FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

November 25, 2020

B & B Airparts
Attn: Dan Banard
1831 S. Hoover Court
Wichita, KS 67209

Evans Building Company
Attn: Bill Johnson
5555 N. Larson Road
Maize, KS 67101

Re: BZA2020-00060: City zoning Administrative Adjustment to reduce the parking requirement by 25% in LI Limited Industrial zoning, generally located south of West Harry Street on the west side of South Hoover Street (1831 S. Hoover Ct.)

Legal Description: Lots 8 and 9, Block 2, Airport Industrial Park 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 393 spaces to 295 spaces, a 25% reduction of the Unified Zoning Code (UZC) requirement for the site.

Sec. V-I.2.d 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 commercial uses in surrounding area.

3) Compatibility with existing or permitted uses on abutting sites: Properties surrounding the site are zoned 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 25%, from 393 spaces to 295 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.

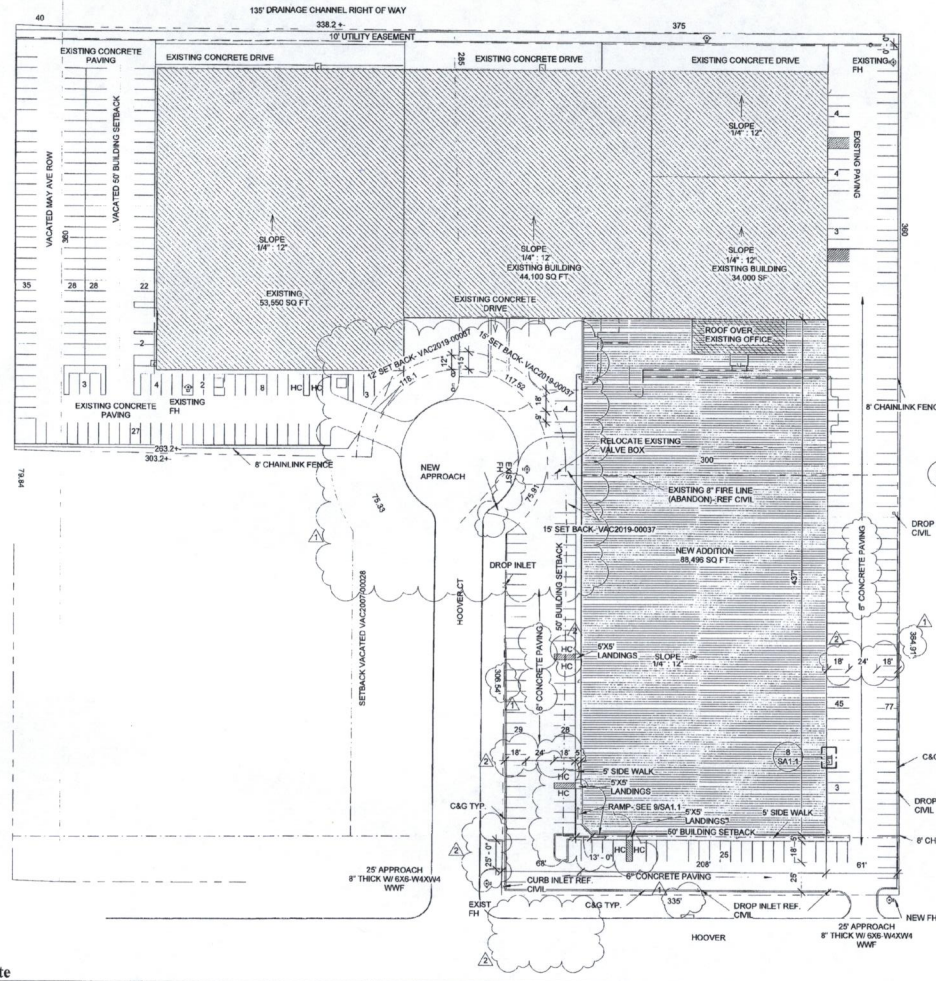
Scott Wadle, Director
Metropolitan Area Planning Department

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

APPROVED 1/25/2021 BY RLmorgan



1 **Site**
1" = 50'-0"

DATA BLOCK

SITE

LEGAL DESCRIPTION :
LOTS 8, 9 AND VACATED 40 FT MAY AVE ADJ ON S, AND 11, BLOCK 2 AIRPORT INDUSTRIAL PARK ADD TO WICHITA, SEDGWICK COUNTY, KANSAS

PARCEL SIZE : 262,339 S.F. 6.03 ACRES

ZONING :
LI LIMITED INDUSTRIAL

PARKING :

EXISTING TO REMAIN:	134	9'x18' STALLS
	2	11'x18' H/C STALLS
NEW:	213	9'x18' STALLS
	6	11'x18' H/C STALLS
TOTAL:	347	9'x18' STALLS
	8	11'x18' H/C STALLS
VARIANCE REDUCTION	(98)	

