CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 2, 2009

Board of County Commissioners – Sedgwick County
538 N Main
Wichita, KS 67203

Law/Kingdon Inc. c/o Jeff Best
345 Riverview
Wichita, KS 67203

RE: BZA2009-13 Zoning Administrative Adjustment to reduce the rear compatibility setback from 25 feet to 17 feet in LC Limited Commercial zoning for a proposed ambulance garage.

Legal Description: West 1/2 Lots 129-131 & North 1/2 Vacant alley adjustment on South Moser now Lorraine Avenue reservey of Buck's 2nd addition Wichita, Sedgwick County, Kansas. Generally located northeast of the Central and Chautauqua intersection.

Dear Applicants:

We have reviewed your request for a Zoning Adjustment to reduce the compatibility setback for the rear yard on the property described above. From reviewing your application, we understand that you propose to construct an ambulance garage on the site that would be located 17 feet from the north/rear property line. The Unified Zoning Code requires an administrative adjustment to allow a compatibility setback reduction from 25 feet to 17 feet.

Section V-I.2.d and V-I.2.a of the Unified Zoning Code allows an adjustment to reduce the compatibility setback. We find that the reduction of the setback as proposed meets the four conditions required by the Unified Zoning Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed encroachment does not affect right-of-way and should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity.
2) Impact on existing uses in surrounding areas: There should be no negative impact on the existing uses in surrounding areas as a result of the reduction of the setback. Landscaping and screening requirements should mitigate any impact on the residential property to the north.
3) Compatibility with existing or permitted uses on abutting sites: The proposed building will comply with all other development standards. The compatibility setback reduction should not make the proposed building incompatible with the existing and permitted uses on abutting sites.
4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; therefore, there should 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 a Zoning Adjustment to reduce the compatibility setback for the aforementioned property from 25 feet to 17 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 site shall be developed in conformance with all applicable codes, including but not limited to zoning, landscape, building, fire, and health codes.

3) The setback reduction shall apply only to the 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) The site shall be developed in conformance with the approved landscape plan, to include five (5) evergreen trees along the north property line.

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 the Zoning Adjustment null and void.

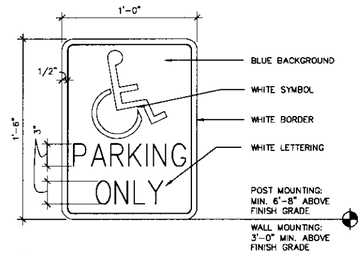
The development application sign should now be removed from the property.

John L. Schlegel
Planning Director

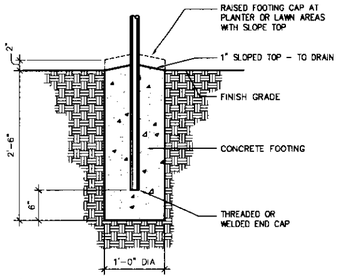
Kurt A. Schroeder
Superintendent of Central Inspection

attachment

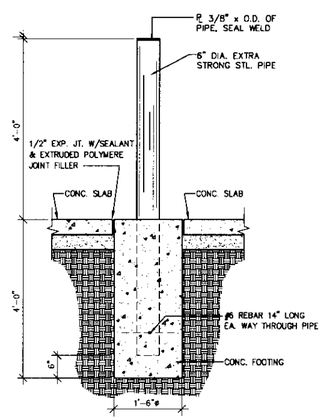
cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Lavonta Williams, CM District I, Mailstop 1-13



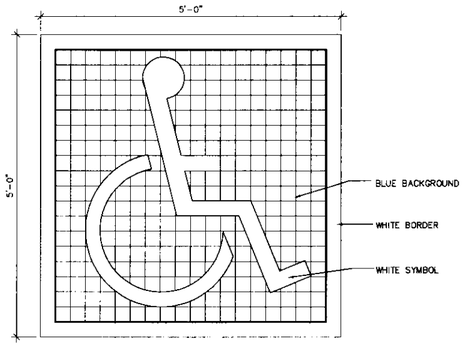
3 DISABLED PARKING SIGN
1 1/2" = 1'-0"



