



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

November 13, 2003

Bailis Bell
Wichita Airport Authority
2173 Air Cargo Rd.
Wichita, KS 67209

Re: BZA2003-00061: Zoning Adjustment to reduce the parking requirement from 1,139 spaces to 1,071 spaces.

Legal Description: Lot 1, Block 1, Mid-Continent Airport 3rd Addition, Wichita Sedgwick County, Kansas. Generally located north of K-42 and west of Hoover (2121 S. Hoover).

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 construct a new Citation Service Center on the property. We further understand that the number of employees to be located at the facility is less than anticipated by the parking requirements. Therefore, you have requested a Zoning Adjustment to reduce the parking requirement from 1,139 spaces to 1,071 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 manufacturing businesses 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 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 be necessary. Since all parking for the building should be off-street, there should not be negative impacts on the safety and convenience of vehicular and pedestrian circulation in the area.
- 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. Additionally, no adjacent businesses are located within a reasonable proximity to the facility such that parking at such businesses could not reasonably be expected to occur.

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

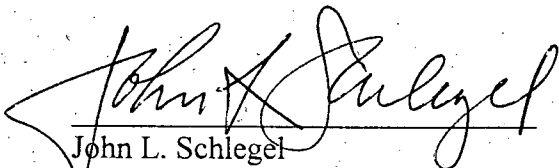
www.wichitagov.org

- 3) Compatibility with existing or permitted uses on abutting sites: Manufacturing uses and accessory uses such as parking are permitted in the "LI" Limited Industrial 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.

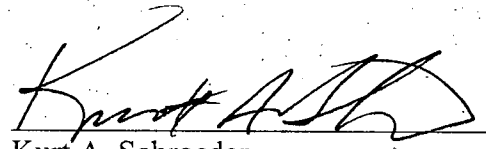
Our signatures below indicate that a Zoning Adjustment to reduce the parking requirement from 1,139 spaces to 1,071 spaces for the aforementioned property is hereby granted, subject to the following conditions:

- 1) The Zoning Adjustment is for a parking requirement reduction only for a maximum of 477,000 square feet of building area. If an increase in building area increases the parking requirement of the Unified Zoning Code for the property, then additional parking spaces over and above 1,071 shall be provided.
- 2) 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 zoning adjustment sign may now be removed from the property.

