



Wichita-Sedgwick County Metropolitan Area Planning Department

July 4, 2000

Coonrod & Associates Construction Co., Inc
c/o Randall R. Coonrod
3550 S. Hoover Road
Wichita, KS 67215

FILE COPY

Re: Administrative Adjustment BZA2000-00020: An administrative adjustment to reduce the parking requirements by 2 spaces on property zoned "LI" Limited Industrial

Legal Description: Lot 16, except the north 50 feet, thereof, and Lot 17, Block A, Hoover Road Industrial Addition to Wichita, Sedgwick County, Kansas. Generally located ½ mile north of MacArthur on the east side of Hoover (3550 S. Hoover Rd.)

Dear Mr. Coonrod:

We have reviewed your request for an Administrative Adjustment to allow a reduction by 2 spaces in the parking requirements for your office facility. You state in your application that you are building a new office building for your business. Your parking requirement for the site is 30 spaces, however, your site plan will only accommodate 28 spaces, a 7% reduction of the requirement. Furthermore, you state that there are only 8 employees working for you at this location. For this reason, you are requesting the adjustment in your parking requirements.

The Unified Zoning Code allows an Administrative Adjustment that would reduce the parking requirements by up to 10% for office uses. We find that the reduction of parking requirements meets the four conditions required by Section V-I.6 of the Unified Zoning Code as set out below:

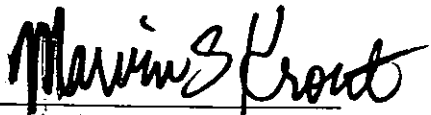
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is for off-street parking for a building that employs far fewer employees than the number of spaces required by City Code. Public vehicular and pedestrian circulation will not be affected.
- 2) Impact on existing uses in surrounding areas: There should be no negative impact on the existing uses in surrounding areas as a result of the reduction in parking spaces as there should be no overflow parking requirements for customers or employees at this location.

- 3) Compatibility with existing or permitted uses on abutting sites: The reduction in parking requirements is within allowable adjustments and will not detract from the existing office uses.
- 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.

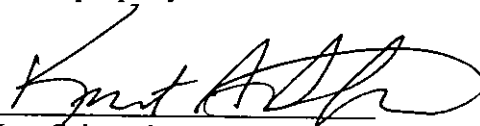
Our signatures below indicate that an Administrative Adjustment to allow the reduction in the parking requirements by 7% (from 30 spaces to 28 spaces) for the aforementioned property is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the site plan submitted as part of this application.
- 2) All parking areas shall be paved and marked.
- 3) The maximum number of employees permitted on-site shall not exceed 18 at any one time. If additional employees are required, additional parking spaces shall be provided.
- 4) Any violation of these conditions shall render the Administrative Adjustment null and void.

The zoning adjustment sign may now be removed from the property.



