



Wichita-Sedgwick County Metropolitan Area Planning Department

February 28, 2018

Danielle Sanders
7337 W. 33rd Street North
Wichita, KS 67205

Jim Albertson
9225 Peppertree Circle
Wichita, KS 67226

Re: CON2018-11: City Administrative Adjustment to CON2015-00019 to approve new site plan; generally located 700 feet north of West Central Avenue on the east side of North Ridge Road (802 N. Ridge Rd.)

Legal Description: Lot 1, Block1, Johnsons Garden Center Ridge Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We reviewed your Zoning Adjustment request to adjust the approved site plan for CON2015-00019 on LC Limited Commercial zoned property to allow for 10-foot interior building setbacks and landscape screening.

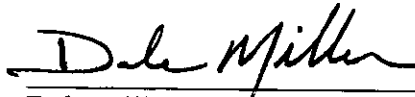
We find that the adjustment to the site plan as proposed meets the four conditions required by Sec. V-I.6 of the Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed Administrative Adjustment to CON2015-00019 should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. The existing access point will not be changed.
- 2) Impact on existing uses in surrounding areas: The surrounding area is developed with residential and commercial uses.
- 3) Compatibility with existing or permitted uses on abutting sites: Abutting sites are zoned MF-29 Multi-Family Residential developed with a large apartment complex, LC developed with medical office and apartments, and SF-5 Single-Family Residential and TF-3 Two-Family Residential zoning developed with single-family residences. Therefore adjusting the site plan to allow for 10- foot interior building setbacks should not compromise existing or permitted uses on abutting sites.
- 4) Effect on public health, safety or welfare: The public's safety, health and welfare should not be impacted.

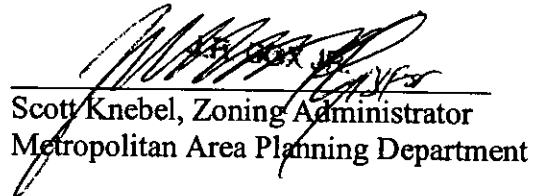
Our signatures below indicate that an Administrative Adjustment to allow for 10-foot interior building setbacks and landscape screening in LC zoning district is hereby granted for the aforementioned property subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) If the Zoning Administrator finds that there is a violation of any of the conditions of the Administrative 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



Scott Knebel, Zoning Administrator
Metropolitan Area Planning Department

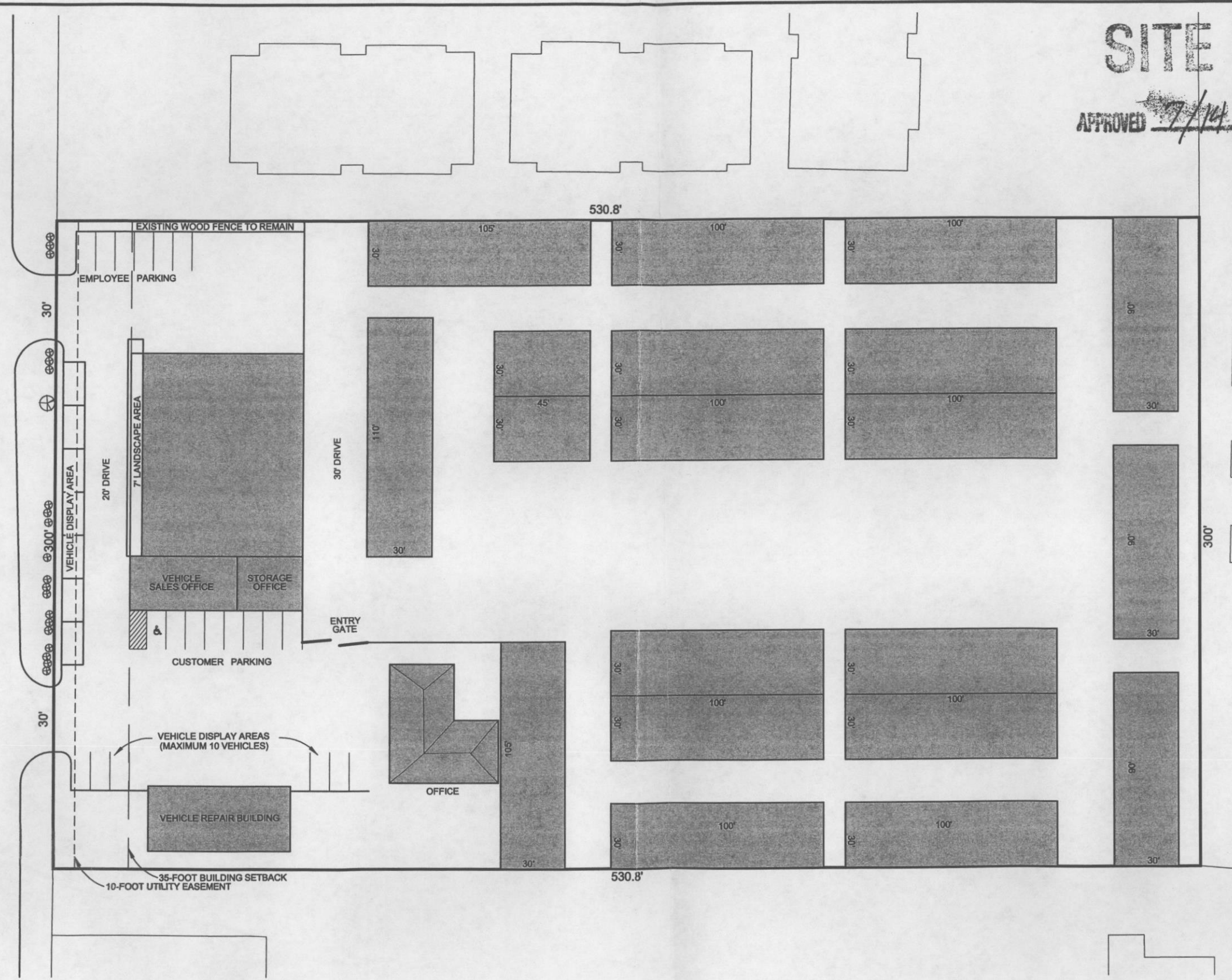
cc: MABCD
Bryan Frye, WCC District V
Laura Rainwater, CRS District V

