



Wichita-Sedgwick County Metropolitan Area Planning Department

November 20, 2017

Quik Invest LLC
Attn: Cang Phu
1901 Southwest Boulevard
Wichita, KS 67213

Evans Building Co., Inc.
Attn: Adam Cox
9801 W. York
Wichita, KS 67277

Re: BZA2017-44: City zoning Administrative Adjustment to reduce the parking requirement by approximately 11% from 82 to 73 spaces, in LI Limited Industrial zoning, generally located at the southwest corner of South Leonine Street and South Southwest Boulevard (1901 S. Southwest Blvd.)

Legal Description: PART OF LOTS 34-35-36-44-45-46 & VAC ALEXANDER ST BEG 15 FT W NE COR LOT 36 N 203.84 FT W 480 FT S 275 FT E 458.73 FT NE 51.47 FT N 23.95 FT TO BEG FREEMANS ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS

Dear Applicant,

We reviewed your Zoning Adjustment request to reduce the parking requirement on the above-referenced property. From reviewing your application we understand that you are building a new 21,000 square foot building and require a parking reduction because of limitations of the site. You are requesting reduction of the on-site parking requirement from 82 to 73 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 LI zoning 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 is available for the current need and does not interfere with public right-of-way.
- 2) Impact on existing uses in surrounding areas: The proposed reduction in parking should not

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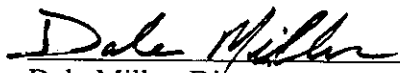
impact existing uses in surrounding areas, as all parking for this project should be adequately provided on the site.

- 3) Compatibility with existing or permitted uses on abutting sites: Properties surrounding the site are zoned LI Limited Industrial. Therefore an 11% parking reduction should not compromise existing or permitted uses on abutting sites.
- 4) Effect on public health, safety or welfare: The public's safety, health and welfare should not be impacted.

Our signatures below indicate that an Administrative Adjustment to reduce parking by up to 11%, from 82 to 73 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. Permitting shall be obtained and parking improvements completed within one year.
- 2) All parking on the site shall be paved and marked in accordance with City standards. This Administrative Adjustment applies only to the parking associated with this application.
- 3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Administrative 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.


Dale Miller, Director
Metropolitan Area Planning Department


Chris Labrum, Director
Metropolitan Area Building and
Construction Department

cc: MABCD
Jeff Blubaugh, CM District IV
Rebecca Fields, Community Services Representative District IV

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Aa = [A1; |A1 x I|] - [A1 x h]
At = 13,000 SF (F2, TYPE VB)
If = [F/P - .25] x W/30
PER IBC 506 2.1 EXCEPTION W/30 = 2.0 MAX
If = [577/702 - .25] x 92 2/30
If = [.82 - .25] x 2.0
If = 1.1
Is = 0

Aa = {13,000 + [13,000 x 1.1] + [13,000 x 0]}
Aa = 27,300 SF

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$A_n = [A_1 + (A_1 \times i) - (A_1 \times k_1)]$
 $A_1 = 26,000$ SF (F2, TYPE II)
 $i = [F/P - .25] \times W/30$
 PER IBC 506 2.1 EXCEPTION W/30 = 2.0 MAX
 $i = [415/580 - .25] \times 81.4/30$
 $i = .71 - .25] \times 2.0$
 $i = 0.92$
 $k_1 = 0$
 $A_n = [26,000 + (26,000 \times 0.92) - [26,000 \times 0]]$
 $A_n = 49,320$ SF

