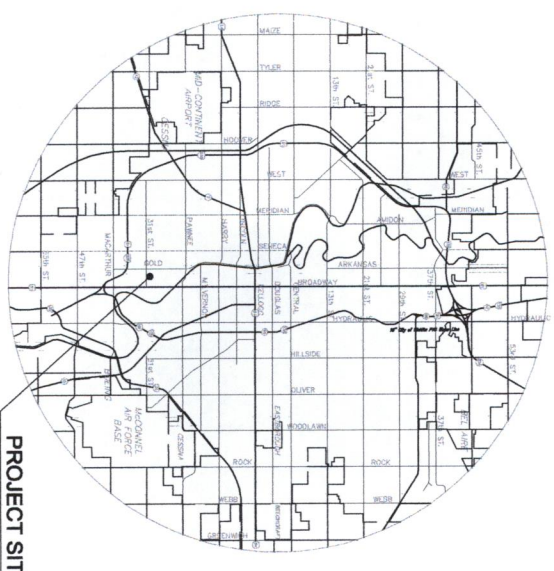


31st STREET SOUTH
A SITE PLAN
 SCALE: 1/8" = 1'-0"

SOUTH OLD LAWRENCE ROAD



SHEET INDEX
SITE
S1 SITE PLAN
ARCHITECTURAL
A1 BUILDING FLOOR PLAN
STRUCTURAL
S1 FOUNDATION PLAN
S2 FRAMING DETAILS
ELECTRICAL
E1 ELECTRICAL POWER PLAN
MECHANICAL
M1 MECHANICAL PLAN
MECHANICAL NOTES, SCHEDULES

A PROJECT VICINITY MAP
 SCALE: N.T.S.

PROJECT INFORMATION BLOCK
OWNER: SIDWELL, LLC 3149 S. Old Lawrence Road, Wichita, KS 67217
PHONE: 316-390-1443
PROJECT ADDRESS: 3149 S. Old Lawrence Road, Wichita, KS 67217
LOCAL GOVERNING CODE: 2012 I.F.C., International Fire Code 2017 N.E.C., National Electric Code 2018 I.F.C., International Fire Code 2015 I.P.C., International Plumbing Code
BUILDING USE: Vehicle Sales - Limited
OCCUPANCY GROUP(S): S-1
TYPE CONSTRUCTION: Moderate-Hazard Storage Group "S-1"
ALLOWABLE AREA / HEIGHT: 9,000 sq. ft. / HGT. 40' / 1 Story
B.D.O. ELEMENTS F.R. RATINGS: 0 HR
EXT. WALL F.R. RATINGS: 0 HR
FLOOR AREA: 2,127 sq. ft.
EXIT ACCESS TRAVEL DISTANCE: 100 ft. / Occupant for Industrial
OCCUPANCY LOAD: 750 sq. ft. / 100 = 8 Occupants
PARKING REQUIRED/PROVIDED: Vehicle Sales, 10 ft. Bldg Area plus 2 for first 10,000 sq. ft. of lot area plus 1 space for each 10,000 sq. ft. of lot area thereafter. Total 10,000 sq. ft. building area 2877/200 = 8 + 3 or 9 Stalls req'd - 9 PROVIDED
ZONING: A-1 Legal Description: Lot 1 Owner's 4th Addition Sedgwick County, Kansas Zoning Code: A-1

25' x 30' shop building for SIDWELL, LLC
 3149 S. Old Lawrence Road
 Wichita, KS

TM LeBlanc architectural engineering
 5841 proposed park, city, ks 67204
 316-641-2321
 tim@leblanc.net

Sealed
 1/9/2021

Project: 25' x 30' shop building for SIDWELL, LLC
 date: 1/9/2021
 drawn: TM
 sheet: SAT

of 1 sheets

CUSTOMER INVOICE
Metropolitan Area Planning Department

63452

CUSTOMER Tim LeBlanc, PE 316-641-2321
NAME PHONE/CELL NUMBER
ADDRESS 5841 N. Prospect Road, P.O. Box 47, KS 67204
STREET CITY STATE ZIP CODE

DESCRIPTION/CASE # CON 2021-8 AMT \$ 250 OL3 150404

DESCRIPTION/CASE # 2 signs AMT \$ 10 OL3 150401

REVENUE OCA 150004 POSTAGE \$ _____ OL3 9039

PAYMENT DUE WITHIN 7 DAYS
Please Make Check Payable to: City of Wichita
Mail Payment to: Planning Department
271 West Third St., 2nd Floor
Wichita, KS 67202

Paid by CC
SALES TAX \$ _____ GL 2005 150101

TOTAL \$ 260

MAPD STAFF MW DATE 2/22/21

APPLICATION

2 signs

This form MUST be completed and filed at the Planning Department located on the 2nd floor of The Ronald Reagan Building, 271 W. 3rd Street, Wichita, KS, 67202 in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED. Check the appropriate box below for type of application being submitted. A separate application form and filing fee is required for each application. A pre-application conference with the planning staff is recommended before filing this application.