BUILDING

FLOOR AREA :

		ALLOWED	ACTUAL
EXISTING OFFICE:	10%		2,600 SF
EXISTING MANUFACTURING:	UNL		84,800 SF
EXISTING WAREHOUSE:	UNL		44,100 SF
NEW MANUFACTURING:	UNL		75,300 SF
NEW OFFICE:	10%		15,820 SF
TOTAL:	UNL	SF	

OCCUPANCY :
B, F2, S2

BUILDING TYPE :
TYPE IIB

DESIGN LOADS :
BUILDING DESIGNED PER: I.B.C. - 2018 EDITION I.M.C. 2015, U.P.C. 2015, N.E.C. 2017, I.F.C. 2012, ADA STD 2010

ROOF LIVE LOAD- 20 P.S.F.
DEAD LOAD- 10 P.S.F.
WIND LOAD- 115 MPH ULT, 90 MPH NOM, EXP 'B'

MECHANICAL

PLUMBING :
EXISTING 2 1/2" GAS SERVICE LINE
NEW 1 1/2" WATER SERVICE LINE/EXISTING 2" SERVICE
NEW 4" BANITARY SEWER SERVICE LINE/EXISTING 4" SERVICE

SPRINKLERS :
NONE

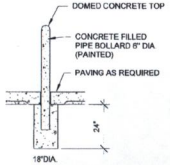
FIRE HYDRANT :
EXISTING- ONE (1) NORTH OF HOOVER COURT. ONE (1) SOUTH PARKING LOT, TWO (2) NE CORNER OF LOT

NEW- ONE (1) WEST SIDE OF HOOVER ROAD NE CORNER OF PROPERTY

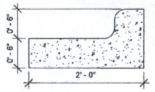
ELECTRICAL :
2000 AMP, 277/480 VOLT SERVICE

2 **SITE DATA**
12" = 1'-0"

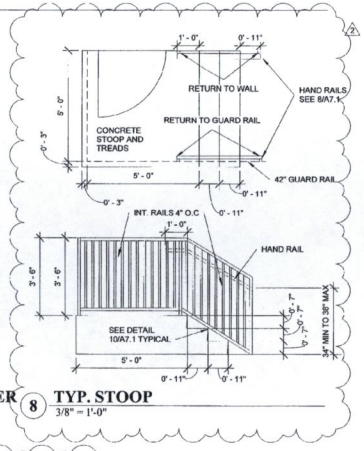
3 **ADA PARKING SIGN**
1 1/2" = 1'-0"



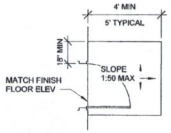
4 **BOLLARD DETAIL**
3/8" = 1'-0"



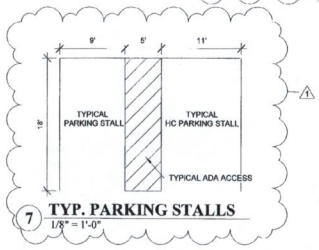
5 **TYP. CURB & GUTTER**
1" = 1'-0"



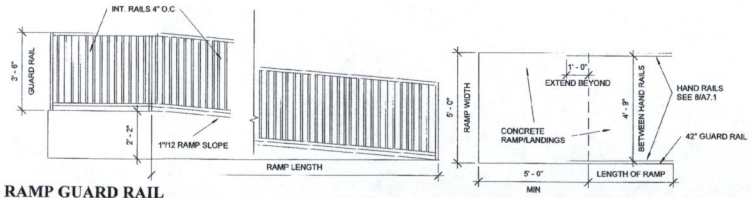
8 **TYP. STOOP**
3/8" = 1'-0"



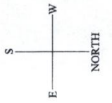
6 **TYP STOOP**
1/4" = 1'-0"



7 **TYP. PARKING STALLS**
1/8" = 1'-0"



9 **RAMP GUARD RAIL**
3/8" = 1'-0"



EVANS
EVANS BUILDING CO., INC.
5555 N. LARSON
MAIZE, KANSAS 67101

B&B AIRPARTS
EAST ADDITION
1831 S. Hoover Ct.
WICHITA, KS

PROPERTY OF EVANS BUILDING COMPANY, INC.
"DRAWN TO REPRESENT"
Wichita City License No.
Sedgwick Co. License No. 00046

REGISTERED ARCHITECT
JAMES M. CLARK
1072
STATE OF KANSAS

REVISIONS		
NO.	DATE	DESC
1	7/5/2020	CITY REV.
	9/17/2020	

DATE: 7/1/2020
DR. BY: JMC
CK. BY: --

PROJECT NO.
20-116

SHEET
SA1.1

G:\-- ACTIVE JOBS\B&B PHASE 3 EAST\CURRENT DWGS\B&B Phase 3 Construction Dwgs CITY REVISION Completed.rvt
10/22/2020 8:27:50 AM