CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 20, 2001

Bryan Lagaly
1237 N. Hickory Creek Ct.
Wichita, KS 67235

FILE COPY

Re: BZA2001-00013: Administrative adjustment to reduce the compatibility setback.

Legal Description: Lot 1, Killingers 2nd Addition, Wichita, Sedgwick County, Kansas. Generally located north of Central and east of Knight (3515 W. Central).

Dear Mr. Lagaly:

We have reviewed your request for an Administrative Adjustment to reduce the compatibility setback for a proposed office/retail building on the aforementioned property. From reviewing your application, we have determined that you intend to construct a 2,849 square foot office/retail building that is not in conformance with the code-required 25-foot compatibility setback along the east and south property lines where your property abuts property zoned "SF-6" Single Family Residential. Instead, you propose for the building to be setback 13'10" from the east property line and 11'6" from the south property line. You state in your application that you propose to place the office/retail building in the southeast portion of the lot in order to gain as much separation as possible from the proposed parking area to the existing residential properties to the south and east.

The Unified Zoning Code allows an Administrative Adjustment that would reduce the compatibility setback. We find that waiving the compatibility setback meets the four conditions required by Section V-I.6 of the Unified Zoning Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is to reduce the compatibility setback along the rear and side property lines. Public vehicular and pedestrian circulation should not be affected.

2) Impact on existing uses in surrounding areas: An existing chain link fence between the subject property and abutting residential properties will be replaced with a solid screening fence, and buffer trees also will be planted. This additional screening and landscaping should mitigate the impacts of reduced compatibility setbacks on surrounding residential

uses. Additionally, placing the building in the southeast portion of the lot will place the parking area further from existing residential uses than if the site were developed in conformance with the compatibility setback standards.

3) Compatibility with existing or permitted uses on abutting sites: The property is currently developed with a commercial building that is located 10 feet from the rear property line; therefore, the proposed office/retail building is compatible with the existing commercial structure in terms of rear setback. Additionally, the residential structure on the abutting property to the east is located further east than west on the lot; therefore, the proposed commercial structure is compatible with the existing residential structure on the abutting lot to the east in terms of side setback.

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 an Administrative Adjustment to reduce the compatibility setback for the aforementioned property is hereby granted, subject to the following conditions:

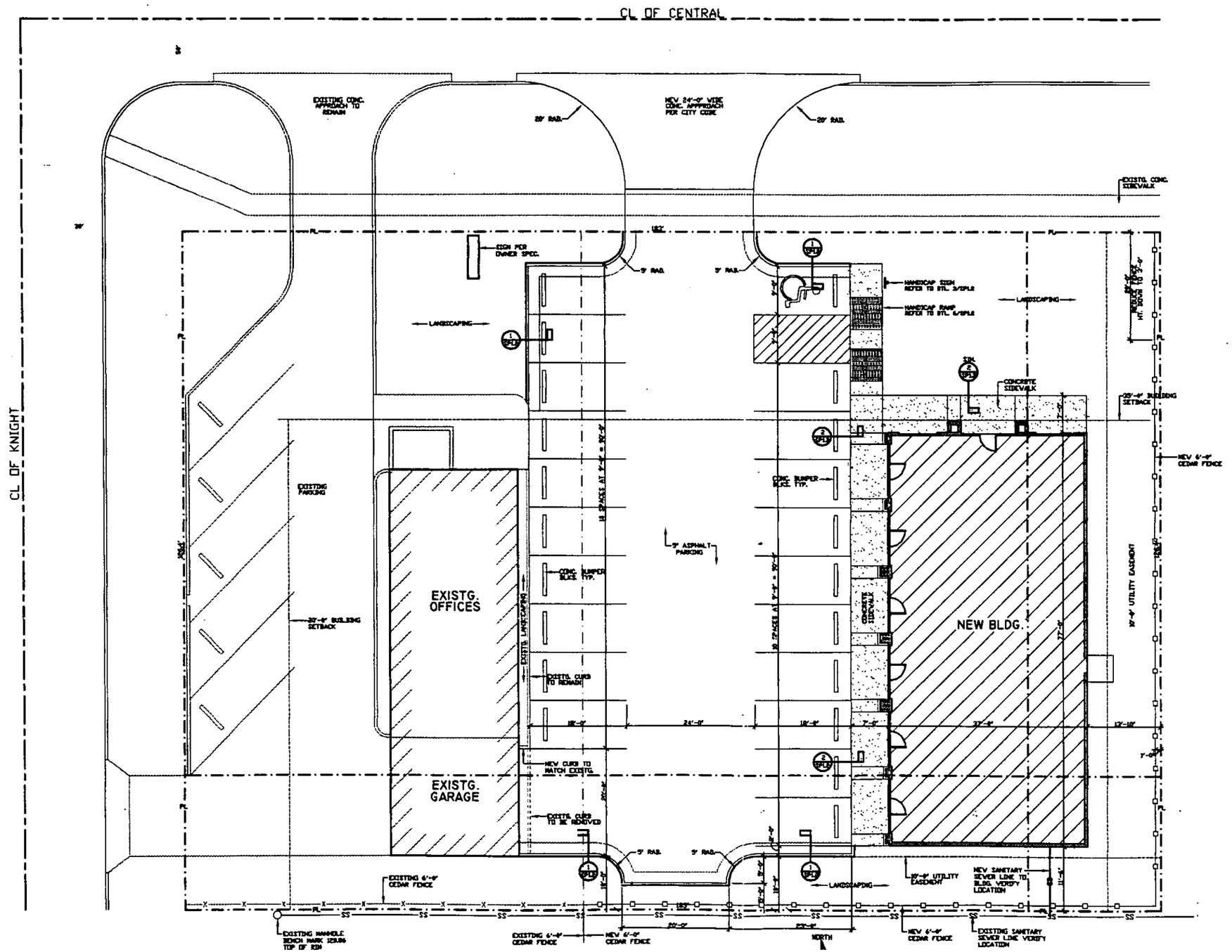
1) The compatibility setback for the proposed new building shall be reduced to 13'10" for the east property line and 11'6" for the south property line.
2) The site shall be developed in general conformance with the approved site plan.
3) A screening and landscaping plan pursuant to Section IV.B of the Unified Zoning Code and Section 3 of the Landscape Ordinance shall be approved by the Planning Director prior to the issuance of a building permit.
4) Any violation of these conditions shall render the Administrative Adjustment null and void.

The zoning adjustment sign may now be removed from the property.

Marvin S. Krout
Director of Planning

Kurt Schroeder
Superintendent of Central Inspection

cc: Don Folger Jr. & Assoc., 234 S. Topeka, 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



B2A2001-00013

SITE PLAN

APPROVED 3-20-01 BY SK

REVISIONS

DON FOLGER JR. & ASSOCIATES

ARCHITECTURE PLANNING
CONSTRUCTION MANAGEMENT

234 S. TOPEKA, WICHITA, KS. 67202 (316) 269-2414

BUILDING SHELL CONSTRUCTION
NEW RETAIL OFFICE SPACE
3515 W. CENTRAL
WICHITA KANSAS

DRAWN		CHECKED	
1-12-01	WB	1-12-01	DRF

SHEET TITLE

SIT PLAN

SHEET NUMBER

SP1.1