



Wichita-Sedgwick County Metropolitan Area Planning Department

May 18, 2018

Freddy's Land, LLC
Attn: Greg Waldo
260 N. Rock Road, Suite 200
Wichita, KS 67206

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

Re: BZA2018-31: City zoning Administrative Adjustment to PO-322 Provision #6 to allow a partial waiver of the screening requirements on LC Limited Commercial zoned property adjacent to residential zoning (3450 S. Meridian Avenue.)

Legal Description: THE SOUTH 175 FT LOT 1, PARKVIEW SOUTHERN BAPTIST CHURCH 2ND ADDITION; WICHITA, SEDGWICK COUNTY, KANSAS.

Dear Applicant,

We reviewed your Zoning Adjustment request to waive the screening wall requirements on the north and south property lines of the aforementioned site located at 3450 South Meridian. We understand that the Parkview Baptist Church on the north side (SF-5 Single-Family Residence) and the Heart of KS Southern Baptist Association on the south side (B-Multi-Family Residential) are in support of waiving the screening requirements to provide for increased security and lighting of the properties. The six-foot screening fence on the east property line adjacent to TF-3 Two-Family Residential zoned property will be retained.

Sec. V-I.2.m of the Unified Zoning Code allows screening to be waived when adjacent to an institutional use. We find that the screening wall requirement 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 waiver of the screening requirement should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area.
- 2) Impact on existing uses in surrounding areas: The adjacent property owners on the north and south side of the subject property have requested in writing that the screening requirement be waived.
- 3) Compatibility with existing or permitted uses on abutting sites: Surrounding properties are

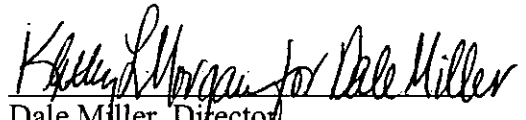
a mix of commercial, institutional and residential uses. Therefore allowing the waiver of screening on the north and south property lines for 3450 S. Meridian should not compromise existing or permitted uses on abutting sites.

- 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 PO-322 Provision #6 to allow a partial waiver of the screening requirements on LC Limited Commercial zoned property adjacent to residential zoning, 3450 S. Meridian Avenue, is hereby granted for the aforementioned property subject to the following conditions:

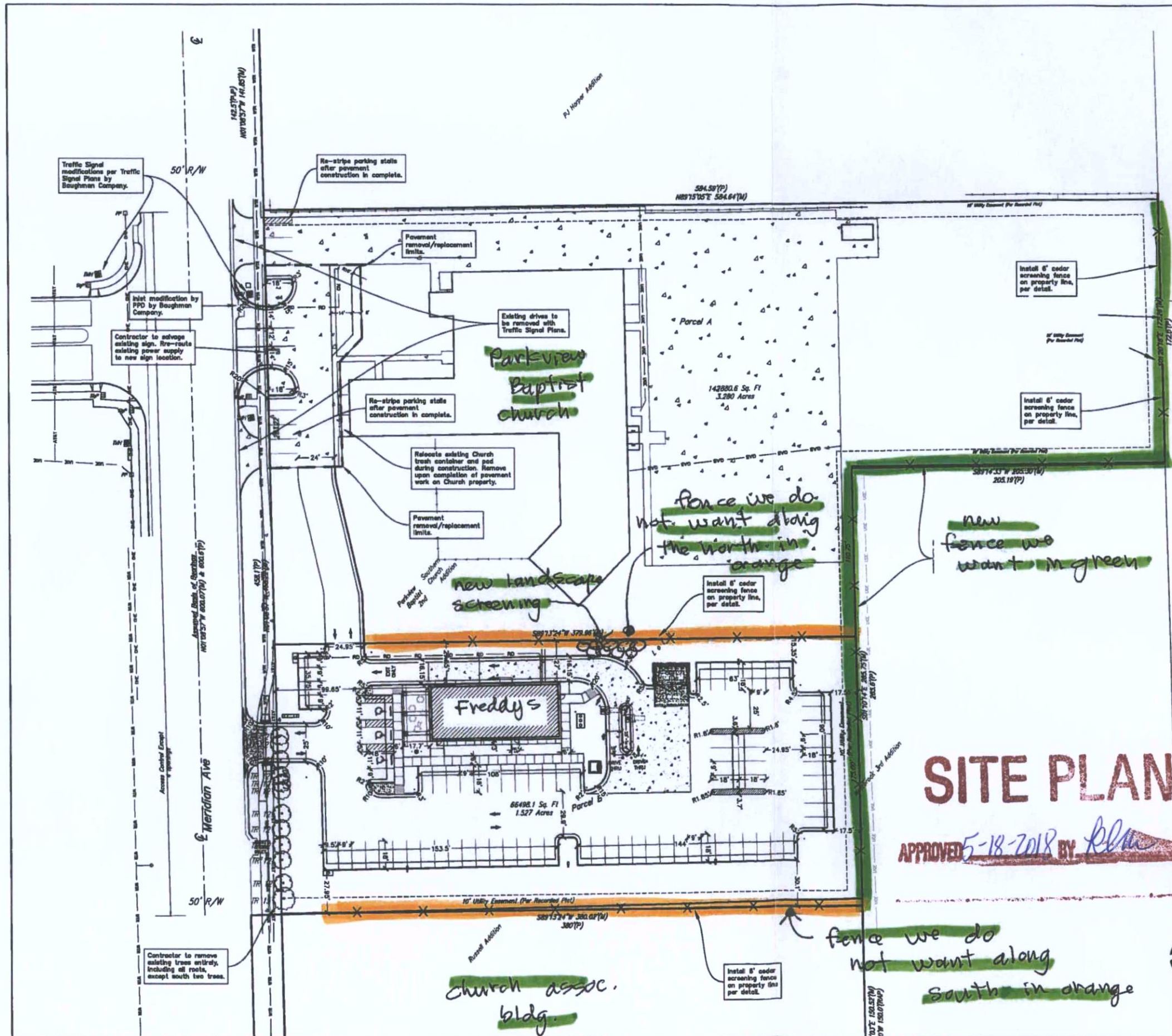
- 1) The site shall be developed in general conformance with the approved site plan. Permitting shall be obtained and all improvements completed within one year.
- 2) This Administrative Adjustment applies only to the partial waiver of Provision #6 of P.O. #322 associated with this application as shown on the approved site plan.
- 3) 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
Jeff Blubaugh, CM District IV
Rebecca Fields, CSR District IV