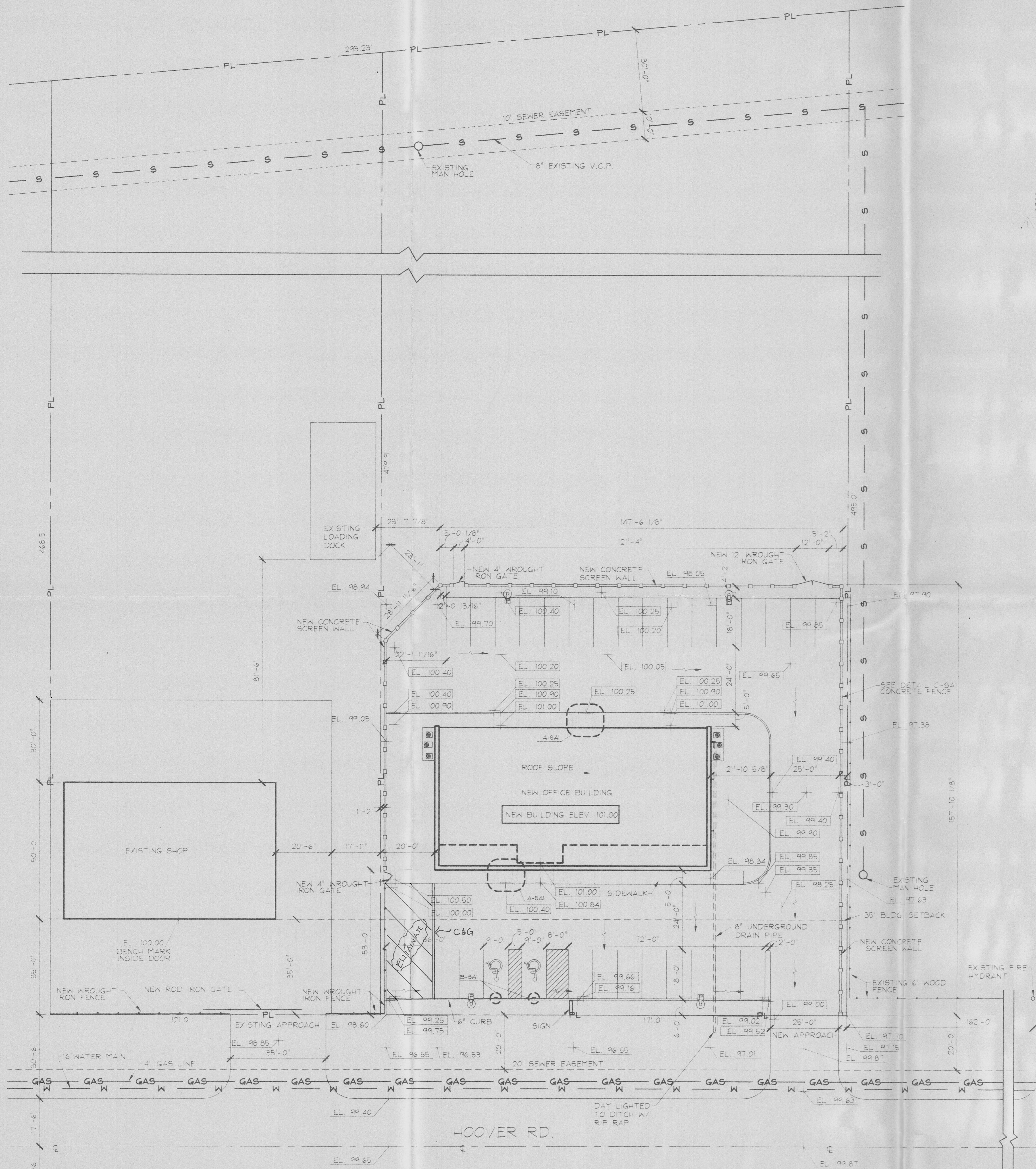
Marvin S. Krout
Director of Planning



Kurt Schroeder
Superintendent of Central Inspection

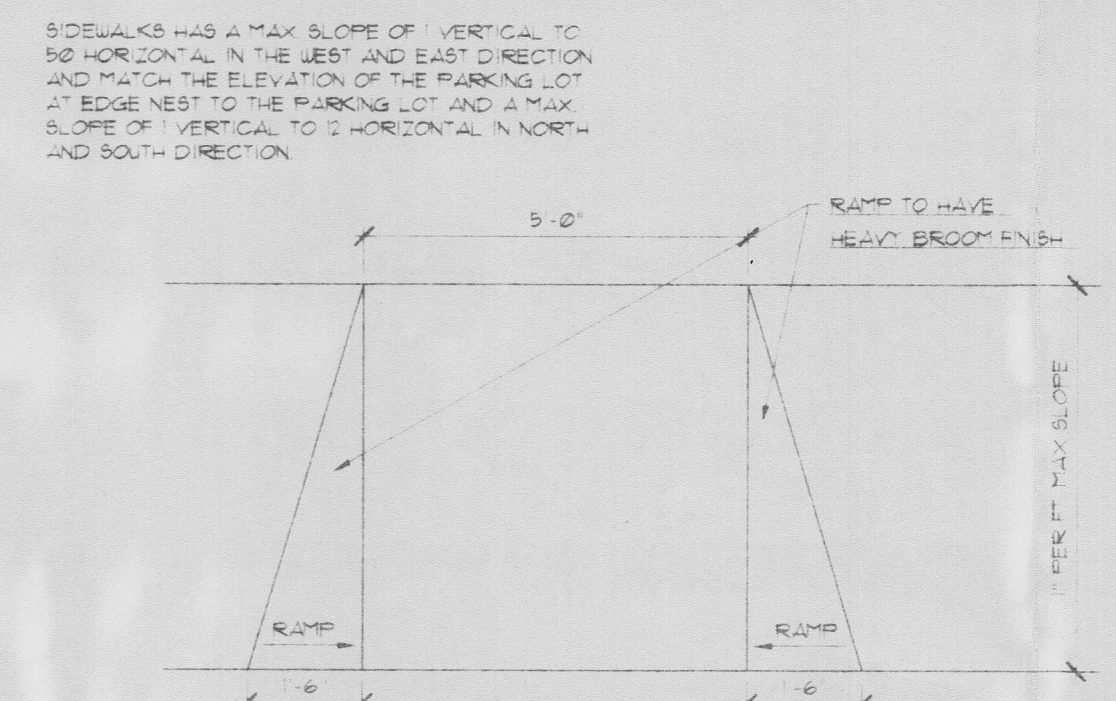
