CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

December 20, 2016

Plaza Commercial Properties, LLC
Attn: John McKenzie
12221 E. Central Avenue
Wichita, KS 67206

Baughman Company, P.A.
Attn: Russ Ewy
315 Ellis
Wichita, KS 67211

Re: ZON2016-00065: City Administrative Adjustment to adjust Condition #3 in PO-147 of ZON2004-47 in LC Limited Commercial zoning.

Legal Description: LOT 1, BLOCK A, HOSKINSON 3RD ADDITION, WICHITA, SEDGWICK COUNTY, KS. The property is generally located south of 37th Street North, approximately one-quarter mile west of Ridge Road.

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to adjust Condition # 3 in PO-147 to reduce the building setback to 10 feet along the west property line.

Section V-C.14 of the Unified Zoning Code ("UZC") allows the Planning Director, with the concurrence of the Zoning Administrator, to approve minor adjustments to an approved PO. We find that adjusting the minimum building setback of Lot 1, Block A, Hoskinson 3rd Addition to 10 feet along the west property line meets the conditions required by Sec. V.I.6 of the Code are met as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The reduction of the setback on the subject property 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 building setback; sufficient separation

between the buildings will be maintained, street visibility will be unchanged for neighboring properties.

3) Compatibility with existing or permitted uses on abutting sites: Abutting sites are zoned SF-5 to the west and south, and LC to the north and east of the site. The building setback reduction will not have a negative impact on existing or permitted uses.

4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. There will be no 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 reduction of the platted reserve from 35-feet to no less than 10-feet for the aforementioned property is hereby GRANTED, subject to the following conditions:

1) The west building setback on Lot 1, Block A, Hoskinson 3rd Addition shall be reduced to 10 feet as indicated by the approved site plan.

2) The site shall conform to all codes including but not limited to building, health and fire.

3) The adjustment applies only to Condition #3 of PO-147. All other structures or additions on the subject property shall conform to the development standards of the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.

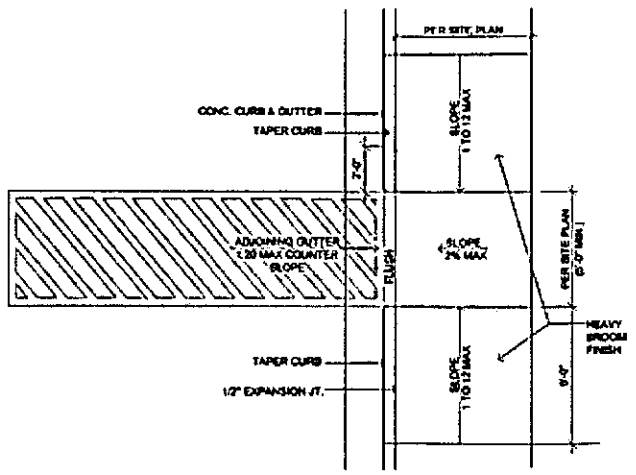
4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The "Development Application" sign should now be removed from the property.

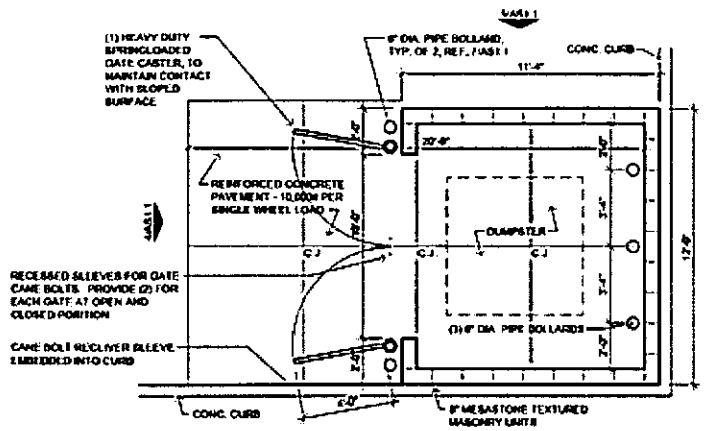
Dale Miller, Director
Metropolitan Area Planning Department

