



Wichita-Sedgwick County Metropolitan Area Planning Department

May 3, 2018

Johnnie Bruner, DVM
12160 W. Central Avenue
Wichita, KS 67235

Caber Associates, Inc.
Attn: Curtis E. McNay II
2506 Green Meadow Circle
Wichita, KS 67205

Re: BZA2018-25: City Administrative Adjustment to reduce the rear yard setbacks of the Compatibility Standards for building and site design in "GO" – General Office zoning adjacent to "SF-5" – Single-Family Residential zoning.

Legal Description: LOT 1, Deerglen Office Park Addition, Wichita, Sedgwick County, Kansas; generally located 400 feet west of 119th Street on the north side of West Central Avenue (12160 W. Central)

Dear Applicant,

We reviewed your request for an Administrative Adjustment to reduce the Compatibility Standards for proposed building in the rear yard setback [Sec IV-C.4] from 25 feet to 13 feet and four inches (13'4"). We also understand that you are requesting a reduction of the site design compatibility setback [Sec. IV-C.7.b] for the dumpster location from 20 feet to 11 feet-9 inches (11'9") as shown on the submitted site plan.

Section V-I.2.d of the Unified Zoning Code allows an Administrative Adjustment to reduce or waive the required compatibility setback. We find that reducing the rear compatibility setbacks as proposed, 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 rear yard setback and the site design compatibility setback reduction; landscape buffering will be required per the City of Wichita Landscape Ordinance.
- 3) Compatibility with existing or permitted uses on abutting sites: The compatibility setback

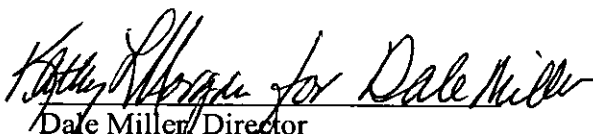
reduction with the landscape buffering separating the property on the north, will be compatible with existing and permitted uses on abutting SF-5 zoned site.

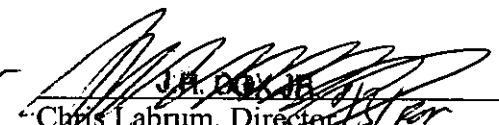
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. There should be no impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that an Administrative Adjustment to reduce the rear yard building compatibility setback from 25-feet to 13 feet-4 inches (13'4") and the rear yard site design compatibility setback from 20 feet to 11 feet-9 inches (11'9") is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan and the City of Wichita Landscape Ordinance.
- 2) The adjustment shall apply only to the rear yard and the site compatibility setbacks 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 applicant shall complete all improvements within one year of the Administrative Adjustment approval. 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


Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Bryan Frye, CM District V
Lara Rainwater, Community Service Representative District V

APPROVED 5/3/2018 BY

Cedar Park

84°P
S88°09'43"W 107.36°P
S88°13'32"W 107.59°M

NOTE: SEE LANDSCAPE PLAN FOR PLANTING
AND SCREENING REQUIREMENTS.

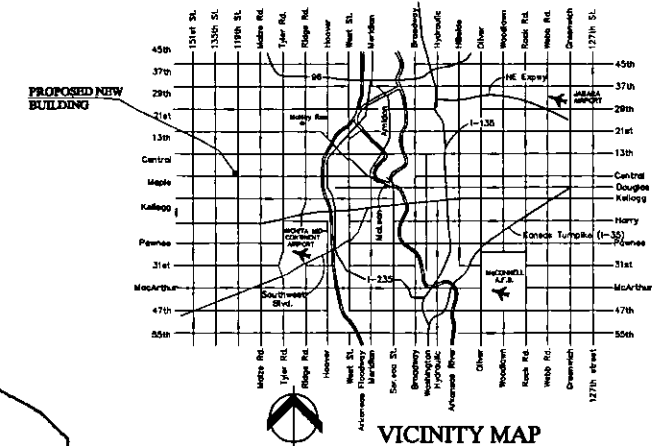
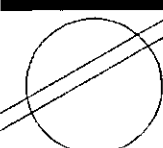
Lot 1
Westside Bible Chapel Addition

BUILDING NAME:	DAKCREST PET HOSPITAL
MAILING ADDRESS:	11832 W. CENTRAL, SUITE 110 WICHITA, KANSAS 67212
BUILDING ADDRESS:	12160 WEST CENTRAL AVENUE WICHITA, KANSAS 67235
OCCUPANCY:	D
ZONING:	GENERAL OFFICE- APPROVED CONDITIONAL USE
LEGAL DESCRIPTION:	LOT 1, DIERGLLEN OFFICE PARK ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.