MK/KS/lv

- cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
JR Cox, Office of Central Inspection

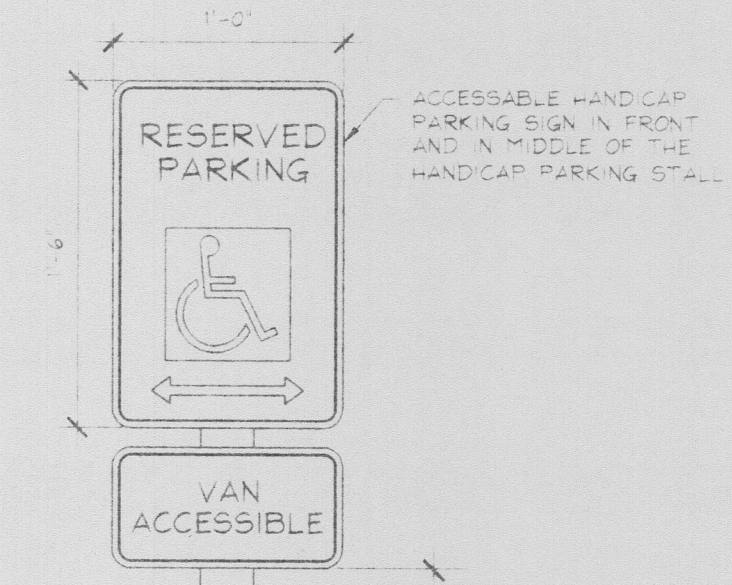


SITE PLAN
SCALE: 1/8" = 1'-0"