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

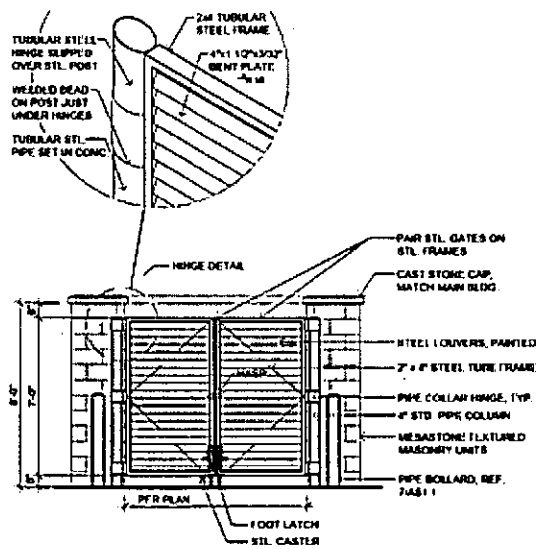
cc: Kyle J. McLaren, MABCD
J.R. Cox, MABCD
Bryan Frye, Council Member District V
Laura Rainwater, Community Services Representative District V



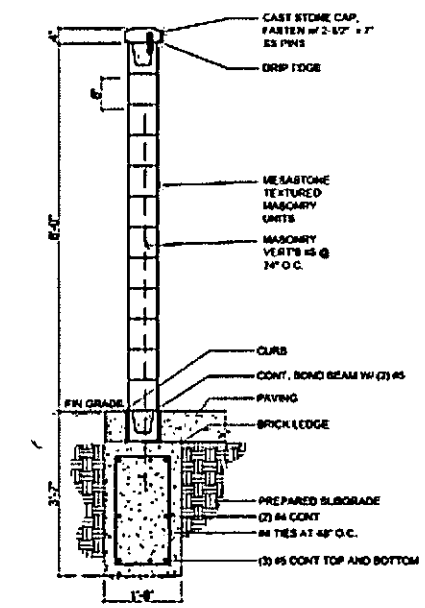
② SIDEWALK CURB RAMP



③ ENLARGED TRASH ENCLOSURE PLAN

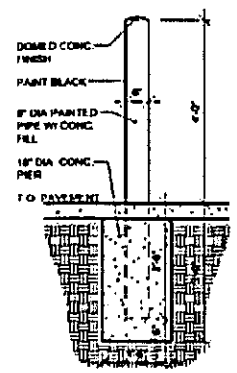


④ TRASH ENCLOSURE ELEVATION

