



Wichita-Sedgwick County Metropolitan Area Planning Department

August 23, 2017

Raw Investments, Inc.
Attn: Richard A. Williams
2252 S. Hoover Rd.
Wichita, KS 67209

Re: BZA2017-38: City zoning Administrative Adjustment to reduce the parking requirement by approximately 17% from 71 to 59 spaces, in LI Limited Industrial zoning, generally located on the west side of South Hoover Road approximately one mile south of Harry (2252 S. Hoover Rd.)

Legal Description: LOT 2 BLOCK A, ALLEN WILLIAMS 2ND ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.

Dear Applicant,

We reviewed your Zoning Adjustment request to reduce the parking requirement on the above-referenced property. From reviewing your application we understand that you are building a new 33,000 square foot warehouse building and require a parking reduction because of limitations of the site. You are requesting reduction of the on-site parking requirement from 71 to 59 spaces, a 17% reduction of the Unified Zoning Code (UZC) requirement for the site.

Sec. V-I.2.i of the Unified Zoning Code allows an adjustment to reduce 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 requirement 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. Sufficient parking is available for the current need and does not interfere with public right-of-way.
- 2) **Impact on existing uses in surrounding areas:** The proposed reduction in parking should not impact existing uses in surrounding areas, as all parking for this project should be adequately provided on the site.
- 3) **Compatibility with existing or permitted uses on abutting sites:** Property to the north, west and south are zoned LI developed with warehouse facilities. East of the site is the Wichita Valley Center Floodway. Therefore a 17% parking reduction should not compromise

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

T 316.268.4421 F 316.268.4390

www.wichita.gov

existing or permitted uses on abutting sites.

- 4) Effect on public health, safety or welfare: The public's safety, health and welfare should not be impacted.

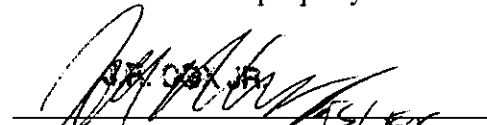
Our signatures below indicate that an Administrative Adjustment to reduce parking by up to 17%, from 71 to 59 spaces is hereby granted for the aforementioned property subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site. Permitting shall be obtained and parking 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 limited industrial development associated with this application.
- 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.

