



Wichita-Sedgwick County Metropolitan Area Planning Department

November 28, 2016

Cory Shackelford
6505 E Central, #192
Wichita, KS 67206

Re: BZA2016-49: City Administrative Adjustment to reduce the rear yard setback of lots 11, 12 and 13; and the Compatibility Standards for "LC" – Limited Commercial zoning adjacent to "SF-5" – Single-family Residential zoning on lots 14, 15, 16 and 17.

Legal Description: LOTS 11-17, BLOCK 1, THE STEPPES AT ARK VALLEY, Wichita, Sedgwick County, Kansas. The property is generally located northeast of Harry Street and 127th Street East.

Dear Applicant,

We reviewed your request for an Administrative Adjustment to reduce the rear yard setback by 20 % on lots 11, 12, & 13 and waive the Compatibility Standards for the rear yard setback on lots 14, 15, 16, & 17, Block 1, The Steppes at Ark Valley Addition. We understand that you have requested the setback be reduced and the compatibility standard to be waived to develop and build new single-family residences

Sections V-I.2 (a) and (d) of the Unified Zoning Code allows an Administrative Adjustment to reduce the rear yard setback by 20% and reduce or waive the required compatibility setback. We find that reducing the rear yard setback by 4.9 feet as proposed and waiving the compatibility standard, meets the four criteria required by Section V-1.6 as set out below:

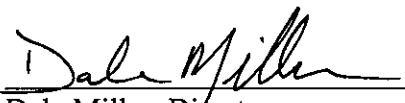
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The reduction of the compatibility setback should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as right-of-way and driveways are not affected.
- 2) Impact on existing uses in surrounding areas: There will be no impact on the existing uses in surrounding areas as a result of the reduction of the rear yard setback and waiving the compatibility setback.
- 3) Compatibility with existing or permitted uses on abutting sites: The compatibility setback waiver and the rear yard reduction, will be compatible with existing and permitted uses on abutting SF-5 and LC zoned sites.

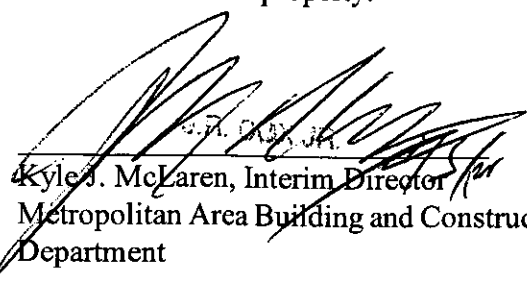
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. There should be no impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that an Administrative Adjustment to reduce the rear yard setback and waive the compatibility standards is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The adjustment shall apply only to the rear yard setback on lots 11, 12, and 13 and waiving compatibility standards setback on lots 14, 15, 16 and 17, Block 1, The Steppes At Ark Valley Subdivision as illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the locations and setbacks permitted by the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.
- 3) The site shall conform to all codes including but not limited to building, health and fire.
- 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 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


Kyle J. McLaren, Interim Director
Metropolitan Area Building and Construction
Department

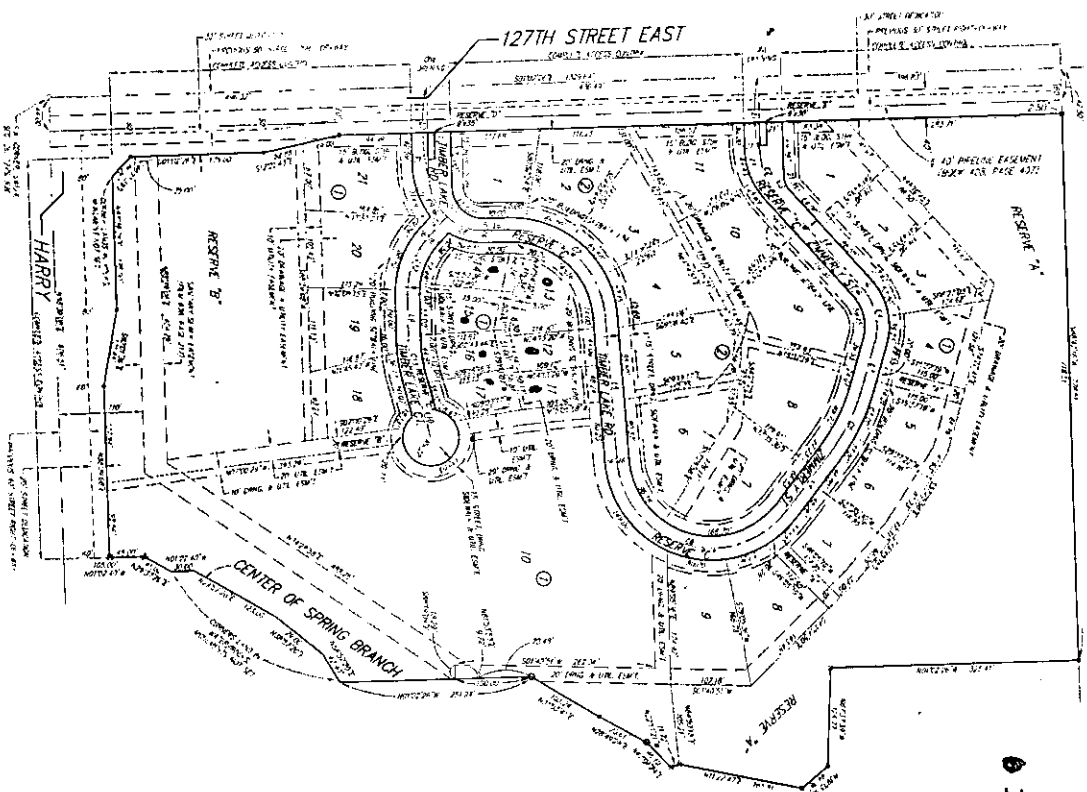
cc: Kyle J. McLaren, MABCD
J.R. Cox, MABCD
Pete Meitzner, CM District II
Tia Wair, Community Service Representative District IV

