CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

May 21, 2025

NAPA Adventures, LLC
7540 N. Northwind St., Ste. 300
Wichita, KS 67205

John Wright
4015 N. Woodlawn Blvd., Ste. 3
Wichita, KS 67220

Re: **BZA2025-00033:** Administrative Adjustment in the City to reduce the south rear setback from 20 feet to 16 feet (20 percent) to build a duplex, on property zoned TF-3 Two-Family Residential District, generally located within one-quarter mile south of West Pawnee Avenue and within one-half mile east of South 135th Street West (12801 S. Wheatland Ct).

Legal Description: Lot 15, Block 2, Lionsgate Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for Zoning Adjustments to reduce the south rear setback from 20 feet to 16 feet (20 percent) on the aforementioned property in order to build a duplex. The rear property line angles to the southwest, and only the southeast corner of the proposed duplex would be 16 feet from the rear property line. The distance between the proposed duplex and the rear property becomes greater farther west.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing the minimum rear setback (required by the property development standards of the zoning district) by up to 20 percent. This adjustment is 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 setback 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 as described above for the rear setback 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 are all zoned TF-3 and are undeveloped. The proposed duplex would be 16 feet from the rear property line only in the southeast corner. The degree of separation increases to the west.

3) Compatibility with existing or permitted uses on abutting sites: There will be no impact on the existing uses. The surrounding properties are all zoned TF-3 and are undeveloped. The proposed duplex would be 16 feet from the rear property line only in the southeast corner. The degree of separation increases to the west. This is likely one of the first buildings being constructed in this area of new development, and all additional dwellings built around it will not have been well established at the time of this adjustment.

4) Effect on public health, safety, or welfare: 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 Adjustment to reduce the south rear setback from 20 feet to 16 feet is hereby GRANTED, subject to the following conditions:

1) The site 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 site shall conform to all codes including but not limited to zoning, building, health, and fire.

3) The setback reduction shall apply only to the 16-foot south rear setback as illustrated on the approved site plan. All other structures or additions on the subject property 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

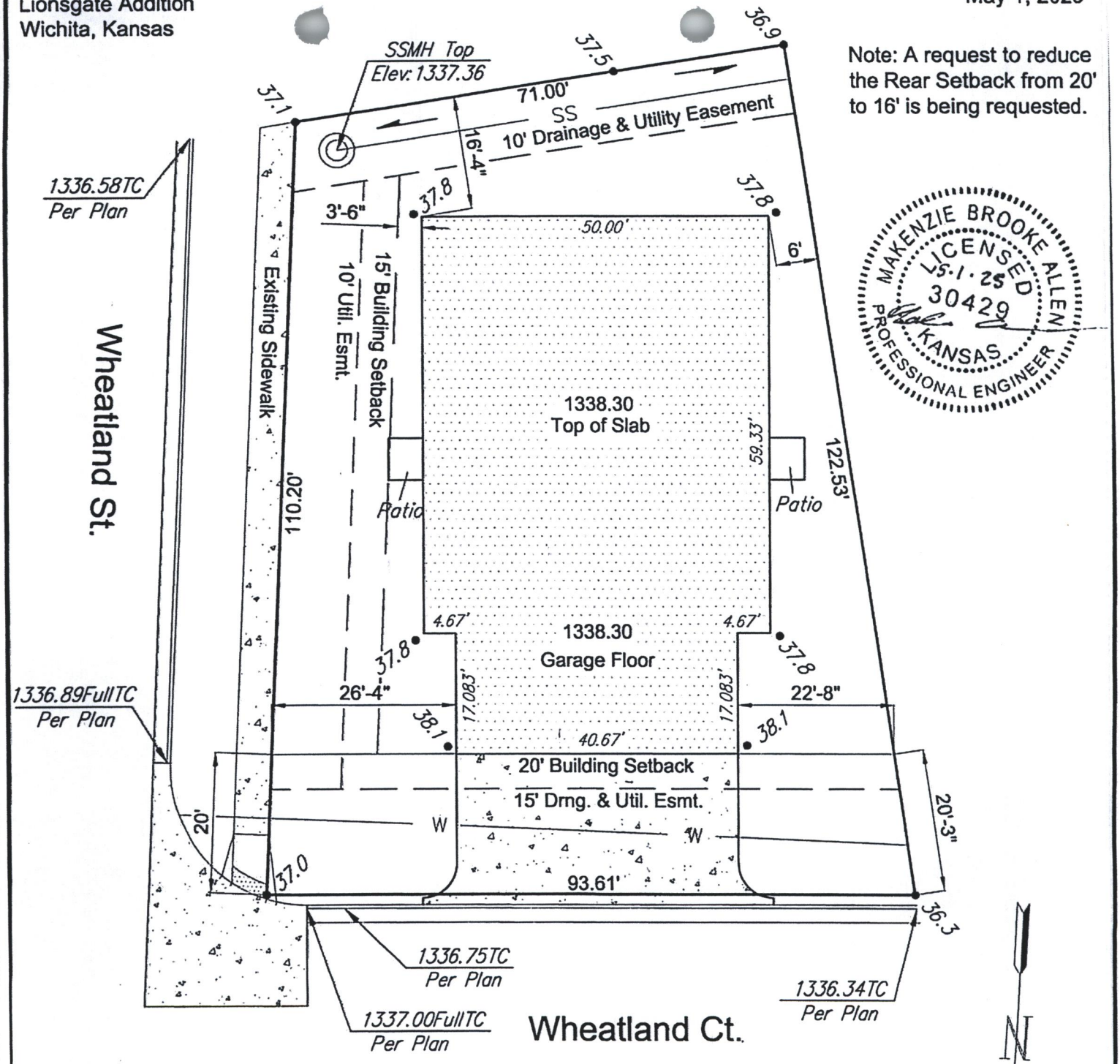
Chris Labrum, Director
Metropolitan Area Building and Construction Department

cc: MABCD
Dalton Glasscock, City Council District IV
Brooke Kauchak, CSR District IV

Lionsgate Addition
Wichita, Kansas

May 1, 2025

Note: A request to reduce the Rear Setback from 20' to 16' is being requested.



MAKENZIE BROOKE ALLEN
LICENSED
5-1-25
30429
KANSAS
PROFESSIONAL ENGINEER

Drop Brick Ledge/Siding as Necessary to Match Indicated Grades

Add 1300 to Spot Elevations Shown for NAVD88 G12B Datum.

SITE PLAN

APPROVED 5/21/25 BY
BZA25-33

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GARVER 1995 Midfield Road Wichita, KS 67209 (316) 264-8008	Jacob Management Company, LLC 4015 N Woodlawn Suite 3 Wichita, KS 67220	Lot 15, Block 2 Lionsgate Addition Wichita, Kansas	FIGURE NUMBER SHEET NUMBER 1 of 2