



**Wichita-Sedgwick County Metropolitan Area Planning Department**

**REVISED**

May 30, 2019

PBP Real Estate, LLC  
Attn: James Lee  
4029 Sweet Bay Circle  
Wichita, KS 67226

Kaw Valley Engineering  
Attn: Levi Bond  
200 N. Emporia, Suite 100  
Wichita, KS 67202



**Re: BZA2019-00013: City Administrative Adjustment to CON2015-00008 to Condition #2 and #4; generally located 360 feet west of the northwest corner of West 31<sup>st</sup> Street and North Arkansas Avenue**

**Legal Description: Lots 1-9 and Reserve A, Block 1, Hogan-Chism Addition, Wichita, Sedgwick County, Kansas**

Dear Applicants,

We reviewed your Zoning Adjustment request to adjust Condition #2 and #4. Condition #2 will be changed to increase the number of units from 18 to 20 and number of duplexes from 9 to 10. Condition #4 will be deleted in its entirety. Condition #2 shall read as follows:

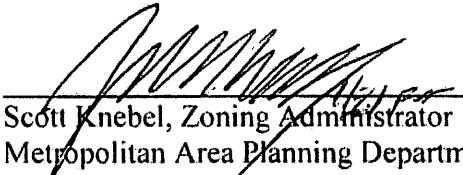
Condition #2: The site will be developed with a total of 20 living units with a maximum of 10 duplexes and two parking spaces per dwelling unit on the approximately 2.53-acre site.

Our signatures below indicate that an Administrative Adjustment to adjust Condition #2 and delete Condition #4 in its entirety of CON2015-00008 is hereby granted for the aforementioned property subject to the following conditions:

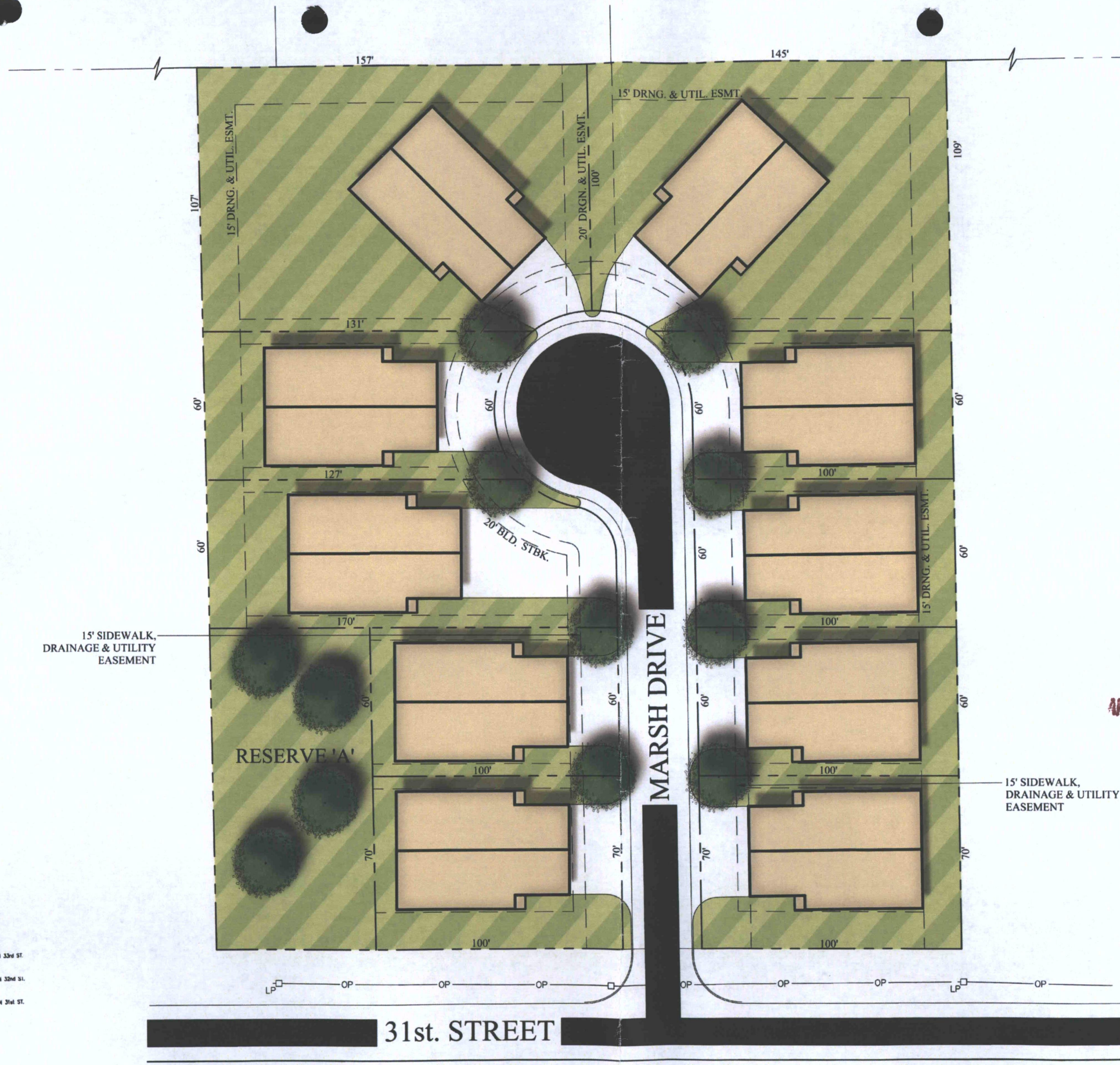
- 1) This adjustment shall apply only to Condition #2 and Condition #4. All other conditions on the subject property shall conform to the Conditions outlined in CON2015-00008 unless a separate Zoning Adjustment or Variance is granted.
- 2) The Hogan-Chism Addition shall be replatted within one year from the date of this Zoning Adjustment. The plat shall reflect the vacated portion of the reserve and lot split as indicated on the site plan approved for this adjustment.
- 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  
Cindy Claycomb, WCC, District VI  
Brandon Findley, CSR, District VI

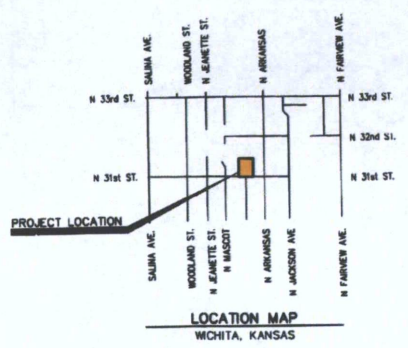


May 1, 2019  
 Admin Adjustment to  
 CON 2015-08  
 PER BZA 2019-13 Plan

# SITE PLAN

APPROVED 5/1/2019 [Signature]

MAPD Copy



31st. STREET

## SITE MASTER PLAN - 31st STREET PROPERTY

This is an Artist's rendering. All site amenities and landscaping are conceptual and may be subject to change per the developer's discretion. Refer to final plat for lot dimensions.

