



Wichita-Sedgwick County Metropolitan Area Planning Department

November 20, 2017

Quik Invest LLC
Attn: Cang Phu
1901 Southwest Boulevard
Wichita, KS 67213

Evans Building Co., Inc.
Attn: Adam Cox
9801 W. York
Wichita, KS 67277

Re: BZA2017-44: City zoning Administrative Adjustment to reduce the parking requirement by approximately 11% from 82 to 73 spaces, in LI Limited Industrial zoning, generally located at the southwest corner of South Leonine Street and South Southwest Boulevard (1901 S. Southwest Blvd.)

Legal Description: PART OF LOTS 34-35-36-44-45-46 & VAC ALEXANDER ST BEG 15 FT W NE COR LOT 36 N 203.84 FT W 480 FT S 275 FT E 458.73 FT NE 51.47 FT N 23.95 FT TO BEG FREEMANS 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 21,000 square foot building and require a parking reduction because of limitations of the site. You are requesting reduction of the on-site parking requirement from 82 to 73 spaces, an 11% 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

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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: Properties surrounding the site are zoned LI Limited Industrial. Therefore an 11% parking reduction should not compromise 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 11%, from 82 to 73 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 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 parking 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 Leabrum, Director
Metropolitan Area Building and
Construction Department

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

DATA BLOCK

SITE	BUILDING	MECHANICAL
LEGAL DESCRIPTION: PART OF LOTS 34-35-36-44-45-46 & VAC ALEXANDER ST BEG 15 FT W NE COR LOT 36 N 203.84 FT W 480 FT S 275 FT E 458.73 FT NE 51.47 FT N 23.95 FT TO BEG FREEMANS ADD PARCEL SIZE: 139,448 S.F. 3.2 ACRES	FLOOR AREA: EXISTING OFFICE: 9,000 SF EXISTING MANUFACTURING: 13,500 SF EXISTING STORAGE: 13,500 SF TOTAL EXISTING: 27,300 SF NEW MANUFACTURING: 26,000 SF TOTAL NEW: 49,920 SF *SEE CALCULATIONS OCCUPANCY: B, S2, P2 BUILDING TYPE: EXISTING: TYPE VB, NEW: TYPE IIB DESIGN LOADS: BUILDING DESIGNED PER I.B.C. - 2012, I.M.C. 2015, U.P.C. 2012, N.E.C. 2014, I.F.C. 2012, ADA STD 2010 ROOF LIVE LOAD- 20 P.S.F. DEAD LOAD- 10 P.S.F. WIND LOAD- 115 MPH U.L.T. 90 MPH NOM. EXP 'B' MEZZANINE LIVE LOAD - 125 PSF	PLUMBING: FIXTURES: 2 NEW HC WC, 1 NEW STD UR, 1 NEW HC UR 1 WASH FOUNT, 2 HC LAV GAS SERVICE: EXISTING WATER SERVICE: EXISTING SAN. SEWER: 2" PRESSURE LINE WATER HEATER: NEW 40 GAL. ELECTRIC ELECTRIC: SERVICE: NEW 2500 AMP 120/208V AUTOMATIC FIRE SPRINKLER: NA FIRE HYDRANTS: EXISTING @ SE CORNER OF BUILDING EXISTING 85' SOUTH OF PROPERTY LINE ON SOUTHWEST DRIVE NEW @ SW CORNER OF EXISTING BUILDING

ALLOWABLE AREA CALCULATIONS

EXISTING
 PERIMETER = 742', OPEN PERIMETER = 566'
 WEIGHTED AVERAGE WIDTH 89.2'

104'x30'	3120
140'x0'	---
25'x11'	---
45'x245'	11270
104'x54'	5616
45'x176'	8448
49'x102'	4998
10'x127'	1270
32'x112'	3584
76'x90'	7110
32'x50'	2560
10'x127'	1270
24'x70'	1680
40'x150'	2000
577'142'	53226
53226/577 = 92.2'	

