CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 17, 2024

Murdock Properties, LLC
5841 N. Prospect Rd.
Park City, KS 67204

Baughman Company, P.A.
Attn: Jay Cook
315 S. Ellis Ave.
Wichita, KS 67211

Re: **BZA2024-00045:** Administrative Adjustments in the City to reduce the rear setbacks from 20 feet to 16 feet (20 percent) on multiple development lots to construct duplexes on properties zoned TF-3 Two-Family Residential District, generally located west of South Webb Road and within one-half mile south of East Pawnee Rd.

Legal Description: Lots 2, Block E, and Lots 16, 17, 28, 30, and 34, Block F, Towne Parc 10th Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants,

We have reviewed your request for Zoning Adjustments to reduce the rear setbacks from 20 feet to 16 feet (20 percent) on the aforementioned properties in order to build duplexes on said lots. The properties are under common ownership of the developer and are undeveloped.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing the minimum rear setbacks (required by the property development standards of the zoning district) by up to 20 percent. These adjustments are permissible when the provisions of this section and the Zoning Adjustment Criteria of Section V-I.6 are met. We find that the reduction of the setbacks as proposed meets the provisions of Section V-I.2.a 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: The proposed reduction of the rear setbacks from 20 feet to 16 feet will have no impact on the safety and convenience of vehicular and pedestrian circulation in the right-of-way.

2) Impact on existing uses in surrounding areas: There will be no impact on the existing uses. The surrounding properties of all subject lots are zoned TF-3 Two-Family Residential, are under common ownership of the developer, and are undeveloped.

3) Compatibility with existing or permitted uses on abutting sites: The surrounding properties of all subject lots are zoned TF-3 Two-Family Residential, are under common ownership of the developer, and are undeveloped.

4) Effect on public health, safety, or welfare: There will be no encroachment into public utility easements or right-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 the Zoning Adjustments to reduce the rear setbacks from 20 feet to 16 feet are hereby GRANTED, subject to the following conditions:

1) The sites shall be developed in general conformance with the approved site plan.

2) The applicant shall obtain a building permit within one year of the Administrative Adjustment approval. The sites shall conform to all codes including but not limited to zoning, building, health, and fire.

3) The setback reductions shall apply only to the 16-foot rear setbacks on Lot 2, Block E; and Lots 16, 17, 28, 30 and 34, Block F; Towne Parc 10th Addition as illustrated on the approved site plan. All other structures or additions on the subject properties shall conform to the setbacks permitted by the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.

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.

Scott Wadle, Director
Metropolitan Area Planning Department

J.R. COX JR.

Chris Labrum, Director
Metropolitan Area Building and Construction Department

cc: MABCD
Becky Tuttle, City Councilmember, District II
Teresa Veazey, CSR District II

Preliminary Plan-Not for Construction



Legend:			
CL	Center Line	GAR	Garage Floor
TF	Top Foundation	TC-RC	Top of Roll Curb
VO	View-Out Basement	FG	Finished Dirt Grade
PVO	Partial View-Out	TP	Top of Pavement
WO	Walk-Out Basement	EOP	Edge of Pavement
PWO	Partial Walk-Out	FL	Flow Line
BF	Basement Floor	XXX	Spot Elevation
TC	Top of Curb		Slope Direction
			Swale Location