TOTAL ROOF AREA:	8,894.24 SQ. FT.
PARKING DRIVE:	13,071.75 SQ. FT.
SEAWALL:	1,757.48 SQ. FT.
TOTAL IMPERVIOUS AREA:	23,723.47 SQ. FT. (0.543 ACRES)
TOTAL SITE AREA:	45,246.45 SQ. FT. (1.033 ACRES)
PERCENTAGE OF LOT COVERAGE:	67.66%

[illegible]

FILE NO.:
BRUNER VET CLINIC
male down dog



VICINITY MAP

NO SCALE

TOTAL PARKING IN LOT	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1-50	2
51-100	5
101-150	8
151-200	12
201-250	15
251-300	18
301-350	20
351-400	22
401-450	24
451-500	25
501-550	26
551-600	27
601-650	28
651-700	29
701-750	30
751-800	31
801-850	32
851-900	33
901-950	34
951-1000	35
1001-1100	36
1101-1200	37
1201-1300	38
1301-1400	39
1401-1500	40
1501-1600	41
1601-1700	42
1701-1800	43
1801-1900	44
1901-2000	45
2001-2200	46
2201-2400	47
2401-2600	48
2601-2800	49
2801-3000	50
3001-3200	51
3201-3400	52
3401-3600	53
3601-3800	54
3801-4000	55
4001-4200	56
4201-4400	57
4401-4600	58
4601-4800	59
4801-5000	60
5001-5200	61
5201-5400	62
5401-5600	63
5601-5800	64
5801-6000	65
6001-6200	66
6201-6400	67
6401-6600	68
6601-6800	69
6801-7000	70
7001-7200	71
7201-7400	72
7401-7600	73
7601-7800	74
7801-8000	75
8001-8200	76
8201-8400	77
8401-8600	78
8601-8800	79
8801-9000	80
9001-9200	81
9201-9400	82
9401-9600	83
9601-9800	84
9801-10000	85

1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8
401 TO 500	9
501 TO 5000	10
WILL AND COVER	20 FILES 1 FOR EACH
	2 PERCENT OF TOTAL

EXCEPT AS PROVIDED IN (C), ACCESS AISLES ADJACENT TO ACCESSIBLE SPACES SHALL BE 60" WIDE MINIMUM.

(b) ONE IN EVERY EIGHT ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESSIBLE STAIR OF WIDE MINIMUM AND SHALL BE DESIGNATED "VAN ACCESSIBLE" AS REQUIRED BY 4.6. THE VERTICAL CLEARANCE AT SUCH SPACES SHALL COMPLY WITH 4.6.5. ALL SUCH SPACES MAY BE GROUPED ON ONE LEVEL OF A PARKING STRUCTURE.

REQUIRED:
30 REGULAR SPACES
2 HANDICAPPED SPACES
32 TOTAL SPACES REQUIRED
PROVIDED:
32 REGULAR SPACES
2 HANDICAPPED SPACES
34 TOTAL SPACES PROVIDED

NOTE: ALL PAVED AREAS SHALL BE ASPHALT
WITH CONCRETE CURBS.

PARKING REQUIRED= 1 PARKING SPACE FOR EACH 250 SQUARE FEET IN THE BUILDING, THUS 7,977 SQUARE FEET= 32 SPACES WHICH INCLUDES 2 MC SPACES

ADA PARKING REQUIRED- 2 PARKING SPACES FOR
MC PARKING

TOTAL PARKING REQUIRED- 32 SPACES

PROJECT:

JOHNNIE BRUNER, DVM
DEA OAKCREST PET HOSPITAL
CENTRAL/119TH STREET WEST
WICHITA KANSAS 67212

CURTIS E. MC NAY II, AIA
CAREER ASSOCIATES INCORPORATED

ARCHITECT/DESIGNER/PLANNER

2506 GREEN MEADOW CIRCLE
WICHITA, KANSAS 67205 (316) 773-7900

DATE:
JUNE, 2016

PROJECT NO.:
A-366W14-
SCALE DOWN

SHEET NO.:

A-1.00

MK	DESCRIPTION
W	WATER LINE
WATER	WATER MAIN
G	GAS LINE
GAS	GAS MAIN
S	SANITARY SEWER LINE
SEWER	SANITARY SEWER MAIN
T	TELEPHONE LINE
E	ELECTRIC LINE
C	CABLE TELEVISION
UG	UNDERGROUND
F	FENCE
BLDG	BUILDING, BRACKET LINE
BLDG	BUILDING LINE
PR	PROPERTY LINE

MK	DESCRIPTION
○ TMI	TELEPHONE MANHOLE
○ EMI	ELECTRIC MANHOLE
○ SMI	SAN. SEWER MANHOLE
○ FH	FIRE HYDRANT
□	STORM INLET
○ PP	POWER POLE

SCALE: 1/16" = 1'-0"

110. 137 245 301 377 453 529 605 681 757 833 909 985

NOTE: ALL CONSTRUCTION ACTIONS, METHODS, AND MEANS AT THE CONSTRUCTION SITE FOR THIS PROJECT SHALL BE ACCOMPLISHED IN FULL COMPLIANCE OF ALL APPLICABLE LOCAL, STATE, AND FEDERAL (E.G. OSHA, ETC.) LAWS, CODE REGULATIONS AND/OR REQUIREMENTS, ENFORCE AT THE TIME OF CONSTRUCTION.

