



Wichita-Sedgwick County Metropolitan Area Planning Department

August 3, 2020

Delano Development, LLC
Attn: Ben Pfister
P.O. Box 403
Wichita, KS 67201

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

Re: BZA2020-29: City Administrative Adjustment to reduce the front setback average by 20% of the front yard setback for building and site design on "LI" Limited Industrial zoning and B-Multi-Family zoning.

Legal Description: Even Lots 22-38 on Walnut Street AND Odd Lots 41 Through 55 Inclusive On Wichita Now Handley Street, West Wichita Addition, Wichita, Sedgwick County, Kansas

Dear Applicant,

We reviewed your request for an Administrative Adjustment to reduce the average building setback along N. Walnut Street located between West Douglas Avenue and West 1st Street North, pending the zone change from B to LI. The average setback between W. Douglas and W. 1st Street is 32.83 inches. The applicant is requesting a 20% reduction of the front yard setback [Sec III-E.1.e.5(b)] to 26.27 inches as shown on the submitted site plan.

Section V-1.2.a of the Unified Zoning Code allows an Administrative Adjustment to reduce the average front setback by up to 20%. We find that reducing the front yard setback average as proposed, meets the four criteria required by Section V-1.6 as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The reduction of the front yard setback should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as right-of-way and driveways are not affected.
- 2) Impact on existing uses in surrounding areas: There will be no impact on the existing uses in surrounding areas as a result of the front yard average setback.
- 3) Compatibility with existing or permitted uses on abutting sites: The average front yard setback reduction will be compatible with existing and permitted uses on abutting LI and GC General Commercial zoned properties in the block.

- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. There should be no impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

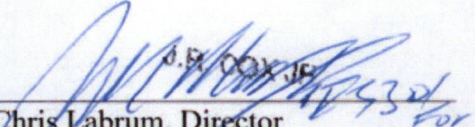
Our signatures below indicate that an Administrative Adjustment to reduce the front yard setback from 32.83 inches to 26.27 inches as shown on the submitted site plan. is hereby granted, subject to the following conditions:

- 1) The pending zone change from B to LI shall be perfected before the Administrative Adjustment is granted.
- 2) The site shall be developed in general conformance with the approved site plan.
- 3) The adjustment shall apply only to the front yard setback average along North Walnut Street as illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the locations and setbacks permitted by the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.
- 4) The applicant shall complete all improvements within one year of the Administrative Adjustment approval. The site shall conform to all codes including but not limited to building, health and fire.
- 5) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning 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.



Scott Wadle, Director
Metropolitan Area Planning Department



Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Cindy Claycomb, CM District VI
Ana Lopez, Community Service Representative District VI