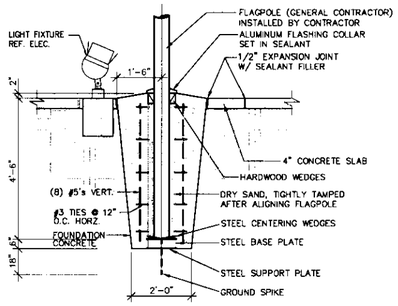
2 SIGNAGE POST DTL.
1" = 1'-0"



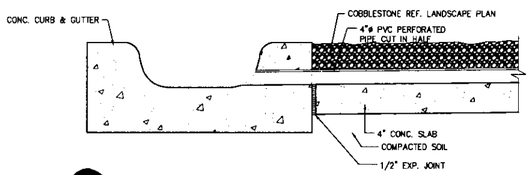
1 EXT. PIPE BOLLARD
SCALE: 3/4"=1'-0"



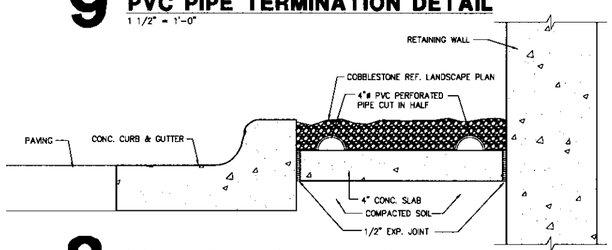
5 DISABLED ACCESS SYMBOL
1" = 1'-0"



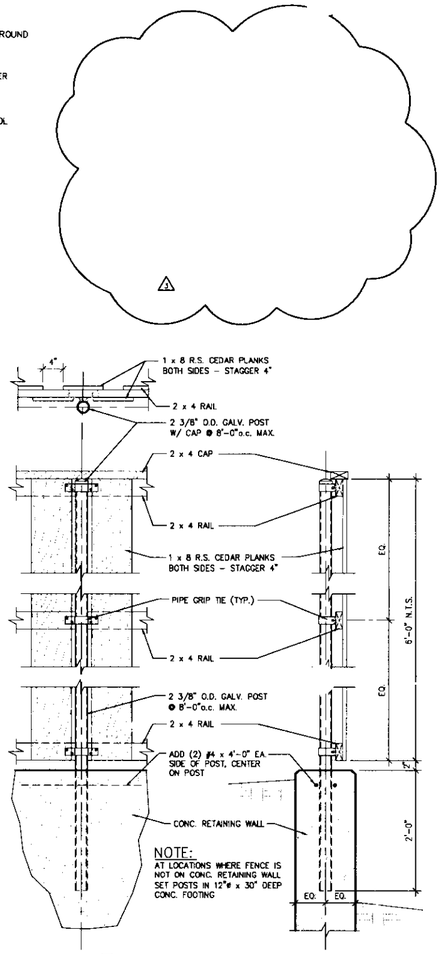
7 FLAGPOLE BASE
1/2" -1'-0"



