



Wichita-Sedgwick County Metropolitan Area Planning Department

Jan 7, 2009

Mark Griggs
9925 W 21st Street N Ste C
Wichita, KS 67205

Rodney Coker
407 N Waco
Wichita, KS 67202

Re: BZA2008-70: Administrative adjustment to reduce the number of parking spaces from 115 to 87 spaces for a fitness center in LI Limited Industrial zoning.

Legal Description: Lot 4 Block A Burleson Addition to Wichita, Segwick County, Kansas. Generally located east of N Hoover and north of 21st Street N (2330 N Hoover).

Dear Applicants,

We have reviewed your request for an Administrative Adjustment to reduce parking requirements from 115 to 87 spaces for the aforementioned property for fitness center. We understand you wish to build a fitness center on the site with 51 on-site parking spaces, and utilize 36 shared parking spaces from the property to the south and under the same ownership.

The Unified Zoning Code allows an Administrative Adjustment to reduce parking requirements by up to 25% for expansion projects. We find that reducing the required parking to 87 spaces on the aforementioned property meets the four conditions required by Section V-I.6 of the Unified Zoning Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: Sufficient parking is provided with a shared parking agreement between the two sites, there should be no negative impacts on public vehicular and pedestrian circulation in the vicinity.
- 2) Impact on existing uses in surrounding areas: Sufficient parking is provided with a shared parking agreement between the two sites, there should be no negative impacts on surrounding properties.
- 3) Compatibility with existing or permitted uses on abutting sites: The reduction in parking requirements is within allowable adjustments, and the proposed use is compatible with abutting uses.

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

T 316.268.4421 **F** 316.268.4390

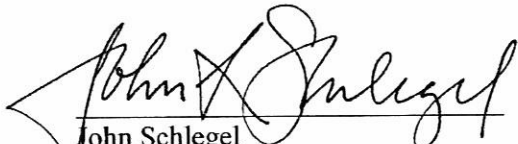
www.wichita.gov

- 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 an Administrative Adjustment to allow a reduction in the parking requirements from 115 to 87 spaces for the aforementioned property is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The parking area shall be paved and marked in accordance with the site plan.
- 3) The site shall maintain a parking agreement with the property to the south, providing for a total of 87 parking spaces.
- 4) 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.

