



Wichita-Sedgwick County Metropolitan Area Planning Department

July 28, 2023

YWCA

Attn: Amanda Meyers

7824 E. 32nd Street North

Wichita, KS 67226

RE: CON2023-00035 Administrative Adjustment in the City to CON2000-00003, Condition #2 to serve a broader group of individuals on property zoned B Multi-Family; located on the west side of North St. Francis and within one-block south of East 11th Street North (1111 N St. Francis).

Legal Description: The North 15 feet of Lot 11 and all of Lots 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, and 33, on Fourth Street, now St. Francis Ave., Burleigh's Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant:

We received and reviewed your request for an Administrative Adjustment to Condition #2 of CON2000-00003 to clarify the language as indicated below in order to serve a broader group of individuals.

#2: In addition to uses permitted in the "B" Multi-Family District, the site shall be limited to a group residence (maximum of 34 clients) use for ~~victims of domestic violence emergency services and shelter~~; and...

We find that the requested clarification to the language of CON2000-00003 as proposed meets the four conditions required by Sec. V-I.6 of the Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed clarification to Condition #2 as described above should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area.
- 2) Impact on existing uses in surrounding areas: The proposed clarification to services provided should not have significant negative impacts on the surrounding uses in the immediate area as the services are similar in nature.
- 3) Compatibility with existing or permitted uses on abutting sites: Property to the west is zoned TF-3 Two-Family Residential District and developed with a park. Property to the north is zoned TF-3 and developed with a single-family dwelling. Properties to the east and south are zoned B Multi-Family Residential District and developed with medical offices and associated parking.
- 4) Effect on public health, safety or welfare: The public's safety, health and welfare should not be impacted.

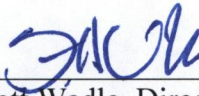
Our signatures below indicate that an Administrative Adjustment to clarify Condition #2 of CON2000-00003 as described above is hereby granted for the aforementioned property subject to the following conditions:

- 1) All other conditions of CON2000-00003 shall be met.

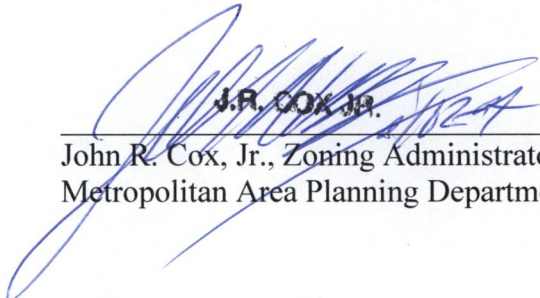
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- 2) If the Zoning Administrator finds that there is a violation of any of the conditions of the Administrative Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence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

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

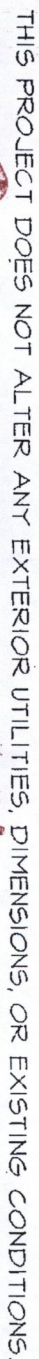


Scott Wadle, Director
Metropolitan Area Planning Department



J.R. COX JR.
John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Maggie Ballard, CM District VI
Ana Lopez, CSR District VI



SITE PLAN

8/7/03



Conj 3-35



SITE PLAN

4/15 - 7-0
CAR 2000-00003
MARC April 13