



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

October 9, 2020

Car Par Property I, LLC et al  
2115 Linwood Avenue, Suite 110  
Fort Lee, NJ 07024

SVP Real Estate and Expansion  
Attn: Scott Kraus  
233 S. Patterson  
Springfield, MO 65802

Buddy Webb & Company  
Attn: Emily Whitty  
3057 E. Cairo Street  
Springfield, MO 65802

**Re: BZA2020-48: City Administrative Adjustment to reduce the north side yard setback of the Compatibility Standards for building and site design in "LC" Limited Commercial zoning adjacent to "SF-5" Single-Family Residential zoning.**

**Legal Description: LOTS 1 & 2 and half of vacated Exposition adjacent to N 3.01 feet, Block A, Simon Addition; and Lot 1 and S 30 feet vacated Exposition, Redburn Addition, Wichita, Sedgwick County, Kansas; generally located northwest of West Pawnee and South Seneca (2219 S. Seneca)**

Dear Applicant,

We reviewed your request for an Administrative Adjustment to reduce the Compatibility Standards on the north side yard setback [Sec IV-C.4] from 25 feet to 13 feet as shown on the submitted site plan. This Administrative Adjustment supersedes BZA2019-00023.

Section V-1.2.d of the Unified Zoning Code allows an Administrative Adjustment to reduce or waive the required compatibility setback. We find that reducing the north side yard compatibility setback 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 compatibility 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

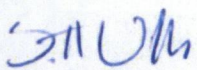
in surrounding areas as a result of the north side yard compatibility setback reduction; landscape buffering will be required per the City of Wichita Landscape Ordinance.

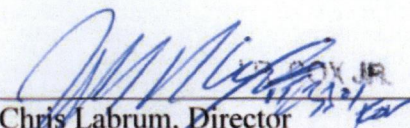
- 3) Compatibility with existing or permitted uses on abutting sites: The compatibility setback reduction with the landscape buffering separating the property on the north, will be compatible with existing and permitted uses on abutting SF-5 zoned site.
- 4) Effect on public health, safety or welfare: 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 north side yard building compatibility setback from 25-feet to 13 feet is hereby granted, subject to the following conditions:

