



**Wichita-Sedgwick County Metropolitan Area Planning Department**

**REVISED**

June 21, 2018

Shannon No. 2, LLC  
Attn: David Shannon  
1223 N. Rock Rd, I-200-  
Wichita, KS 67206

Williams Construction  
Attn: Mike Williams  
2008 W. Harry Court  
Wichita, KS 67207

**Re: BZA2018-35: City zoning Administrative Adjustment to reduce the parking requirement by up to 14% in LI Limited Industrial zoning, generally located 1,600 feet north of Southwest Boulevard on the west side of South West Street (2013 S. West Street)**

**Legal Description: BEG 264 FT S & 369 FT W OF NE COR SE1/4 W 291 FT N 9.81 FT E 291 FT S 9.63 FT TO BEG SEC 35-27-1W; ALONG WITH TH PT LOT 1 BEG NW COR TH S 585.05 E 501.71 FT SELY 55.52 FT SELY 35.31 FT E 25.51 FT TO E LI N TO NE COR W 610 FT TO BEG; TOGETHER WITH THE N 220 FT E 219 FT THEREOF CASCO 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 267 spaces to 231 spaces, approximately 14% reduction of the Unified Zoning Code (UZC) requirement for the site.

Sec. V-I.2.i 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 industrial uses in surrounding areas.
- 3) Compatibility with existing or permitted uses on abutting sites: Properties surrounding the

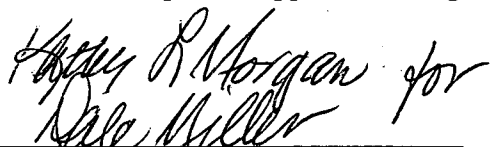
site are zoned LI Limited Industrial. Therefore a parking reduction should not compromise existing or permitted uses on abutting sites. All parking for this project should be adequately provided on this site. Street visibility will not be affected.

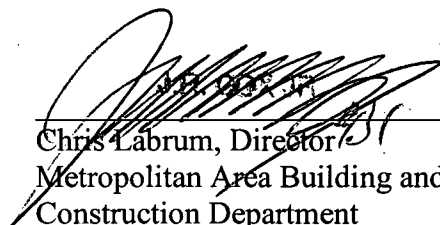
- 4) Effect on public health, safety or welfare: The public's safety, health and welfare should not be impacted.

Our signatures below indicate that an Administrative Adjustment to reduce parking by approximately 14%, from 267 to 231 spaces is hereby granted for the aforementioned property subject to the following conditions:

