CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 15, 2026

Cherry Creek Senior Care, LLC
324 W. Central Ave., Ste. D
Andover, KS 67002

Excell Custom Construction, LLC
Attn: Darrell Leffew
150 S. Washington Ave.
Wichita, KS 67202

Re: **BZA2026-00026:** Administrative Adjustments in the City to reduce the southeast compatibility setback from 15 feet to 2.5 feet including a reduction of the corresponding street side setback from 5 feet to 2.5 feet (50 percent) for construction of a trash enclosure on property zoned B Multi-Family Residential District, generally located on the north side of East Pawnee Avenue and within one-block east of South Rock Road (8200 East Pawnee Avenue).

Legal Description: THAT PART LOTS 1 & 2 BEG NW COR LOT2 NE 28.89 FT NW 18.86 FT NE 34.05 NW 55.51 FT NE 195.91 FT TO NELYLI LOT 2 SELY ALG CUR 290.39 SE 55 FT TO SELY COR LOT 2 SW 185.5 FT TO SWLY COR LOT 2 TH NWLY ALG CUR 300 FT TO BEG & LOT 3 BLOCK 2 CHERRY CREEK HILLS ADDITION, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for Zoning Adjustments to reduce the southeast compatibility setback from 15 feet to 2.5 feet including a reduction in the corresponding street side setback from 5 feet to 2.5 feet (50 percent) for an area less than 300 square feet on the aforementioned property in order construct a trash enclosure. The site plan indicates the trash enclosure would be on the south side of the eastern-most building. The trash enclosure would provide 3 feet of separation from the building and is proposed to be 12.5 feet by 12.5 feet. The total area of encroachment would be 25 square feet.

Section IV-C.4 of the Unified Zoning Code ("UZC") requires a 15-foot compatibility setback along the side lot line when adjacent to property zoned TF-3 or more restrictive. Properties to the east, across East Cherry Creek Drive are zoned TF-3 and developed with duplexes. In order to reduce the standard building setback from 5 feet to 2.5 feet as described above, a reduction in the compatibility setback is required as well.

Section V-I.2.a of the UZC allows reducing the minimum street side setback (required by the property development standards of the zoning district) by up to 50 percent (for an area less than 300 square feet). Section V-I.2.d of the UZC allows reducing or waiving the required compatibility setback. 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 compatibility and building setbacks as proposed meet 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 compatibility and building setbacks to 2.5 feet will have no impact on the safety and convenience of vehicular and pedestrian circulation in the right-of-way. Wichita Traffic Engineering approves of the driveway location.

2) Impact on existing uses in surrounding areas: There will be no impact on the existing uses. The surrounding properties on the north and east are zoned TF-3 and developed with a mixture of single-family dwellings and duplexes. Properties to the south and west are zoned B Multi-Family. Property to the west is part of the larger subject site. Property to the south is developed with an apartment complex. The small scale of the structure and encroachment is not likely to have significant detrimental impacts on nearby properties.

3) Compatibility with existing or permitted uses on abutting sites: The proposed trash enclosure's location makes for easy access for trash collection vehicles from East Cherry Creek Street.

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 Adjustments to reduce the southeast compatibility setback from 15 feet to 2.5 feet and the corresponding street side setback from 5 feet to 2.5 feet for an area less than 300 square feet are 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 2.5-foot southeast street side 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

J.R. COX JR.

Chris Labrum, Director
Metropolitan Area Building and Construction Department

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

SITE PLAN LEGEND

P.L.	PROPERTY LINE
	EASEMENT
	SETBACKS
	STREETS, DRIVES, AND PAVING
W.L.	WATER LINE
S.S.	SEWER LINE
G.L.	GAS LINE
E.L.	ELECTRICAL LINE
S.W.	STORM SEWER LINE
	BUILDING
	PROPOSED CONSTRUCTION
+/- XXX' TO FIRE HYDRANT	FIRE HYDRANT
STREET	STREET NAME
U.P.	UTILITY POLE
TREE	TREE

GENERAL NOTES

1. THESE PLANS WERE DEVELOPED FROM AERIAL PHOTOGRAPHS AND PUBLICLY AVAILABLE GEOGRAPHIC INFORMATION SYSTEMS (GIS) MAPS. THEREFORE ALL DIMENSIONS, UTILITIES, AND SITE FEATURES ARE REPRESENTED HEREIN AS ACCURATLY AS POSSIBLE UNDER SUCH CIRCUMSTANCES.
2. THESE PLANS ARE NOT FOR CONSTRUCTION. THE OWNER SHALL HIRE A SURVEYER AS NEEDED TO DETERMINE CRITICAL CONSTRUCTION POINTS, PROPERTY LINES, EASEMENTS, AND BURIED UTILITIES.
3. THE OWNER / CONTRACTOR AND THEIR REPRESENTATIVES SHALL CALL IN UTILITY LOCATES PRIOR TO CONSTRUCTION, AS UTILITIES SHOWN HERE MAY NOT BE ACCURACTLY DRAWN, AND OTHER UTILITIES MAY EXIST THAT ARE NOT NOTED HERE.