SITE PLAN

APPROVED 7/14 BY *[Signature]*

Copy 1 of 3

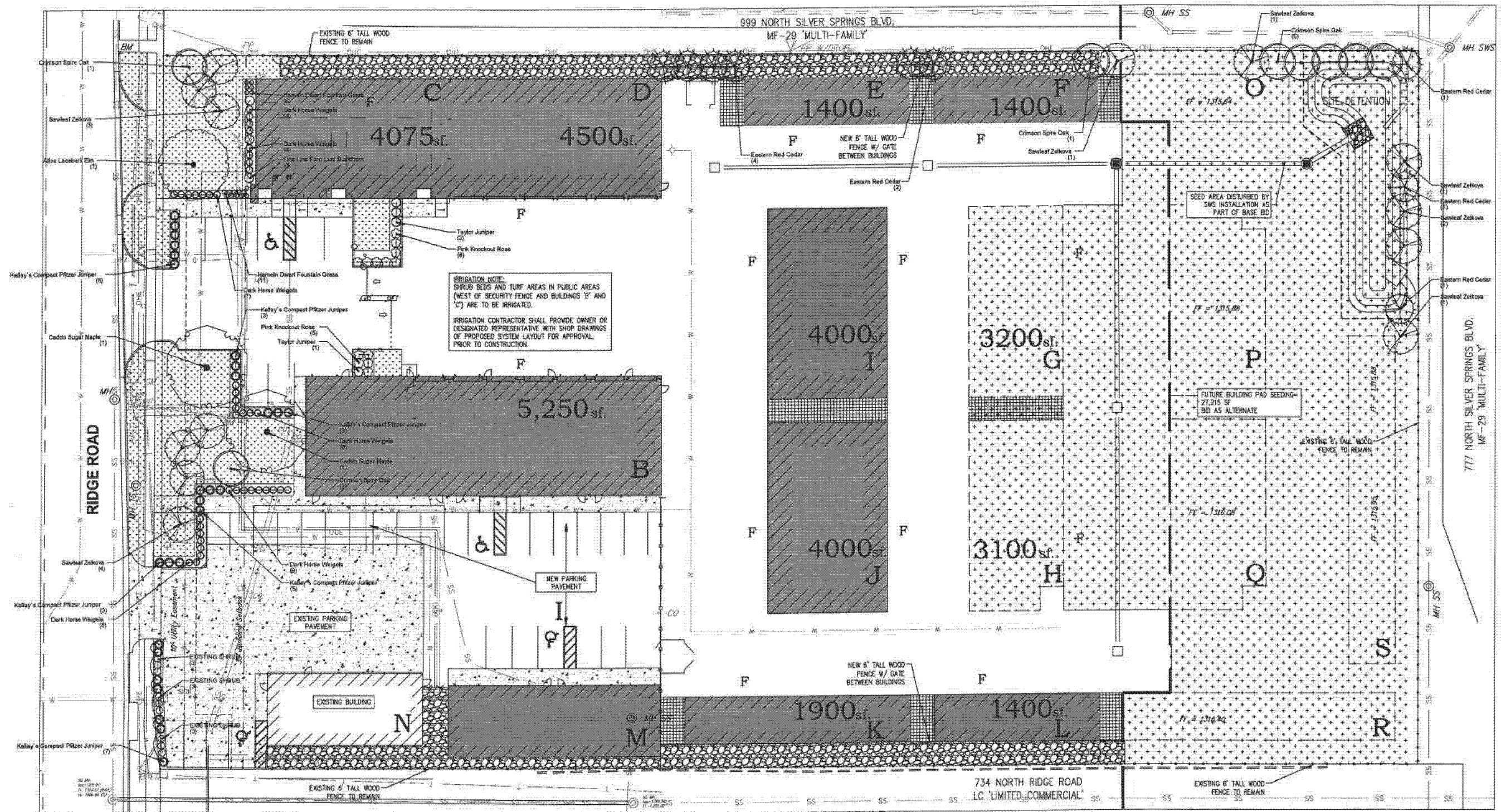
RIDGE ROAD



SCALE: 1" = 50'

CON2015-19 SITE PLAN 802 N. RIDGE ROAD





IRRIGATION NOTE:
 SHRUB BEDS AND TURF AREAS IN PUBLIC AREAS (WEST OF SECURITY FENCE AND BUILDINGS 'B' AND 'C') ARE TO BE IRRIGATED.
 IRRIGATION CONTRACTOR SHALL PROVIDE OWNER OR DESIGNATED REPRESENTATIVE WITH SHOP DRAWINGS OF PROPOSED SYSTEM LAYOUT FOR APPROVAL PRIOR TO CONSTRUCTION.

LANDSCAPE ORDINANCE CALCULATIONS

PROPERTY LOCATION:	802 NORTH RIDGE ROAD
CURRENT ZONING:	LC- LIMITED COMMERCIAL
PARCEL SIZE:	159,240 S.F. (3.65 ACRES)
STREET FRONTAGE:	300.00 L.F. (RIDGE ROAD)
LOT DEPTH:	530.80 L.F.
STREET YARD FACTOR:	20 S.F. PER LINEAR FOOT
REQUIRED STREET YARD:	SQUARE FOOT FACTOR= 20
	300.00' X 20= 6,000.00 S.F. OF STREET YARD REQUIRED
STREET YARD PROVIDED:	7767 S.F.
PARKING LOT SCREEN:	SHRUB SCREEN PROVIDED RIDGE ROAD
STREET YARD TREES REQUIRED:	6,000.00/ 500= 12 TREES

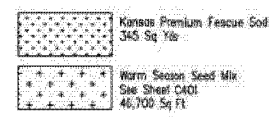
STREET YARD TREES PROVIDED:	12 SHADE TREES
PARKING LOT TREES REQUIRED:	1 PER 20 SPACES 33 SPACES PROVIDED/ 20= 1.65= 2 TREES REQUIRED
PARKING LOT TREES PROVIDED:	4 SHADE TREES
BUFFER PROVIDED:	BUFFER NECESSARY BETW. RESIDENTIAL AND NON-RESIDENTIAL USES PROVIDE 1 TREE PER 40 LINEAR FEET
