

Wichita-Sedgwick County Metropolitan Area Planning Department

June 26, 2003

John Griffitt
WSM Properties
1601 S. Sheridan
Wichita, KS 67213

Re: BZA2003-00028: Zoning Adjustment to reduce the parking requirement by 25 percent from 189 spaces to 141 spaces.

Legal Description: Lot 1, WSM Properties Addition, Wichita, Sedgwick County, Kansas together with Even Lots 22 through 52, inclusive, Block B, Isabella Addition, Wichita, Sedgwick County, Kansas. Located at the southwest corner of Harry and Sheridan (1601 S. Sheridan).

Dear Mr. Griffitt:

We have reviewed your request for a Zoning Adjustment to reduce the parking requirement on the above-referenced property. From reviewing your application, we understand that you propose to expand the existing 73,600 square-foot manufacturing building on the property to add 20,900 square of manufacturing space. We further understand that the parking requirement after the proposed improvements are completed has been determined to be 189 parking spaces; however, only 141 parking spaces are currently provided on the property. You indicate that there will be only 90 employees on site, and the 141 parking spaces currently provided are more than sufficient. Therefore, you have requested a Zoning Adjustment to reduce the parking requirement by 25 percent.

Sec. V-I.2.i. of the Unified Zoning Code allows an adjustment to reduce the parking requirement by up to 25 percent for expansion projects when the conditions required by Sec. V-I.6. of the Code are met. We find that the reduction of the parking requirement 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: There will be only 90 employees on site, but 141 parking spaces are provided. Therefore, the occupancy of the building is lower than anticipated by the parking requirements. Such instances are the reason flexibility is provided within the Code to allow for minor reductions of the parking requirement. The extent of the parking requirement reduction is within allowable limits; therefore, sufficient on-site parking should be provided such that on-street parking for the building should not be necessary. Since all parking for the building should be off-street, there should not be negative impacts on the safety and convenience of vehicular and pedestrian circulation in the area.

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

T 316.268.4421 F 316.268.4390

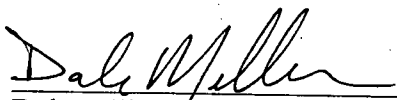
www.wichitagov.org

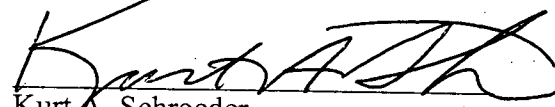
- 2) Impact on existing uses in surrounding areas: There should be no negative impact on uses in surrounding areas as a result of the reduction of the parking requirement, as sufficient parking should be provided on-site with no resulting off-site parking need being generated by the building that would utilize parking provided for adjacent businesses.
- 3) Compatibility with existing or permitted uses on abutting sites: Manufacturing and accessory uses such as parking are permitted in industrial zoning districts, and reducing the parking requirement should not compromise existing or permitted uses on abutting sites due to the minor nature of the reduction of the parking requirement.
- 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 a Zoning Adjustment to reduce the parking requirement by 25 percent from 189 spaces to 141 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 general conformance with the approved site plan.
- 3) The Zoning Adjustment is for a parking requirement reduction only for a manufacturing building with a maximum of 94,500 square feet. If an increase in building square footage and/or a change in use increases the parking requirement of the Unified Zoning Code for the property, then additional parking spaces over and above 141 shall be provided
- 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 Article VIII of 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.


Dale Miller
Acting Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Kim Edgington, AM Consulting, Inc., 142 N. Emporia, Wichita, KS 67202
Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection

BZA 2003-00028
SITE PLAN

**PLAN SUBMITTAL
 INFORMATION**


PROJECT NAME: A BUILDING EXPANSION FOR WICHITA SHEET METAL SUPPLY, INC.
 ADDRESS: 1601 S. SHERIDAN
 VALUATION: 1
 TAX KEY NOS: 1

APPROVED 6-26-03 BY *SK*

LEGAL DESCRIPTION: USM PROPERTIES ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

APPLICANT: WICHITA SHEET METAL SUPPLY, INC.
 PHONE NO: (316) 542-5412
 ADDRESS: 1601 S. SHERIDAN
 CITY: WICHITA STATE: KANSAS 67213

