



Wichita-Sedgwick County Metropolitan Area Planning Department

February 7, 2023

Fu Bing Petroleum, LLC
Attn: Ed Callet
248 South Hillside Avenue
Wichita, KS 67211

Brad Haedt
1725 E. Wassall
Wichita, KS 67216

Re: BZA2023-00006: Administrative Adjustment in the City to reduce the compatibility setbacks from 25 feet to 13 feet for a commercial building addition on property zoned LC Limited Commercial District, located on the east side of South Hillside Avenue and within one-quarter mile south of East Douglas Avenue (248 South Hillside).

Legal Description: Lot 1, Alcon 2nd Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the Compatibility Setback from 25 feet to 13 feet on the east property line to allow an addition onto the existing building.

Section V-I.2.d of the Unified Zoning Code ("UZC") allows reducing or waiving the required Compatibility Setback. This adjustment is permissible when the provisions of the Zoning Adjustment Criteria of Section V-I.6 are met. We find that the reduction of the Compatibility Setback to allow for the redevelopment of the subject lot as proposed meets the provisions of Section V-I.2.d and the four criteria required by Section V-1.6 as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: Reduction of the compatibility setback from 25 feet to 13 feet on the east property line will 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 compatibility setback reduction. The proposed additional building meets standard building setbacks and will be built no closer to the east property line than the existing commercial structure.
- 3) Compatibility with existing or permitted uses on abutting sites: Properties to the east are zoned SF-5 Single-Family Residential District and are developed with single-family dwellings. Property to the north, south, and west are zoned GO General Office District and are developed with an office uses.

- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or rights-of-way. There will be no negative impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured.

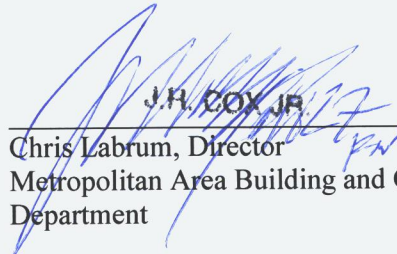
Our signatures below indicate that a Zoning Adjustment to reduce the Compatibility Setback from 25 feet to 13 feet on the east property line is hereby **GRANTED** for the aforementioned property, subject to the following conditions:

1. The proposed structure shall comply with all standard zoning setbacks in the LC Limited Commercial zoning district as set forth in the Unified Zoning Code.
2. 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



J.H. COX JR
Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Brandon Johnson, CM District I
Tasha Hayes, Community Service Representative, District I

Wichita Sedgewick County
Metropolitan Area Building
and Construction Department
REVIEWED FOR CODE COMPLIANCE
12/26/22 BY: Richard Champagne

SITE PLAN

APPROVED

9/7/23

BY

Richard Champagne

ICS
INNOVATIVE CONSTRUCTION
SERVICES, INC.
316-280-1644
1725 E. Wassall
Wichita, KS 67216
L.C. 6451