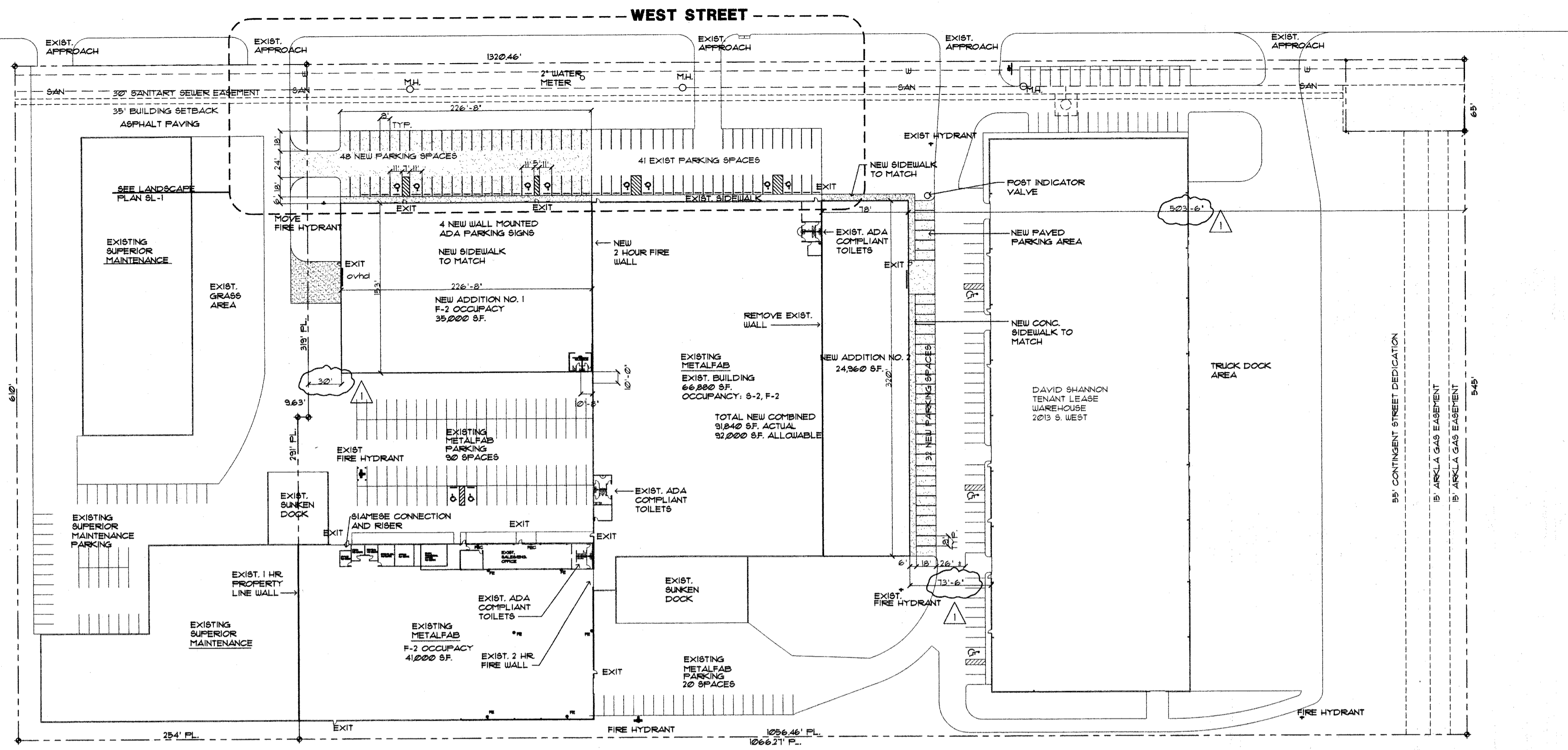
- 1) The site shall be developed in general conformance with the approved site plan. Permitting shall be obtained and all improvements completed within one year.
- 2) All parking on the site shall be paved and marked in accordance with City standards. This Administrative Adjustment applies only to the 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.

  
\_\_\_\_\_  
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 PLAN**

1" = 50' - 0"



**CODE ANALYSIS**

2012 INTERNATIONAL BUILDING CODE

<b>OVERALL BUILDING</b>	11-B
TYPE OF CONSTRUCTION:	5-2 / F-2
OCCUPANCY (MIXED):	
FULLY-SPRINKLERED	
SEPARATION REQUIRED:	2 HR (TABLE 502.3.3) FOR ALLOWABLE AREA
	23,000 SF. (TABLE 506.2)
BASIC ALLOWABLE AREA (F-2):	23,000 SF. (TABLE 506.2)
AREA INCREASE (SPRINKLER):	300% = 69,000 SF.
TOTAL BASIC ALLOWABLE AREA (F-2):	92,000 SF. (TABLE 506.2)
<b>ADDITION NO. 1</b>	11-B
TYPE OF CONSTRUCTION:	F-2
OCCUPANCY:	FULLY SPRINKLERED
ACTUAL BUILDING AREA:	35,000 SF.
2 HOUR FULL BUILDING SEPARATION WALL BETWEEN	
<b>EXISTING BUILDING AND ADDITION NO. 2</b>	11-B
TYPE OF CONSTRUCTION:	F-2 AND 5-2
OCCUPANCY (MIXED):	FULLY SPRINKLERED
ACTUAL BUILDING AREA:	91,840 SF.
<b>EXITING</b>	
ADDITION NO. 1	35,000 SF.
OCCUPANCY LOAD FACTOR:	100 (INDUSTRIAL)
OCCUPANCY LOAD:	350 PEOPLE
REQUIRED EXITS:	2 MIN.
EXIT WIDTH:	10 INCHES
PROVIDED EXITS:	2
<b>EXISTING AND ADDITION NO. 2</b>	91,840 SF.
OCCUPANCY LOAD FACTOR:	100 (INDUSTRIAL)
OCCUPANCY LOAD:	500 (WAREHOUSE)
FIGURE 502 EA.	552 PEOPLE
REQUIRED EXITS:	2 MIN.
EXIT WIDTH:	110 INCHES
PROVIDED EXITS:	4

