



**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

February 2, 2026

JBS4, LLC
Attn: Johnny Steven
5119 E. Kellogg
Wichita, KS 67218

Core States Group
Attn: Michael Beck
18215 72nd Ave.
Kent, WA 98032

Re: BZA2026-00004: Administrative Adjustment in the City to reduce the Rear compatibility setback from 25 feet to 10 feet for a restaurant building and 25 feet to 20 feet for a trash enclosure on property zoned LC Limited Commercial District with PO #375, generally located on the east side of South Hillside Avenue and one-block south of East Central Avenue (344 North Hillside Ave.).

Legal Description: Lot 5, Except the West 15 feet, Hillside Avenue, Floral Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce compatibility setback on the east, rear of the lot from 25 feet to 10 feet for a restaurant building and 25 feet to 20 feet for the trash enclosure. Section IV-C.4 requires compatibility setbacks along the side and rear lot lines adjacent to properties zoned TF-3 or more restrictive. Properties to the east are zoned TF-3 and developed with single-family dwellings. The required compatibility setback, based on the width of the subject Lot, is 25 feet.

The request to reduce the compatibility setback from 25 feet to 10 feet meets the standard rear building setback in the LC District. The request to reduce the compatibility setback from 25 feet to 20 feet for the trash enclosure meets the minimum requirement set forth in Section IV-C.7 of the UZC.

Section V-I.2.d of the Unified Zoning Code ("UZC") allows reducing or waiving the compatibility setback. 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.d 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 east compatibility setback from 25 feet to 10 and 20 feet respectively 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 affected properties to the east are zoned TF-3 and developed with single-family dwellings. The proposed restaurant structure would be at least 55 feet from the nearest dwelling to the east, and the trash enclosure would be at least 65 feet from the nearest dwelling. This is greater than the distance between the existing commercial building to the north, which is approximately 37 feet from the same dwelling. Furthermore, a similar commercial structure to the south is approximately 10-11 feet from the same property line. All screening and landscaping along the east property line will be installed. The height of the structure does not exceed 35 feet (required by compatibility standards).
- 3) Compatibility with existing or permitted uses on abutting sites: The proposed development is compatible with the development along North Hillside Avenue, which is an established commercial corridor. The existing commercial building to the south is approximately 10-11 feet from the same property line, abutting TF-3 zoning. The proposed restaurant structure shall meet all compatibility height requirements, not to exceed 35 feet.
- 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 east compatibility setback from 25 feet to 10 feet for the restaurant building and 25 feet to 20 feet for the trash enclosure 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 10-foot east building setback for the structure and the 20-foot east setback for the trash enclosure 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) All structures shall adhere to the required 35-foot height compatibility standard set forth in Section IV-C.5.a of the Unified zoning Code.
- 5) 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, Joseph Shepard, City Council District I, Cameron Jackson, CSR District I

18215 72nd Avenue South
Kent, WA 98032
855.CSG.1999

www.core-states.com

CORE STATES, INC.
ENGINEERING
CERTIFICATE OF AUTHORIZATION
E-1713



11/19/2025



Know what's below.
Call before you dig.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORRESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS UTILITIES.

TERIYAKI MADNESS - WICHITA, KS
344 N HILLSIDE AVE
WICHITA, KS 67214

MIDWEST TMAD, LLC
5119 E KELLOG DRIVE, SUITE 201
WICHITA, KS 67208

[illegible]

