



Wichita-Sedgwick County Metropolitan Area Planning Department

Wise Owl 22, LLC
P.O. Box 3177
Loveland, CO 80539

February 10, 2020

Ashley Thompson
3012 N. Den Hollow Circle
Wichita, KS 67205

Re: ZON2020-00004: City Administrative Adjustment to adjust Condition #1 in P.O. -#264

Legal Description Lots 22 and 23, Block B, Ox Bow Addition, Wichita, Sedgwick County, Kansas; generally located 2,000 feet south of West 21st Street North on the east side of Tyler Road (1820 N. Tyler Road)

Dear Applicants:

We have reviewed your request for a Zoning Adjustment to Condition #1 in P.O. - #264 to add Medical Services and Personal Improvement Services to permitted uses.

On the basis of our review, we find that adjusting the PO as requested is consistent with the approved PO and the NR Neighborhood Retail zoning district, and will not have an adverse effect on the PO or on adjacent properties, nor will it be a substantial deviation of the original PO.

Our signatures below indicate that P.O. - #264 shall be adjusted as stated below. This PO adjustment shall not be deemed to alter any other provisions of PO except as expressly stated herein. This PO does not alter any other applicable codes including but not limited to zoning, building, health or fire.

1. Permitted uses shall include: Single-Family Residential, Two-Family Residential, General Retail, General Office, Medical Services and Personal Improvement Services.

Section V-C.14 of the Unified Zoning Code ("UZC") allows the Planning Director, with the concurrence of the Zoning Administrator, to approve minor adjustments to an approved PO. We find that modifying Condition # 1 to allow Medical Services and Personal Improvement Services meets the conditions required by Sec. V.I.6 of the UZC.

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

Scott Knebel, Interim Director
Metropolitan Area Planning Department

John R. Cox, Jr., Interim Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Bryan Frye, Council Member District V
Cory Buchta, Community Services Representative District V