LEGAL DESCRIPTION

The south 175.00 feet of Lot 1, Parkview Baptist Church 2nd Addition, Wichita, Kansas.

SITE INFORMATION

Total Area:	294,488.1 sq. ft. (1.83 acres)
Disturbed Area:	279,488.8 sq. ft. (1.82 acres)
Impervious Area, pre-construction:	58 sq. ft. (0 acres)
Impervious Area, post-construction:	243,000.9 sq. ft. (0.55 acres)

BENCHMARKS

- Site Benchmark - 1
"1" chiseled on top of curb at south end of return of driveway, 3410 S. Meridian Ave. Elevation = 1,283.78 (NAVD 88)
- Site Benchmark - 2
"2" chiseled on top of curb at north end of return at the NE corner of the intersection of Meridian and 34th Street. Elevation = 1,282.43 (NAVD 88)

SITE NOTES

- Contractor shall be required to provide notice to Kansas One Call at 887-2470 a minimum of three (3) working days prior to any excavation or work adjacent to utilities.
- Kansas One Call 1-800-DIG-SAFE
- The Contractor must notify the following in case of an emergency:

Kansas Gas Service (Gas)	1-888-482-4850
Black Hills Energy (Gas)	1-800-303-0357
Waste Energy (Electric)	363-8850
Comcast Communications (Telecommunications)	363-4370
AT&T (Telecommunications)	288-2759
City of Wichita Water Dept. (Water)	288-4583
City of Wichita Sewer Maint. (San. Sewer)	288-4808
City of Wichita Storm Sewer Maint. (Storm Sewer)	288-4024
City of Wichita Traffic Maint. (Traffic Control)	288-4080
Conoco Pipeline Co. (Petroleum)	288-4034
Williams Pipeline Co. (Petroleum)	288-4033
Phillips Pipeline Co. (Petroleum)	1-800-231-2551
	529-8800
	1-800-324-8686
	1-800-788-8230
- Existing utilities and their locations, as shown on the plans, represent the best information obtainable for design. Location information has been obtained from the various utility companies and is either from company record drawings or company provided field locations. The Contractor will be required to work around existing utilities which do not conflict with proposed construction.
- Traffic affected by construction on this project shall be handled in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
- The Contractor shall provide appropriate signage throughout the sequence of construction clearly stating where construction entrances are.
- The Contractor shall take all necessary precautions to protect the general public during the construction and demolition process. This may include the use of fences and signage.
- The Contractor shall notify adjacent landowners prior to proceeding with any construction work on landowner's property.
- Signage and striping shall be installed in accordance with Local City Specifications and Codes. Striping shall be painted markings in conformance with the latest edition of the Standard Specifications for State Road and Bridge Construction by the Kansas Department of Transportation.
- Dimensions shown are to face of curb or edge of pavement unless otherwise noted.



THE DESIGN AND CONSTRUCTION OF THIS PROJECT ARE THE EXCLUSIVE PROPERTY OF WINTER ARCHITECTS, INC. AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF WINTER ARCHITECTS, INC.

DAN WINTER, ARCHITECT

**FREDDY'S FROZEN CUSTARD
SOUTH MERIDIAN
WICHITA, KANSAS**



**WINTER
ARCHITECTS**
1024 EAST
FIRST STREET
WICHITA, KS.
67214
PH. 316-267-7142

**PROJECT
ARCHITECT:**

DATE
02/26/2018

DRAWN BY
CHECKED BY

SHEET NO.
C1.1



OVERALL SITE AND PHASING PLAN

Scale 1" = 30'-0"



BAUGHMAN COMPANY
815 Ellis St. Wichita, KS 67211 316-262-7771
BaughmanCo.com