VALERO ADDITION

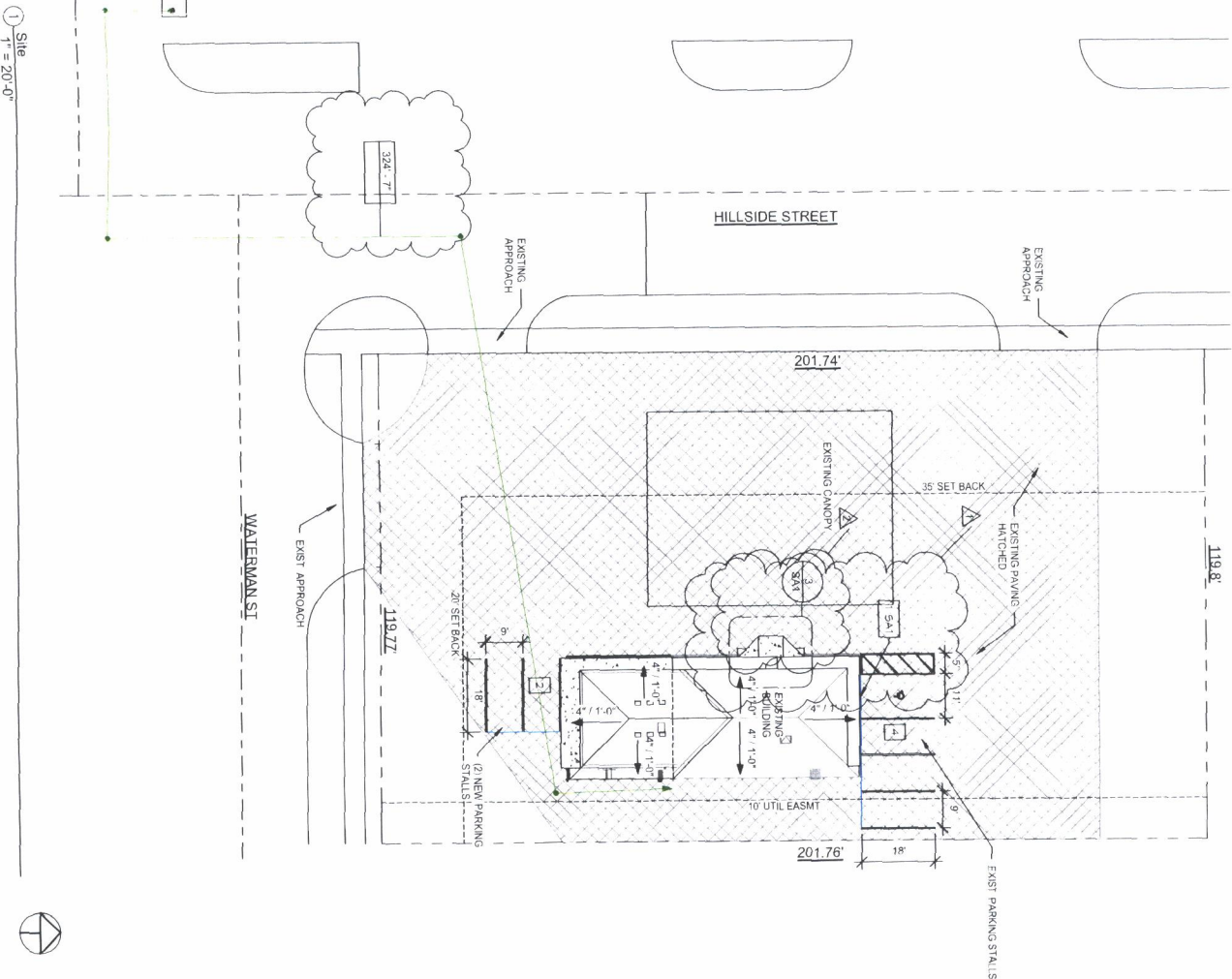
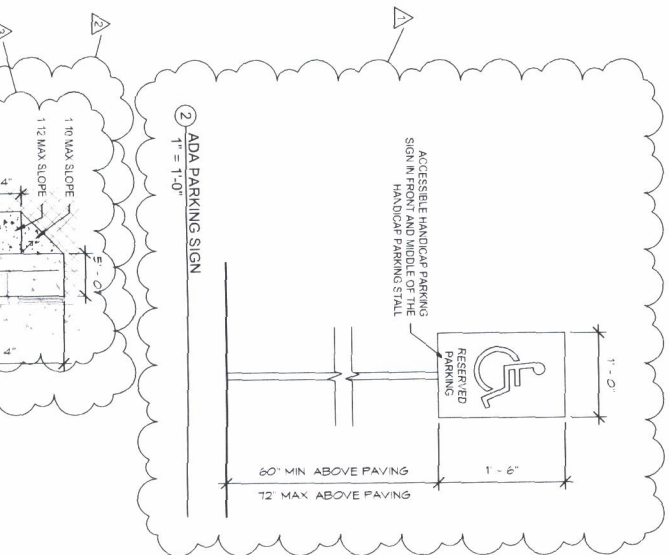
248 S HILLSIDE

