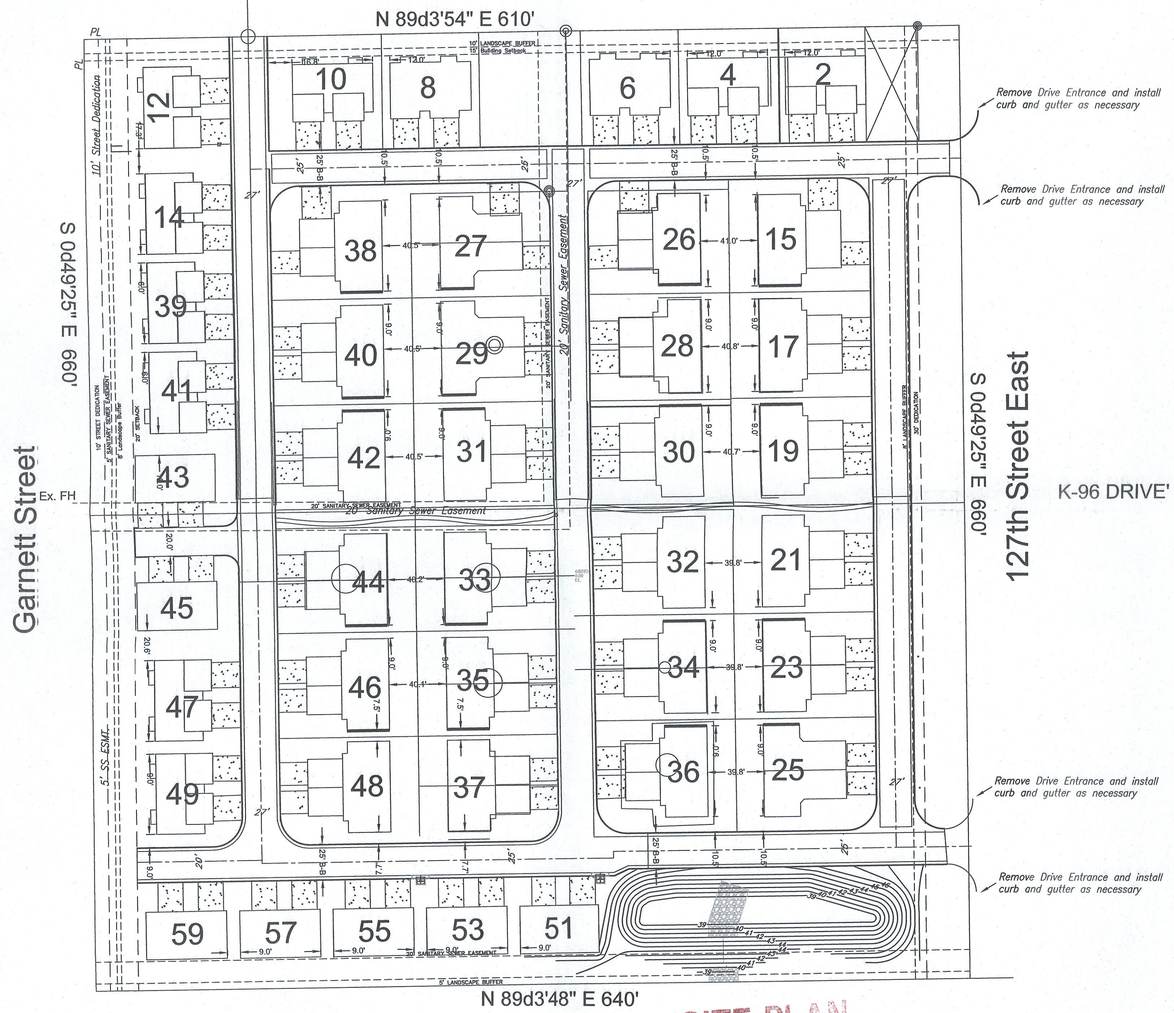
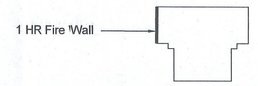


Site Plan
Lots 26 & 28, Gilder's Gardens Addition

LEGEND

Total Acres = 9.24 Acres
Total Units = 22-1 Story
= 20-1 1/2 Story
Bldg/Acres = 4.2 Bldgs/Per Acre
Landscape Area = 15,743 sq. ft.