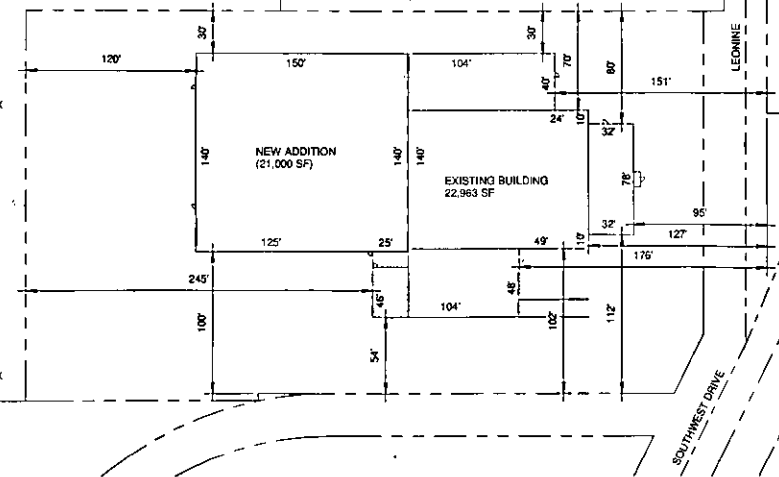
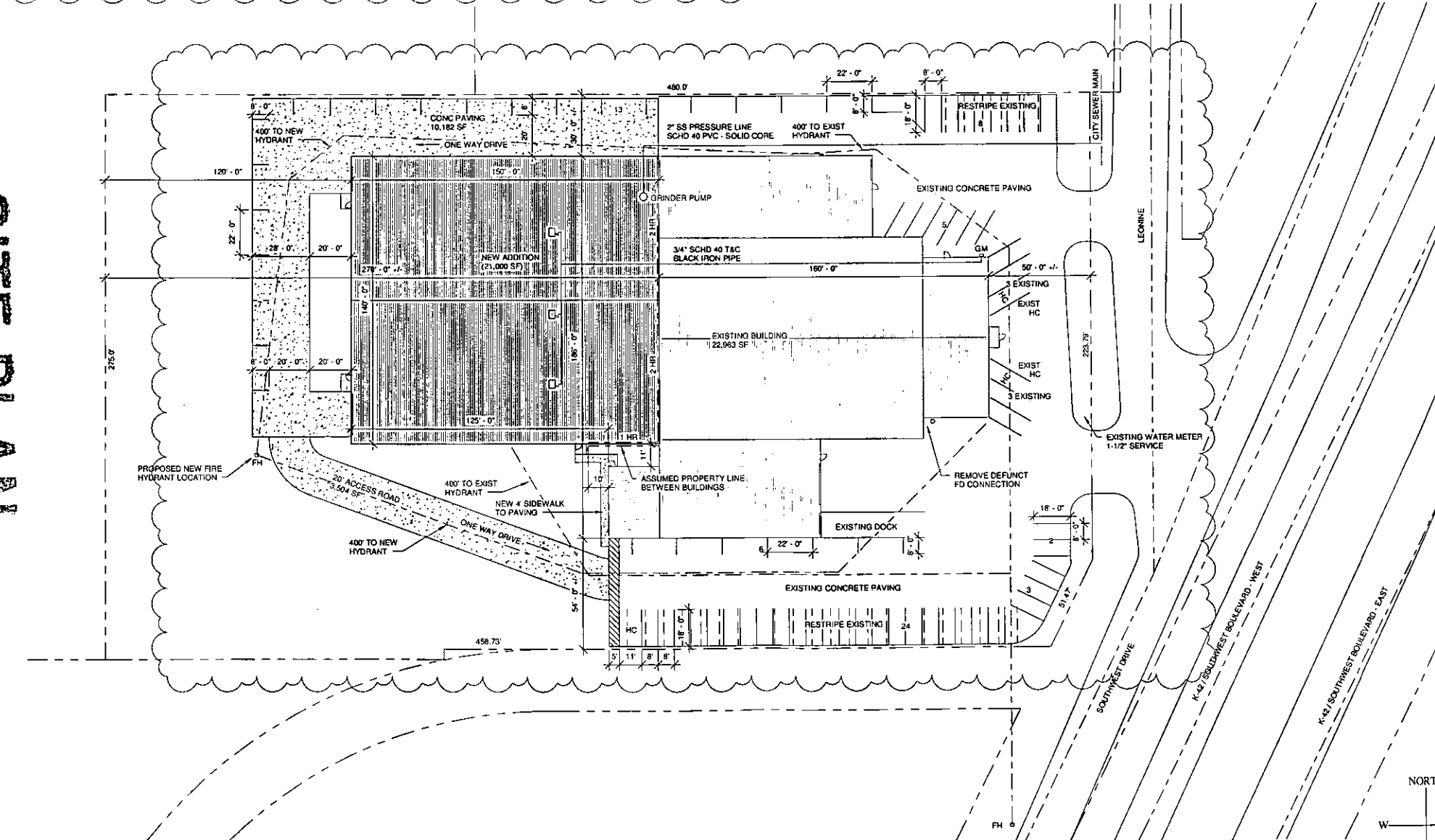


Diagram illustrating the placement of a Handicap Parking Sign. The sign is 12" wide and 18" high. It is centered in front of an accessible parking stall, which is 60" MIN wide and 70" MAX wide. The sign is placed 50" MIN from the front of the stall.

STE PLAIN
11/20/2017 PLM



① **Site**
1" = 30'-0"