



Wichita-Sedgwick County Metropolitan Area Planning Department

REVISED

June 21, 2018

Shannon No. 2, LLC
Attn: David Shannon
1223 N. Rock Rd, I-200-
Wichita, KS 67206

Williams Construction
Attn: Mike Williams
2008 W. Harry Court
Wichita, KS 67207

Re: BZA2018-35: City zoning Administrative Adjustment to reduce the parking requirement by up to 14% in LI Limited Industrial zoning, generally located 1,600 feet north of Southwest Boulevard on the west side of South West Street (2013 S. West Street)

Legal Description: BEG 264 FT S & 369 FT W OF NE COR SE1/4 W 291 FT N 9.81 FT E 291 FT S 9.63 FT TO BEG SEC 35-27-1W; ALONG WITH TH PT LOT 1 BEG NW COR TH S 585.05 E 501.71 FT SELY 55.52 FT SELY 35.31 FT E 25.51 FT TO E LI N TO NE COR W 610 FT TO BEG; TOGETHER WITH THE N 220 FT E 219 FT THEREOF CASCO ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.

Dear Applicant,

We reviewed your Zoning Adjustment request to reduce the parking requirement on the above-referenced property. You are requesting reduction of the on-site parking requirement from 267 spaces to 231 spaces, approximately 14% reduction of the Unified Zoning Code (UZC) requirement for the site.

Sec. V-I.2.i of the Unified Zoning Code allows reduction of 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 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.
- 2) Impact on existing uses in surrounding areas: The proposed reduction in parking should not impact existing industrial uses in surrounding areas.
- 3) Compatibility with existing or permitted uses on abutting sites: Properties surrounding the

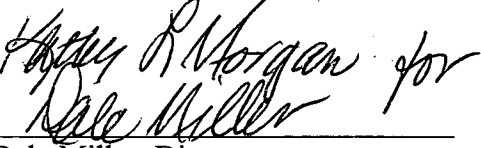
site are zoned LI Limited Industrial. Therefore a parking reduction should not compromise existing or permitted uses on abutting sites. All parking for this project should be adequately provided on this site. Street visibility will not be affected.

- 4) Effect on public health, safety or welfare: The public's safety, health and welfare should not be impacted.

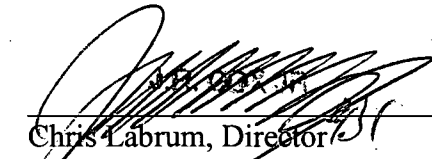
Our signatures below indicate that an Administrative Adjustment to reduce parking by approximately 14%, from 267 to 231 spaces is hereby granted for the aforementioned property subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan. Permitting shall be obtained and all 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 reduction of parking associated with this application as shown on the approved site plan.
- 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.