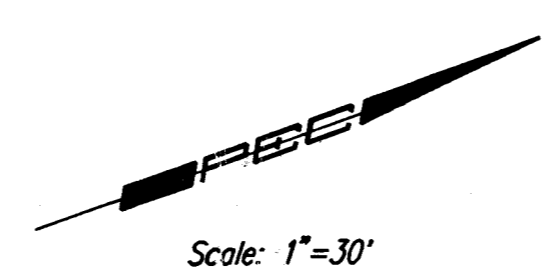


John L. Schlegel
Planning Director

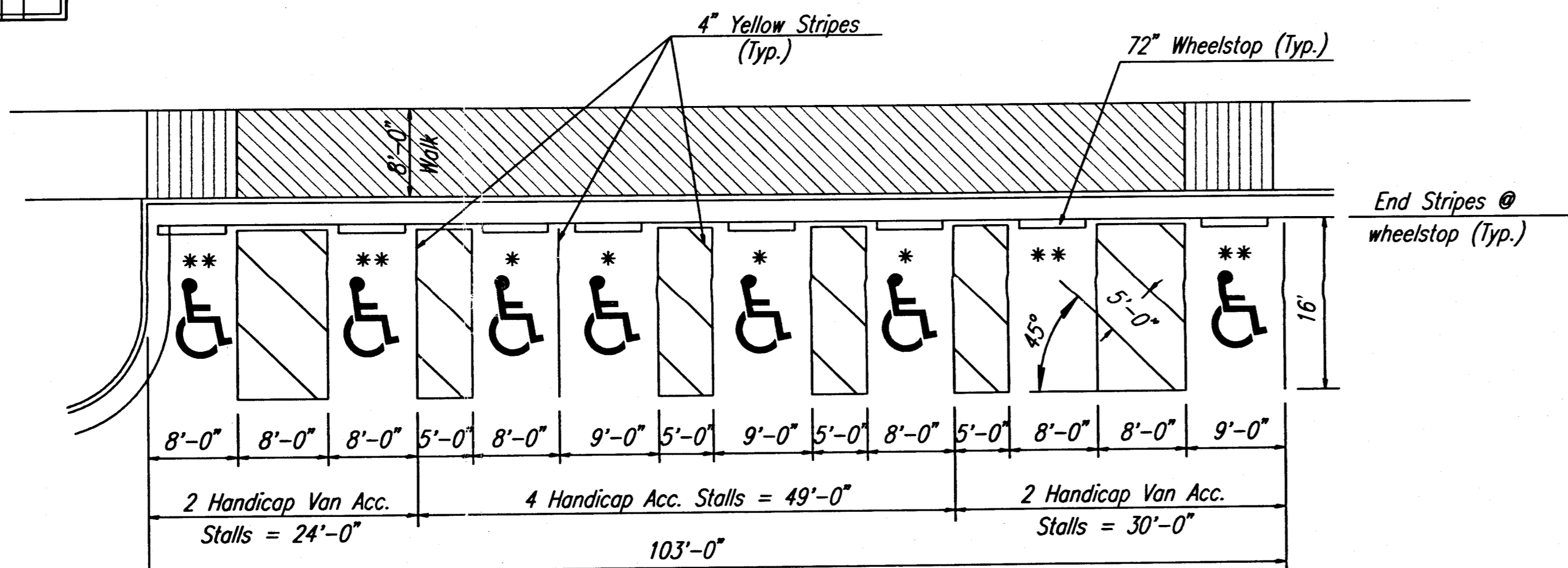
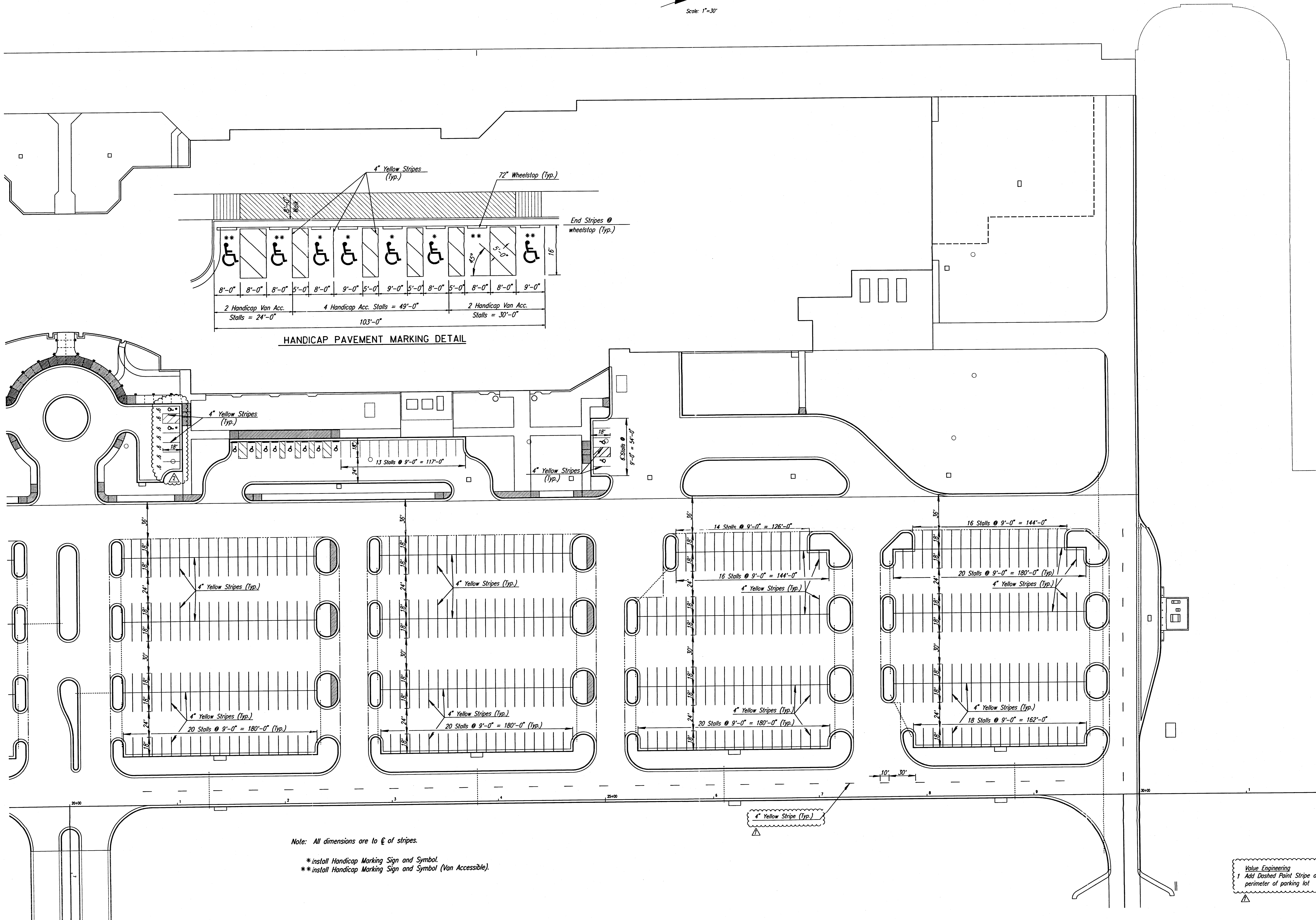


Kurt A. Schroeder
Superintendent of Central Inspection

cc: Joel B. Davis, Cessna Aircraft Company, P.O. Box 7706, Wichita, KS 67277-7706
Kevin E. Young, McCluggage Van Sickle & Perry, P.O. Box 3848, Wichita, KS 67201
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