CONTRACTOR: WILLIAMS CONSTRUCTION
 PHONE: (316) 264-1264 FAX: (316) 264-1621
 ADDRESS: 2000 WEST HARRY COURT
 CITY: WICHITA STATE: KANSAS ZIP: 67213
 LICENSE NO: 681

 20' Alley To Be Vacated

ARCHITECT: RODNEY A. COCKER
 PHONE: (316) 952-4343 FAX: (316) 686-8064
 ADDRESS: P.O. BOX 49405
 CITY: WICHITA STATE: KANSAS ZIP: 67201
 LICENSE NO: 3716 STATE OF KANSAS

PROPERTY OWNER: WICHITA SHEET METAL SUPPLY, INC.
 ADDRESS: 1601 S. SHERIDAN
 CITY: WICHITA STATE: KANSAS

PROJECT OWNER: WICHITA SHEET METAL SUPPLY, INC.

PARCEL SIZE: 351550 SF.
 IMPERVIOUS AREA: 201712 SF.

DESCRIPTION OF WORK: A METAL BUILDING EXPANSION FOR EXIST. MANUFACTURING OCCUPANCY

NO. OF STORIES: 1
 HEIGHT OF BUILDING: 25 FEET
 OCCUPANCY GROUP: F-2
 CONSTRUCTION TYPE: II-B

CODE ANALYSIS

2000 INTERNATIONAL BUILDING CODE

TYPE OF CONSTRUCTION: II-B
 OCCUPANCY: F-2
 NON-SPRINKLERED
 BASIC ALLOWABLE AREA: UNLIMITED (TABLE 503)
 RATIO DOES NOT EXCEED 1 (302.33)
 AREA INCREASE: NOT APPLICABLE
 ACTUAL AREA: 54,500 SF. GROSS
 OCCUPANCY LOAD FACTOR: 200
 OCCUPANCY LOAD: 471 PEOPLE
 EXITS REQUIRED: 7 MIN.
 EXIT WIDTH REQUIRED: 54 INCHES
 EXITS PROVIDED: 8
 EXIT WIDTH PROVIDED: 286 INCHES

TOILET FIXTURE COUNT PER TABLE A-23-A

OCCUPANCY GROUP - INDUSTRIAL
 TOTAL GROSS BUILDING AREA: 54,500 SF.
 LOAD FACTOR: 200
 OCCUPANCY LOAD FOR PLUMBING: 471 PEOPLE

