CITY OF WICHITA

**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

FILE COPY

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 31st 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:

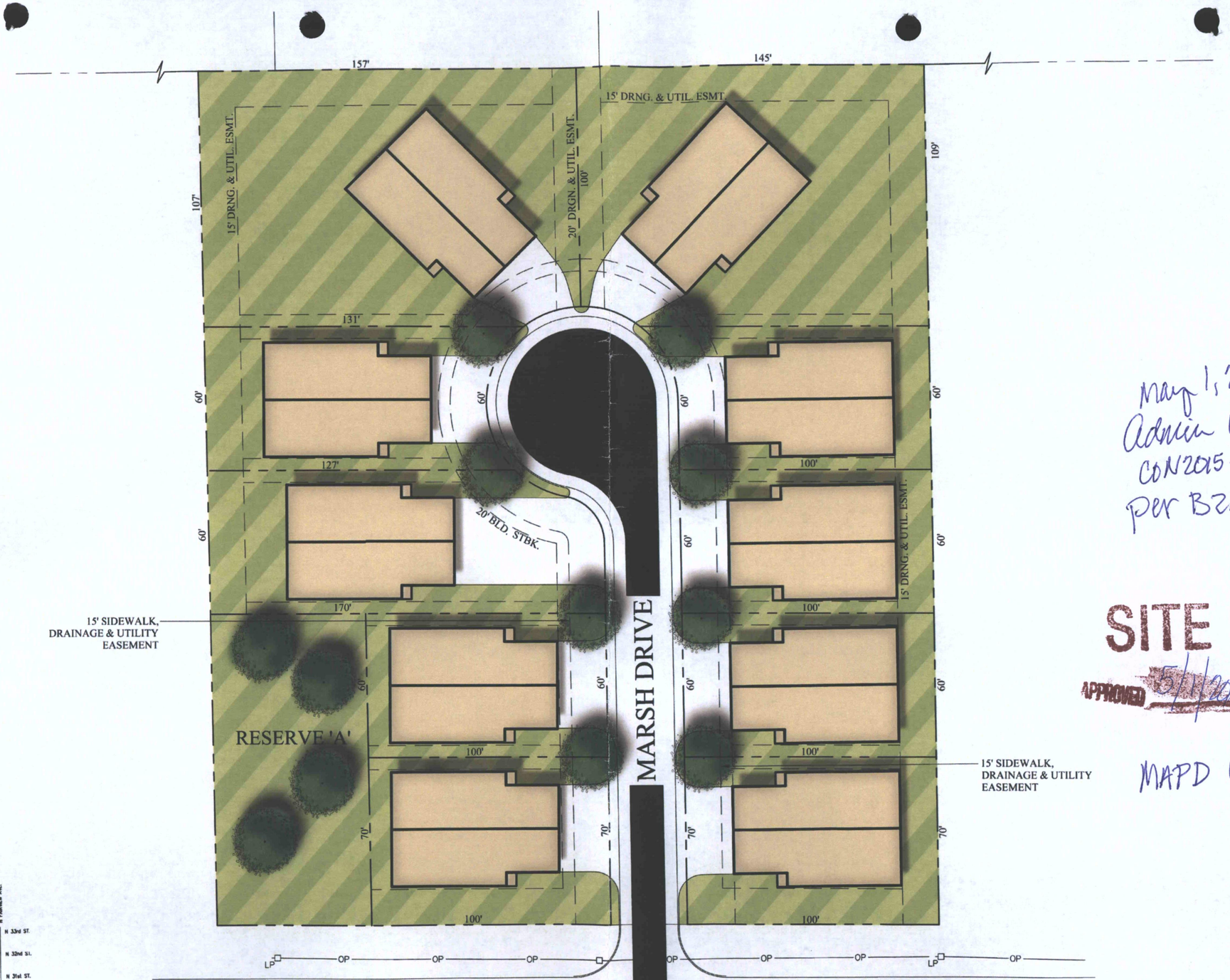
1) This adjustment shall apply only to Condition #2 and Condition #4. All other conditions on the subject property shall conform to the Conditions outlined in CON2015-00008 unless a separate Zoning Adjustment or Variance is granted.
2) The Hogan-Chism Addition shall be replatted within one year from 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.

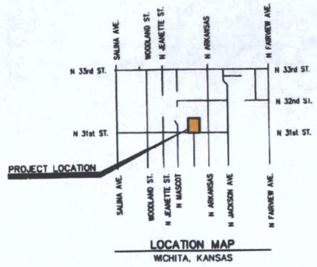
The "Development Application" sign should now be removed from the property.

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




LOCATION MAP
WICHITA, KANSAS

May 1, 2019
Admin Adjustment to
CON2015-08
Per BZA 2019-13 klm

# SITE PLAN

APPROVED 5/1/2019 MAPD

MAPD Copy

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.

SITE MASTER PLAN - 31st STREET PROPERTY

0' 20' 40'