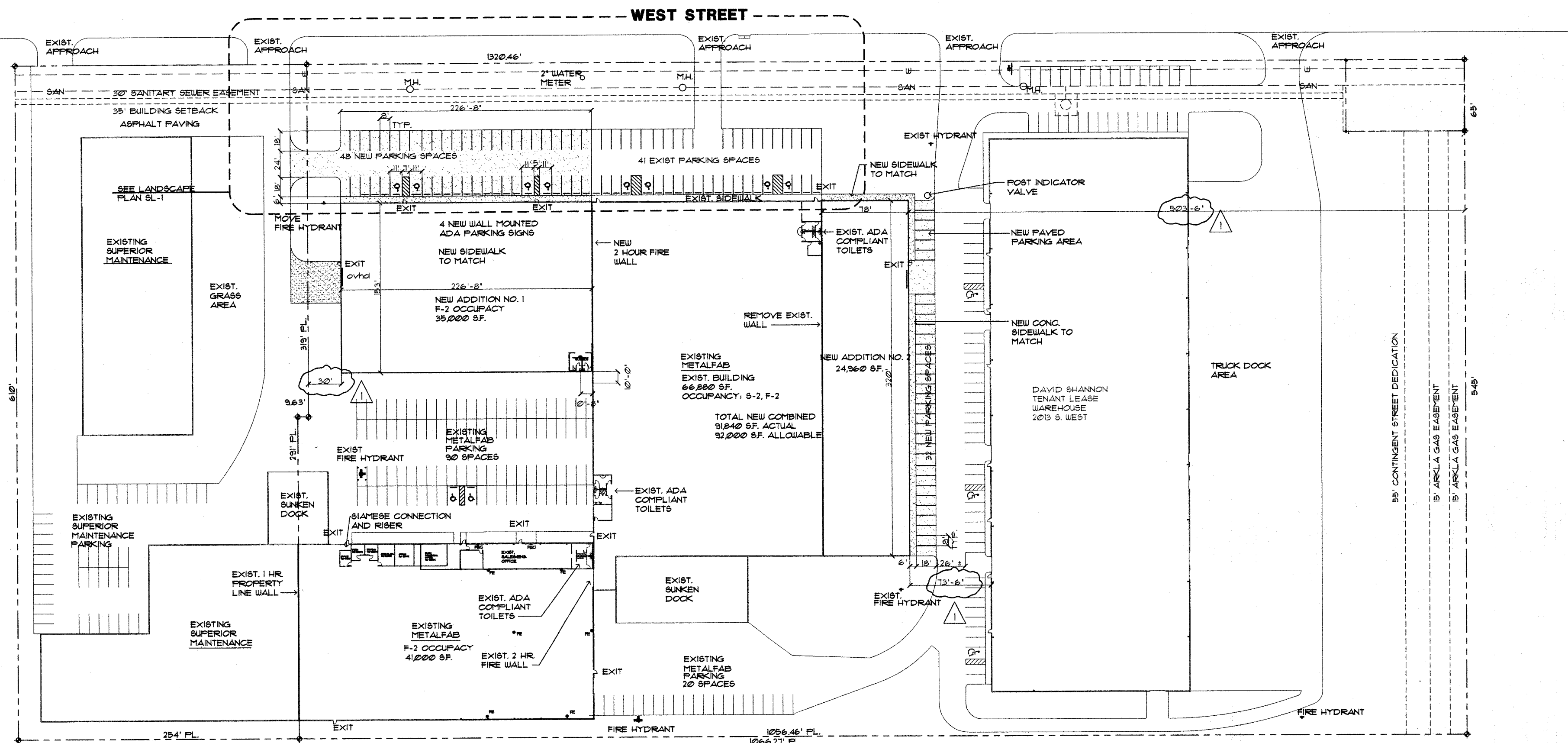


Dale Miller, Director
Metropolitan Area Planning Department



Chris Labrum, Director
Metropolitan Area Building and
Construction Department

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



SITE PLAN

1" = 50' - 0"



LEGEND

PROPERTY LINE:	---
PROPERTY CORNERS	⊕
EASEMENTS / SETBACKS	---
FENCING	---X---X---X---
ELECTRICAL	---E---E---E---
SANITARY SEWER	---SAN---SAN---SAN---
WATER	---W---W---W---
GAS	---G---G---G---
TELEPHONE	---T---T---T---

CODE ANALYSIS

2012 INTERNATIONAL BUILDING CODE

OVERALL BUILDING	11-B
TYPE OF CONSTRUCTION:	S-2 / F-2
OCCUPANCY (MIXED):	
FULLY-SPRINKLERED	
SEPARATION REQUIRED:	2 HR. (TABLE 302.3.3)
	FOR ALLOWABLE AREA
BASIC ALLOWABLE AREA (F-2):	23,000 SF. (TABLE 506.2)
AREA INCREASE (SPRINKLER):	300% = 69,000 SF.
TOTAL BASIC ALLOWABLE AREA (F-2):	92,000 SF. (TABLE 506.2)

ADDITION NO. 1	11-B
TYPE OF CONSTRUCTION:	F-2
OCCUPANCY:	
FULLY SPRINKLERED	
ACTUAL BUILDING AREA:	35,000 SF.

2 HOUR FULL BUILDING SEPARATION WALL BETWEEN

EXISTING BUILDING AND ADDITION NO. 2	11-B
TYPE OF CONSTRUCTION:	F-2 AND S-2
OCCUPANCY (MIXED):	
FULLY SPRINKLERED	
ACTUAL BUILDING AREA:	91,840 SF.