SCREENING:	NORTH PROPERTY LINE: 530.80/40= 13.27= 14 TREES EAST PROPERTY LINE: 300.00/40= 7.5= 8 TREES EXISTING 6' WOOD SCREENING TO BE RETAINED ADDITIONAL WOOD SCREEN FENCE TO BE BUILT BETWEEN BUILDINGS TO PROVIDE SOLID SCREEN USING FENCE AND BACK SIDE OF BUILDINGS.

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	SIZE	REMARKS
3	Acer saccharum 'Autumn Splendor'	Caddo Sugar Maple	B & B	6'-8" T	
10	Juniperus virginiana	Eastern Red Cedar	B & B	6'-8" T	
5	Juniperus virginiana 'Taylor'	Taylor Juniper	15 gal	6'-8" T	
9	Quercus robur x alba 'Crimson Spire'	Crimson Spire Oak	B & B		
2	Ulmus parvifolia 'Allee'	Allee Lacebark Elm	B & B		
14	Zelkova serrata 'Musashino'	Sawleaf Zelkova	B & B		
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	FIELD3	REMARKS
28	Juniperus x pfitzeriana 'Kallay's Compact'	Kallay's Compact Pfitzer Juniper	3 gal		
18	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	1 gal		
5	Rhamnus frangula 'Fine Line'	Fine Line Fern Leaf Buckthorn	5 gal		
14	Rosa x 'Pink Knockout'	Pink Knockout Rose	2 gal		
41	Weigela florida 'Dark Horse'	Dark Horse Weigela	3 gal		

LANDSCAPE PLAN

APPROVED *[Signature]* BY *[Signature]*



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REV. DATE	DESCRIPTION
11/15/23	1. Initial design
12/15/23	2. Client review
01/15/24	3. Final design
02/15/24	4. Construction documents