CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

June 15, 2026

Darren Redburn
1578 W. 29th Street North
Wichita, KS 67204

Richard Bordwell
209 E. Wichita St.
Colwich, KS 67030

Re: **BZA2026-00056:** Administrative Adjustment in the City to reduce the west front setback from 20 feet to 16 feet (20 percent) to construct a new commercial building on property zoned LC Limited Commercial District; generally located on the northeast corner of West 29th Street North and North Coolidge Avenue (1578 West 29th Street North).

Legal Description: Lots 8 and 9, Gossard's Replat of Lot 1 Russell Tracts Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants,

We have reviewed your request for a Zoning Adjustment to reduce the west front setback from 20 feet to 16 feet (20 percent) on the aforementioned property in order to construct a new commercial building. The subject site encompasses multiple tax parcels under the same ownership and same zoning district that are used as a single development parcel. By definition, this is a Zoning Lot. Therefore, the west property line of the Zoning Lot has the narrowest street frontage, making it the "front" in regard to the application of setback designation.

Section V-I.2.a of the UZC allows reducing the minimum front 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 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 west front setback as described 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. Properties to the south and east are zoned LC Limited Commercial and developed with commercial uses. Property to the north is zoned SF-5 Single-Family Residential and developed with a single-family dwelling. Property to the west, across North Coolidge Avenue is zoned LC and SF-5 and is developed with a single-family dwelling. The location of the proposed building is not directly across the street from the dwelling to the west and it is not being erected closer to the dwelling to the north than existing commercial structure so the subject site.

3) Compatibility with existing or permitted uses on abutting sites: The subject site has been developed and used for commercial uses in proximity to single family dwellings since at least the 1970s. The proposed structure is not significantly increasing the intensity of the use on the site and it meets the required compatibility setback required along the north property line.

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 west front setback from 20 feet to 16 feet (20 percent) 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 west front 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. COK JR.

Chris Labrum, Director
Metropolitan Area Building and Construction Department

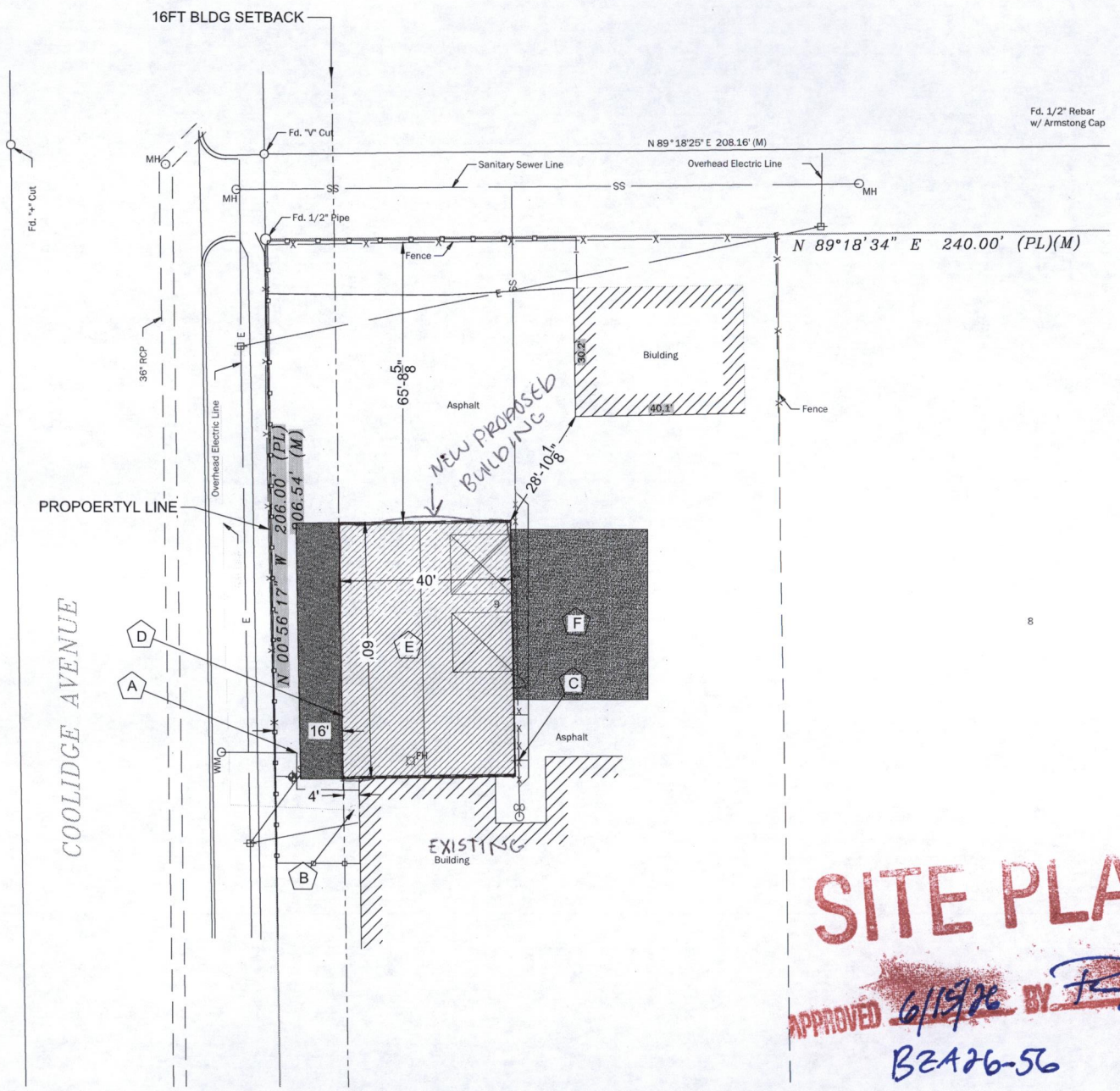
cc: MABCD
Maggie Ballard, City Council District VI;
Ana Lopez, CSR District VI