THE STEPPES AT ARK VALLEY

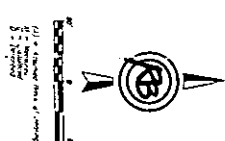
an Addition to Wichita, Sedgwick County, Kansas

20 ft
Average
3 inch
segment
plate
unit
need
section 2

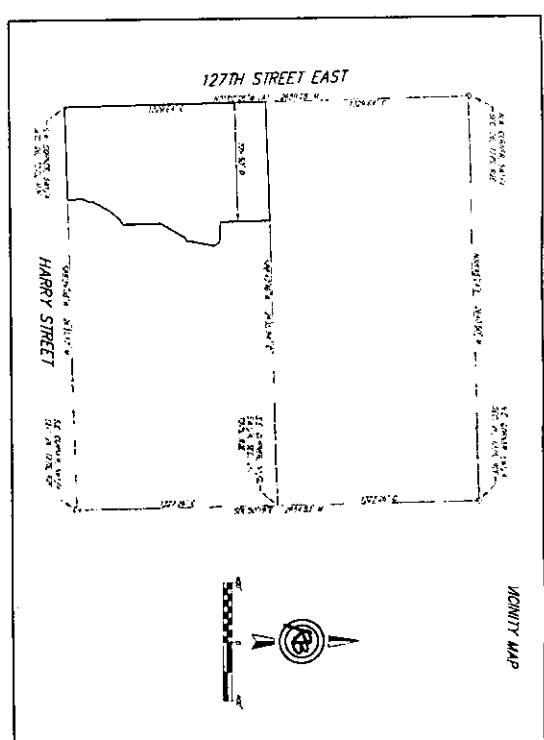
SHEET 2 OF 2



• = SITES



1. 10^3 and 10^4 (more - open interval)
 2. 10^3 and 10^4 (closed interval)
 3. 10^3 and 10^4 (closed interval)
 4. 10^3 and 10^4 (closed interval)
 5. 10^3 and 10^4 (closed interval)
 6. 10^3 and 10^4 (closed interval)
 7. 10^3 and 10^4 (closed interval)
 8. 10^3 and 10^4 (closed interval)
 9. 10^3 and 10^4 (closed interval)
 10. 10^3 and 10^4 (closed interval)