Scale: 1"=30'

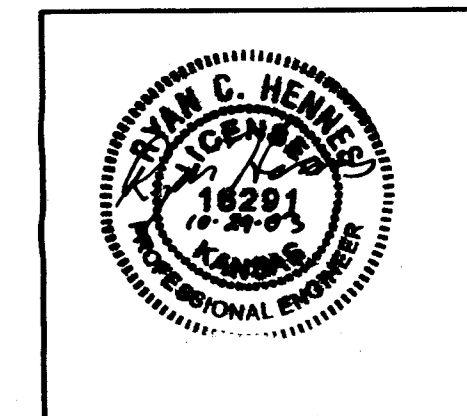


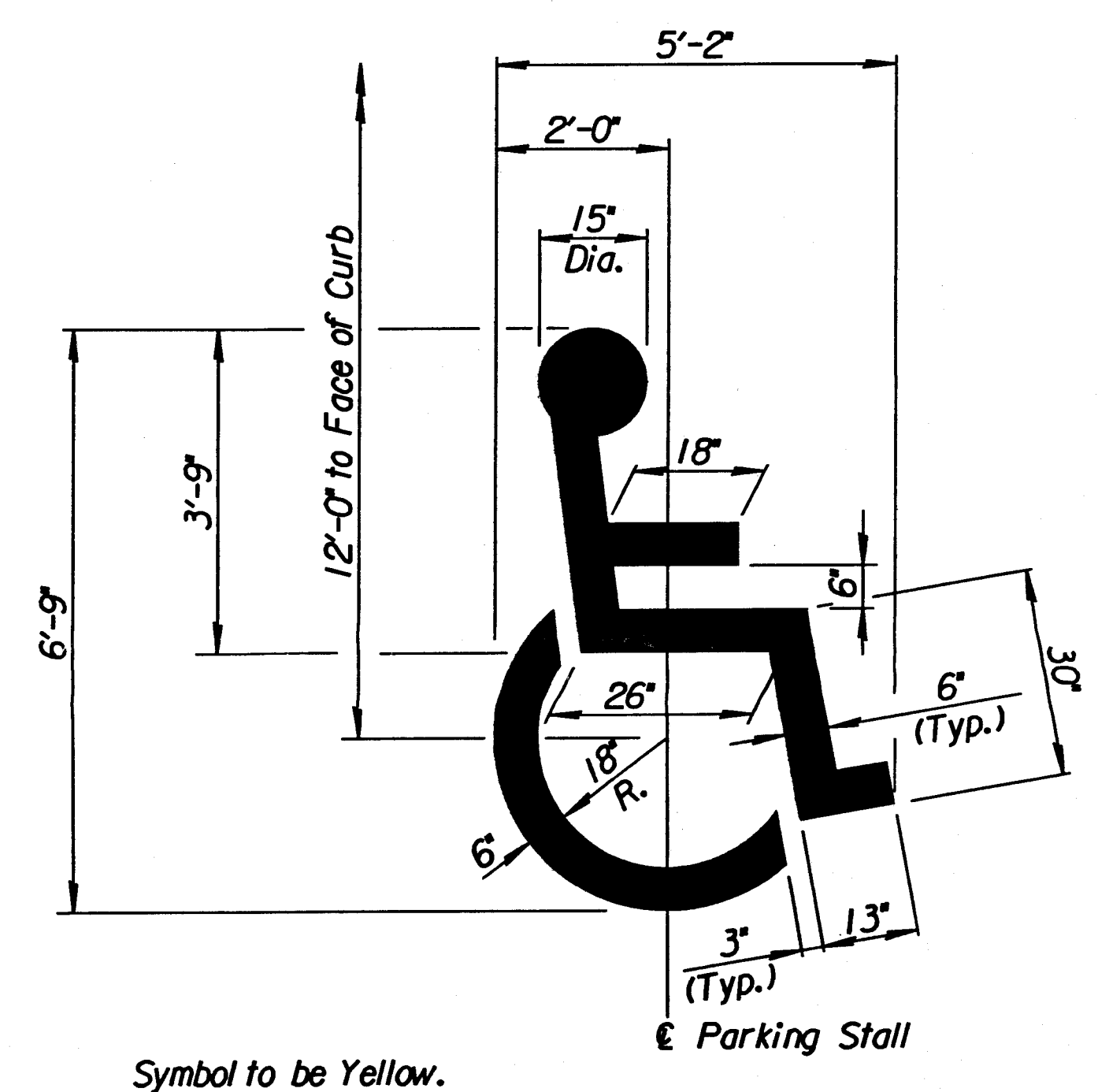
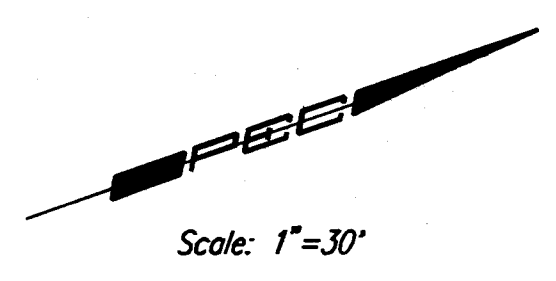
HANDICAP PAVEMENT MARKING DETAIL

Note: All dimensions are to center of stripes.

