Wichita-Sedgwick County Metropolitan Area Planning Department

April 10, 2023

T & B Properties, LLC
ATT: Terry Gutschenritter
7070 W Harry St
Wichita, KS 67209

REVISED

Evans Building Company
Attn: Jeffrey Johnson
5555 N Larson Rd.
Maize, KS 67101

Re: **BZA2023-00014: Administrative Adjustment in the City to reduce the compatibility setback from 25 feet to 10 feet on the south and west sides of property for warehousing on property zoned LI Limited Industrial; generally located within one-block north of West Harry Street and within one-quarter mile east of South Eisenhower Parkway (1515 S Yucca).**

Legal Description: Lot 13, Block A, Rolling Hills Mesa 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 10 feet on the south and west side property lines to allow for the construction of additional warehouse space associated with the property abutting to the north (Lot 14, Block A, Rolling Hills Mesa Addition). The subject property is zoned LI Limited Industrial District and abuts SF-5 Single-Family Residential District zoning to the south.

The proposed 10-foot setback on the south and west property lines is less than the minimum standard of 15 feet for compatibility setbacks as outlined in Section IV-C.4 of the Unified Zoning Code (UZC). Compatibility height requirements outlined in Section IV-C.5 of the UZC restrict the height of the proposed building to 35 feet, which is the maximum height permitted in the abutting SF-5 zoning district.

Section V-I.2.d of the UZC allows reducing or waiving the required compatibility setbacks. 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 to 25 feet to 10 feet on the south and west property lines 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 property to the south is zoned SF-5 Single-Family Residential District and developed with a single-family residence. Even

though the proposed 10-foot setback on the south and west property lines is less than the minimum 15-foot compatibility setback requirement of the UZC, compatibility height requirements of the UZC restrict the height of the proposed building to 35 feet, which is the maximum height permitted in the abutting SF-5 zoning district.

3) Compatibility with existing or permitted uses on abutting sites: The predominant zoning in the area is LI, with a mixture commercial, industrial, and residential uses. Property to the north is zoned LI Limited Industrial District, owned by the applicant, and developed with a warehouse. Properties to the east are zoned LI Limited Industrial District and developed with a semi-trailer storage lot and a warehouse. Properties to the south and west are zoned SF-5 Single-Family Residential District. Most are developed with single-family residences except one, which is undeveloped.

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 10 feet on the south and west property lines is hereby **GRANTED** for the aforementioned property, subject to the following conditions:

1. The proposed structures shall comply with all standard zoning setbacks in the LI Limited Industrial zoning district as set forth in the Unified Zoning Code.

2. The proposed structures shall comply with the compatibility height standards set forth in Section IV-C.5 of the Unified Zoning Code.

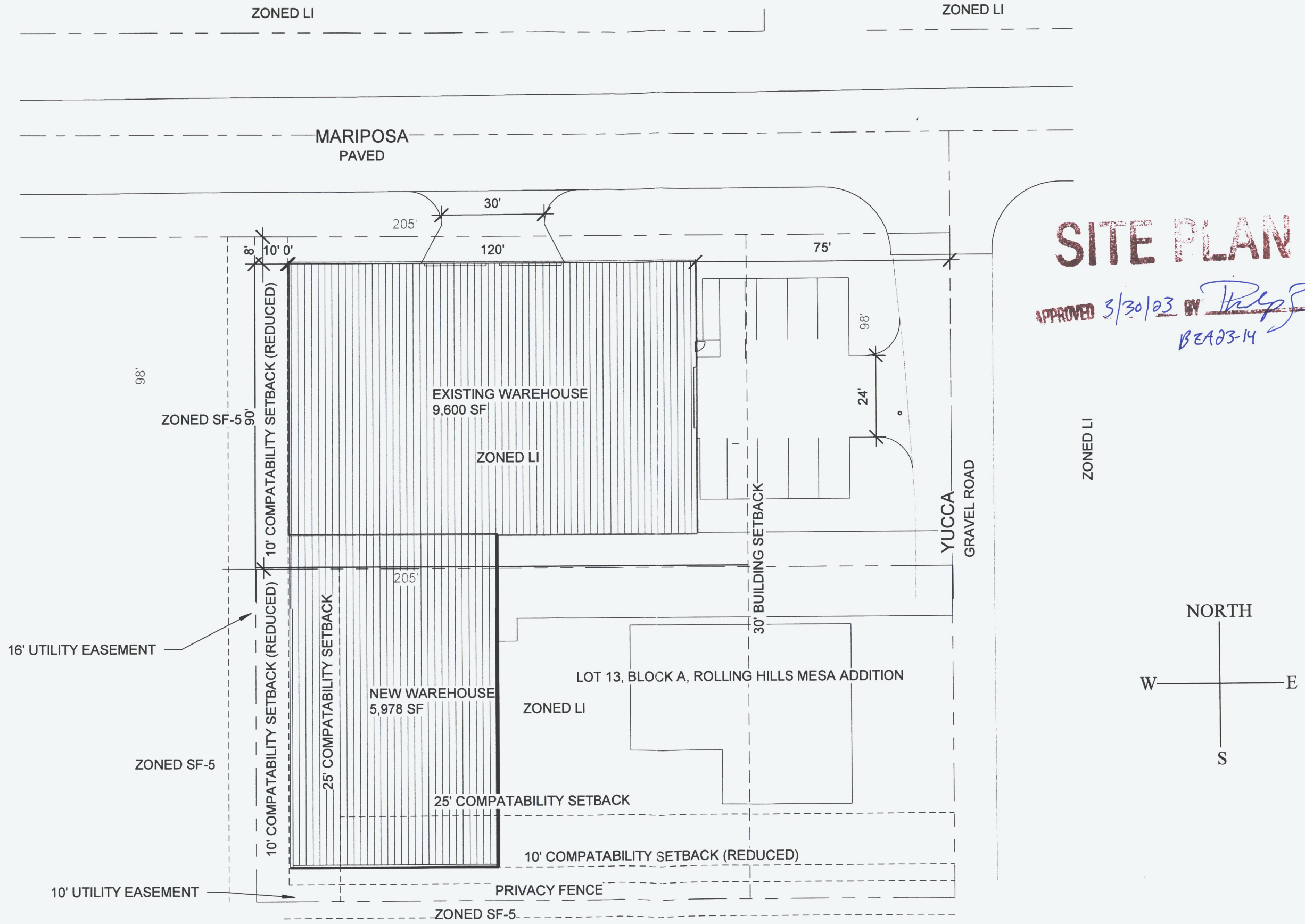
3. If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The "Development Application" sign should now be removed from the property.

Scott Wadle, Director
Metropolitan Area Planning Department

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

cc: MABCD
Jeff Blubaugh, CM District IV
Brooke Kauchak, CSR, District IV



1 ZONING COMP. ADJ

1" = 30'-0"

NORTH

W E

S

SITE PLAN

APPROVED 3/30/23 BY

BZA23-14

EVANS BUILDING CO. INC.
5555 N. LARSON MAIZE, KANSAS 67101

T & B PROPERTIES LLC
BUILDING ADDITION
1505 S YUCCA
WICHITA, KS

PROPERTY OF EVANS BUILDING COMPANY, INC UNLAWFUL TO REPRODUCE

Wichita City License No. 26
Sedgwick Co. License No. 00026

REVISIONS		
NO.	DATE	DWN

DATE: 3/9/23
DR. BY: JMC
CK. BY:

PROJECT NO.
23-XXX

SHEET
ADJ

3/9/2023 11:56:59 AM G:\-- ACTIVE JOBS\T&B Properties\T&B Building Addition.rvt