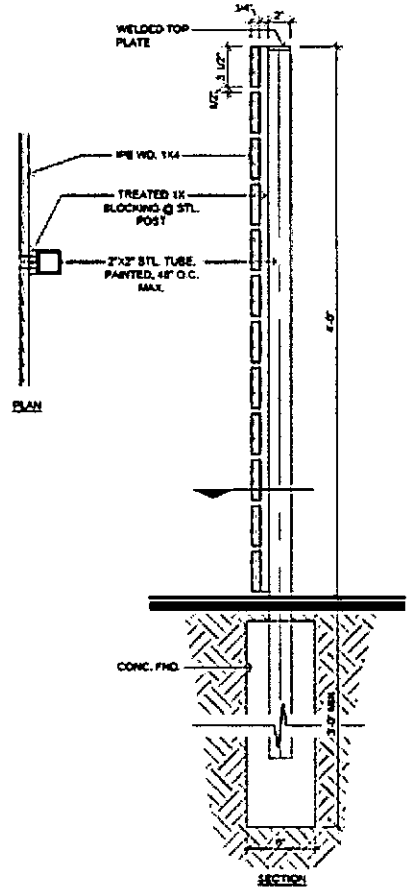


⑥ TRASH ENCLOSURE SECTION

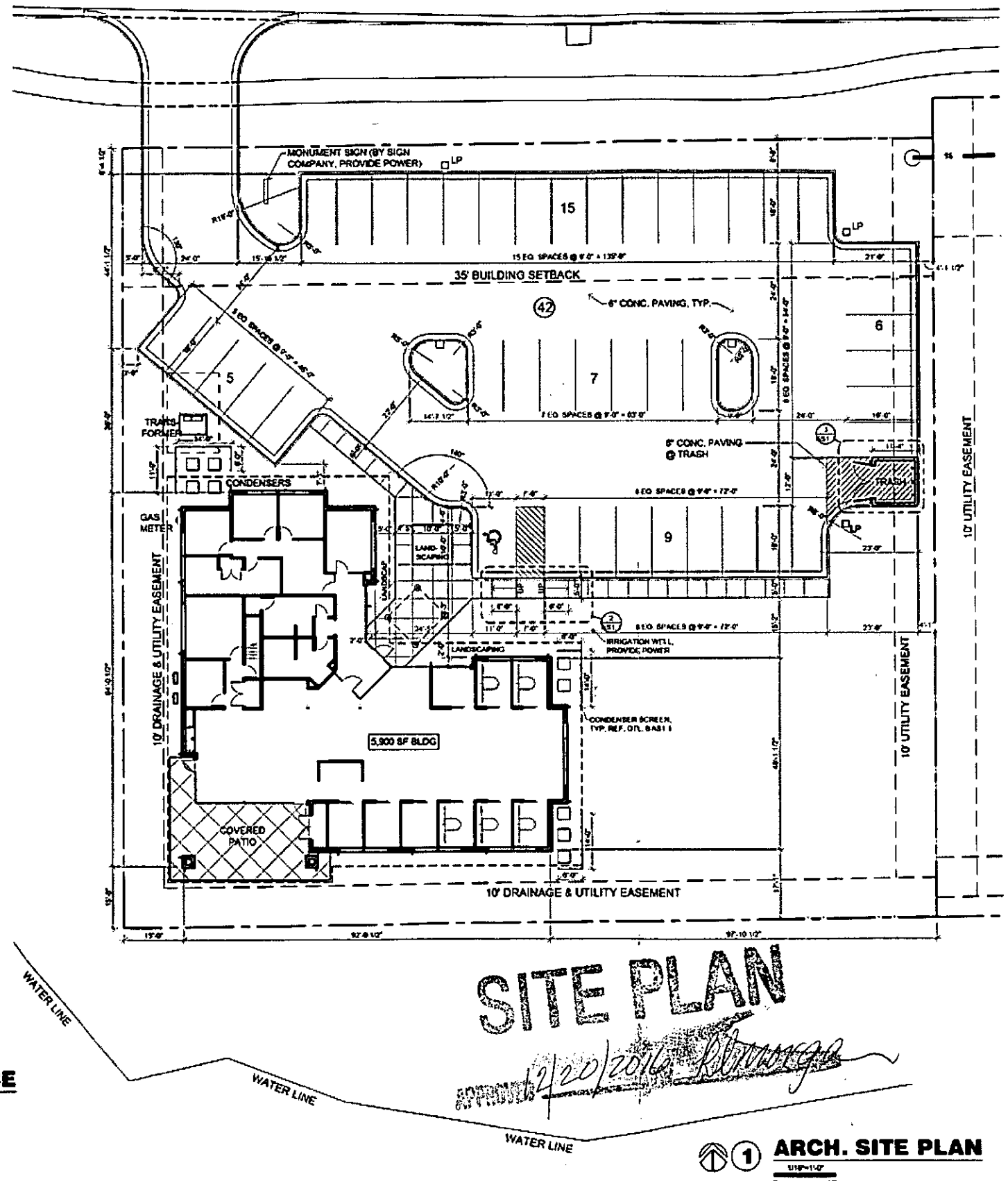
⑤ TRASH ENCLOSURE ELEVATION



⑦ PIPE BOLLARD DTL.



⑧ SCREEN FENCE ELEVATION



① ARCH. SITE PLAN

SITE PLAN

2/20/2016

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PLAZA REAL ESTATE

W. 37TH ST. N. WICHITA KS

20 OCT 2016

PERMIT 20 OCT 2016

ARCH SITE PLAN

AS1.1