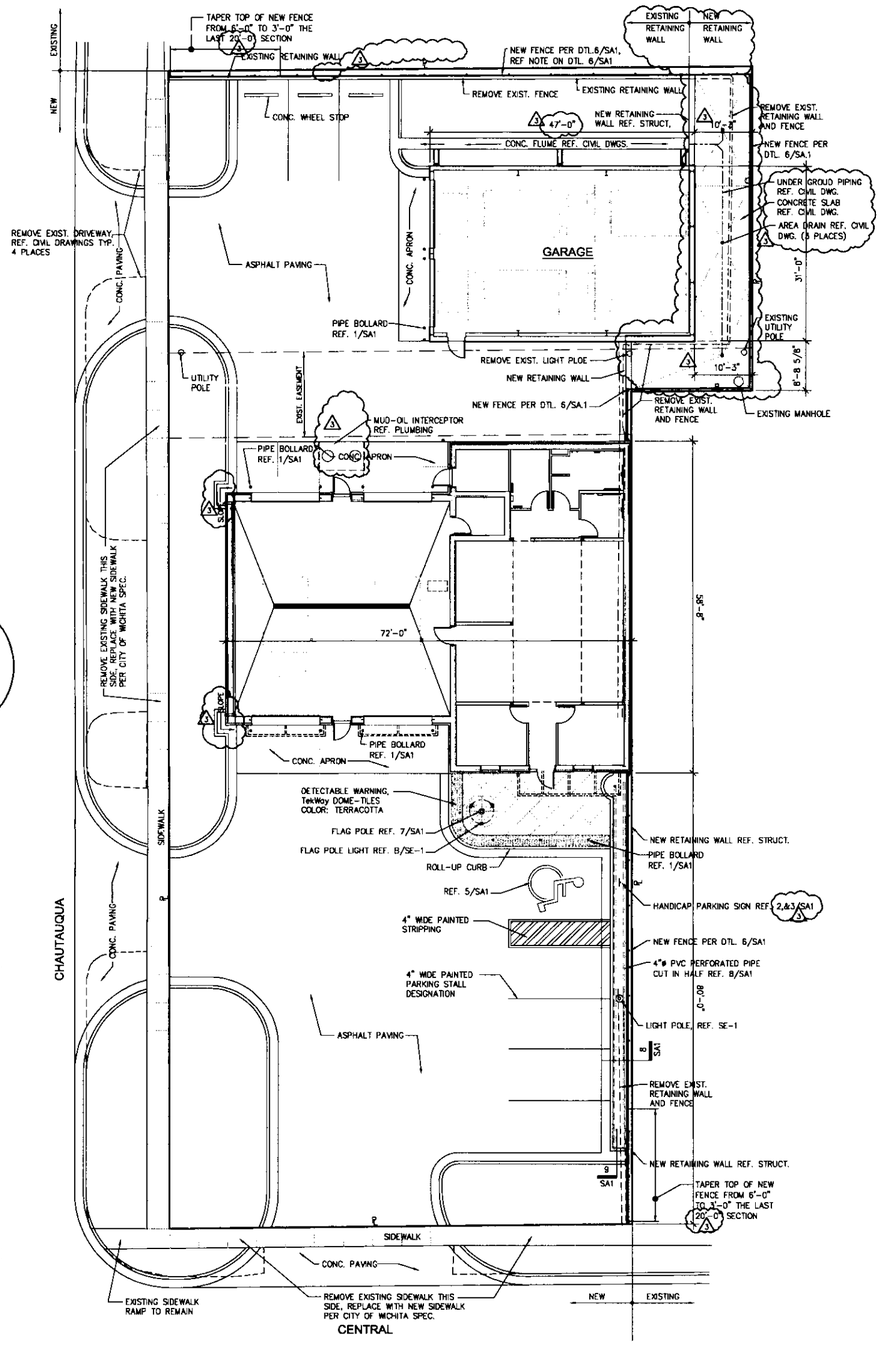
9 PVC PIPE TERMINATION DETAIL
1 1/2" = 1'-0"



8 CONCRETE-COBBLESTONE FLUME
1 1/2" = 1'-0"



6 FENCE DETAIL
1" = 1'-0"



NORTH

A SITE PLAN
3/32" = 1'-0"

PRINTS ISSUED		
DATE	PURPOSE	NO.
1/30/09	COUNTY REVIEW	
2/17/09	FOR BID	

FOR CONSTRUCTION:

REVISIONS		
DATE	ITEM	NO.
3/17/09	ADDENDUM #3	1

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DRAWN	CHECKED
TLB	DT

RELATED DRAWINGS

SHELL	
DETAILS	
STRUCTURE	
MECHANICAL	
ELECTRICAL	
OTHER	

SEQUENCE NUMBER

OF ____ SHEETS

SEDGWICK COUNTY
EMS POST #3
CENTRAL and CHAUTAUQUA
WICHITA, KS

PROJECT NUMBER 08374

KEY PLAN

ARCHITECTURAL SITE PLAN

SHEET TITLE

SHEET NUMBER

SA1

OF ____ SHEETS