SECTION I

This property is located within: Wichita Sedgwick County (unincorporated)

Metropolitan Area Planning Commission:

- Zone Change: From zoning district: _____ to _____
- Planned Unit Development: Approval Amendment to PUD _____ Adjustment to PUD _____
- Community Unit Plan: Approval Amendment to CUP _____ Adjustment to CUP _____
- Protective Overlay: Approval Amendment to PO _____ Adjustment to PO _____
- Conditional Use: To allow: Small separate shop building in NW corner of lot. zone district: LC Limited Commercial
 Adjustment to CU/CON#: CON2020-00017

Vacation of: _____ zone district: _____
Use a separate sheet for legal description, if necessary)

Administrative Permit: To allow: _____-foot high wireless communication facility. zone district: _____

Off-Site Billboard Sign within _____ feet of a residential lot/structure. zone district: _____

Board of Zoning Appeals:

Variance: To allow: _____ zone district: _____

Appeal of: _____ zone district: _____

Zoning Adjustment: To allow: _____ zone district: _____

Sign Code Adjustment: To allow: _____ zone district: _____

SECTION II

1. The application area is legally described as Lot(s) 1; Block(s) _____, Cazel's 4th Addition Addition, (Wichita) Sedgwick County, KS. If appropriate, a metes and bounds description may be attached.

2. The application area contains 0.52 acres.

3. This property is located at (address) 3149 S. Old Lawrence Road which is generally located at (relation to nearest streets) From Broadway, West on 31st Street South approx. 1000 ft.

4. We are filing this request for the following reasons: Owner changed idea from attached building addition to a separate building located at NW corner of property.

5. County control number: GeoCode A 16059

6. The names of the owners of all property included in this application MUST be listed as applicants. Contract purchasers, lessees or others directly associated with the property may also be listed if they desire to be advised of the proceedings. (Use a separate sheet for additional applicants if needed.)

A. Applicant Olekan Subair (Sidwell, LLC) Phone 316-847-3431
 Address 3149 S. Old Lawrence Road, Wichita KS Zip Code 67217
 Email Address olekansubair2007@gmail.com

Agent Tim LeBlanc, PE Phone 316-641-2321
 Address 5841 N. Prospect Road, Park City KS Zip Code 67204
 Email Address tim@aircapitol.net

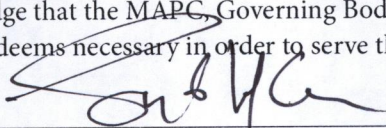
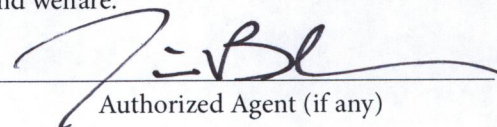
B. Applicant _____ Phone _____
 Address _____ Zip Code _____
 Email Address _____

Agent _____ Phone _____
 Address _____ Zip Code _____
 Email Address _____

C. Applicant _____ Phone _____
 Address _____ Zip Code _____
 Email Address _____

Agent _____ Phone _____
 Address _____ Zip Code _____
 Email Address _____

7. We acknowledge receipt of the instruction sheet explaining the method of submitting this application. We realize that this application cannot be processed unless it is completely filled in; is accompanied by a current abstractor's certificate as required in the instruction sheet; and is accompanied by the appropriate fee. We further certify that the foregoing information is true and correct to the best of our knowledge. We authorize unannounced inspections of the subject property by City and/or County staff for the purpose of collecting information to review and analyze this request. We acknowledge that the MAPC, Governing Body, or Board of Zoning Appeals shall have authority to impose such conditions as it deems necessary in order to serve the public interest and welfare.

 _____ By  _____
 Applicant's signature Authorized Agent (if any)

_____ By _____
 Applicant's signature Authorized Agent (if any)

_____ By _____
 Applicant's signature Authorized Agent (if any)

The Petition must bear the signature(s) of the property owner(s). If an authorized agent signs on the owner's behalf, the agent shall sign his own name and attach the owner's written notarized authorization to this application.

FOR OFFICE USE ONLY
 Map S444B Zoning (N) _____ (S) _____ (E) _____ (W) _____ MAPC/BZA _____ Township _____
 Council/Commission District 3/2 DAB 3 Sm. City PC _____
 NA/HOA _____
 Date 2/22/21 Fee 200 Received By MW

Required Documents:
 Ownership List BZA Justification Legal Description Vacation Petition Site Plan Signs

City of Wichita
Metropolitan Planning
455 N Main St
Wichita, KS 67202
(316) 268-4351
Welcome

008037-0011 Amber B. 02/11/2021 12:36PM

MISCELLANEOUS

Description: City CUP
Adjustment
Non-Residential
(150605)
Reference 1: BAUGHMAN
Reference 2: 63412
City CUP Adjustment
Non-Residential (150
2021 Item: 150605
1 @ 250.00
City CUP Adjustment
Non-Residential
(150605) 250.00

Payment Id: 64341
Description: City PUD
Development Application
Sign (151001)
Reference 1: BAUGHMAN
Reference 2: 63412
City PUD Development
Application Sign (1
2021 Item: 151001
1 @ 10.00
City PUD Development
Application Sign
(151001) 10.00

Payment Id: 64342

260.00

Subtotal 260.00
Total 260.00

CHECK 260.00
Check Number 48121

Change due 0.00

Paid by: BAUGHMAN COMPANY

Comments: CUP2021-00005

Thank you for your payment

CUSTOMER COPY