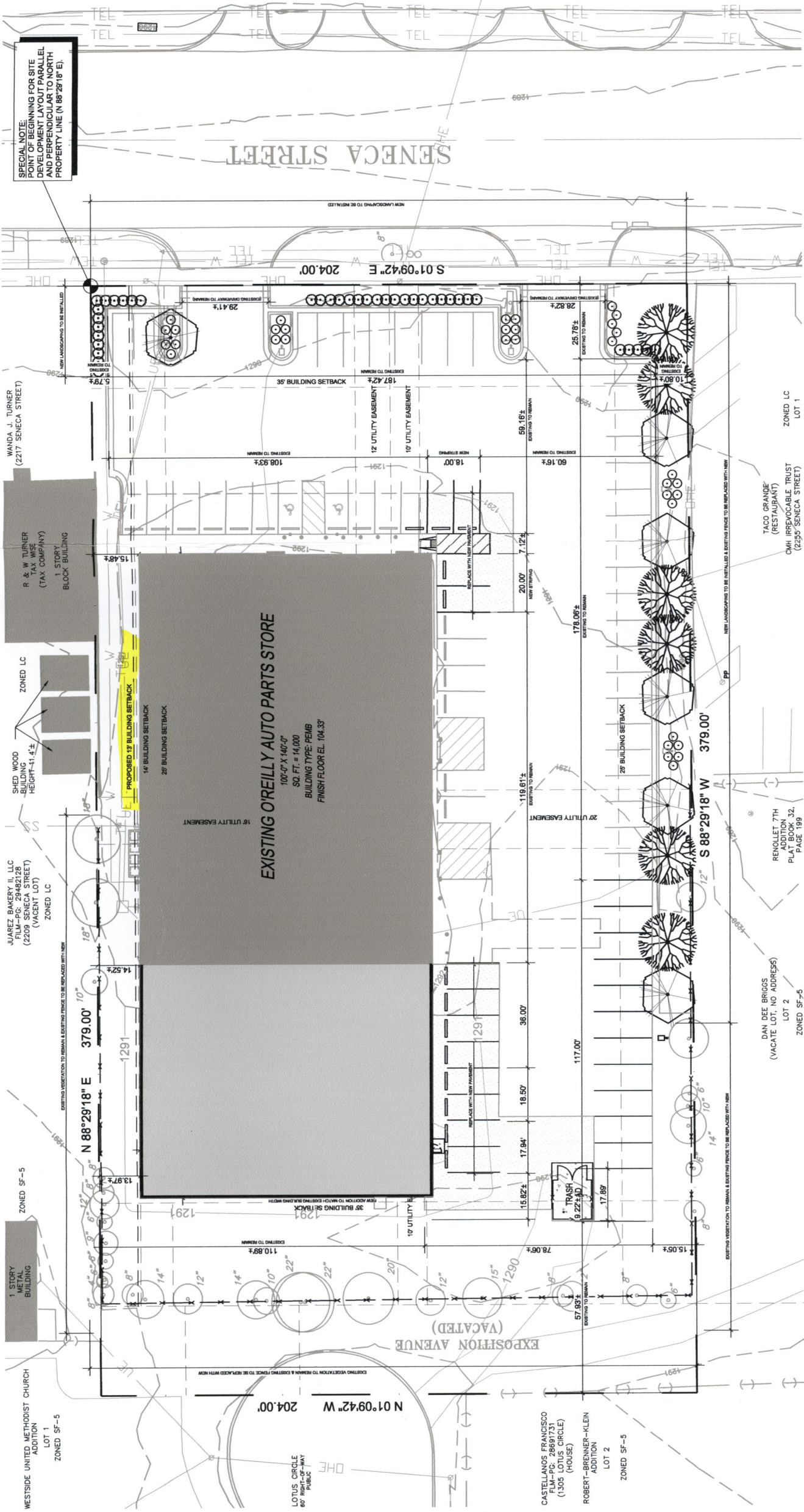
- 1) This Administrative Adjustment supersedes BZA2019-00023.
- 2) The site shall be developed in general conformance with the approved site plan and the City of Wichita Landscape Ordinance.
- 3) The adjustment shall apply only to the north side yard compatibility setback as illustrated on the approved 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 obtain a permit and 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  
Jeff Blubaugh, CM District IV  
Rebecca Fields, Community Service Representative District IV



SPECIAL NOTE:  
POINT OF BEGINNING FOR SITE  
DEVELOPMENT LAYOUT PARALLEL  
AND PERPENDICULAR TO NORTH  
PROPERTY LINE (N 88°29'18" E).

## DEED DESCRIPTION

PARCEL J:  
LOT 1, REDBURN ADDITION TO WICHITA, SEDGWICK COUNTY,  
KANSAS, TOGETHER WITH THE EAST 30 FEET OF VACATED  
EXPOSITION AVENUE ADJOINING ON THE WEST.

PARCEL JJ:  
LOTS 1 AND 2, BLOCK A, SIMON ADDITION TO WICHITA, SEDGWICK  
COUNTY, KANSAS, TOGETHER WITH THAT PART OF THE EAST 30  
FEET OF EXPOSITION AVENUE ADJOINING ON THE WEST VACATED  
INSTRUMENTS FILED ON FILM 274, PAGE 1287 AND ON FILM 320,  
PAGE 1468.

NOTE: DESCRIPTIONS HAVE BEEN TAKEN FROM DEEDS ACQUIRED  
FROM THE SEDGWICK COUNTY REGISTER OF DEEDS DOCUMENT  
SEARCH WEB SITE. THE LIMITED WARRANTY DEEDS WERE FOUND  
AS FILED IN BOOK 2197, PAGE 840 AND BOOK 2197, PAGE 845.  
TITLE DOCUMENTS HAVE NOT BEEN PROVIDED BY THE CLIENT.  
RECORD DESCRIPTION, EASEMENTS, RIGHTS-OF-WAY, ETC. ARE  
SUBJECT TO INFORMATION THAT A TITLE COMMITMENT MAY  
DISCLOSE.

