



Wichita-Sedgwick County Metropolitan Area Planning Department

Brunswick Properties, LLC
7130 W Maple St. Ste 210
Wichita, KS. 67209

March 22, 2019

RE: ZON2019-00006: City Zone change to amend PO #300 to allow for limited restaurant uses on a property zoned NR Neighborhood Retail generally located north of West Maple Street and approx. 450 feet west of South Ridge Road (7330 W Maple).

Dear Applicant;

At its regular meeting on **March 21, 2019**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request with the addition of a Protective Overlay subject to the attached conditions.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on April 4, 2019. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk by **April 4, 2019 at 5:00 p.m.**

The application is scheduled for consideration by the City Council on **Tuesday, April 23, 2019.** The City Council meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Philip Zevenbergen
Associate Planner

Copies to: MABCD
Bryan Frye, Council Member District V
Cory Buchta, CSR District V
Kaw Valley Engineering Attn: Levi Bond, 200 N Emporia St, Wichita, KS 67202

Conditions of Zoning Approval:

Based upon the information available at the time the staff report was prepared, it is recommended that the following amendments to PO #300 be **APPROVED**:

- (1) Permitted uses are an automated teller machine, a bank or financial institution, general office, personal care services, general retail, personal improvement services, medical offices, and restaurants up to 2,000 square feet as permitted in the NR district.
- (2) Restaurant uses are permitted but are not allowed the use of Type I Ventilation Systems, conduct frying operations, or operate drive-throughs.
- (3) The hedge like line of mature trees running parallel to the site's west property line shall be maintained or improved as needed to provide a solid landscape buffer. A line of six-foot tall (at the time of planting) evergreens shall be planted on 12-foot centers along the north property line. A six-foot tall solid fence shall be installed south of the line of evergreens. The rest of the required landscaping shall be per the Landscape Ordinance.
- (4) Compatibility setback shall be reduced by five-feet along the north property line, height and light standards and all applicable Unified Zoning Code standards will apply to the development of the site. A drainage plan must be approved by the Public Works.
- (5) No parking or lighting within the rear and interior side yard setbacks.