Wichita, KS 67211

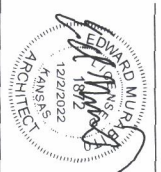
PROFESSIONAL SEAL
EDWARD MURABITO
ARCHITECT

DATE 7/12/22
DR BY BH
PROJECT NO. 22-047
REVISIONS
1 11/22/2022
2 11/30/2022
3 12/2/2022

SHEET
SA1



EDWARD MURABITO
REGISTERED ARCHITECT
KANSAS LICENSE NO. 1872
TEL 1-316-554-1506

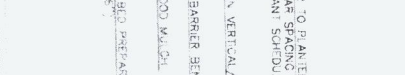
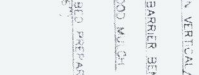
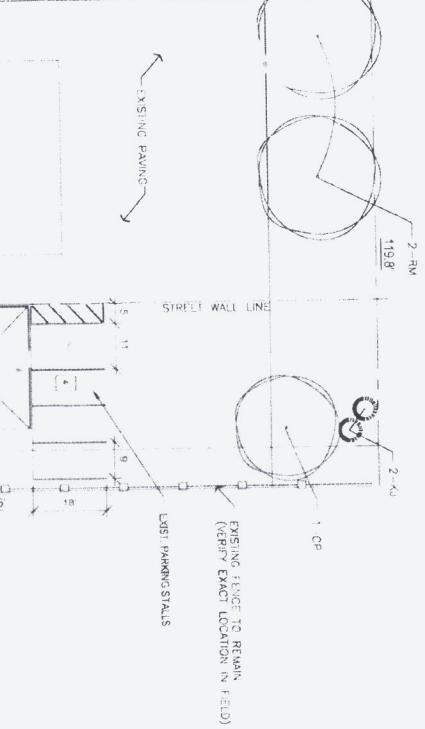


NOTE: TREES WITH CENTRAL

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- Site Plan Annotations:**
- Top Right:** RUBBER HOSE LOOP, 4" INCH BRANCH, 1/2 GA. WIRE, 4" W/OUT.
 - Top Center:** REMOVE BALL W/OUT FROM TOP 1/3 OF BALL, TREE SANGER.
 - Top Left:** 2" x 2" STAKE, KEEP SLAKE FLUME AND OUT OF TREE PIT, REPAIR BACKFILL - TAMP TO PREVENT SETTLEMENT, SOAK BACKFILL AFTER PLANTING, TREES TO BE INSTALLED SO TOP OF ROOT BALL IS LEVEL WITH ADJACENT GRADE.
 - Left Side:** REPAIR TURF AS NECESSARY TO MATCH EXISTING, EXISTING APPROACH, REPAIR TURF AS NECESSARY TO MATCH EXISTING, 6-8" TURF, REPAIR TURF AS NECESSARY TO MATCH EXISTING.
 - Center:** HILLSIDE STREET, 201.74, EXISTING GRADEN, EXISTING PAVING, EXISTING APPROACH.
 - Right Side:** 2" IN, 119.8, 2" IN, 1 CP, EXISTING EXCEPT TO REMAIN (VERIFY EXACT LOCATION IN FIELD), EXISTING PAVING STALLS, 201.76, SOUTH EXMIT, EXISTING BUILDING, NEW BUILDING, STREET WALL LINE, 1 CP, LODGE (APPROX 58'), (2) NEW PARKING STALLS.

12

3. LIST INFORMATION
ALL UTILITIES MARKED
ON THE CONSTRUCTION
DRAWING THE
E OF ALL
O CONSTRUCTION
LE FOR ANY



VALERO EXPANSION

Hillside & Waterman
Wichita, KS

TERI FARHA, PL
LANDSCAPE ARCHITECT

torrtarhu@cox.net
Wichita, KS 67218

PLANTING PLAN

DATE 12/14/22

LS1

Issued/Revised	Date
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