**TOILET FIXTURE COUNT PER TABLE 2902.1**

ADDITION NO. 1	W/C	LAVS	D.F.	JANITOR
REQUIRED FIXTURES				
175 MEN	1:100	1:100	1:400	1
175 WOMEN	1:100	1:100		
PROVIDED FIXTURES				
175 MEN	1	1	2	1
175 WOMEN	2		2	

EXISTING BUILDING AND ADDITION NO. 2	W/C	LAVS	D.F.	JANITOR
REQUIRED FIXTURES				
276 MEN	1:100	1:100	1:400	1
276 WOMEN	1:100	1:100		
PROVIDED FIXTURES				
276 MEN	3	4	4	1
276 WOMEN	5		3	

**REQUIRED PARKING**

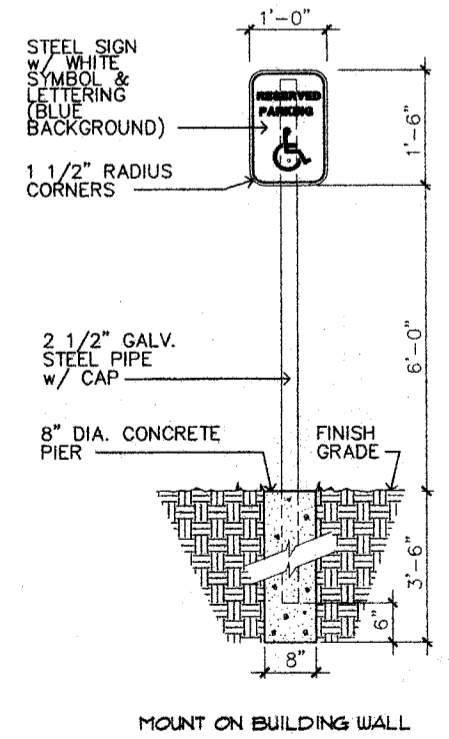
WICHITA, SEDGWICK COUNTY UNIFIED ZONING CODE

MANUFACTURING (F-2):	122,000 SF. / 500 = 244 SPACES
WAREHOUSING (5-2):	46,000 SF. / 2000 FOR FIRST 20,000
	THE 5000 FOR EA. SF. OVER 20,000 = 15 SPACES
<b>TOTAL REQUIRED:</b>	<b>260 SPACES</b>
<b>REQUIRED ADA:</b>	<b>7 SPACES</b>
<b>TOTAL PROVIDED:</b>	<b>231 SPACES</b>
<b>PROVIDED ADA:</b>	<b>10 SPACES</b>

SEE ADMINISTRATIVE ADJUSTMENT 25% REDUCTION

**LEGEND**

PROPERTY LINE:	---
PROPERTY CORNERS	⊕
EASEMENTS / SETBACKS	- - - - -
FENCING	- - - x - - - x - - - x - - -
ELECTRICAL	- - - E - - - E - - - E - - -
SANITARY SEWER	- - - SAN - - - SAN - - - SAN - - -
WATER	- - - W - - - W - - - W - - -
GAS	- - - G - - - G - - - G - - -
TELEPHONE	- - - T - - - T - - - T - - -



**1 ADA PARKING SIGN**  
NOT TO SCALE

**SITE PLAN**  
 APPROVED *[Signature]* 10/4/2018

prints issued  
 5-23-18  
 For Construction  
 Revision 5-2-18  
 Per City Review

project no.  
 18105  
 draw rac check

OVERALL CAMPUS CODE PLAN

**CODE**  
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