Location: Towne Parc 10th Addition

Prepared For: Murdock Properties, LLC

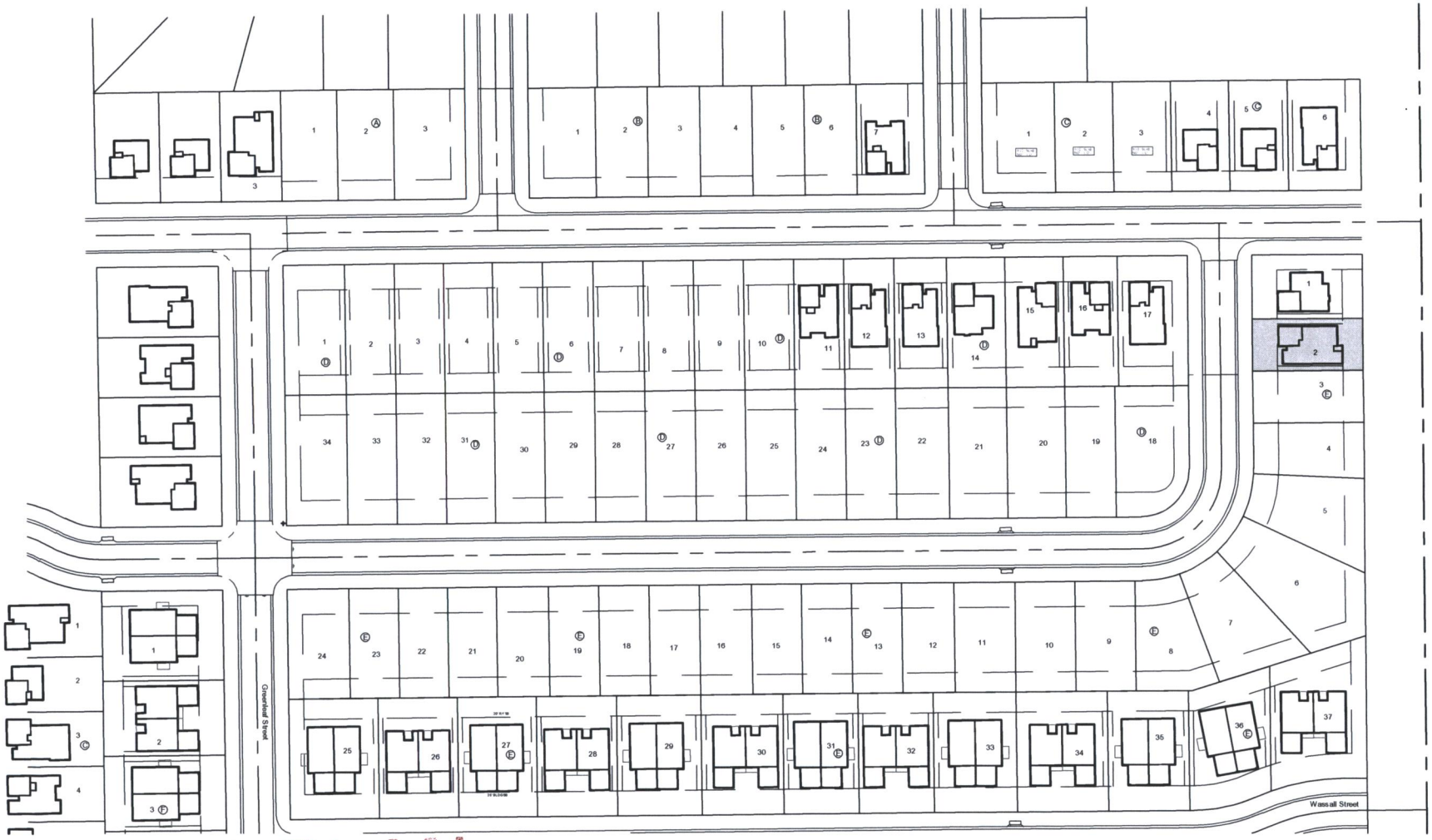
Date: 06/19/24 Drawn: KHS Approved: Job Number: n/a

Duplex Layout Plan

BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

E:\DRADET\cmb Pres 10th Addition\LOP Base.dwg

Preliminary Plan- Not for Construction



SITE PLAN

APPROVED 7/17/24 BY

2 of 2 BZA24-45

0 50' 100'
Scale: 1" = 100'

Legend:			
CL	Center Line	GAR	Garage Floor
TF	Top Foundation	TC-RC	Top of Roll Curb
VO	View-Out Basement	FG	Finished Dirt Grade
PVO	Partial View-Out	TP	Top of Pavement
WO	Walk-Out Basement	EOP	Edge of Pavement
PWO	Partial Walk-Out	FL	Flow Line
BF	Basement Floor	XX.X	Spot Elevation
TC	Top of Curb	—> —	Slope Direction
			Swale Location

Location: Towne Parc 10th Addition

Prepared For: Murdock Properties, LLC

Date:	Drawn:	Approved:	Job Number:
06/19/24	KHS		n/a

Single Family Layout Plan

BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

E:\GRADE\Towne Parc 10th Addition\GP Base.dwg