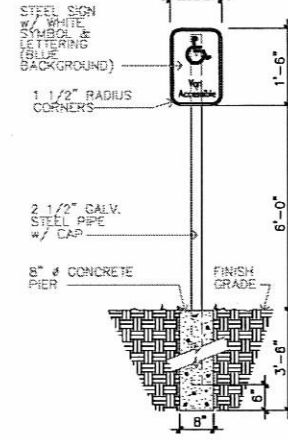
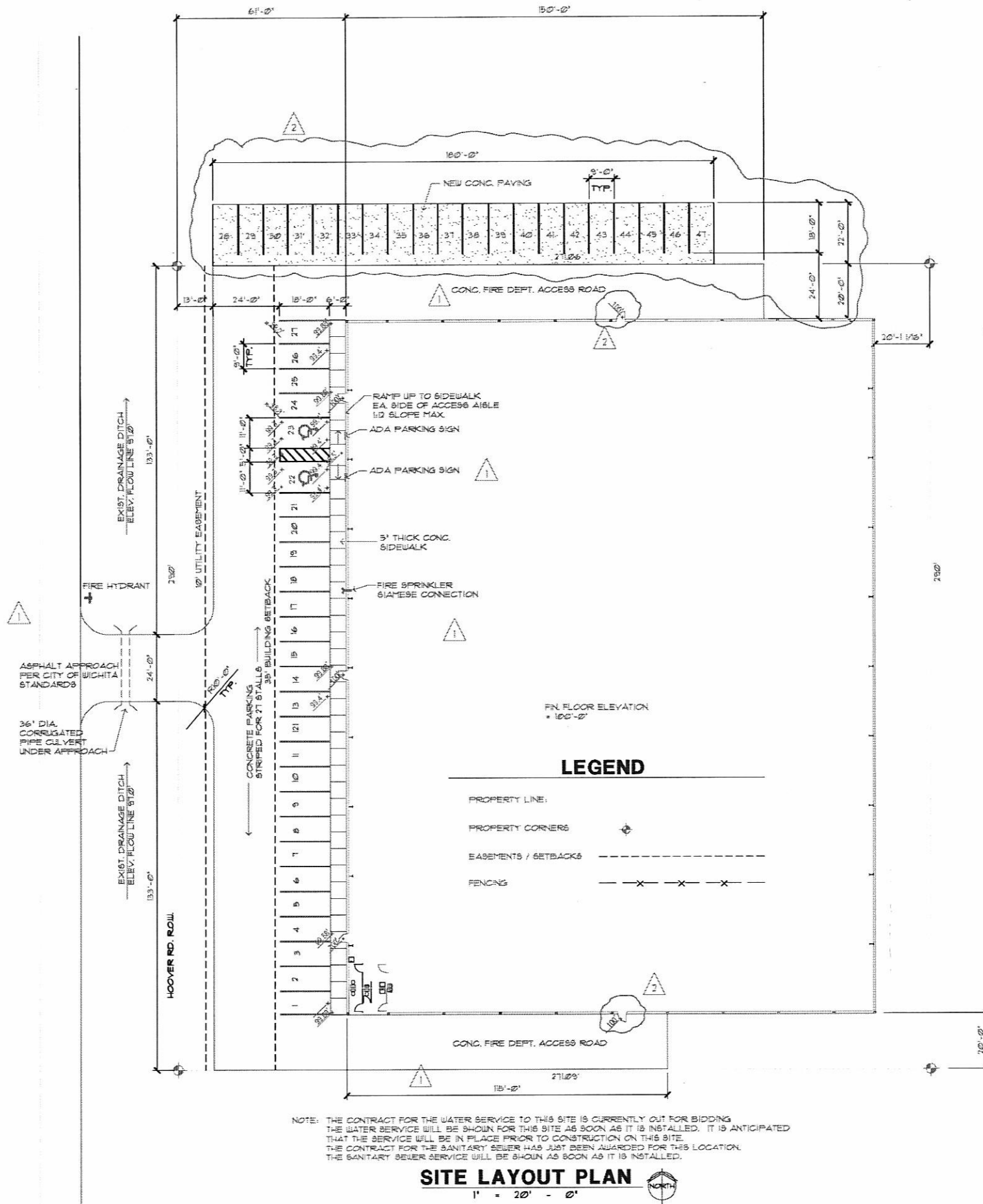

John Schlegel
Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Richard Chamberlin, Office of Central Inspection
Herb Shaner, Office of Central Inspection
Jeff Longwell, WCC District V, mail stop 1-13

00/00/04
Drawing Name: C:\VXDWG
Date: 00/00/04
Time: 00:00



1 ADA PARKING SIGN
NTS.

GENERAL NOTES:

