Wichita-Sedgwick County Metropolitan Area Planning Department

September 9, 2021

JB Holdings, LLC
Attn: G Johnson
625 E. 13th Street North
Wichita, KS 67214

Re: **BZA2021-00046: City Administrative Adjustment to reduce the Compatibility Standards for "LI" – Limited Industrial zoning adjacent to "TF-3" Two-Family Residential zoning for a new storage building; generally located 400 feet north of East 13th Street North on the west side of North Santa Fe Avenue.**

Legal Description: S 15 feet Lot 93, all lots 95 and 97, & N 15 feet Lot 99, Santa Fe Ave., North Park Addition, Wichita, Sedgwick County, Kansas

Dear Applicant,

We reviewed your request for an Administrative Adjustment to reduce the Compatibility Standards along the west property line where adjacent to TF-3 Two-Family Residential zoned property. We understand that you have requested the setback be reduced in order to redevelop the site with a new warehouse building.

Section V-I.2.d of the Unified Zoning Code allows an Administrative Adjustment to reduce or waive the required compatibility setback. We find that reducing the compatibility setback from 25 feet to 18-feet – 6-inches and 10-feet – 6-inches 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. The south half of the alley is vacated and the sewer line easement is maintained in the alley. The sewer separation from other utilities shall be maintained. The construction of a new warehouse building will not impact the circulation and the safety of the site.

2) Impact on existing uses in surrounding areas: Mechanical Systems, Inc. owns all of the lots in the block, except for three lots that are developed with single family residences at the southeast corner of St. Francis Avenue and East 14th Street North (1440, 1454 and 1456 N. St. Francis Ave.)

3) Compatibility with existing or permitted uses on abutting sites: The land use pattern in this area is zoned LI Limited Industrial along Santa Fe Avenue and TF-3 Two-Family

Residential along North St. Francis Avenue. This area began transitioning to metal manufacturing in 1997.

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 compatibility setback on the west property line from 25-feet to 18-feet – 6-inches and 10-feet – 6-inches is hereby granted, subject to the following conditions:

1) The site shall be developed in general conformance with the approved site plan.

2) The adjustment shall apply only to the west 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.

3) The applicant shall complete the improvements to the site within one year of the Administrative Adjustment approval. The site shall conform to all codes including but not limited to building, health and fire.

4) 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

MECHANICAL SYSTEMS, INC.
P.O.BOX 3029
WICHITA, KS 67201
(316) 262-2021

MSI

NO.	DESCRIPTION	DATE

NEW BLDG.

SITE PLAN

DATE	8-23-21
JOB NO.	
DESIGNED BY	GJ
DRAWN BY	JN
CHECKED BY	
UNITS	INCHES
SCALE	N.T.S.
SHEET NO.	A1.0
SHEET 1 OF 1	

(A) 18' 6", CENTER OF ALLEY TO NEW BLDG. WALL

(B) 10.6' NEW BLDG. WALL TO ALLEY

PROPOSED BLDG.
(125' x 75')

EXISTING BLDG.
(100' x 50')

16' ALLEY
(ALLEY HAS BEEN VACATED)