## ZONING INFORMATON

ZONING: LC (LIMITED COMMERCIAL DISTRICT)

BUILDING HEIGHT AND SETBACK REQUIREMENTS:

FRONT SETBACK: 35'-0" (PLATTED SETBACK)

REAR SETBACK: 35'-0" (REDBURN ADDITION PLATTED SETBACK)

SIDE SETBACK: 14'-0"

MAXIMUM HEIGHT: 35'-0"

## PROJECT INFORMATON

PROPERTY OWNER:

CARPAR PROPERTY I LLC ETAL  
2115 LINWOOD AVENUE, SUITE 110  
FORT LEE, NEW JERSEY 07024  
PHONE: (201) 292-3531

TENANT / OWNER REPRESENTATIVE:

O'REILLY AUTO ENTERPRISES, LLC  
233 SOUTH PATTERSON AVENUE  
SPRINGFIELD, MISSOURI 65802  
PHONE: (417) 862-2674

DESIGN PROFESSIONAL / TENANT REPRESENTATIVE:

BUDDY WEBB, NCARB, AIA - ARCHITECTS  
3057 EAST CAIRO  
SPRINGFIELD, MO 65802  
PHONE: (417) 877-1385

## VARIANCE DESCRIPTION

A VARIANCE IS REQUESTED TO ALLOW THE NORTH BUILDING  
SETBACK TO BE REDUCED FROM 14'-0" TO 13'-0" TO ALLOW  
FOR THE CONSTRUCTION OF A NEW BUILDING ADDITION TO THE  
REAR OF THE EXISTING O'REILLY AUTO PARTS STORE.

## 1 BUILDING SETBACK VARIANCE EXHIBIT

V1.1

SCALE: 1" = 40'-0"

SITE PLAN

APPROVED 10/9/2020 BY *Buddy Webb*

DRAWN BY: ESW

CHECKED BY: RHV

V1.1

DATE: 07/31/20

REVISION:

PROJECT NUMBER:

W11-224

PROJECT: (ADDITION)  
O'REILLY AUTO PARTS STORE  
2219 S. SENECA  
WICHITA, KANSAS

Buddy Webb, NCARB, AIA  
Architect - Consultant

3057 EAST CAIRO  
SPRINGFIELD, MISSOURI 65802  
(417) 877-1385 TELEPHONE  
(417) 877-9736 FAX

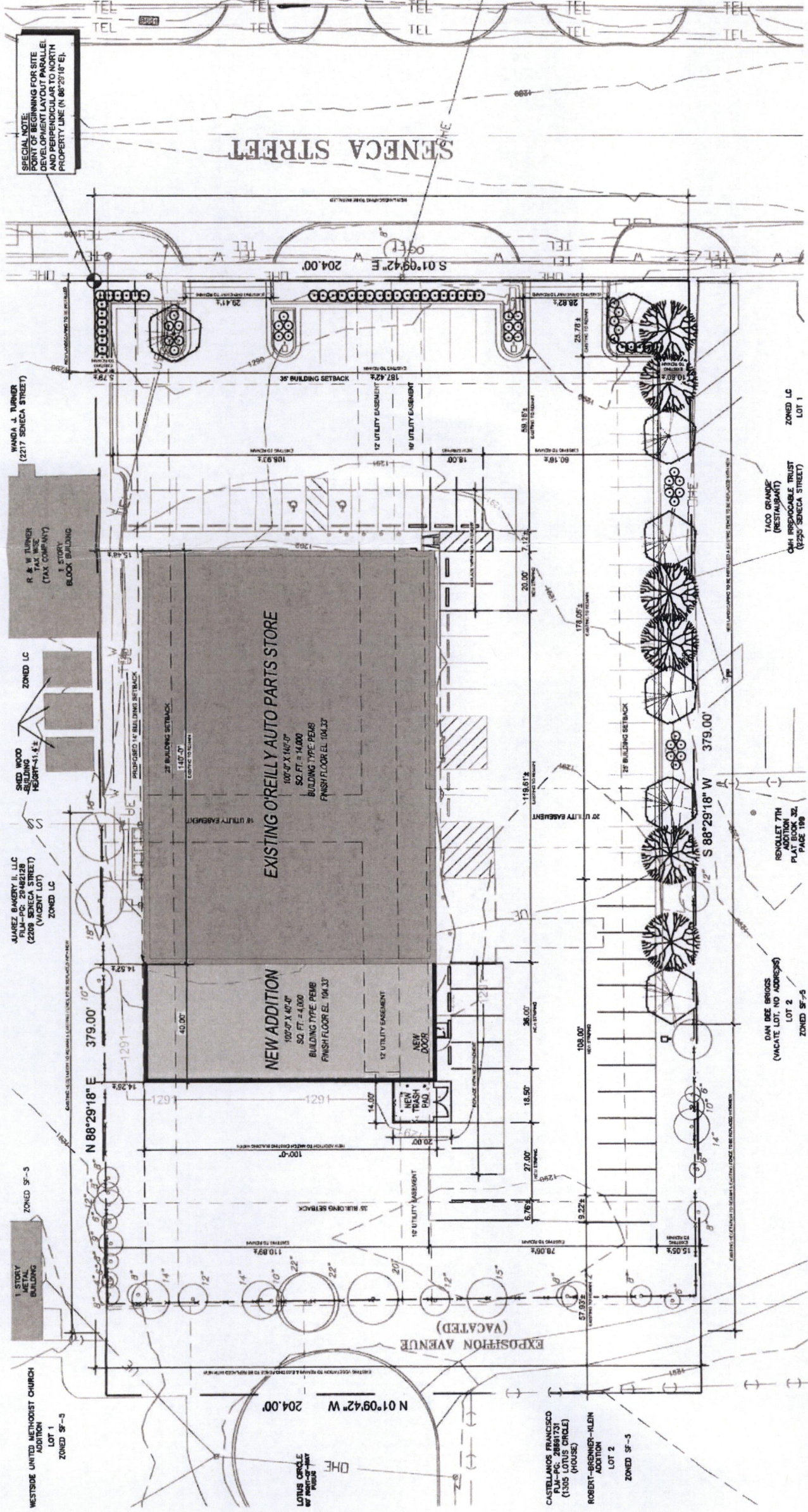
O'Reilly AUTO PARTS

CORPORATE OFFICES  
233 SOUTH PATTERSON  
SPRINGFIELD, MISSOURI 65802  
(417) 862-2674 TELEPHONE

## BUILDING SETBACK VARIANCE EXHIBIT

PRELIMINARY  
NOT FOR  
CONSTRUCTION  
OR PERMIT

SHEETS BEARING THIS SEAL ARE  
AUTHENTICATED, RESPONSIBILITY FOR ALL  
OTHER PLANS, SPECIFICATIONS OR  
INSTRUMENTS ARE DISCLAIMED.



DEED DESCRIPTION

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LOTS 1 AND 2, BLOCK A, SIMON ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, TOGETHER WITH THAT PART OF THE EAST 30 FEET OF EXPOSITION AVENUE ADJOINING ON THE WEST VACATED INSTRUMENTS FILED ON FILM 274, PAGE 1287 AND ON FILM 320, PAGE 1468.

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SIDE SETBACK: 25'-0"

MAXIMUM HEIGHT: 35'-0"

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V1.1 SCALE: 1" = 40'-0"

DRAWN BY: RHV

CHECKED BY: LDG

DATE: 04/24/19

REVISION:

PROJECT NUMBER:

W11-224

V1.1

SHEET NUMBER

PROJECT: (ADDITION)

O'REILLY AUTO PARTS STORE

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WICHITA, KANSAS

Buddy Webb, NCARB, AIA

Architect - Consultant

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