ADMINISTRATIVE ADJUSTMENT INFORMATION

PROJECT ADDRESS:
8200 E PAWNEE ST
WICHITA, KS 67207

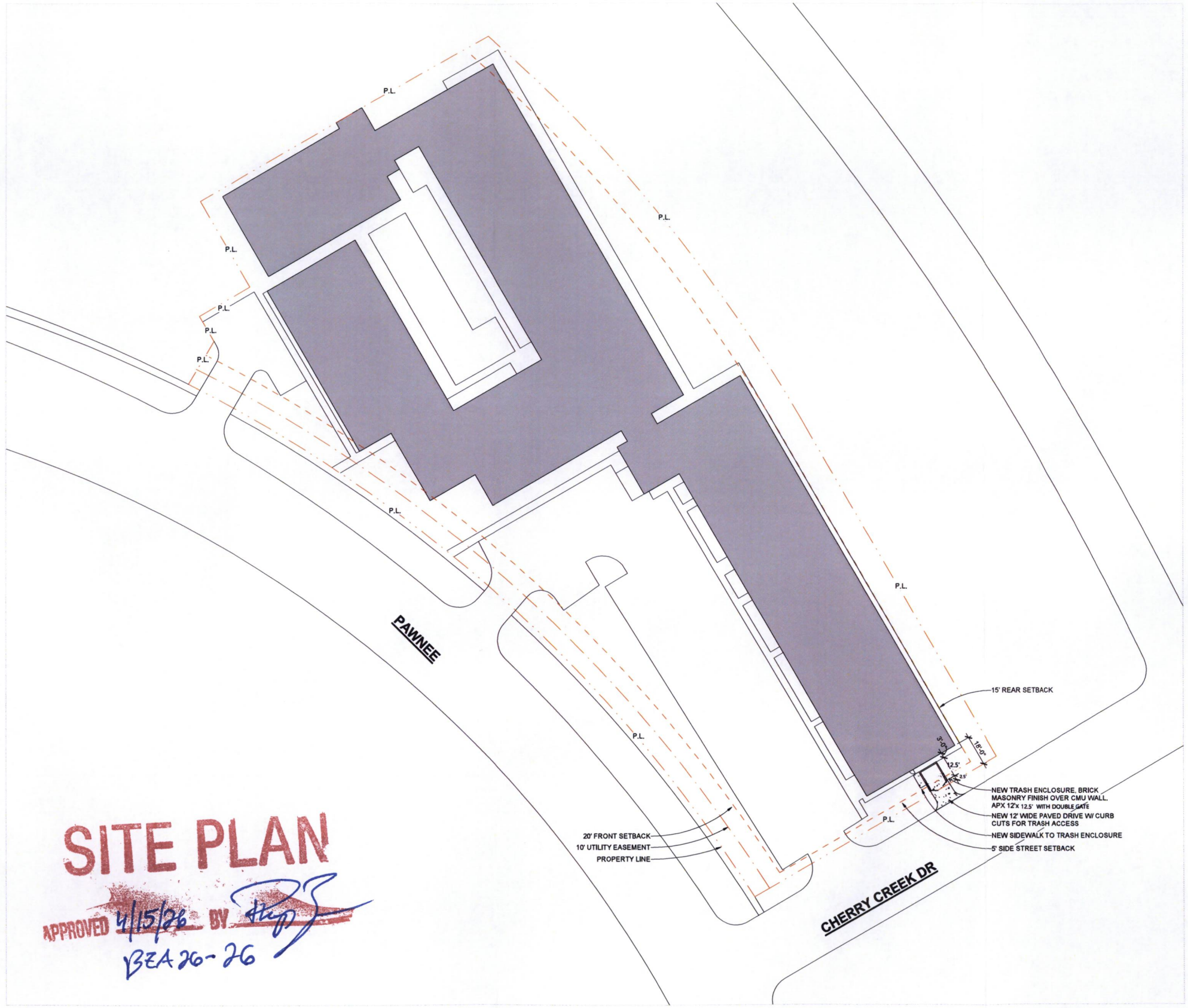
LEGAL DESCRIPTION:
THAT PART LOTS 1 & 2 BEG NW COR LOT2 NE 28.89 FT NW 18.86 FT NE 34.05 NW 55.51 FT NE 195.91 FT TO NELYLI LOT 2 SELY ALG CUR 290.39 SE 55 FT TO SELY COR LOT 2 SW 185.5 FT TO SWLY COR LOT 2 TH NWLY ALG CUR 300 FT TO BEG & LOT 3 BLOCK 2 CHERRY CREEK HILLS ADDITION

ZONING:
CURRENTLY ZONED: B MULTI-FAMILY
NO PROPOSED CHANGES TO ZONING

PROJECT DESCRIPTION:
BUILD A TRASH ENCLOSURE ON THE SOUTH END OF THE ASSISTED LIVING FACILITY WITH A NEW DRIVE FOR TRUCK ACCESS AND CURB CUTS.

SETBACKS:
FRONT SETBACK: 20'
REAR SETBACK: 15
INTERIOR SIDE SETBACK: 5'
INTERIOR STREET SETBACKS: 5'

EASEMENTS:
UTILITY EASEMENTS INCLUDE A 10' EASEMENT ON THE FRONT PROPERTY LINE AND IS MARKED ON THE SITE PLAN.



SITE PLAN
APPROVED 4/15/26 BY
BZA 26-26

1 **SITE PLAN - ADMINISTRATIVE ADJUSTMENT**
1" = 30'-0"

NORTH

0' 15' 30 60'

PROGRESS PRINT
NOT FOR CONSTRUCTION

National Code Plans LLC
2627 N Beacon Hill Ct
Wichita, KS 67220
T 316.393.8576
NationalCodePlans.com

WATERCREST AT CHERRY CREEK TRASH ENCLOSURE

8200 E PAWNEE ST
WICHITA, KS 67207

PRINTS ISSUED
INSERT DATE

REVS.		
NO.	DATE	DESC.

KCP No. **26047**
drawn: STAUTH
checked: STAUTH

SITE PLAN

S1

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