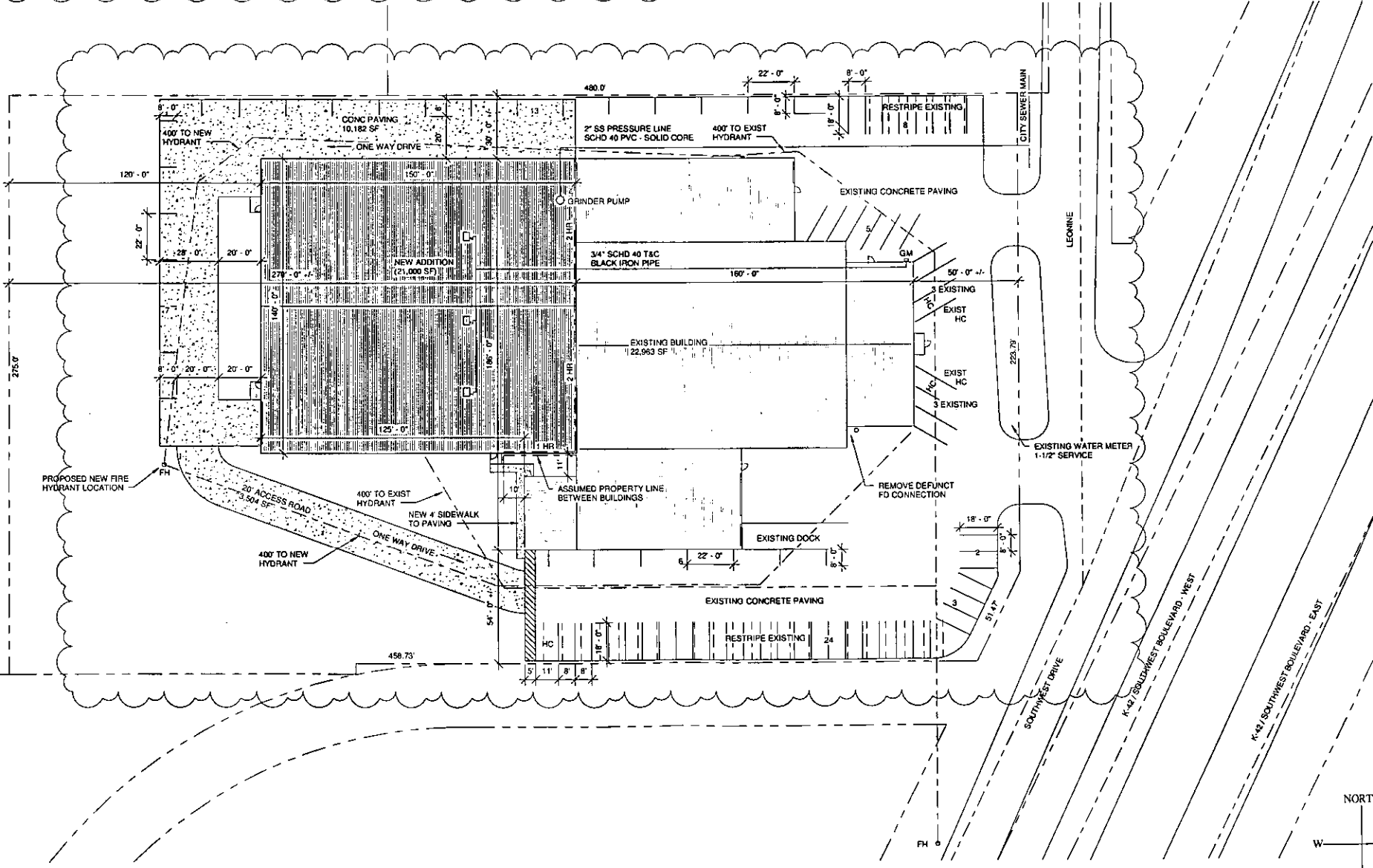
NEW
 PERIMETER = 580', OPEN PERIMETER = 415'
 WEIGHTED AVERAGE WIDTH = 81.4'

150'x30'	4500
140'x120'	16800
125'x100'	12500
25'x11'	---
140'x0'	---
415'/580'	33800
34075/415 = 81.4	

Area Calculations:
 $A_n = (A_1 - (A_1 \times I)) - (A_1 \times I_s)$
 $A_1 = 13,000 \text{ SF (P2, TYPE VB)}$
 $I = [7'P - 25] \times W/30$
 $I = [577/702 - 25] \times 92.2/30$
 $I = -.82 \times 2.5 \times 2.0$
 $I = -1.1$
 $I_s = 0$
 $A_n = [13,000 - (13,000 \times 1.1)] - [13,000 \times 0]$
 $A_n = 27,300 \text{ SF}$

Area Calculations:
 $A_n = (A_1 - (A_1 \times I)) - (A_1 \times I_s)$
 $A_1 = 26,000 \text{ SF (P2, TYPE IIB)}$
 $I = [7'P - 25] \times W/30$
 $I = [415/580 - 25] \times 81.4/30$
 $I = -.71 \times 2.5 \times 2.0$
 $I = -0.92$
 $I_s = 0$
 $A_n = [26,000 - (26,000 \times 0.92)] - [26,000 \times 0]$
 $A_n = 49,920 \text{ SF}$

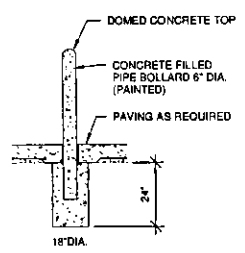
4 PERIMETER DIAGRAM
1" = 60'-0"



William E. Wolf
WOLF ASSOCIATES ARCHITECTURE
SITE PLAN



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



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

1 Site
1" = 30'-0"

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

WICHITA, KS

QUIK TEK MACHINING

1901 SW BLVD

PROPERTY OF
 EVANS BUILDING COMPANY, INC.
 WICHITA CITY LICENSE NO. 26
 Sedgwick Co. License No. 00046

WA
 WOLF ASSOCIATES ARCHITECTURE
 1222 LISA S. HELL CT.
 DEXTER, KANSAS 66007
 TEL: 316-791-1111 CELL: 316-395-6111

WILLIAM E. WOLF
 LICENSED ARCHITECT
 2991
 KANSAS ARCHITECT

NO.	REVISIONS	DATE	BY	CHK

DATE: 8-15-17
 DR. BY: AC
 CK. BY: --

PROJECT NO.
 17-122

SHEET
SA1.1