KEYNOTES:

- (A) NEW WATER LINE
- (B) RELOCATED GAS METER
- (C) SANITARY CONNECTION
- (D) POWER
- (E) PROPOSED BUILDING
- (F) CONCRETE APRON

UTILITY NOTES:

1. CONSTRUCTION SHALL NOT START ON ANY PUBLIC WATER OR SEWER SYSTEM UNTIL WRITTEN APPROVAL OR PERMITS HAVE BEEN RECEIVED FROM THE OWNER.
2. ALL UTILITY AND STORM SEWER TRENCHES CONSTRUCTED UNDER AREAS THAT RECEIVE PAVING SHALL BE BACKFILLED TO 18 INCHES ABOVE THE TOP OF THE PIPE WITH [illegible]CT GRANULAR MATERIAL PLACED ON EIGHT-INCH LIFTS, [illegible]COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
3. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCE OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR.
4. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF THE CITY WATER DEPARTMENT. CONTRACTOR SHALL NOTIFY THE WICHITA WATER DEPARTMENT 24 HOURS MINIMUM, PRIOR TO ANY TESTING.
5. ALL WATER AND SANITARY SEWER SYSTEMS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS PREVIOUSLY APPROVED BY WICHITA AND THE STATE OF KANSAS AND SHALL BE INSPECTED BY THE CITY. IT IS THE CONTRACTORS RESPONSIBILITY TO ASSURE THAT THIS INSPECTION OCCURS.
6. LOCATIONS SHOWN FOR PROPOSED SERVICE LINES ARE APPROXIMATE. VARIATIONS MAY BE MADE, WITH APPROVAL OF THE ENGINEER, TO AVOID CONFLICTS.
7. CONTRACTOR TO INSTALL TRACING WIRE ALONG ALL NON-METALLIC WATER MAINS AND SERVICE LINES PER SPECIFICATIONS.
8. CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF NEW UTILITIES.
9. WATER LINES SHALL HAVE A MINIMUM COVER OF 66 INCHES.
10. THE CONTRACTOR SHALL VERIFY AND/OR COORDINATE WITH THE VARIOUS SERVICE PROVIDERS ON THE EXACT [illegible]IONS OF METERS, CONNECTION POINTS AND OTHER [illegible]FIC PROJECT REQUIREMENTS. THE PROPOSED SERVICE [illegible] LOCATIONS SHOWN.
11. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN PARALLEL WATER AND SANITARY SEWER LINES. WHEN IT IS NECESSARY FOR ANY WATER LINE TO CROSS A SANITARY SEWER LINE, THE SEWER LINE SHALL BE ENCASED IN CONCRETE OR CONSTRUCTED OF DUCTILE IRON PIPE OR PVC PIPE WITH NO JOINTS WITHIN 10 FEET OF THE CROSSING UNLESS THE WATER LINE IS AT LEAST 2 FEET CLEAR DISTANCE ABOVE THE SANITARY SEWER LINE.
12. CONTRACTOR TO REFER TO MECHANICAL & PLUMBING PLANS FOR CONTINUATION INTO BUILDINGS



SITE PLAN
SCALE: 1"=10'-0"

SCALE 10 0 10 20 FT 5

SITE PLAN

APPROVED 6/19/26 BY

BZA26-56

LC DESIGNS & ENGINEERING

2026 LC DESIGNS INTELLECTUAL PROPERTY NOTICE
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LC DESIGNS 2205 E DORY ST. GODDARD, KS 67052 316-518-0731

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

SITE/UTILITY PLAN

RENTAL RANCH
1516 W 29TH ST N
WICHITA, KS

MEMBER AIBD AMERICAN INSTITUTE OF BUILDING DESIGN

SHEET:
C-3