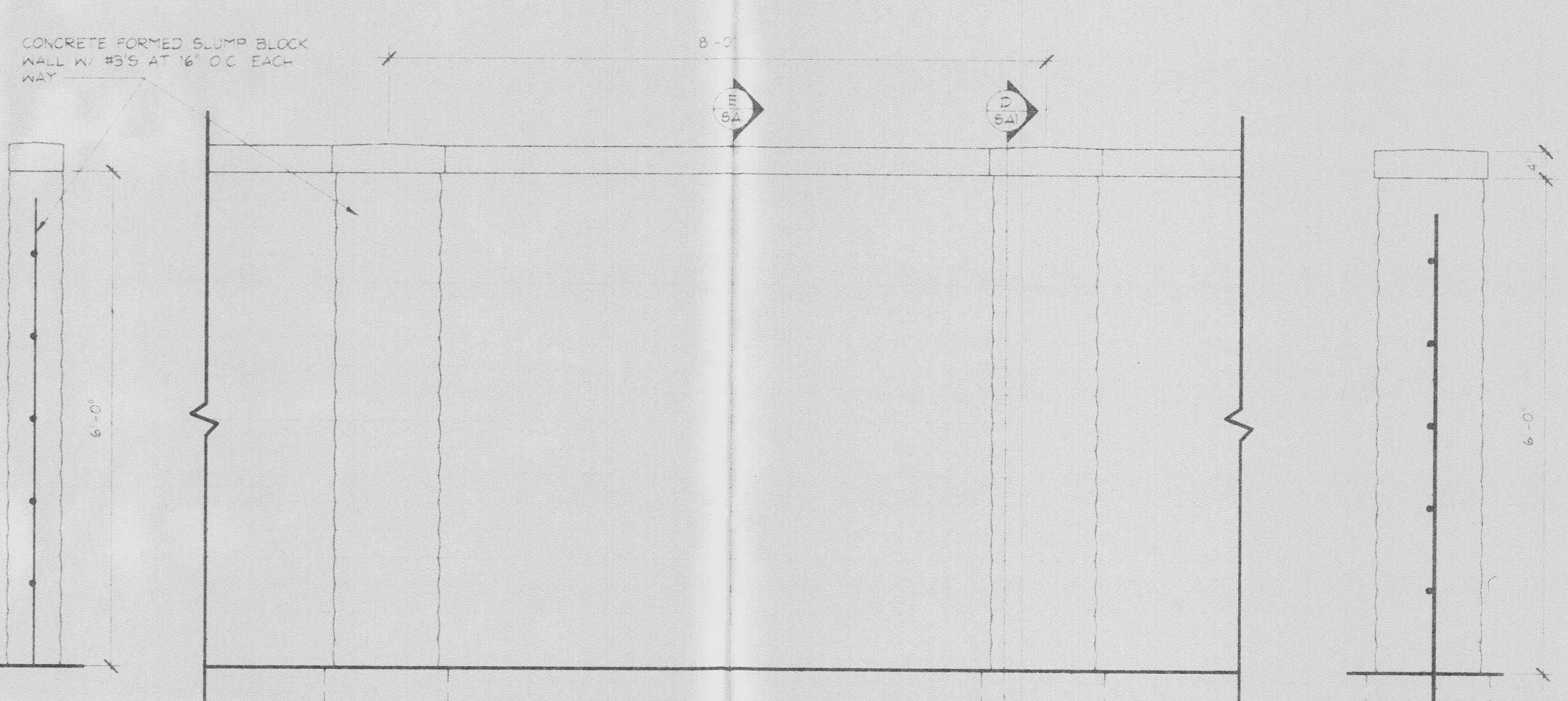
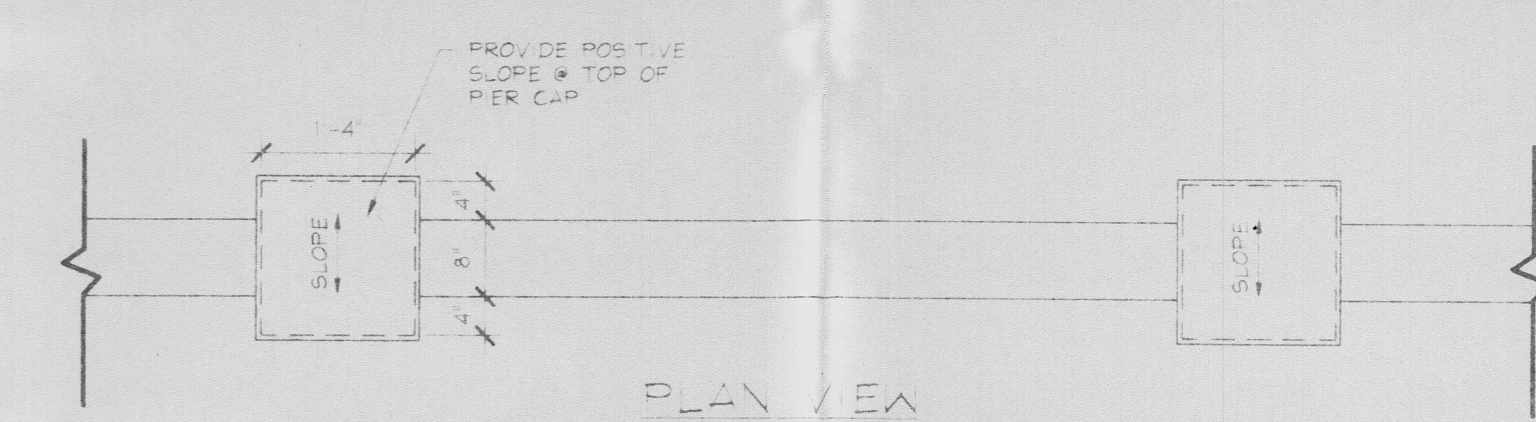
DATA BLOCK		
SITE	BUILDING	MECHANICAL
LEGAL DESCRIPTION ALL OF LOT 16, EXCEPT THE NORTH 50 FEET AND LOT 17, BLOCK A, HOOVER ROAD INDUSTRIAL ADDITION, SEDGWICK COUNTY, KANSAS	FLOOR AREA NEW OFFICE BUILDING 8,400 SQ FT TOTAL NEW FLOOR AREA 8,400 SQ FT	PLUMBING (4) WATER CLOSET, (2) URINALS, (3) LAV (4) FLOOR DRAINS, (2) 40 GAL. HOT WATER TANKS
ZONING LIMITED INDUSTRIAL	OCCUPANCY B	SPRINKLERS NONE
PARKING REQUIRED 28 NEW 28 9'-0" STALLS NEW 1 HC ACCESSIBLE STALLS NEW 1 HC VAN ACCESSIBLE STALLS TOTAL 30 STALLS	BUILDING TYPE 2N	FIRE HYDRANT SOUTHWEST OF NEW BUILDING
EL. 98.86 EXISTING GRADE EL. 99.50 NEW GRADE FLOW LINE LIGHT POLE	DESIGN LOADS BUILDING DESIGNED PER U.B.C. - 1997 EDITION ROOF LIVE LOAD - 20 P.S.F., 5 P.S.F. DEAD LOAD - 80 MPH WIND LOAD - EXP. B'	ELECTRICAL 120/208 3 PHASE



WHEELCHAIR RAMP DETAIL
SCALE: 1/4" = 1'-0"



H/C SIGN DETAIL
SCALE: 1/4" = 1'-0"



E SECTION

C CONCRETE FENCE ELEVATION
SCALE: 3/4" = 1'-0"

D SECTION

DUE TO THE AMOUNT OF CHANGES REQUIRED ON THIS DRAWING, CLOUDING ALL THE CHANGES WAS NOT PRACTICABLE. DISREGARD ANY DRAWING PRIOR TO REVISION DATE 10/14/99.

EVANS
 EVANS BUILDING CO., INC.
 9801 W. YORK WICHITA, KANSAS 67277

COONROD & ASSOCIATES
 NEW OFFICES
 3550 S. HOOVER RD. WICHITA, KS 67215-1213

PROPERTY OF EVANS BUILDING COMPANY, INC. UNLAWFUL TO REPRODUCE.
 Wichita City License No. 26
 Sedgewick Co. License No. 00046

REVISIONS	DATE	DWN
NO.		
10/14/99		BH

DATE: 07/23/99
 DR. BY: BH
 CK. BY:

PROJECT NO. 99-161
 SHEET SAI
 DEADFILE
 BOX #: