CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department
July 25, 2014

Kate Pepper, The Art Park
7230 East 29th Street N
Wichita, KS 67226

Team Architecture
Doug Allison
P.O. Box 43
Andover, KS 67002

Re: **BZA2014-52: City Administrative Adjustment to reduce the east interior side yard setback of the Compatibility Standards for "GO" – General Office zoning adjacent to "SF-5" – Single-family Residential zoning.**

Legal Description: LOT 13, BLOCK 2, COTTONWOOD VILLAGE 6TH ADDITION, Wichita, Sedgwick County, Kansas. The property is generally located at East 29th Street North and Governeour Street (7230 E. 29th St. N.)

Dear Applicant,

We reviewed your request for an Administrative Adjustment to reduce the Compatibility Standards for the east interior side setback from 25-feet to 18-feet. We understand that you have requested the interior side yard setback be reduced to build a new tenant building in front of the existing structures on the aforementioned property. There is an existing 6-foot wood fence separating the GO and SF-5 zoning and a new Red Maple tree will be planted between the new building and the fence.

Section V-I.2.d of the Unified Zoning Code allows an Administrative Adjustment to reduce or waive the required Compatibility Setback. We find that reducing the interior side yard setback to 18-feet as proposed, meets the four criteria required by Section V-1.6 as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The location of the new tenant building should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as right-of-way and driveways are not affected.

2) Impact on existing uses in surrounding areas: There will be no impact on the existing uses in surrounding areas as a result of the new tenant building in front of the existing structures; landscape buffering will be maintained between the properties to the east and street visibility will not be affected.

3) Compatibility with existing or permitted uses on abutting sites: The compatibility setback reduction for the new tenant building in front of the existing structures with the additional landscape buffering between the properties to the east, will be compatible with existing and permitted uses on abutting SF-5 zoned sites.

4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. 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 an Administrative Adjustment to reduce the compatibility setback from 25-feet to 18-feet along the east interior side yard is hereby granted, subject to the following conditions:

1) The site shall be developed in general conformance with the approved site plan.

2) The adjustment shall apply only to the new tenant building in front of the existing structures as illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the locations and setbacks permitted by the Unified Zoning Code unless a separate Zoning Adjustment or Variance are granted.

3) The applicant shall obtain a building permit and complete construction within one year of the Administrative Adjustment approval. The site shall conform to all codes including but not limited to building, health and fire.

4) 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 that the Zoning Adjustment is null and void.

The "Development Application" sign should now be removed from the property.

John L. Schlegel, Director
Metropolitan Area Planning Department

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

cc: J.R. Cox, MABCD
Lavonta William, CM District I
Alana Haynes, NA District I

CONDITIONAL USE:

TO PERMIT PERSONAL IMPROVEMENT SERVICES AND ALL USES PERMITTED IN NEIGHBORHOOD OFFICE (N.O.) ZONING DISTRICT IN THIS GENERAL OFFICE (G.O.) DISTRICT. THE BUILDING LABELED "NEW TENANT BUILDING" IS PROPOSED. ALL OTHER BUILDINGS, PARKING AND DRIVES SHOWN ON THE PLAN ARE EXISTING.

ACCESS - ACCESS TO 29TH STREET NORTH SHALL BE LIMITED TO ONE OPENING.

BUFFERS - PER CITY LANDSCAPE ORDINANCE.

LEGAL DESCRIPTION:

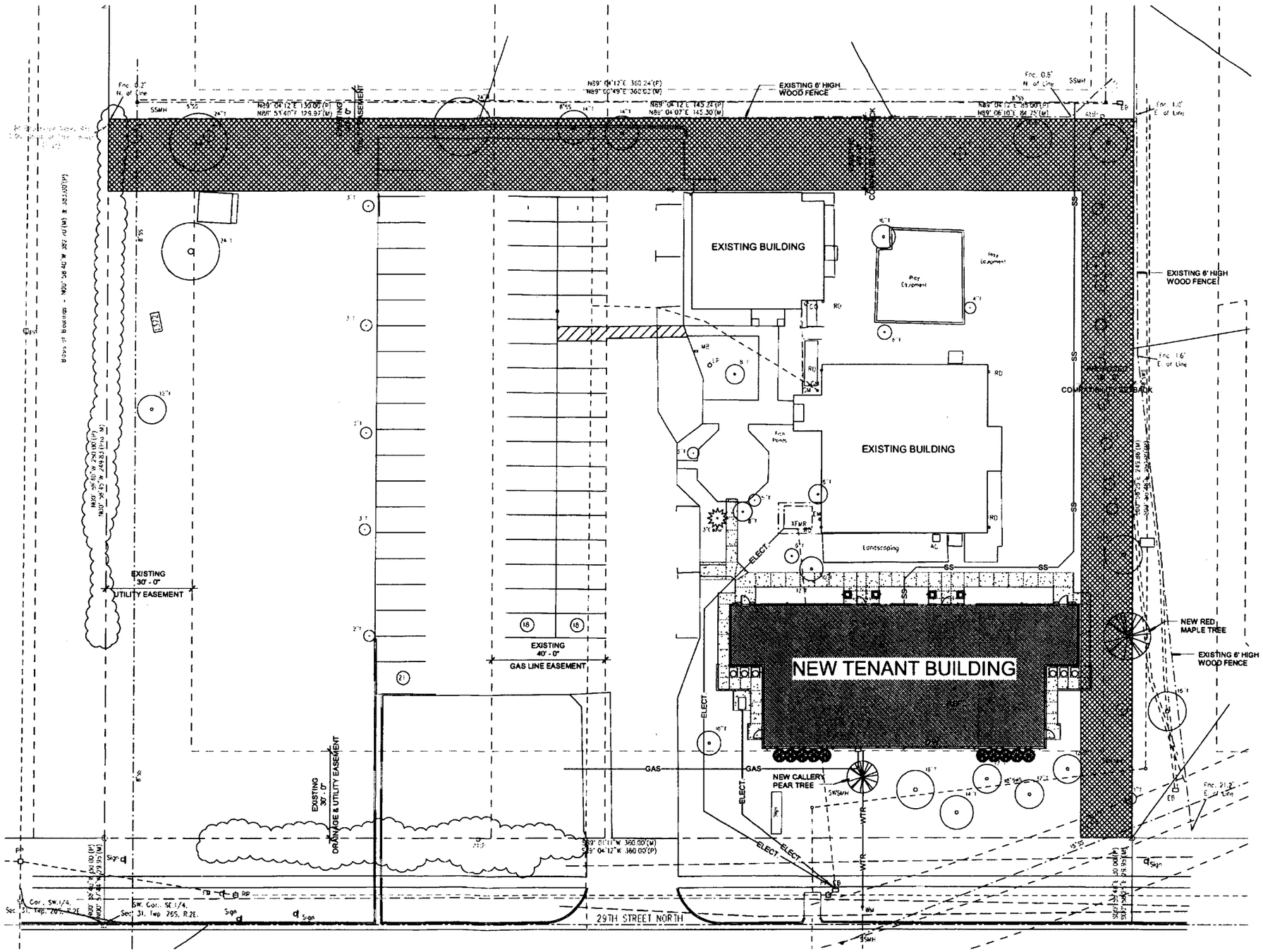
LOT 13, BLOCK 2, COTTONWOOD VILLAGE SIXTH, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. (2.1 ACRES MORE OR LESS).

APPLICANT:

THE ART PARK
7230 E. 29TH STREET N.
WICHITA, KANSAS 67226

PREPARED BY:

TEAM ARCHITECTURE - LLC
P.O. BOX 43
ANDOVER, KANSAS 67002



A ZONING ADJUSTMENT SITE PLAN

1" = 20'-0"

0' 10' 20' 40'

NORTH

TEAM ARCHITECTURE, LLC

P.O. Box 43
Andover, KS 67002
(316) 347-7755
TEAMArchitecture-LLC.com

THE ART PARK

7230 EAST 29TH STREET NORTH
WICHITA, KANSAS

PRINTS ISSUED
JULY 10, 2014

Project No. TA14-009 Drawn: TEAM Checked: DGA

ZONING ADJUSTMENT SITE PLAN

ZA1.1

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