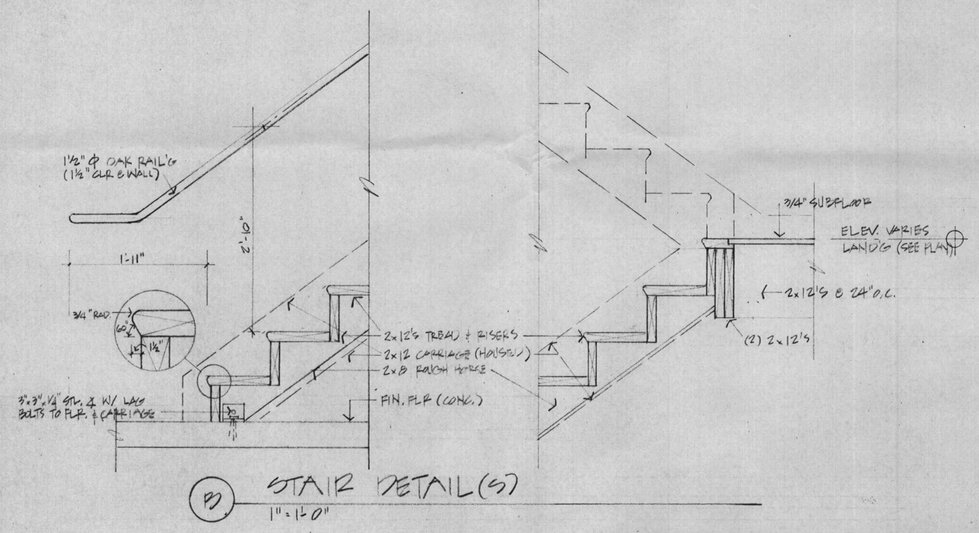


(B) STAIR DETAIL(S)
1" = 1'-0"

ADJACENT BUILDING

PROPOSED REMODEL OF EXIST BUILING
(2 STORY BUILDING @ 1401 E. DOUGLAS)

NOTE: (2) PRIVATE PARK'G STALLS
(20) PARK'G LOT
(22) TOTAL PARK'G STALLS

NOTE: REMOVE EXIST. CANOPIES

MAIN ENTRY

EXIST. HC. ACCESS TO REMAIN

LULU

(N) SITE PLAN
1/8" = 1'-0"

ALLEY

NEW ENTRY

A/A1

4" W. PTD. STRIPES (TYP.)

8'-6" (TYP.)

EXISTING ASPHALT PARK'G LOT (EXPAND W/ CONC. RETAINING WALL) RESTRIPE AS SHOWN

EXIST. BLDG.

4'-0"

18'-0" TYP.

4'-0"

2'-6"

46'-0"

2'-0" 13'-0" 18'-0" 24'-0" 8'-0" 1'-0"

ALLEY

EXIST. (MAIN ACCESS.) HC.
8'-0"
8'-0"

EXIST. DRIVEWAY (EXPAND)

DATA BLOCK

ADDRESS : .....1401 E. DOUGLAS, WICHITA, KANSAS
LEGAL DESCRIPTION.....LOT 163-165 DOUGLAS AVE., HYDE ADDITION
ZONING .....LIGHT INDUSTRIAL
LAND.....13,325 S.F.
BUILDING TYPE.....CONCRETE FRAME (EXISTING)
BUILDING HT.....2 STORY
BUILDING AREA.....10,725 (TOTAL) S.F.
OCCUPANCY.....BUSINESS (B), APARTMENTS (R2), & PRIVATE PARKING (U)
OCCUPANT LOAD.....BUSINESS (52), APARTMENTS (21), & PRIVATE PARKING (2)
TOTAL OCCUP. LOAD.....75
CONSTRUCTION TYPE.....V-B (WITH 9,000 S. F. ALLOWABLE PER FLOOR)
EXITS.....(2) REQ'D., (3) SHOWN
PARKING.....REQ. 21 W/ ADMINISTRATIVE ADJUSTMENT; 22 SHOWN
PLUMBING FIXTURES.....(1) REQ'D., (2) SHOWN (W/ HC.).
SPRINKLER SYSTEM.....13-R (SECOND FLR. ONLY)

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE LATEST EDITION (& REVISIONS) OF THE FOLLOWING CODES & REQUIREMENTS: INTERNATIONAL BUILDING CODE; MECHANICAL CODE; FIRE CODE; PLUMBING CODE; NATIONAL ELECTRICAL CODE; AND THE CITY'S REQUIREMENTS.

2. THE OWNER/CONTRACTOR WARRANTS TO THE ARCHITECT THAT HE POSSESSES THE PARTICULAR COMPETENCE & SKILL NECESSARY TO BUILD THIS PROJECT WITHOUT FULL ENGINEERING AND DESIGN SERVICES. THE OWNER/CONTRACTOR, HAVING REQUESTED TO LIMIT THE SCOPE OF ARCHITECTURAL SERVICES, SHALL BE RESPONSIBLE FOR COORDINATING AND RESOLVING ALL CONSTRUCTION PROBLEMS. THEREFORE, THE OWNER/CONTRACTOR AGREE TO RELIEVE THE ARCHITECT OF ALL RESPONSIBILITY FOR THE CONSEQUENCES ARISING FROM THE INCOMPLETE CONSTRUCTION DOCUMENTS.

3. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS & CONDITIONS RELATING TO THE PROJECT & MAKE LOGICAL ADJUSTMENTS, IN THE FIELD PRIOR TO CONSTRUCTION.

4. NEW INTERIOR PARTITIONS ARE 2 x 4 STUDS @ 16" O. C., W/ 5/8" TYPE 'X' GYP. BD. (BOTH SIDES OF STAIR ENCLOSURE AND SECOND FLOOR CORRIDOR WALLS); AND 1/2" GYP. BD.. (TYP. @ ALL OTHER INTERIOR WALLS). USE WATER RESISTANT GYP. BD. @ PLUMBING WALLS.

5. EXISTING ELEVATOR DOORS WILL BE SEALED FOR CONTAINMENT OF SMOKE, AND SECURED FROM GENERAL PUBLIC USE .

6. ALL PLUMBING FIXTURES, HANDICAP & TOILET ACCESSORIES PER A.D.A..

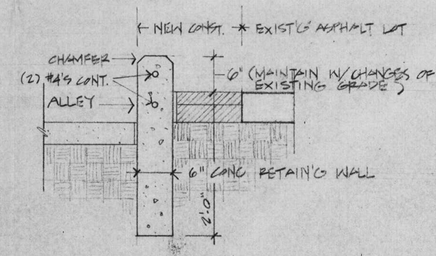
7. PER I.B.C. (20000 section 1005.3.2 VERTICAL EXIT ENCLOSURES – EXCEPTION #8 .....1/2 EGRESS STAIRS NEED NOT BE ENCLOSED.

8. DEMOLITION AND ENGINEERING PER PLANS / CONTRACTOR TO MAKE IN-FIELD ADJUSTMENTS AS NECESSARY DURING REMODELING.

9. NO LANDSCAPING WORK PLANNED.

BZA2004-00051
SITE PLAN

APPROVED 9-21-04 BY SK
MAPD Copy



(A) RETAINING WALL DTL.
1" = 1'-0"

ROBERT REGINALD REPPH
LICENSED
2696
KANSAS
PROFESSIONAL ARCHITECT

Grandby Studio
ARCHITECTURE
ROBERT B. REPPH

6/28/04
7/02/04

DUNNING & DUNNING LTD.
1401 E. DOUGLAS, WICHITA, KS.
RENOVATION / REMODEL

A1

3) Compatibility with existing or permitted uses on abutting sites: Office and residential uses and accessory uses such as parking are permitted in the "GC" General Commercial zoning district, and reducing the parking requirement should not compromise existing or permitted uses on abutting sites due to the minor nature of the reduction of the parking requirement.

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 a Zoning Adjustment to reduce the parking requirement from 28 spaces to 22 spaces for the aforementioned property is hereby granted, subject to the following conditions:

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

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

3) The Zoning Adjustment is for a parking requirement reduction only for development of first floor offices and second floor apartments or other uses determined by the Zoning Administrator as to not increase the parking requirement. If the Zoning Administrator determines that an increase in building square footage and/or a change in use increases the parking requirement of the Unified Zoning Code for the property, then additional parking spaces over and above 22 shall be provided

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 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

Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: James Dunning, 437 S. Hydraulic, Wichita, KS 67211
Robert Relph, 7127 Greenbriar Cir., Wichita, KS 67226
Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection

CITY OF WICHITA

FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

September 21, 2004

Gretchen Arnold
1401 E. Douglas
Wichita, KS 67211

Re: **BZA2004-00051: Zoning Adjustment to reduce the parking requirement from 28 spaces to 22 spaces.**

Legal Description: Lots 2 & 4 on Lulu and Lots 163 & 165 on Douglas, Hydes Addition, Wichita, Sedgwick County, Kansas. Located on the southeast corner of Douglas and Lulu (1401 E. Douglas).

Dear Ms. Arnold:

We have reviewed your request for a Zoning Adjustment to reduce the parking requirement on the above-referenced property. From reviewing your application, we understand that you propose to remodel an existing two-story commercial building with office uses on the first floor and apartments on the second floor. We further understand that the parking need for the office uses will be primarily during the day and the parking need for the apartments will be primarily at night. Since the number of available parking spaces on the property is less than required by the Unified Zoning Code, you have requested a Zoning Adjustment to reduce the parking requirement from 28 spaces to 22 spaces.

Sec. V-I.2.i. of the Unified Zoning Code allows an adjustment to reduce the parking requirement by up to 25 percent for remodeling/expansion projects when the conditions required by Sec. V-I.6. of the Code are met. We find that the reduction of the parking requirement 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 peak demand for office parking and residential parking will be at different hours, allowing the two uses to share the same parking spaces. Such instances are the reason flexibility is provided within the Code to allow for minor reductions of the parking requirement. The extent of the parking requirement reduction is within allowable limits; therefore, sufficient on-site parking should be provided such that on-street parking for the building should not exceed the amount of on-street parking available.

2) Impact on existing uses in surrounding areas: There should be no negative impact on uses in surrounding areas as a result of the reduction of the parking requirement, as sufficient parking should be provided on-site with no resulting off-site parking need being generated by the building that would utilize parking provided for adjacent businesses.