CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

September 28, 2009

COXCO LLC
5338 W 21 N
Wichita, KS 67207

Smith Construction Co., Inc. c/o Garret Addison
PO Box 13213
Wichita, KS 67213

RE: BZA2009-42 - City zoning administrative adjustment to waive screening requirement, generally located north of 21st Street N and east of Hoover (5338 W 21st Street N).

Legal Description: Reserve C and D, and Lot 7, Block A, Cox Machine 3rd Addition to Wichita, Sedgwick County, Kansas.

Dear Applicants:

We have reviewed your request for a Zoning Adjustment to waive the UZC screening requirements for platted reserve space in IP Industrial Park zoning. From reviewing your application, we understand that you propose a parking area and storm water drainage improvements without a screening fence where abutting SF-5 zoning. We also understand that existing vegetation on the application area provides adequate screening.

Section V-I.2.m of the Unified Zoning Code allows an adjustment to waive the screening requirement when the location of improvements on one or both properties provides adequate screening. We find that this request 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 screening waiver 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 the affected property is undeveloped adjacent to the application area. Likewise, existing landscaping on the site will mitigate the need for screening.

3) Compatibility with existing or permitted uses on abutting sites: The proposed screening waiver should not make the parking and storm water drainage on this site 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 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 waive screening requirements adjacent to undeveloped SF-5 zoned property on the aforementioned property is hereby granted, subject to the following conditions:

1) The site shall be developed in general conformance with the approved site plan.
2) 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
JR Cox, Office of Central Inspection
Jeff Longwell, WCC District V, Mailstop 1-13

TYPICAL EXTERIOR DOOR DETAIL

GRADING PLAN

SCALE: 1" = 30'

APPROVED
SITE PLAN REVIEW
2009-42

Date: 9-28-09

SMITH CONSTRUCTION CO., INC.
400 EDWARDS P.O. BOX 13253
WICHITA, KANSAS 67213
(316) 943-7500

COX MACHINE
BUILDING ADDITION 2009
5338 W. 21 ST. N., WICHITA KS. 67205

REVISIONS:
PR. CITY OF WICHITA O.C.I.

DRAWN BY:	SANDY ROBERTS
TITLE:	GRADE PLAN
DATE:	9/3/09
SCALE:	1" = 30'
CHECKED BY:	KAB
APPROVED BY:	GHA
JOB NO.	1

LEGAL DESCRIPTION:
RESERVE "A" LOT 10 AND 11, 200 BUSINESS PARK ADDITION AND RESERVE "B" AND "C", LOT 7, BLOCK A, COX MACHINE 3RD ADDITION

PERVIOUS: 196,841 SF.
IMPERVIOUS: 167,779 SF.

SG-1

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