CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

December 21, 2016

Keystone Place, LLC &
Vintage Construction, LLC
400 S. Broadway
Wichita, KS 67202

KE Miller Engineering, P.A.
Attn: Kirk Miller
117 E. Lewis
Wichita, KS 67202

Re: ZON2016-00066: City Administrative Adjustment to adjust Conditions #2, #3 and #5 in PO-82.

Legal Description: LOT 1, ERNEST JORDAN ADDITION, WICHITA, SEDGWICK COUNTY, KS. The property is generally located southwest of Maple and the Wichita Valley Center Floodway and the northwest corner of Taft and Julia.

Dear Applicants:

We have reviewed your request for a Zoning Adjustment to adjust Condition # 2, Condition #3 and Condition #5 in PO-82 to adjust restrictions in order to include residential development.

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 modifying Conditions #2, #3 and #5 meets the conditions required by Sec. V.I.6 of the Code as set out below:

Condition #2: A 6-foot high masonry wall shall be constructed parallel to the west property line. A 15-foot deep landscape buffer shall be provided along the entire length of the west side of the masonry wall. The landscaped buffer shall be planted with 1 shade tree or 2 ornamental trees per 30 lineal feet of frontage along Brummet, *if used for other than residential purposes. If used for residential purposes, there shall be an 8-foot landscape buffer planted with 1 shade tree or 2 ornamental trees per 30 lineal feet of frontage along Brummet.*

Condition #3: If the vacant property north of the site develops with residential uses, a 6-foot high masonry wall shall be constructed along the north property line, *if the site is used for other than residential purposes.*

Condition #5: *If the site is developed with commercial uses,* building exteriors shall share uniform architectural character and shall be predominantly earth-tone colors with vivid colors limited to incidental accent. Extensive use of backlit canopies and neon or flouorescent tub light on buildings shall not be permitted.

Our signatures below indicate that the modifications for P.O. #82 on the aforementioned property is hereby GRANTED, subject to the following conditions:

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

2) The adjustment applies only to Conditions #2, #3 and #5.

3) 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.

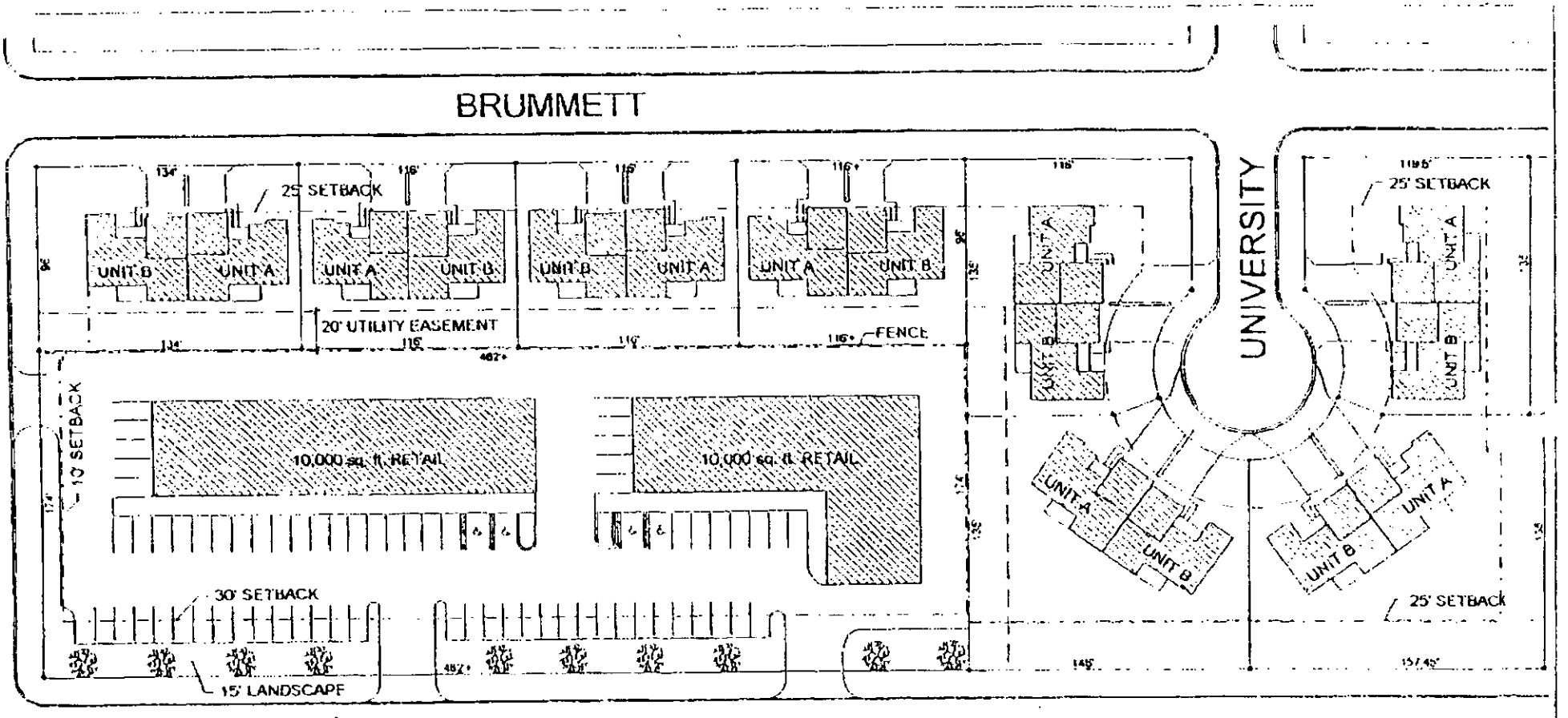
The "Development Application" sign should now be removed from the property.

for

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
Jeff Blubaugh, Council Member District IV
Rebecca Fields, Community Services Representative District IV



PROPOSED SITE PLAN

SCALE: 1"=80'

Preferred-

No additional street dedications shown.

Arlen Gfeller
ARCHITECTURAL DRAFTING SERVICES

PLAN NO: JORDAN
DATE: 6-15-00 SHEET 1 OF 1