- *install Handicap Marking Sign and Symbol.
- **install Handicap Marking Sign and Symbol (Van Accessible).

Value Engineering
Add Dashed Point Stripe around perimeter of parking lot

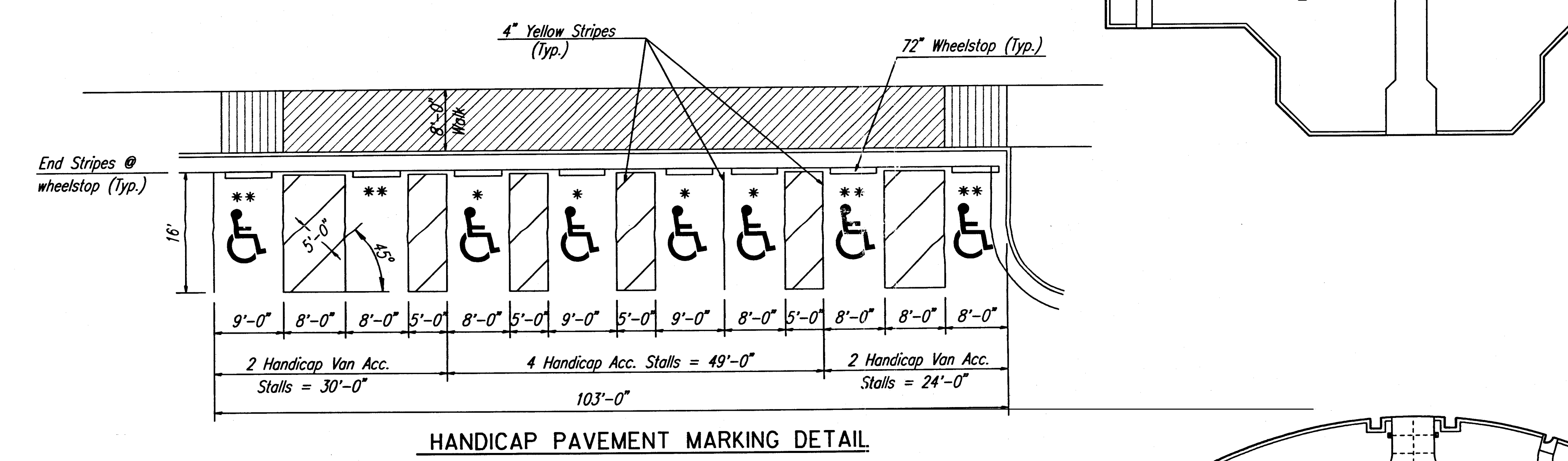




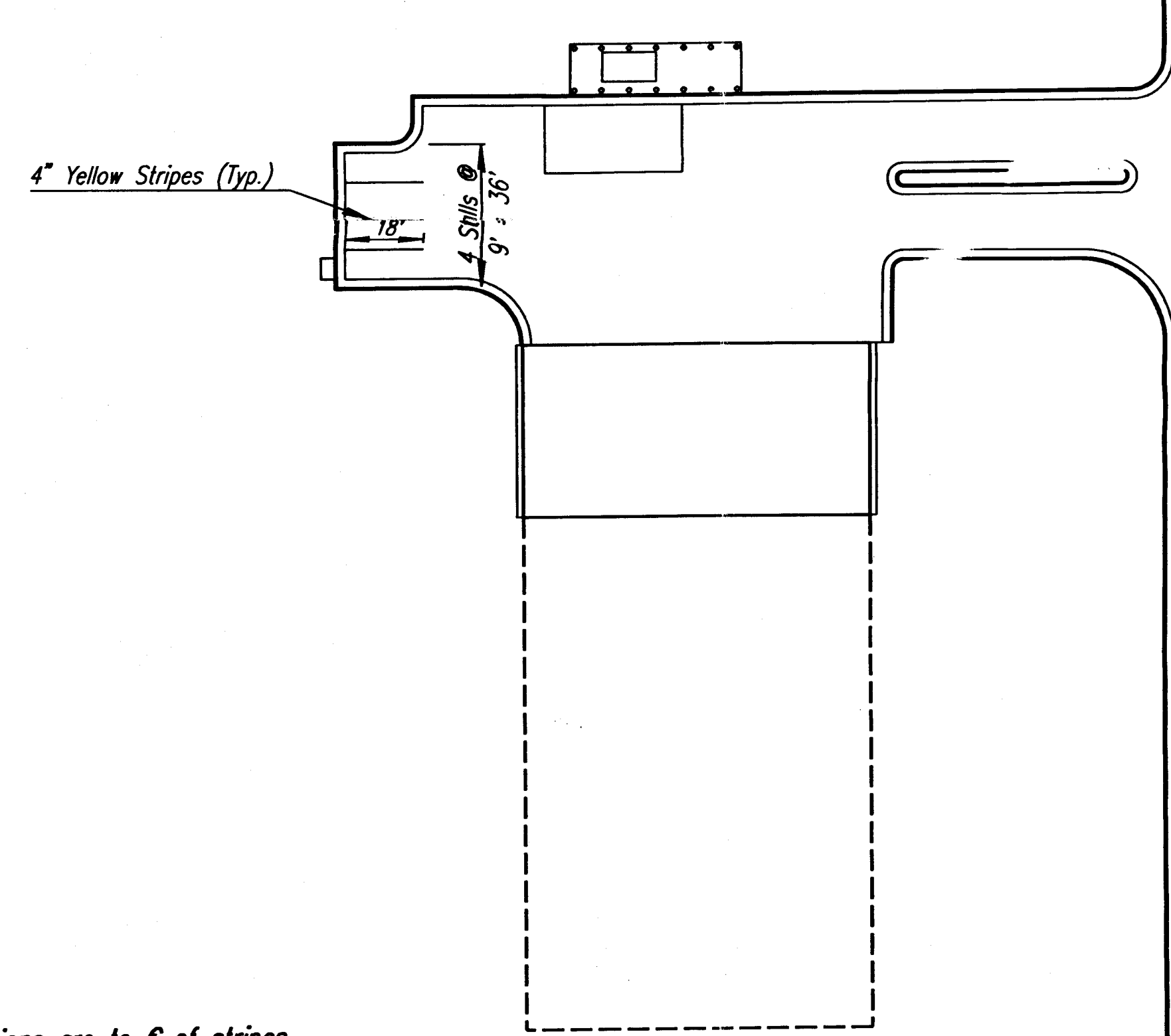
Symbol to be Yellow.