Existing Zoning = Two Family (TF-3)
w/Conditional Use Approved April 4, 2017
CON21016-00060



1 Story Duplex



1 1/2 Story Duplex



1 1/2 Story Duplex

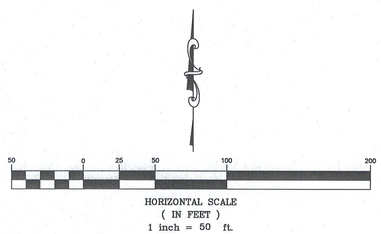
Paving Section

6"Concrete on 5"crushed rock

5"Asphalt on 5"crushed rock

All roads will be paved.

NOTE:
Buildings shall not encroach onto public easements or right-of-ways



HORIZONTAL SCALE
(IN FEET)
1 inch = 50 ft.

SITE PLAN
APPROVED 12/1/23 DW
CON2023-00063

Wichita-Sedgwick County Metropolitan Area Planning Department

East Winds 2, LLC
240 N. Rock Road, Ste 250
Wichita, KS 67206

December 14, 2023

Kirk Miller
K.E. Miller Engineering, P.A.
117 E. Lewis
Wichita, KS 67202

RE: CON2023-00063: Administrative Adjustment in the City to revise an approved site plan for CON2019-00042; generally located south of East Central Avenue and west of North 127th Street East (331 N. 127th Street East and 328 N. Garnett Street).

Legal Description: Lots 26 and 28, Gilder's Garden Addition, Wichita, Sedgwick County, Kansas.

Dear applicant,

We reviewed your Administrative Adjustment request to revise an approved site plan for CON2019-00042 on property zoned TF-3 Two-Family Residential District to change the duplex and private drive configuration on the site. More specifically, in the northwest corner of the site, a private drive stub was added abutting the north property line—shifting units #12 and #14 to the west property line, and a private drive abutting the west property line was moved from the northwest corner farther south, between units #43 and #45.

We find that the adjustment to the site plan as proposed meets the four conditions required by Section V-I.6 of the Unified Zoning Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed Administrative Adjustment to CON2019-00042 should have no impact on the safety and convenience of vehicular traffic and pedestrian circulation in the vicinity of the application area. Providing a private drive stub to the north allows for future connectivity to properties to the north should they be redeveloped.

2) Impact on existing uses in surrounding areas: The surrounding area is developed with residential and commercial uses.

3) Compatibility with existing or permitted uses on abutting sites: Abutting property north, west, and south of the subject site is SF-5 Single-Family Residential District and developed with single-family residences. Property east of the subject site is zoned LC Limited Commercial District and is developed with a church and a multi-family apartment complex. Therefore, changing the duplex and street configuration on the site plan should

not compromise existing or permitted uses on the abutting sites. Providing a private drive stub to the north allows for future connectivity should the property to the north be redeveloped in the future.

4) Effect on public health, safety, or welfare: It is not anticipated to have any significant negative impacts on the public health, safety, or welfare, nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that the Administrative Adjustment to revise the approved site plan for CON2019-00042 to reconfigure duplex and private drive configuration is hereby GRANTED, subject to the following conditions:

1) The site shall be developed in general conformance with the approved, revised site plan submitted with this application.

4) 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.

J.R. COX JR. for

Scott Wadle, Director
Metropolitan Area Planning Department

for

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

cc: MABCD

Becky Tuttle, CM District II

Teresa Veazey, CSR District II