ANY ENTITY (OWNER, GENERAL CONTRACTOR, SUBCONTRACTOR, MATERIAL SUPPLIER, ETC.) CAUSING AN INFRACTION(S) OF SAID LAWS, CODE REGULATIONS, AND/OR REQUIREMENTS THAT RESULT(S) IN A MONETARY FINE, COURT COSTS, ATTORNEY FEES, ETC., SHALL BE RESPONSIBLE FOR PAYMENT OF SAID COSTS AT THE SOLE EXPENSE OF THE ENTITY INVOLVED.

NOTE: ALL UTILITIES SERVING THIS PROPOSED BUILDING ARE EXISTING EXCEPT THE SANITARY SEWER.

NOTE: PLUMBING SUBCONTRACTOR SHALL VERIFY LOCATIONS, SIZES, ETC. OF ALL EXISTING UTILITIES, ETC. RELATED TO HIS/HER CONTRACT AND COORDINATE WITH THE CORRESPONDING ENGINEER'S DRAWINGS PRIOR TO CONSTRUCTION.

NOTE: ELECTRICAL SUBCONTRACTOR SHALL VERIFY LOCATIONS, SIZES, ETC. OF ALL EXISTING UTILITIES, EQUIPMENT, ETC. RELATED TO HIS/ HER CONTRACT AND COORDINATE WITH THE CORRESPONDING ENGINEER'S DRAWINGS PRIOR TO CONSTRUCTION.

NOTE: HVAC SUBCONTRACTOR SHALL VERIFY LOCATIONS, SIZES, ETC. OF ALL EXISTING UTILITIES, ETC. RELATED TO HIS/ HER CONTRACT AND COORDINATE WITH THE CORRESPONDING ENGINEER'S DRAWINGS PRIOR TO CONSTRUCTION.

NOTE: SANITARY SEWER EXTENSION TO THE PROPOSED BUILDING SHALL BE PER THE REQUIREMENTS OF THE CITY OF WICHITA PUBLIC WORKS DEPARTMENT AND IS NOT A PART OF THIS CONTRACT OR THESE DRAWINGS.
ADDITIONAL ENGINEERING DRAWINGS FOR SAID SEWER EXTENSION AND THE ACTUAL COST OF THE EXTENSION (MATERIALS AND LABOR) TO THE PROPOSED BUILDING SHALL BE THE RESPONSIBILITY OF THE OWNER.

NOTE: APPROXIMATE LOCATION OF
EXISTING CITY OF WICHITA FIRE HYDRANT.

NOTE: APPROXIMATE LOCATION OF EXISTING 16" WATER MAIN AT SOUTH SIDE OF CENTRAL AVENUE

- THE CONTRACTOR SHALL PROVIDE ALL SAFETY BARRIERS, FENCING, CONES, FLASHERS, ETC. AT THE CONSTRUCTION SITE AS REQUIRED BY LOCAL CODE REGULATIONS AND REQUIREMENTS.
- THE CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES PER THE APPLICABLE CODES OF THE LOCAL BUILDING AUTHORITIES.
- ALL GRADING SHALL BE ACCOMPLISHED TO INSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS, FOUNDATIONS, AND STRUCTURES.
- THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS AT THE SITE, THEN COMPARE WITH THE ARCHITECT'S PLANS. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE START OF ANY WORK.
- IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, ELEVATIONS, SECTIONS, OR DETAILS ON THESE CONSTRUCTION DOCUMENTS.
- ALL CONSTRUCTION, WORKMANSHIP, AND MATERIALS, SHALL CONFORM TO THE APPLICABLE CODE REQUIREMENTS OF THE LOCAL BUILDING AUTHORITIES.

GENERAL CONSTRUCTION NOTES-

SITE: (NOTES SHOWN ARE ON AN "IF ANY" BASIS)

1. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, ELEVATIONS, SECTIONS, OR DETAILS ON THESE CONSTRUCTION DOCUMENTS.
2. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED SAFETY PROTECTION DURING CONSTRUCTION.
3. ALL TRENCHING SHALL BE IN ACCORDANCE WITH OSHA REQUIREMENTS (IF ANY).
4. DULUT PROTECTION SHALL BE INSTALLED ON ALL DULUTS THAT SHALL RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITY. DULUT PROTECTION SHALL BE INSPECTED ON A DAILY BASIS AND SHALL BE CLEANED AFTER EVERY STORM. ANY DAMAGE TO DULUT PROTECTION SHALL BE REPAIRED THE SAME DAY IT IS DISCOVERED.
5. ALL EARTH FILL SHALL BE FREE FROM BRUSH, ROOTS, AND OTHER ORGANIC MATERIAL SUBJECT TO DECOMPOSITION (IF ANY).
6. ALL EXCESS TOPSOIL AND SUBSOIL SHALL BE REMOVED AND STORED ON SITE FOR FUTURE USE ON THIS PROJECT (IF ANY).
7. ALL WORK PERTAINING TO THESE DRAWINGS SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND IN AGREEMENT WITH ALL AGENCIES HAVING JURISDICTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PERMITS, TO OBTAIN APPROVALS AS REQUIRED, AND COORDINATE INSPECTIONS WITH ALL APPLICABLE STATE AND LOCAL JURISDICTIONS FOR THIS PROJECT.