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Case No.	Year	Age	Sex	Occupation	Marital Status	Religion	Ethnicity	Education	Income	Health Status	Family Size	Living Conditions	Access to Services	Notes
101	1980	45	M	Farmer	Married	Hindu	Indian	High School	\$1,200	Good	4	Rural	Basic	Healthy
102	1981	32	F	Teacher	Single	Muslim	Pakistani	College	\$2,500	Excellent	2	Urban	Advanced	Healthy
103	1982	58	M	Retired	Married	Hindu	Indian	University	\$3,000	Good	3	Urban	Advanced	Healthy
104	1983	25	F	Nurse	Single	Buddhist	Tibetan	College	\$2,800	Excellent	1	Urban	Advanced	Healthy
105	1984	65	M	Farmer	Married	Hindu	Indian	High School	\$1,500	Fair	5	Rural	Basic	Chronic Illness
106	1985	40	F	Homemaker	Married	Muslim	Arab	High School	\$1,800	Good	3	Suburban	Basic	Healthy
107	1986	35	M	Engineer	Single	Hindu	Indian	University	\$3,500	Excellent	2	Urban	Advanced	Healthy
108	1987	50	F	Teacher	Married	Buddhist	Tibetan	College	\$2,200	Good	3	Urban	Advanced	Healthy
109	1988	28	M	Student	Single	Muslim	Pakistani	College	\$1,000	Fair	1	Urban	Basic	Healthy
110	1989	60	M	Retired	Married	Hindu	Indian	High School	\$1,600	Fair	4	Rural	Basic	Chronic Illness
111	1990	42	F	Nurse	Single	Buddhist	Tibetan	College	\$2,900	Excellent	2	Urban	Advanced	Healthy
112	1991	55	M	Farmer	Married	Hindu	Indian	High School	\$1,400	Fair	5	Rural	Basic	Chronic Illness
113	1992	38	F	Homemaker	Married	Muslim	Arab	High School	\$1,900	Good	3	Suburban	Basic	Healthy
114	1993	30	M	Engineer	Single	Hindu	Indian	University	\$3,200	Excellent	2	Urban	Advanced	Healthy
115	1994	52	F	Teacher	Married	Buddhist	Tibetan	College	\$2,400	Good	3	Urban	Advanced	Healthy
116	1995	26	M	Student	Single	Muslim	Pakistani	College	\$1,100	Fair	1	Urban	Basic	Healthy
117	1996	62	M	Retired	Married	Hindu	Indian	High School	\$1,700	Fair	4	Rural	Basic	Chronic Illness
118	1997	44	F	Nurse	Single	Buddhist	Tibetan	College	\$3,100	Excellent	2	Urban	Advanced	Healthy
119	1998	57	M	Farmer	Married	Hindu	Indian	High School	\$1,550	Fair	5	Rural	Basic	Chronic Illness
120	1999	36	F	Homemaker	Married	Muslim	Arab	High School	\$2,000	Good	3	Suburban	Basic	Healthy
121	2000	31	M	Engineer	Single	Hindu	Indian	University	\$3,300	Excellent	2	Urban	Advanced	Healthy
122	2001	53	F	Teacher	Married	Buddhist	Tibetan	College	\$2,550	Good	3	Urban	Advanced	Healthy
123	2002	27	M	Student	Single	Muslim	Pakistani	College	\$1,250	Fair	1	Urban	Basic	Healthy
124	2003	63	M	Retired	Married	Hindu	Indian	High School	\$1,850	Fair	4	Rural	Basic	Chronic Illness
125	2004	46	F	Nurse	Single	Buddhist	Tibetan	College	\$3,250	Excellent	2	Urban	Advanced	Healthy
126	2005	59	M	Farmer	Married	Hindu	Indian	High School	\$1,650	Fair	5	Rural	Basic	Chronic Illness
127	2006	39	F	Homemaker	Married	Muslim	Arab	High School	\$2,150	Good	3	Suburban	Basic	Healthy
128	2007	33	M	Engineer	Single	Hindu	Indian	University	\$3,450	Excellent	2	Urban	Advanced	Healthy
129	2008	54	F	Teacher	Married	Buddhist	Tibetan	College	\$2,650	Good	3	Urban	Advanced	Healthy
130	2009	28	M	Student	Single	Muslim	Pakistani	College	\$1,350	Fair	1	Urban	Basic	Healthy
131	2010	64	M	Retired	Married	Hindu	Indian	High School	\$1,950	Fair	4	Rural	Basic	Chronic Illness
132	2011	47	F	Nurse	Single	Buddhist	Tibetan	College	\$3,350	Excellent	2	Urban		

Date		Time		Place		Remarks	
1	10/10/19	10:00	10:30	10:00	10:30	10:00	10:30
2	10/10/19	10:00	10:30	10:00	10:30	10:00	10:30
3	10/10/19	10:00	10:30	10:00	10:30	10:00	10:30
4	10/10/19	10:00	10:30	10:00	10:30	10:00	10:30
5	10/10/19	10:00	10:30	10:00	10:30	10:00	10:30
6	10/10/19	10:00	10:30	10:00	10:30	10:00	10:30
7	10/10/19	10:00	10:30	10:00	10:30	10:00	10:30
8	10/10/19	10:00	10:30	10:00	10:30	10:00	10:30
9	10/10/19	10:00	10:30	10:00	10:30	10:00	10:30
10	10/10/19	10:00	10:30	10:00	10:30	10:00	10:30

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1. *Full* (physical and regulatory) *boundary* boundaries are subject to periodic change and such change may affect the intended land use within the subdivision.
2. No *airs* or *permanent* structures are for *permitted* within the *40* *Private* *Essential* *garages* in *Block 402*, *Removable* *owners* will be *offered* in the *external* (outside of *street* *right* of *way*) but it *shall* be the *responsibility* of the *property* owner to *repair* or *replace* dry *vents* *damaged* during *maintenance* of the *apartment*



**RUGGLES
BOHM**

'PC 247-10B