- DESIGN AND CONSTRUCTION OF ALL PORTIONS OF THIS PROJECT SHALL CONFORM WITH THE REQUIREMENTS SET FORTH IN THE FOLLOWING BUILDING CODES: 2000 EDITIONS OF THE INTERNATIONAL BUILDING CODE, UNIFORM PLUMBING CODE, INTERNATIONAL MECHANICAL CODE, AND THE 2002 NATIONAL ELECTRICAL CODE, AND SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE FEDERAL REGISTER AMERICAN WITH DISABILITIES ACT GUIDELINES DATED 1993.
- NEGOTIATED CONTRACT: THE OWNER HAS NEGOTIATED THE GENERAL CONSTRUCTION, HEATING & AIR CONDITIONING, ELECTRICAL, AND PLUMBING AS SEPARATE CONTRACTS. THE ARCHITECT WAS NOT ENGAGED TO DESIGN THE SYSTEMS OUTSIDE OF GENERAL CONSTRUCTION. THE VARIOUS SUB CONTRACTORS SHALL BE RESPONSIBLE FOR SUBMITTING THE RESPECTIVE PORTIONS OF THE PROJECT FOR REVIEW AND CODE COMPLIANCE.
- THE ARCHITECT'S SEAL DOES NOT MANDATE CONSTRUCTION INSPECTIONS.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PROPERTY LINES AND ALL SITE UTILITIES.
- PROVIDE FIRE EXTINGUISHERS IN ACCORDANCE WITH THE FIRE CODE REQUIREMENTS.
- POST 6' HIGH ADDRESS NUMBERS VISIBLE FROM THE STREET.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, INSPECTION FEES, ETC. REQUIRED.
- REINFORCING STEEL OR STRUCTURAL FRAMEWORK OF ANY PART OF ANY BUILDING OR STRUCTURE SHALL NOT BE COVERED OR CONCEALED WITHOUT RECEIVING INSPECTION APPROVAL BY CENTRAL INSPECTION. IN ADDITION TO REQUIRED ELECTRICAL, MECHANICAL AND PLUMBING INSPECTIONS, THE BUILDING PERMIT HOLDER OR HIS AGENT SHALL REQUEST CENTRAL INSPECTION TO MAKE THE FOLLOWING CALLED BUILDING INSPECTIONS:
 - FOUNDATION INSPECTION PRIOR TO THE POURING OF CONCRETE.
 - FRAME INSPECTION AFTER PIPES, CHIMNEYS AND VENTS ARE INSTALLED BUT PRIOR TO CONCEALING THE FRAMEWORK.
 - FINAL INSPECTION PRIOR TO OCCUPANCY OF THE BUILDING.
- A SET OF BUILDING PLANS AND SPECIFICATIONS APPROVED BY CENTRAL INSPECTION SHALL BE KEPT ON THE PROJECT DURING CONSTRUCTION UNTIL FINAL INSPECTION APPROVAL HAS BEEN MADE.
- CHANGES MADE DURING CONSTRUCTION OF A PROJECT, THAT ARE NOT SHOWN ON THE APPROVED PLANS, SHALL BE SUBMITTED TO C.I.D. PLANS EXAMINATION IN TRIPPLICATE FOR REVIEW AND APPROVAL. VERBAL INSTRUCTIONS DO NOT CONSTITUTE OFFICIAL APPROVAL.
- ALL DOORS REQUIRED FOR EGRESS (EXIT DOORS) SHALL BE INSTALLED WITH APPROVED HARDWARES AS LISTED BELOW:
 - EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
 - MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED.
- GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE.
- FIRE HYDRANT DISTANCES ESTABLISHED BY SEDGWICK COUNTY CODE SHALL BE FOLLOWED AND REFLECTED WITH THE PLACEMENT OF THE BUILDING OR NEW HYDRANTS.

PLAN SUBMITTAL INFORMATION

PROJECT NAME: GRIGGS
ADDRESS: NORTH HOOVER ROAD
VALUATION: \$450,000
TAX KEY NO: D 56598

LEGAL DESCRIPTION: LOT 3, BURLISON ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

AFFILIANT: MARK GRIGGS
PHONE NO: 1
ADDRESS: 4915 W. 21ST STREET, SUITE C
CITY: WICHITA STATE: KANSAS

CONTRACTOR: WILLIAMS CONSTRUCTION
PHONE: (316) 264-1364 FAX: (316) 264-1621
ADDRESS: 2008 WEST HARRY COURT
CITY: WICHITA STATE: KANSAS ZIP: 67215
LICENSE NO: 687

ARCHITECT: RODNEY A. COKER
PHONE: (316) 892-4343 FAX: (316) 686-8264
ADDRESS: P.O. BOX 49425
CITY: WICHITA STATE: KANSAS ZIP: 67201
LICENSE NO: 3716 STATE OF KANSAS

PROPERTY OWNER: MARK GRIGGS
ADDRESS: 4915 W. 21ST, SUITE C
CITY: WICHITA STATE: KANSAS

PROJECT OWNER: MARK GRIGGS

PARCEL SIZE: 78,616 SF.
INTERVIEWS AREA: 92,560 SF.

DESCRIPTION OF WORK: A NEW METAL STORAGE BUILDING FOR MARK GRIGGS

NO. OF STORIES: 1
HEIGHT OF BUILDING: 50 FEET
OCCUPANCY GROUP: S-2
CONSTRUCTION TYPE: II-B

PARKING REQUIREMENTS

REQUIRED PARKING
INDOOR SPORTS FIELD = 41,500 SF. / 1000 = 41 SPACES
REQUIRED ADA PARKING = 2 SPACES

PROVIDED PARKING
NEW PARKING = 47 SPACES
ADA PARKING = 2 SPACE (UNIVERSAL)
TOTAL PARKING = 47 SPACES