€ Parking Stall

HANDICAP PAVEMENT MARKING SYMBOL

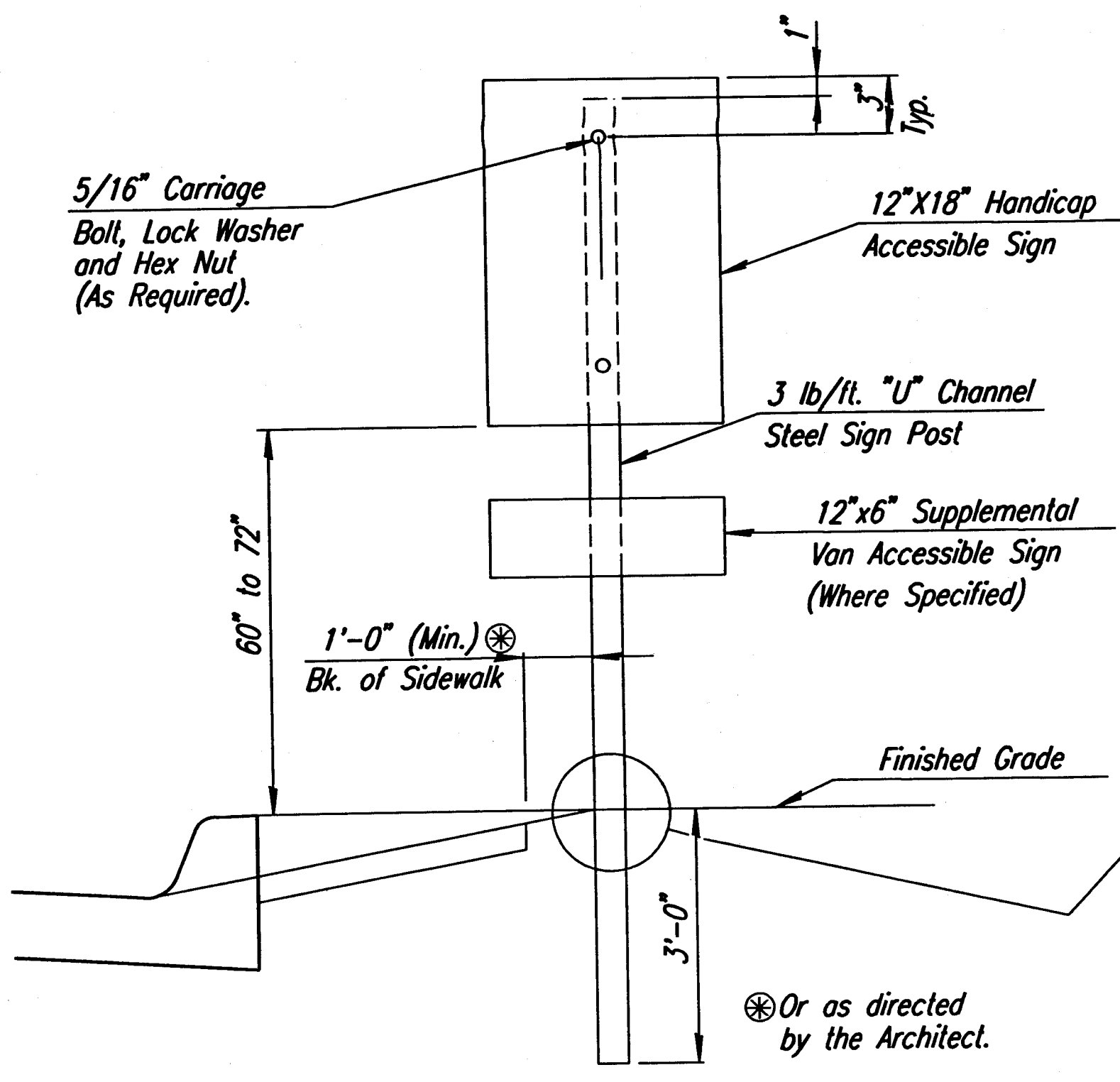
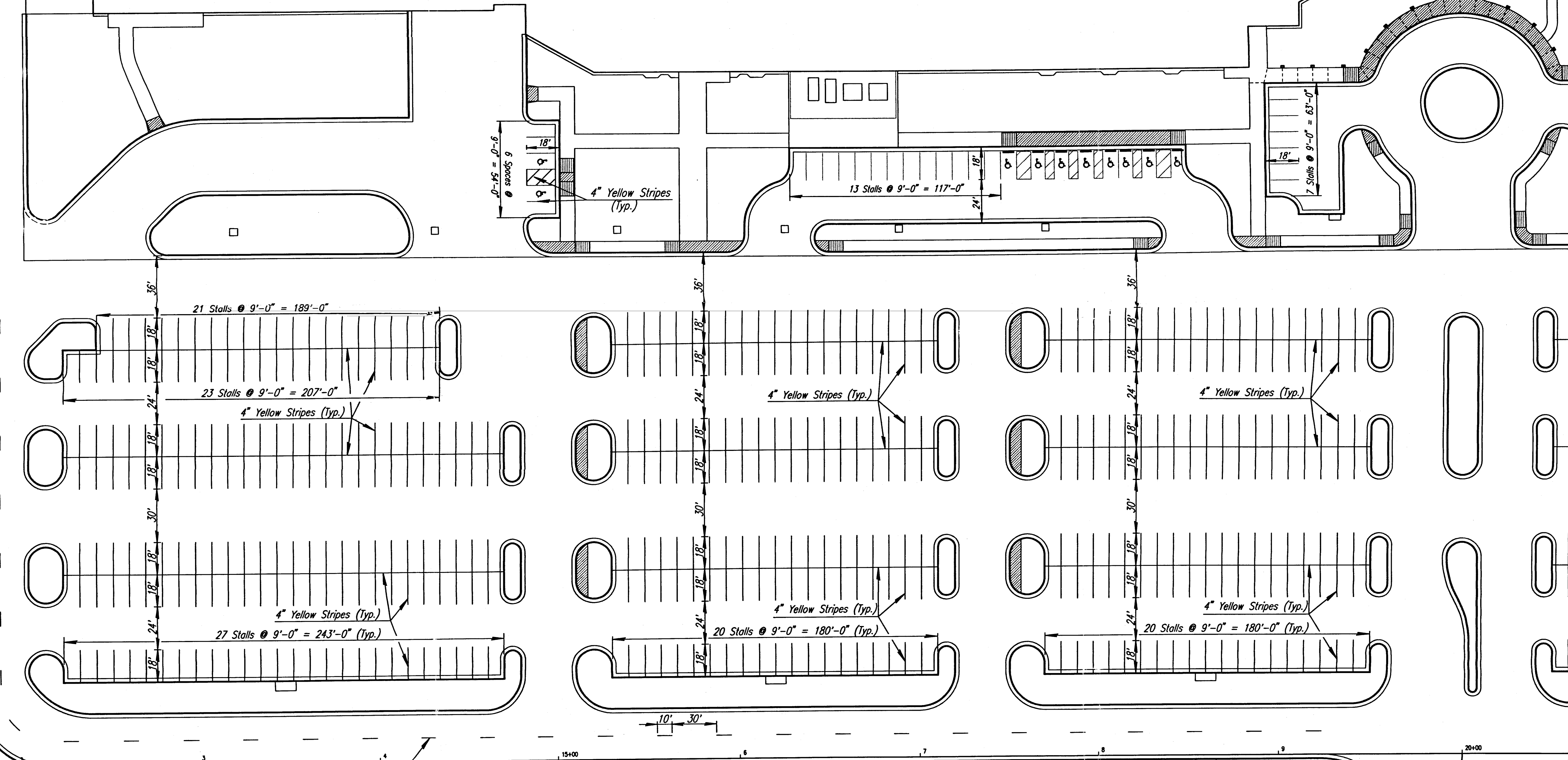


