CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

December 3, 2014

Freddy's Land, LLC
Attn: Greg Waldo
260 N. Rock Rd., Suite 200
Wichita, Kansas 67206

Re: BZA2014-00074: City request for an Administrative Adjustment to PO-258 to revise the approved conditions of PO-258 for Lot 1, Block A, Ridge 400 3rd Addition, Wichita, Sedgwick County, Kansas. This property is generally located north of Taft Street and east of Ridge Road (452 S. Ridge Road.)

Lot 1, Block A, Ridge 400 3rd Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants:

Currently, PO-258 contains language to protect existing residential uses from surrounding commercial uses. The applicant has applied to modify Provision C in order to allow the location of one light pole within 18 feet of the 35 foot building setback along the south property line.

Provision C will be revised as follows: **"Light poles shall be of the same color and design and shall have cut-off fixtures which direct light away from any abutting or adjacent properties that are in a residential zoning district. Light poles shall be limited to a maximum height, including the base of the light pole, of 25 feet. Only one light pole along the south property line may be located 18 feet into the 35 foot building setback. All other light poles shall not be located within any setbacks. Lighting on buildings must be directed down, away from abutting and adjacent residential zoned properties."**

We have reviewed your request and have approved the requested adjustment as described above. Our signatures below indicate that the administrative adjustment to PO-258 to revise the approved conditions of PO-258 for 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) All other applicable development standards shall apply unless specifically adjusted or amended.

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

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

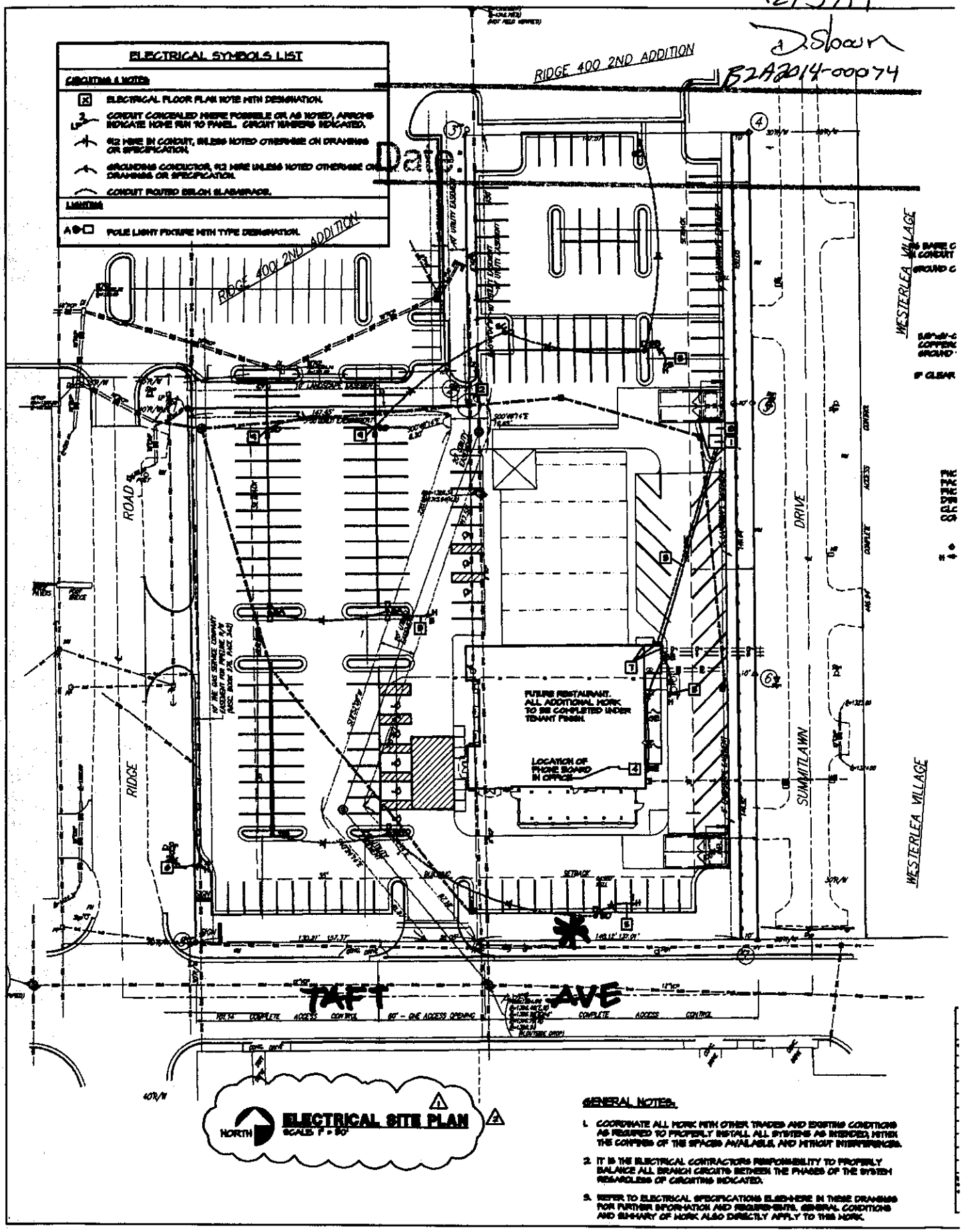
cc: JR Cox, MABCD
Paul Hays, MABCD
~~Pete Meitzner, CM District II~~
~~Alana Haynes, CL District II~~
Jeff Longwell, CM District V
Martha Sanchez, CL District V

APPROVED

12/3/14

D. Sloan

BZA2014-00074



GENERAL NOTES:

1. COORDINATE ALL WORK WITH OTHER TRADES AND EXISTING CONDITIONS AS REQUIRED TO PROPERLY INSTALL ALL SYSTEMS AS INTENDED, WITHIN THE CONFINES OF THE SPACES AVAILABLE AND WITHOUT INTERFERENCES.
2. IT IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY TO PROPERLY BALANCE ALL BRANCH CIRCUITS BETWEEN THE PHASES OF THE SYSTEM REGARDLESS OF CIRCUITING INDICATED.
3. REFER TO ELECTRICAL SPECIFICATIONS ELSEWHERE IN THESE DRAWINGS FOR FURTHER INFORMATION AND REQUIREMENTS. GENERAL CONDITIONS AND SUMMARY OF WORK ALSO DIRECTLY APPLY TO THIS WORK.