



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.

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

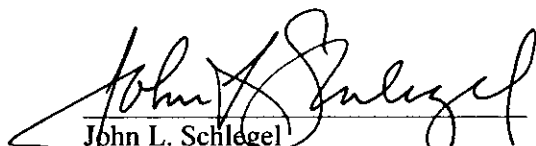
www.wichita.gov

- 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.

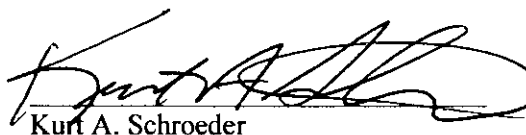
Our signatures below indicate that a Zoning Adjustment to waive screening requirements adjacent to undeveloped SF-5 zoned property on the aforementioned property is hereby granted, subject to the following conditions:

- 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

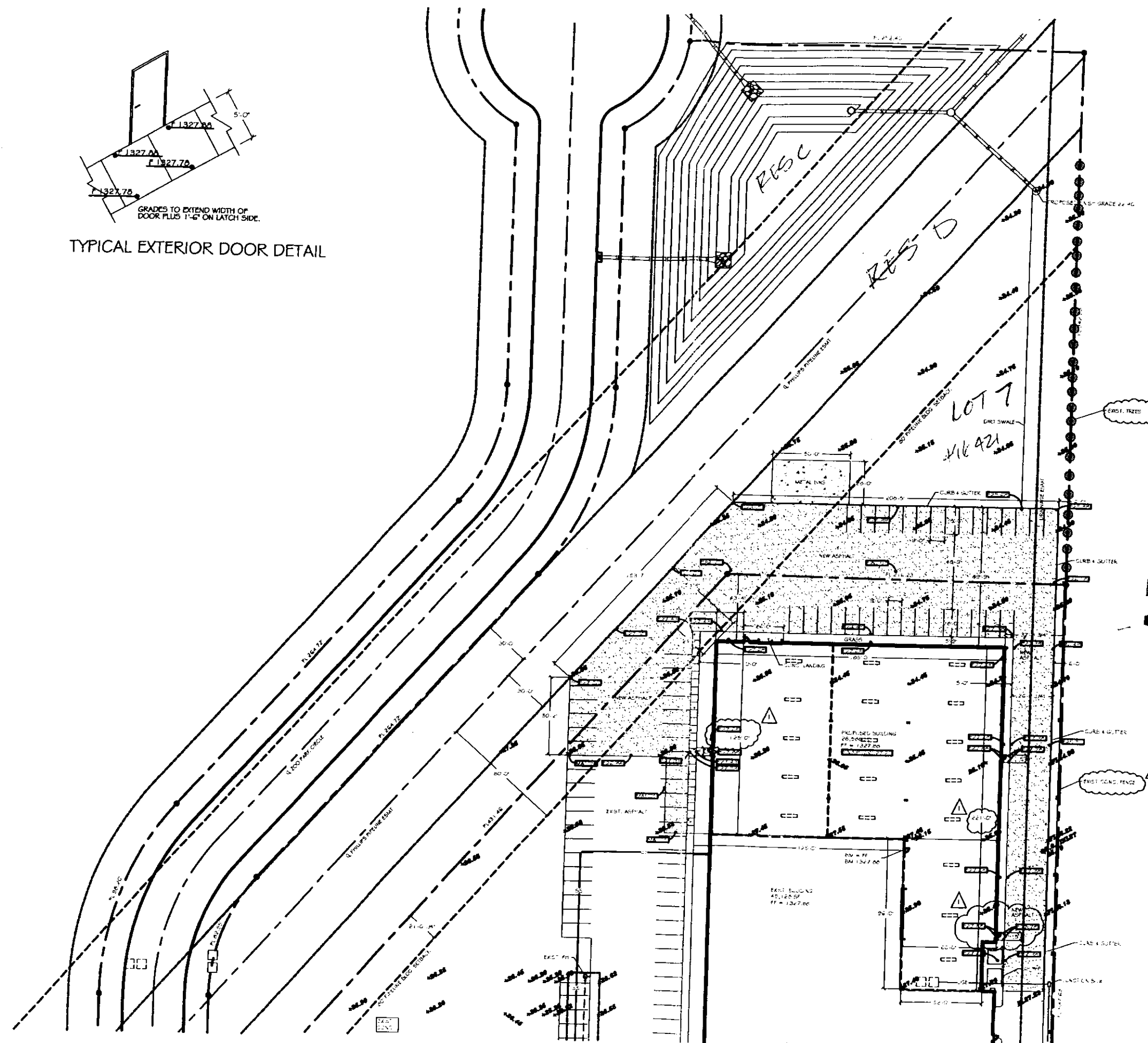
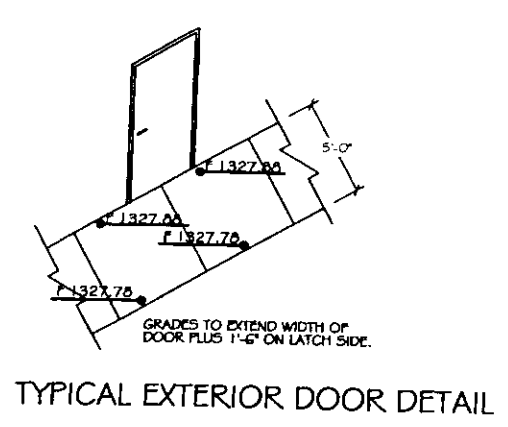


Kurt A. Schroeder
Superintendent of Central Inspection

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

09/23/2009 1:05:23 PM, \\SMITH-SERVER\COPIER



GRADING PLAN
SCALE: 1" = 30'

APPROVED
SITE PLAN R2M 2009-42

William L. Cox

Date: 9-28-09

LEGAL DESCRIPTION:
RESERVE "AT LOT 10 AND 11, 700 BUSINESS
PARK, ADDITION AND RESERVE "BY AND "C",
LOT 7, BLOCK A, COX MACHINE 3RD
ADDITION
PREVIOUS: 196,841 SF.
IMPERVIOUS: 167,779 SF.

NO.	DATE	BY	CHK
106	9/1/09		
105			
104			
103			
102			
101			

DESIGNED BY	SANDY ROBERTS
DRAWN BY	GRADE PLAN
DATE	9/3/09
SCALE	1" = 30'
CHECKED BY	KAB
APPROVED BY	GFA

5G-1

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

SMITH CONSTRUCTION CO., INC.
2000 W. 19TH ST. BOX 12813
WICHITA, KANSAS 67221
(316) 261-7800