EXISTING	35,000 SF.
ADDITION NO. 1	100 (INDUSTRIAL)
OCCUPANCY LOAD FACTOR:	350 PEOPLE
OCCUPANCY LOAD:	2 MIN.
REQUIRED EXITS:	10 INCHES
EXIT WIDTH:	2
PROVIDED EXITS:	

EXISTING AND ADDITION NO. 2	91,840 SF.
OCCUPANCY LOAD FACTOR:	100 (INDUSTRIAL)
	500 (WAREHOUSE)
	FIGURE 502 EA.
	552 PEOPLE
OCCUPANCY LOAD:	2 MIN.
REQUIRED EXITS:	110 INCHES
EXIT WIDTH:	4
PROVIDED EXITS:	

TOILET FIXTURE COUNT PER TABLE 2902.1

ADDITION NO. 1				
REQUIRED FIXTURES	W/C	LAVS	D.F.	JANITOR
175 MEN	1:100	1:100	1:400	1
175 WOMEN	1:100	1:100		
PROVIDED FIXTURES	W/C	URN.	LAVS	D.F. JANITOR
175 MEN	1	1	2	1 1
175 WOMEN	2		2	

EXISTING BUILDING AND ADDITION NO. 2				
REQUIRED FIXTURES	W/C	LAVS	D.F.	JANITOR
276 MEN	1:100	1:100	1:400	1
276 WOMEN	1:100	1:100		
PROVIDED FIXTURES	W/C	URN.	LAVS	D.F. JANITOR
276 MEN	3	4	4	1 1
276 WOMEN	5		3	

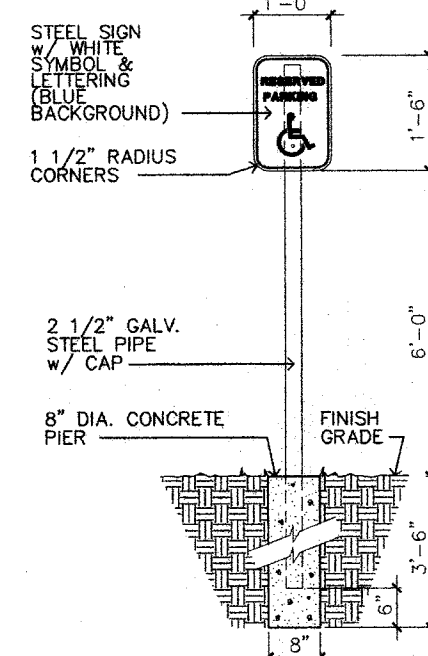
REQUIRED PARKING

WICHITA, SEDGWICK COUNTY UNIFIED ZONING CODE

MANUFACTURING (F-2):	122,000 SF. / 500 = 244 SPACES
WAREHOUSING (S-2):	46,000 SF. / 2000 FOR FIRST 20,000
	THE 5000 FOR EA. SF. OVER 20,000
	= 15 SPACES

TOTAL REQUIRED:	260 SPACES
REQUIRED ADA:	7 SPACES
TOTAL PROVIDED:	231 SPACES
PROVIDED ADA:	10 SPACES

SEE ADMINISTRATIVE ADJUSTMENT 25% REDUCTION



MOUNT ON BUILDING WALL

1 ADA PARKING SIGN

NOT TO SCALE

SITE PLAN

APPROVED

10/4/2018

Architectural Development Services, L.L.C.
407 N. Waco
Wichita, Kansas 67202
Phone: 316 892-4343
Fax: 316 303-9934

WILLIAMS CONSTRUCTION COMPANY, INC.
"Building with confidence"

ROONEY & COKE
LICENSED
3776
KANSAS
5-1-18

METAL FAB, INC.
Building Addition

2013 S. West Street
Wichita, Kansas

prints issued
3-23-18
For Construction
Revision 5-2-18
Per City Review

project no.
18105

drawn rac check

OVERALL CAMPUS
CODE PLAN

CODE

of