

Plot Scale 1:100 02-01-2018 4:04:55 PM by JTS
D:\991\91513\91513 Fairfield Commercial CUP Adjustment



Wichita-Sedgwick County Metropolitan Area Planning Department

November 13, 2017

Mark Arts
Attn: Katy Dorrah, Executive Director
1307 N. Rock Road
Wichita, KS 67206

Alloy Architecture
Attn: David Riffel
3500 N. Rock Road
Wichita, KS 67226

RE: CUP2017-49— City CUP Administrative Adjustment to DP-144 to General Provision #6 Signage to increase the number of signs and decrease the distance required between on-site signs for Parcel 1 along N. Rock Road; located at the southwest corner of East 13th Street and North Rock Road (1307 N. Rock Road).

Legal: Lot 1, Block 1, Fairfield Estates Addition, Wichita, Sedgwick County, Kansas

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-144 of the Fairfield Commercial Community Unit Plan ("CUP"). We understand that you wish to adjust General Provision #6 Signage Parcel One (1) to add one additional sign on the North Rock Road frontage and reduce the distance between on-site signs from 150 feet to 80 feet.

On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein. This approval is subject to the following conditions:

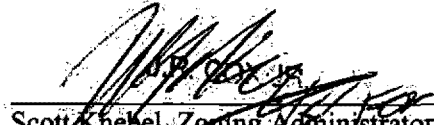
1. The sign shall be permitted and installed within one year.
2. This Administrative Adjustment applies only to General Provision #6 Signage on Parcel One (1) of CUP DP-144.

Please submit four (4) copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.

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



Dale Miller, Director
Metropolitan Area Planning Department



Scott Knebel, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Pete Meitzner, Council Member District II
Laura Rainwater, Community Services Representative District II



Wichita-Sedgwick County Metropolitan Area Planning Department

December 4, 2015

Charles G Koch Charitable Foundation
4111 E 37th N
Wichita, KS 67220

Wichita Center for the Arts, Attn: Katy Dorrah
9112 E Central
Wichita KS 67206

PEC, PA, Attn: Isaac Krumme
303 S Topeka St.
Wichita KS 67202

RE: CUP2015-42 - Amendment to Community Unit Plan (CUP) DP-144 Parcel 1 to uses, building restrictions, signs and parking in LC Limited Commercial zoning; generally located south of East 13th Street North and west of North Rock Road.

Dear Applicants:

At its regular meeting on **December 3, 2015**, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to **APPROVE** the request subject to the following conditions:

- (1) Parcel 1 uses shall be amended to state that the Nightclub use shall be for rented and special occasions only, and shall not be regularly open to the general public.
- (2) General Provision #1 shall be amended to state: "Access openings per access management guidelines as approved by the Traffic Engineer."
- (3) A general provision shall be added stating: "A pedestrian circulation plan shall be approved by Planning Staff and the Traffic Engineer demonstrating accessible pedestrian access to all buildings from the arterial street sidewalks."
- (4) The applicant shall submit four revised copies of the CUP to the Metropolitan Area Planning Department within 60 days of approval or the request shall be considered denied and closed.
- (5) If the Zoning Administrator finds that there is a violation of any of the conditions of the CUP amendment, 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 the CUP amendment null and void.

Property owners may file written protest petitions on land use related items heard by the MAPC. In order

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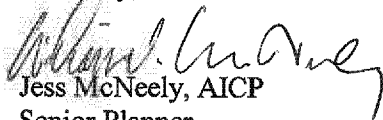
to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk within 14 days of the conclusion of the MAPC hearing, by **December 17, 2015, at 5:00 p.m.**

If protests are received, this application will be forwarded to the City Council for consideration at its regular meeting on **Tuesday, January 5, 2016**. This meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas.

NOTICE: The public hearing on planning items is conducted by the MAPC under provisions of State Law. Adopted policy is that the City Council will not take additional testimony on zoning related applications and other issues for which the MAPC has held a public hearing. However, interested parties may file a written statement with the City Clerk by 5:00 p.m. on the Wednesday preceding this meeting, providing new facts on the issue or alleging an unfair hearing. The Council will determine from such statements whether to return the issue to the MAPC for reconsideration or to reverse their recommendation.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,



Jess McNeely, AICP

Senior Planner

Current Plans Division

Copies to: Pete Meitzner, WCC CM II
 Laura Rainwater, CSR II
 JR Cox, MABCD
 Tom Stolz, MABCD
 Paul Hays, MABCD
 Julianne Kallman, City Engineering