

Wichita-Sedgwick County Metropolitan Area Planning Department

July 30, 2019

City of Wichita
Attn: John Philbrick
455 N. Main, 13th Floor
Wichita, KS 67202

MKEC Engineering, Inc.
Attn: Brian Lindebak
411 N. Webb Road
Wichita, KS 67206

Re: CON2019-29: City Administrative Adjustment to CON2001-00062 to approve new site plan; generally one-quarter mile south of West Central Avenue west of I-235 and east of the Mitch McConnell Drainage Ditch (5801 W. 3rd Street N.)

Legal Description: LOT 1 & 1/2 VAC 3RD ST FROM W LI EISENHOWER TO PT 115 FT W OF W LI EISENHOWER EXC BEG SE COR LOT 1 TH W 13.99 FT N 351.5 FT NWLY 151.33 FT N 65 FT NW 36.8 FT E 58.46 FT S 593.74 FT TO BEG BLOCK A WEST SUBSTATION ADD EXEMPT 4473-83-TX

Dear Applicant,

We reviewed your Zoning Adjustment request to adjust the approved site plan for CON2001-00062 on SF-5 Single-Family residential zoned property to allow for the construction of a new 12,464 square foot building on the City of Wichita West Maintenance Facility at the southeast corner of the subject property.

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 CON2001-00062 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: Property north of the site is zoned SF-5 which is developed with single-family residences. East and west of the site are public rights-of-way for I-235 and Mitch McConnell Floodway. South of the site is GC General Commercial zoned property that is unimproved except for several small metal

storage buildings. Therefore adjusting the site plan to allow construction of a new 12,464 square foot building at the southeast corner of the subject property should not compromise existing or permitted uses on abutting sites.

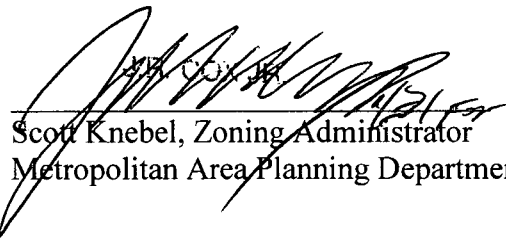
- 4) Effect on public health, safety or welfare: The public's safety, health and welfare should not be impacted.

Our signatures below indicate that an Administrative Adjustment to allow for the construction of a new 12,464 square foot building in SF-5 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.

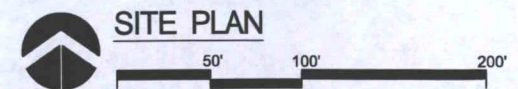

Dale Miller, Director
Metropolitan Area Planning Department


Scott Knebel, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Bryan Frye, WCC District V
Cory Buchta, CRS District V



SITE PLAN
APPROVED 7/30/19 *Blmaga*



7.15.2019

SITE PLAN PER ADJUSTMENT ON CON2001-00062
CITY OF WICHITA SALT STORAGE BUILDING