Drawn:	NRN
Reviewed:	MTL
Sheet Date:	11/7/25
Proj. Number:	23991

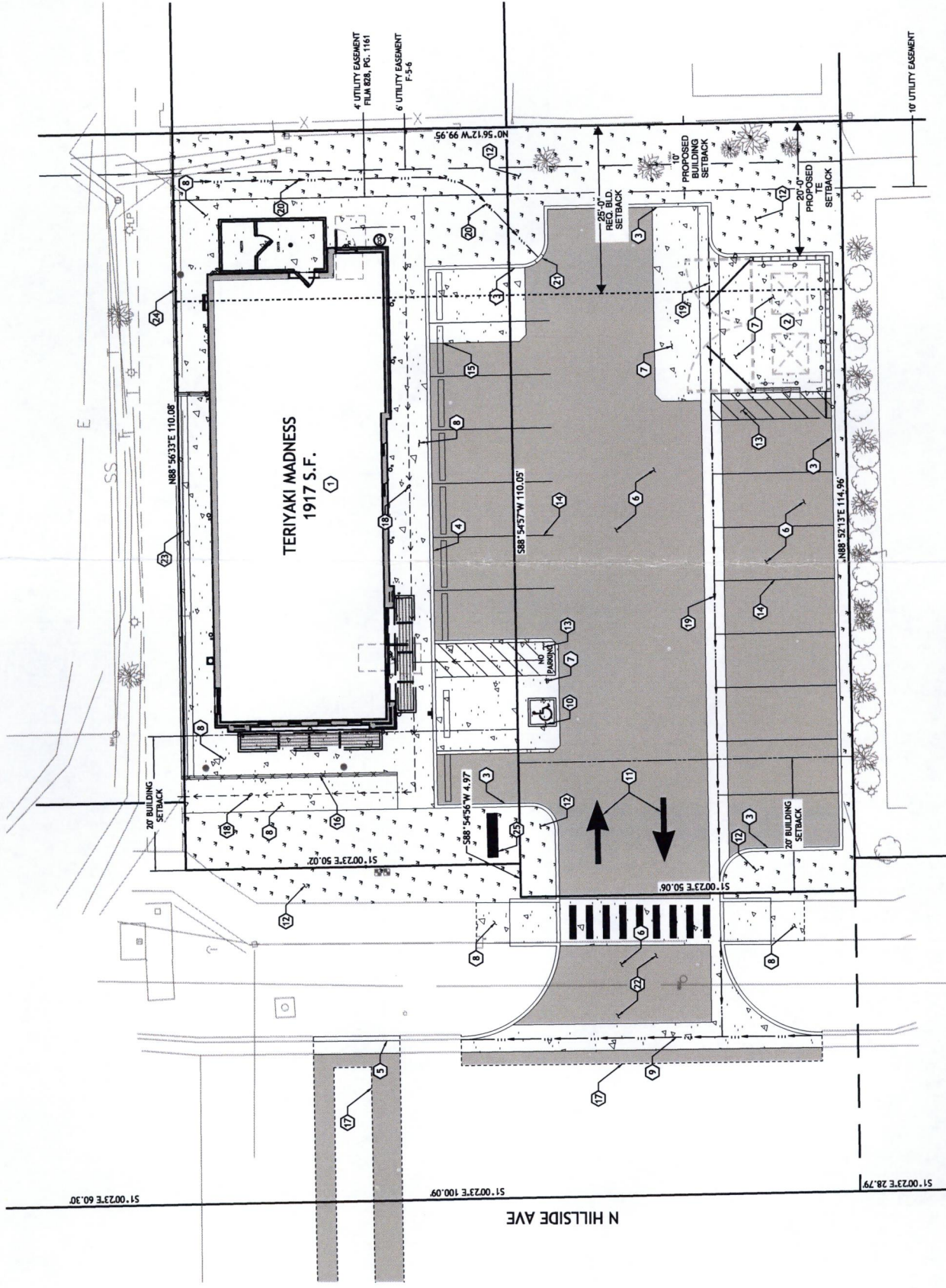
SITE PLAN

C2.0



CONSTRUCTION KEYNOTES:

1. PROPOSED TERRAZZO MANDEISS BUILDING. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.
2. PROPOSED TRASH ENCLOSURE WITH CONCRETE PAD. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.
3. CONSTRUCT CONCRETE BARRIER CURB PER DETAIL 3/SHREET C3.0, TYPICAL.
4. CONSTRUCT CONCRETE FLUSH CURB PER GRADES ON SHEET C3.0.
5. CONSTRUCT CONCRETE CURB AND GUTTER PER DETAIL 4/SHREET C3.0, TYPICAL.
6. CONSTRUCT ASPHALT PAVEMENT PER DETAIL 1/SHREET C3.0, TYPICAL.
7. CONSTRUCT ON-SITE CONCRETE PAVEMENT PER DETAIL 2/SHREET C3.0, TYPICAL.
8. CONSTRUCT ON-SITE CONCRETE SIDEWALK PER DETAIL 6/SHREET C3.0, TYPICAL. CONCRETE JOINTS PER DETAIL 12/C3.0.
9. CONSTRUCT CONCRETE VALLEY GUTTER PER CITY OF WICHITA STANDARD DETAIL PM109.
10. CONSTRUCT ACCESSIBLE SINGLE PARKING STALL PER DETAIL 4/C3.1 WITH ALL REQUIRED SIGNAGE REFER TO DETAIL 11/C3.0 FOR SIGN FOOTINGS.
11. PAINT DIRECTIONAL PAVEMENT MARKINGS PER DETAIL 7/SHREET C3.0, TYPICAL.
12. PROPOSED LANDSCAPE AREA, TYPICAL. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
13. PAINT 4" WIDE WHITE REFLECTIVE PAINT STRIPED AREA AS SHOWN, 24" C/S, 45° ANGLE. SAFETY WHITE, TYPICAL.
14. PAINT 4" WIDE WHITE REFLECTIVE PAINT PARKING STALL STRIPES, TYPICAL.
15. INSTALL WHEEL STOP PER DETAIL 8/SHREET C3.0, TYP.
16. INSTALL 6" HIGH TALL WHITE ADHESIVE SAFETY FENCE. COORDINATION TO COORDINATE FINISH WITH ARCHITECT AND OWNER. REFER TO DETAIL 9/SHREET C3.0.
17. APPROXIMATE LOCATION OF HEAT SAW CUT LINE. PROVIDE NOT FAR AWAY AT ALL EXISTING ASPHALT JOINTS.
18. LOCATION OF ACCESSIBLE ROUTE THROUGHOUT THE SITE, TYPICAL.
19. CONSTRUCT VALLEY GUTTER PER DETAIL 10/SHREET C3.0. FOR PRECISE GRADING INFORMATION, REFER TO SHEET C3.0.
20. GRADE IN LANDSCAPE SWALE PER GRADES ON SHEET C3.0.
21. PROVIDE CURB CUT PER DETAIL 5/C3.0.
22. CONSTRUCT DRIVEWAY PER CITY OF WICHITA STANDARD DETAIL PM108 AND GRADES ON SHEET C3.0.
23. CONSTRUCT STAIRS PER GRADES AND DETAILS ON SHEET C3.0.
24. INSTALL SCREEN FENCE PER ARCHITECTURAL AND STRUCTURAL DETAILS.
25. LOCATION OF PROPOSED POLE SIGN. REFER TO SIGN PLANS FOR EXACT LOCATION AND INSTALLATION INSTRUCTIONS.



SITE PLAN
APPROVED
12/22/12
BZA 26-04