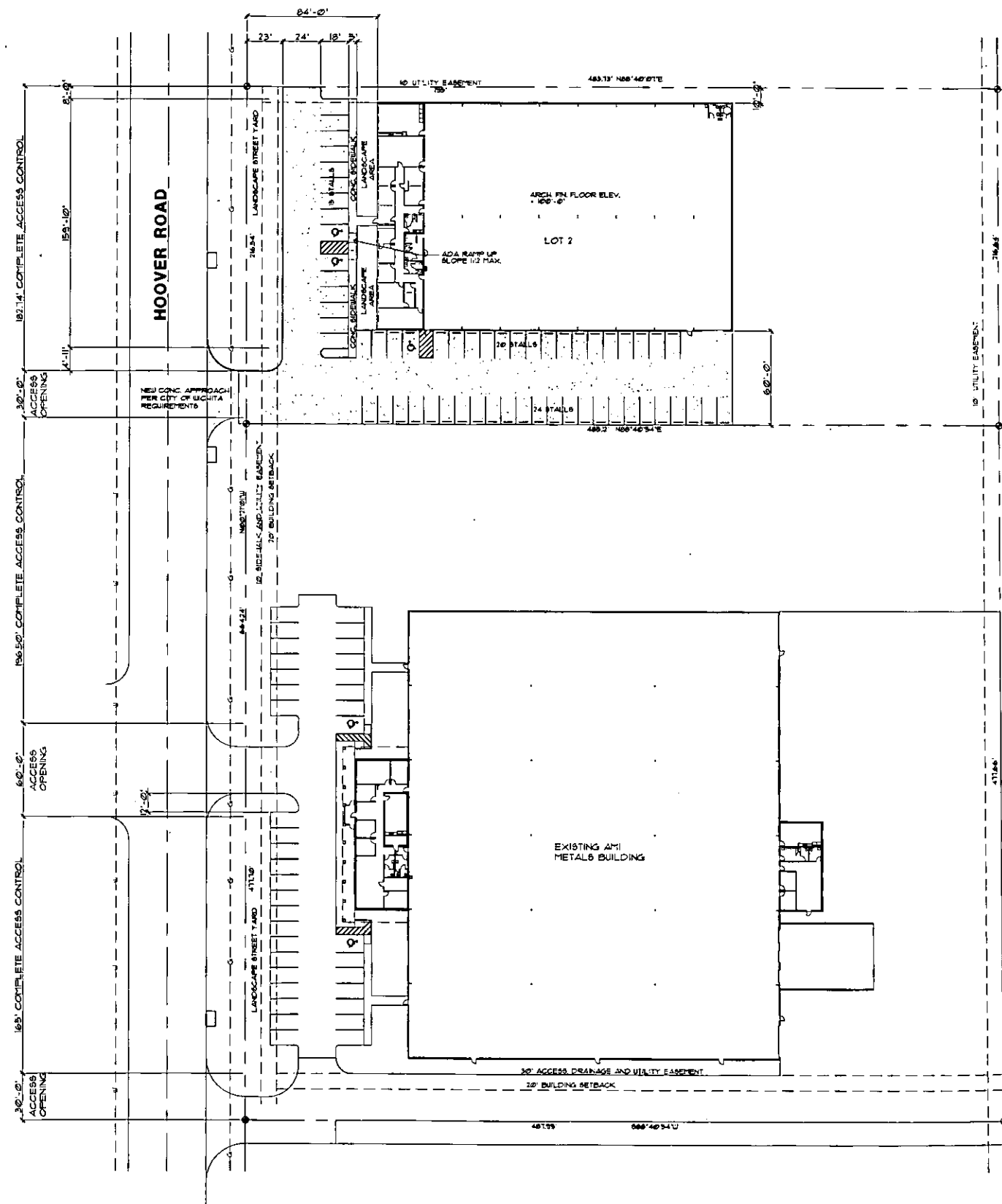


Dale Miller, Director
Metropolitan Area Planning Department



Chris Labrum, Director
Metropolitan Area Building and
Construction Department

cc: MABCD
Jeff Blubaugh, CM District IV
Rebecca Fields, Community Services Representative District IV



SITE LAYOUT PLAN

1" = 40' - 0"



SITE PLAN

WICHITA AREA FLOOD CONTROL DITCH

GENERAL NOTES:

- DESIGN AND CONSTRUCTION OF ALL PORTIONS OF THIS PROJECT SHALL CONFORM WITH THE REQUIREMENTS SET FORTH IN THE FOLLOWING BUILDING CODES: 2012 EDITIONS OF THE INTERNATIONAL BUILDING CODE, 2012 UNIFORM PLUMBING CODE, 2012 INTERNATIONAL MECHANICAL CODE, AND THE 2014 NATIONAL ELECTRICAL CODE, AND SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICAN WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN DATED SEPTEMBER 15, 2010.
- 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.
 - 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.J.D. PLANS EXAMINATION IN TRIPLICATE FOR REVIEW AND APPROVAL. VERBAL INSTRUCTIONS DO NOT CONSTITUTE OFFICIAL APPROVAL.
- ALL DOORS REQUIRED FOR EGRESS (EXIT DOORS) SHALL BE INSTALLED WITH APPROVED HARDWARE'S 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 2006 INTERNATIONAL FIRE CODE SHALL BE FOLLOWED AND REFLECTED WITH THE PLACEMENT OF THE BUILDING OR NEW HYDRANTS.

PARKING REQUIREMENTS

REQUIRED PARKING		
OFFICE AREA	• 4300 SF. / 333	• 13 SPACES
SHOP AREA	• 29220 SF. / 500	• 50
TOTAL PARKING REQUIREMENT		• 71 SPACES
REQUIRED ADA PARKING		• 3 SPACES
PROVIDED PARKING		
NEW PARKING	• 53 SPACES	
NEW ADA PARKING	• 3 SPACES	
SEE ADMINISTRATIVE ADJUSTMENT		

LEGEND

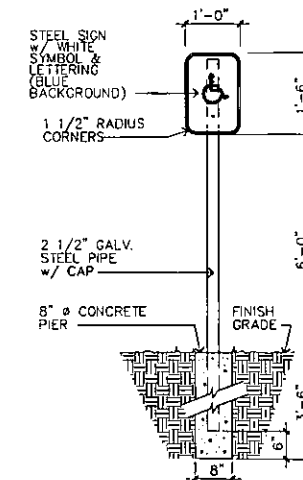
- PROPERTY LINE: - - - - -
- PROPERTY CORNERS: ◆
- EASEMENTS / SETBACKS: - - - - -
- FENCING: - x - x - x -

LEGAL DESCRIPTION

LOT 2, BLOCK A, ALLEN WILLIAMS 2ND ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

IMPERVIOUS AREA

TOTAL SITE AREA • 124,846 SQUARE FEET
TOTAL IMPERVIOUS AREA • 61,331 SQUARE FEET



1 ADA PARKING SIGN
N.T.S.

Architectural
Development
Services, L.L.C.
407 N. West
Wichita, Kansas 67202
Phone: 316 592-4343
Fax: 316 303-9934
E-mail: ada@acesmail.com



**New Office and Manufacturing Building
for Raptor Manufacturing**
2252 South Hoover Road
Wichita, Kansas

prints issued
7-28-17
For Construction
Revision 8-16-17
Per Owner Request

project no.
17110

Drawn: rca checked

Site Layout
Plan

SA-1

of