CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 24, 2014

Baughman Company, P.A.
Russ Ewy
315 S. Ellis
Wichita, KS 67211

RE: Administrative Adjustment (BZA2014-00023) to PO-258 to revise the approved conditions of PO-258 for lots 3, 4, and 5, Block H, Westerlea Village Addition, Wichita, Sedgwick County, Kansas. This property is generally located on Taft Avenue between S. Ridge Road and S. Summitlawn Drive (439 and 453 S. Summitlawn Dr. and 452 S. Ridge Road).

Dear Applicant:

Currently, PO-258 contains language to protect existing residential uses from surrounding commercial uses. The applicant has applied to modify Paragraph B and Paragraph G to support the zone change requested in ZON2011-00027 and SUB2014-00013.

Paragraph B will be revised as follows: **"No off-site or portable signs shall be permitted on the subject property. All signs and building signs facing east towards residentially-zoned properties are prohibited. Signs will be a monument type of sign, as permitted by the sign code in the LC zoning district."**

Paragraph G will be revised as follows: **"A 6-8 foot tall masonry wall shall be constructed parallel to the east property line of the subject site, where it abuts existing single-family residences and SF-5 single-family residential zoning. The masonry wall shall be constructed at the same grade of the site's parking lot surface."**

We have reviewed your request and have approved the requested adjustment as described above conditional upon completion of platting (SUB2014-000123).

All other applicable development standards shall apply unless specifically adjusted or amended.

Except as expressly state above, this adjustment shall not be deemed to alter any other provisions of PO-258.

The zoning notification signs may now be removed from the property.

John L. Schlegel, Director
Metropolitan Area Planning Department

Tom J. Stolz, Director
Metropolitan Area Building and Construction Department