HANDICAP PAVEMENT MARKING DETAIL

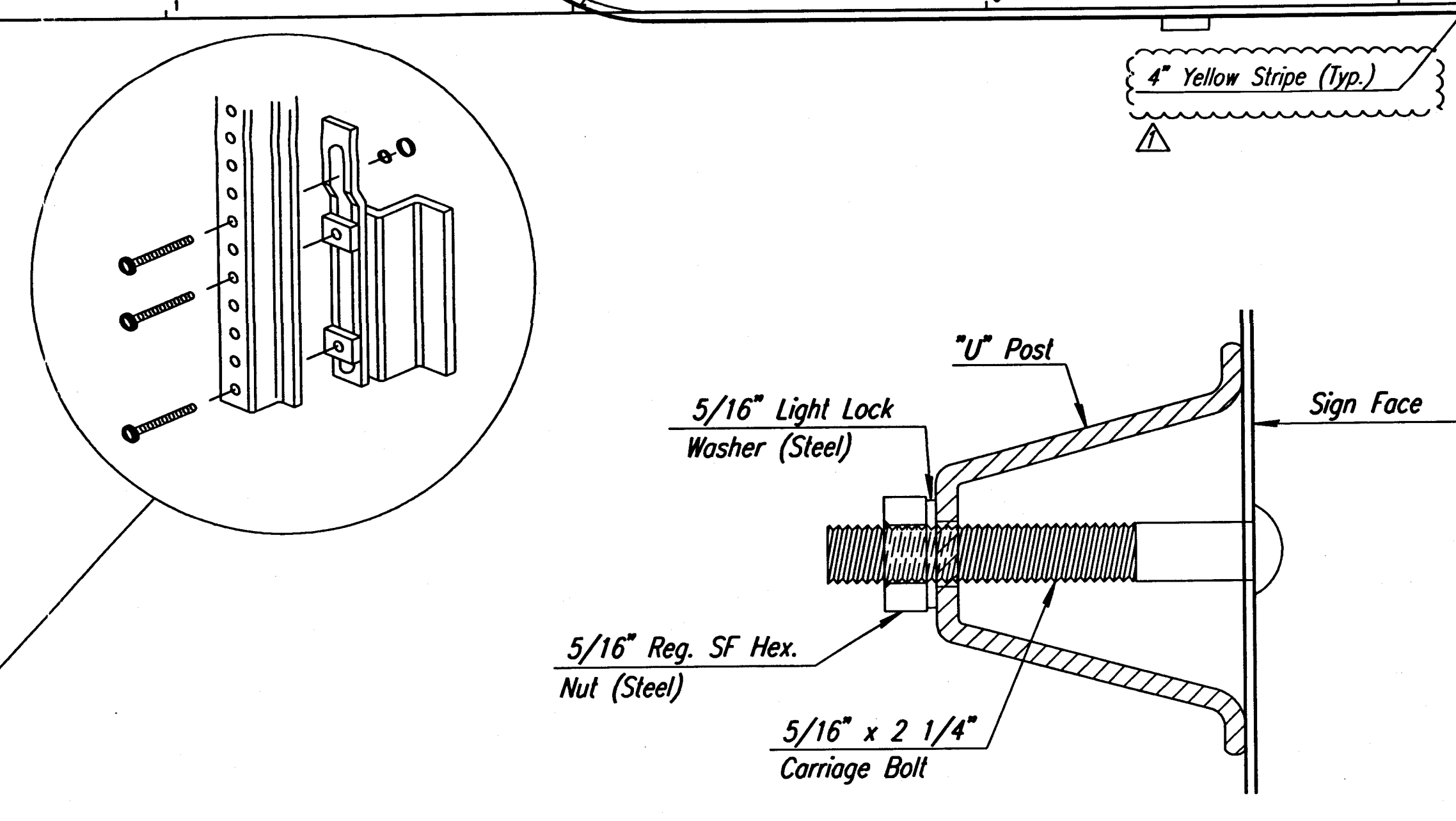


Note: All dimensions are to € of stripes.

- * Install Handicap Marking Sign and Symbol.
- ** Install Handicap Marking Sign and Symbol (Van Accessible).



