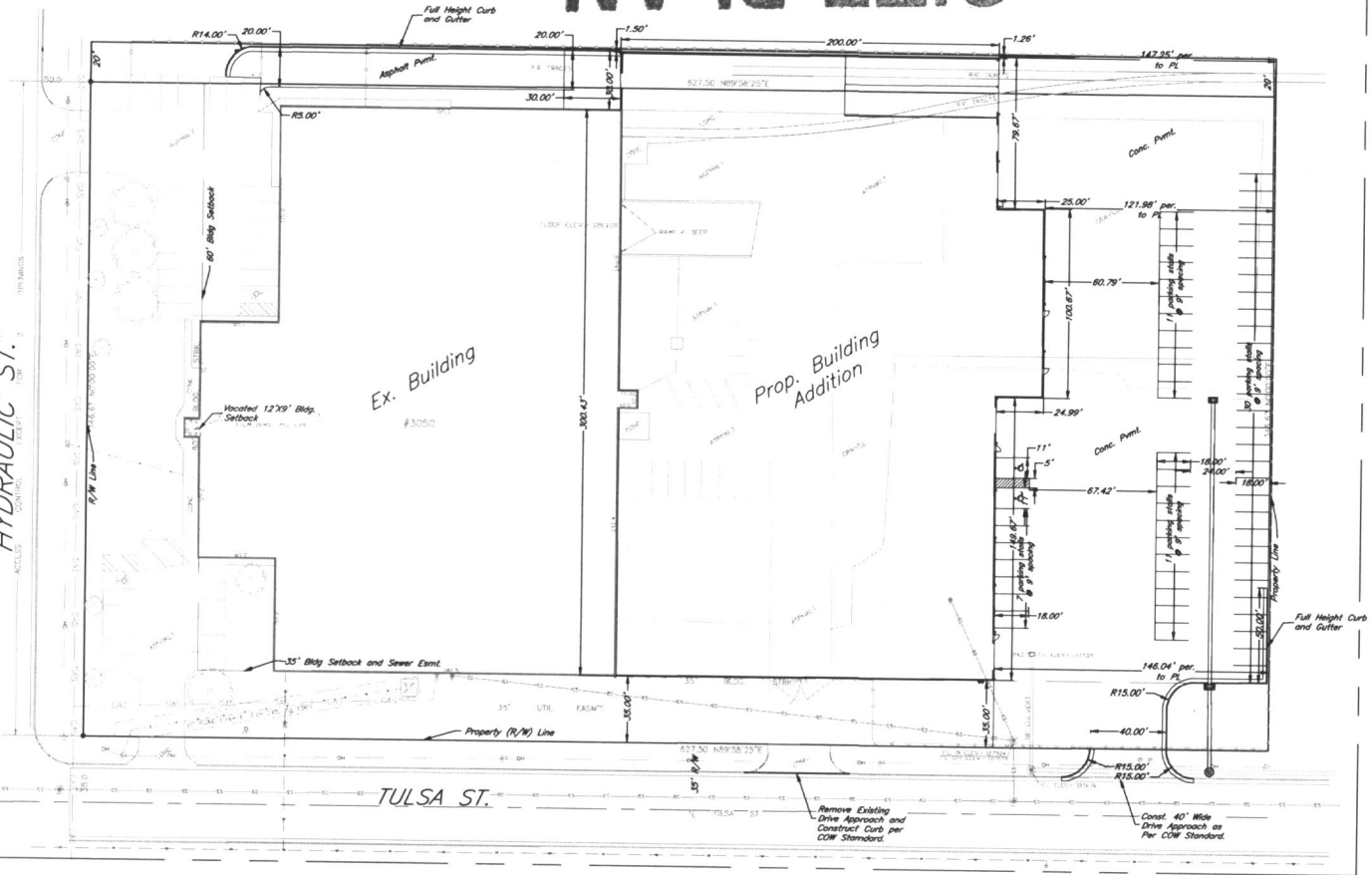
Thomas J. Stolz, Director
Metropolitan Area Building and Construction Department

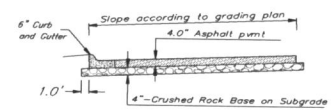
cc: J.R. Cox, MABCD
Paul Hays, MABCD
James Clendenin, CM District III
Case Bell, NA District III

BZA 2014-00033

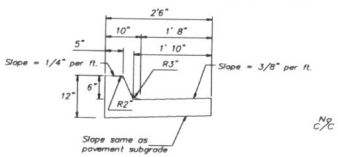
APPROVED Wichita, KS

SITE PLAN

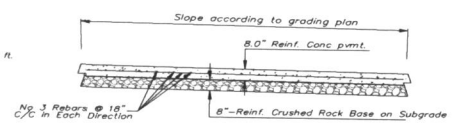




TYPICAL ASPHALT PAVEMENT SECTION
(Not to Scale)



CURB AND GUTTER DETAIL
(Not to Scale)



TYPICAL CONCRETE PAVEMENT SECTION
(Not to Scale)

Legal Description:

Lot 1, Block 1 and west 627.5 feet of Reserve C, Santa Fe Midland Industrial District, an Addition to Wichita, Kansas.

Parking Analysis:

Total Office Space = 7,300 SF
Total Non Office Space =120,439 SF
Manufacturing Space =40,146 SF (⅓rd of total non office space)
Warehouse Space = 80,292 SF (⅔rd of total non office space)

Parking required for office space=21.9=22 stalls
(1 every 333 SF)
Parking required for manufacturing= 80.3=81 stalls
(1 every 500 SF)
Parking required for warehouse space= 10+12.06=22 stalls
(1 every 2000 SF for 1st 20,000 SF then 1 every 5000 SF for additional space)
Total Space required = 125 stalls
After administrative adjustment @ 25% = 93.8=94
No of existing parking stalls = 33 stalls
No of new stalls required = 61 stalls
New available = 61 stalls
HC stalls required= 2
Ex. HC stalls = 2
New HC stalls provided = 2

FRANK NORA ROTHROCK LICENSED 22082 PROFESSIONAL ENGINEER KANSAS
DATE: 04.17.2014
THIS SHEET WAS SIGNED, SEALED AND DATED ELECTRONICALLY

HORIZONTAL SCALE
(IN FEET)
1 inch = 30 ft.

Castle Metals
Site Plan
Wichita, Kansas

KEMILLER ENGINEERING PA
117 E. Lewis, Wichita, KS 67202 (316)264-0242

PROJECT NUMBER			
KEM NO. 1315.3	FILE	DATE 10/2013	SHEET 1.0
DESIGN GP	DRAWN GP	REVISED	