



Wichita-Sedgwick County Metropolitan Area Planning Department

April 10, 2019

21 Webb, LLC
Attn: Gary Oborny
8111 E. 32nd Street, Suite 101
Wichita, KS 67226

SPT Architecture
Attn: Mike Decker
121 N. Mead, Suite 201
Wichita, KS 67202

Re: ZON2019-00011: City Administrative Adjustment to adjust Condition #5 in PO-170

Legal Description: Lot 1, Block 1, Remington Place Addition, Wichita, Sedgwick County, Kansas; generally located one-third mile east of N. Webb Road on the south side of E. 21st Street (10111 E. 29th Street North)

Dear Applicants:

We have reviewed your request for a Zoning Adjustment to adjust Condition #5 in PO-170 to modify acceptable exterior building materials to include "metal."

Section V-C.14 of the Unified Zoning Code ("UZC") allows the Planning Director, with the concurrence of the Zoning Administrator, to approve minor adjustments to an approved PO. We find that modifying Condition # 5, as shown below, meet the conditions required by Sec. V.I.6 of the Code as set out below:

Condition #5: Architectural and Building Restrictions:

- a. No building heights shall exceed 35 feet as defined by city requirements.
- b. Exterior façades, *including canopies*, shall consist of one or a combination of the following materials: Masonry, Stone, Stucco, Glass *or Metal*.
- c. *Metal cladding may not exceed 25% of the exterior wall surface, with the exception of canopies.*

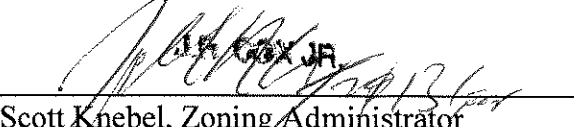
Our signatures below indicate that the modifications for P.O. #170 on the aforementioned property is hereby GRANTED, subject to the following conditions:

- 1) The site shall conform to all codes including but not limited to building, health and fire.
- 2) The adjustment applies only to Condition #5.

- 3) 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.


Dale Miller, Director
Metropolitan Area Planning Department


Scott Knebel, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Becky Tuttle, Council Member District II
Cory Buchta, Community Services Representative District II