Wichita-Sedgwick County Metropolitan Area Planning Department

September 15, 2020

CZACH Investments LLC
8558 W. 21st Street N., Ste. 200
Wichita, KS 67205

Ferris Consulting
Attn: Greg Ferris
P.O. Box 573
Wichita, KS 67201

Re: CON2020-28: City Administrative Adjustment to CON2012-00021 to approve new site plan; generally located at the northeast corner of West 21st Street South and North Tyler Road

Legal Description: Part of Lot 1, Block 3, Reflection Ridge 3rd Addition, Wichita, Sedgwick County, Kansas

Dear Applicant,

We reviewed your Zoning Adjustment request to adjust the approved site plan for CON2012-00021 on LC Limited Commercial zoned property to include the a portion of the north building shown on the site plan submitted with the application.

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 CON2012-21 will not affect the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area.

2) Impact on existing uses in surrounding areas: The surrounding uses are commercial with one space already allows "Night Club in the City" on the property. This would be a second lease space on the same property. Impact on existing uses will be minimal.

3) Compatibility with existing or permitted uses on abutting sites: The site is located in an existing LC commercial center and is adjacent to a golf course and will be compatible with existing or permitted uses on abutting sites.

4) Effect on public health, safety or welfare: The public's safety, health and welfare will not be affected.

Our signatures below indicate that an Administrative Adjustment to adjust the site plan for CON2012-21 for the aforementioned property is hereby granted subject to the following conditions:

1) The site shall be developed in general conformance with the approved revised site plan submitted with this application.

2) Submit a revised site plan showing the required parking for all uses within the Conditional Use boundary.

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.

Scott Wadle, 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, CSR, District V