TYPICAL HANDICAP ACCESSIBLE SIGN INSTALLATION
SIDEWALK SECTION



HANDICAP ACCESSIBLE SIGN MOUNTING DETAIL

GENERAL NOTES - SIGNING

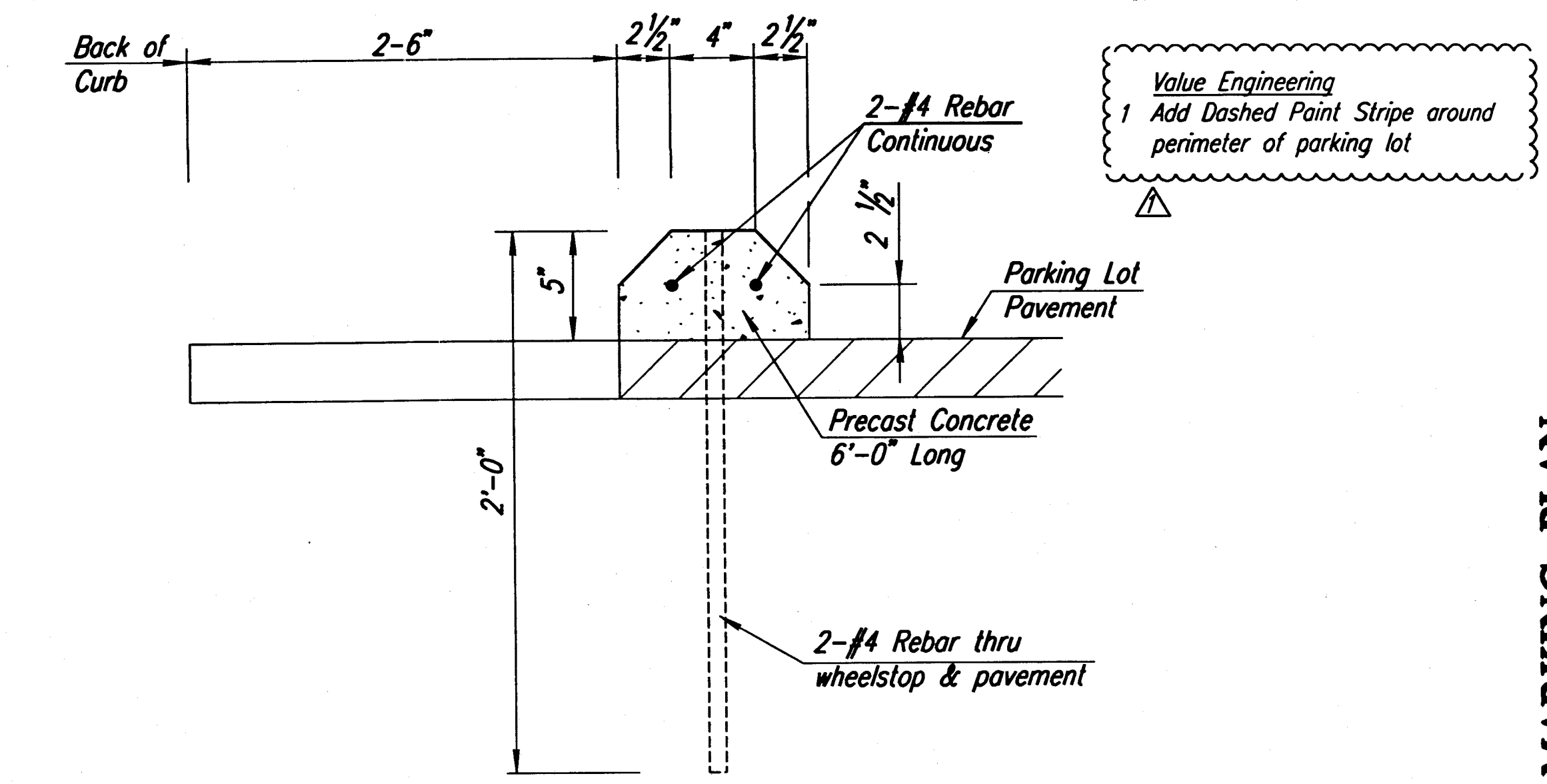
Note: References below to "Standard Specifications" denote "Standard Specification for State Road and Bridge Construction, Edition 1990" by the Kansas Department of Transportation. The "Van Accessible" sign shall have a minimum character height of 3 in. The letters shall have a width-to-height ratio between 3.5 and 1:1 and stroke width-to-height ratio between 1.5 and 1:10. The characters and background of the signs shall be eggshell, matte, or other non-glare finish. Characters shall be white on a contrasting blue background. The sign displaying the symbol of access for the handicap shall be proportioned to conform with the "International Symbol of Accessibility".

Posts for Handicap Accessible Signs. Posts shall conform to the requirements of Subsection 1620 of the Standard Specifications except that all posts shall weigh 3 lbs./foot minimum.

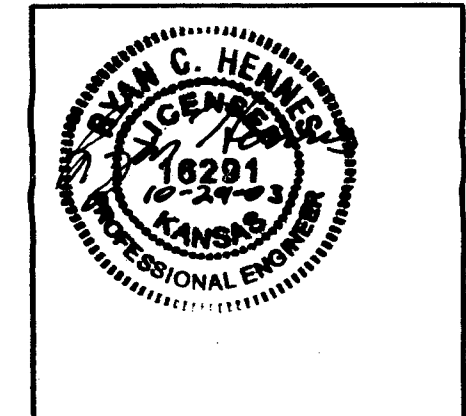
Sign Blanks for Handicap Accessible Signs. Sign Blanks shall be fabricated from 0.080" aluminum alloy 6063-16 conforming to the requirements of Subsection 1626 of the Standard Specifications.

Fasteners. All steel fasteners for Handicap Accessible Signs shall be galvanized and shall conform to the requirements of Subsection 1614 of the Standard Specifications.

Process Ink. All process ink shall conform to the requirements of Subsection 2202 of the Standard Specifications.



WHEELSTOP DETAIL



PROJECT NO. 200007
DATE: MARCH, 2003
REVISED:
MARCH 7, 2003