REQUIRED FIXTURES PER 7507.2	WC	LAVS	DF	JAN. SINK
MEN/WOMEN	1 PER 100	1 PER 100	1 PER 400	1

PROVIDED FIXTURES PER 7507.2	WC	LAVS	DF	JAN. SINK
MEN	3	2	1	1
WOMEN	3	2	1	1
UNISEX	1	1		

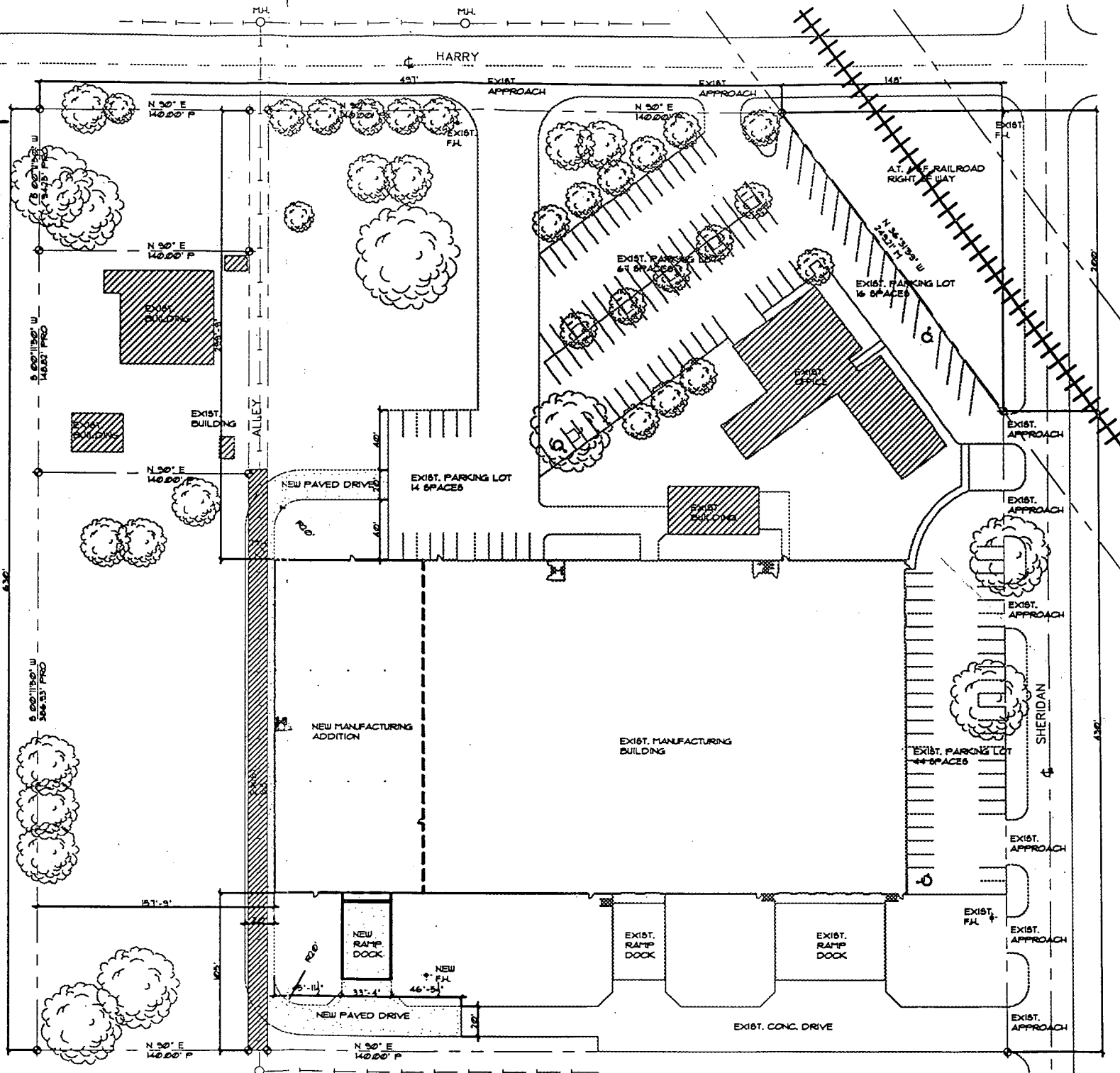
PARKING REQUIREMENTS

MANUFACTURING - 54,500 SF. / 500 - 109 SPACES
 EXIST. PROVIDED PARKING - 111 SPACES
 ADDITIONAL PARKING REQUIRED - 48 SPACES
 REQUIRED ADA PARKING - 6 SPACES
 EXIST. ADA PARKING PROVIDED - 3 SPACES
 ADDITIONAL REQUIRED ADA PARKING - 3 SPACES

SEE ADMINISTRATIVE ADJUSTMENT FOR PARKING

LEGEND

- PROPERTY LINE: - - - - -
- PROPERTY CORNERS: ◆
- EASEMENTS / SETBACKS: - - - - -
- FENCING: = = = = =
- EXIST. WATER LINE: - W - W - W - W -
- EXIST. GAS LINE: - G - G - G - G -
- EXIST. ELECTRICAL LINE: - E - E - E - E -
- EXIST. SAN. SEWER LINE: - S - S - S - S -



SITE LAYOUT PLAN

1" = 40' - 0"



Architectural Development Services, L.L.C.
 P.O. Box 40465
 Wichita, Kansas 67208
 Phone: 316-264-1264
 Fax: 316-264-1621

Williams Construction Company, Inc.
 "Building with confidence"

Wichita Sheet Metal Supply, Inc.
 Building Expansion
 1601 S. Sheridan
 Wichita, Kansas

prints issued
 4-8-03
 For Construction

project no.
 03105

Site Layout Plan

SA-1
 of

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Plot Date: 06/05/03 Drawing Name: SA1