CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

Oct 20, 2008

North Greenwich Properties LLC
11110 E 26th Street N Ste. 100
Wichita, KS 67226

Kyle Morgan
5949 Sherry Lane #1570
Dallas, TX 75225

Kiew Kam/CEI Engineering
3030 LBJ Freeway, Suite 1250
Dallas, TX 75234

RE: BZA2008-57 - City zoning administrative adjustment to reduce the compatibility setback to 20' on property zoned LC Limited Commercial, generally located east of Greenwich and north of 21st Street North (2400 N Greenwich)

Legal Description: Lot 10, Block 1, Village at Greenwich Addition to Wichita, Sedgwick County, Kansas.

Dear Applicants:

We have reviewed your request for a Zoning Adjustment to reduce the compatibility setback for the side yard on the property described above. From reviewing your application, we understand that you propose to construct a building located 20 feet from the north/side property line. The Unified Zoning Code requires an administrative adjustment to allow a compatibility setback reduction from the required 25 feet.

Section V-I.2.d 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 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 south.
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. The required landscape plan and screening should ensure compatibility with 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 20 feet for a building addition 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 submit a landscape plan to be approved by planning staff.
3) The site shall be developed in conformance with all applicable codes, including but not limited to zoning, landscape, building, fire, and health codes.
4) The setback reduction shall apply only to the 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.
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
Sue Schlapp, CM District II, Mailstop 1-13

Date: 10-22-08

SITE PLAN #21-2008-57

APPROVED

Vicinity Map

GREENWICH RD. (N 11TH ST E)

ZONED SF-5

SITE DATA

TIRE CAPACITY:	1,200 TI
PARTS SHELVES:	630
BUILDING AREAS:	
CUSTOMER WAITING	953 S.I
SERVICE AREA:	4,141 S.I
INVENTORY:	1,672 S.I
USED INVENTORY	160 S.I
OTHERS:	449 S.I
TOTAL	7,575 S
SITE AREA:	44,063 SF (1.011
LOT COVERAGE	17
REQ'D: 1:500 + 3 SPACES	18 SPA
TOTAL REQUIRED:	36 SPA
PARKING PROVIDED:	