HATCHED AREA OWNED BY JB HOLDINGS LLC

APPROVED 9-9-2021

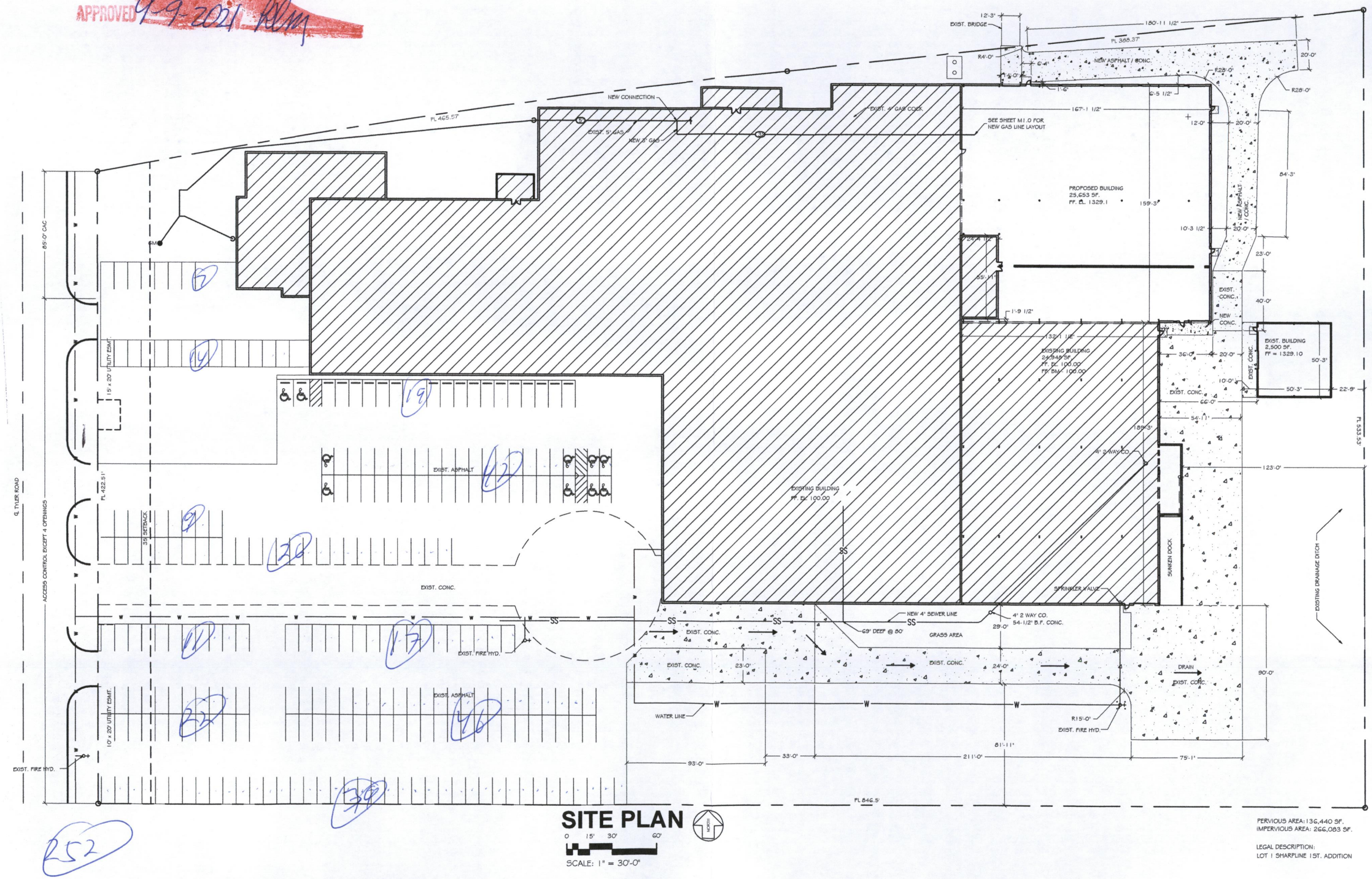
SITE PLAN

© 2021 Mechanical Systems Inc.

© THIS PLAN IS THE PROPERTY OF SMITH CONSTRUCTION CO. AND IS NOT TO BE REPRODUCED UNDER ANY CIRCUMSTANCES VIOLATION OF COPYRIGHT IS SUBJECT TO PROSECUTION.

SITE PLAN

APPROVED 9-9-2021 RLM



SITE PLAN

0 15' 30' 60'

SCALE: 1" = 30'-0"

PERVIOUS AREA: 136,440 SF.
IMPERVIOUS AREA: 266,083 SF.

LEGAL DESCRIPTION:
LOT 1 SHARPLINE 1ST. ADDITION

smithconstruction co.,inc
License #857 • Est. 1957
4820 Bethany • P.O. Box 1883 • Hattiesburg, MS 67289
(601) 545-7989 • Fax (601) 545-4881
www.smithconstruction.com

SHARPLINE CONVERTING NORTH ADDITION

1520 S TYLER RD., WICHITA, KS. 67277



REVISIONS:

	DATE	CHKD	BY

ARCHITECT	SANDY ROBERTS
SHEET TITLE	SITE PLAN
DATE	6/8/21
SCALE:	1" = 30'
DRAWN BY:	KAB
CHECKED BY:	WAS
REV. NO.:	

C1.1

H:\SHARPLINE CONVERTING NORTH ADDITION\SITE PLAN1.dwg, 7/27/2021 3:57:06 PM, DWG to PDF.pc3