CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 16, 2015

Unique Auto
3333 S. Seneca
Wichita, KS 67217

Bill Johnson
9801 W. York
Wichita, KS 67215

Re: BZA2015-15: City zoning administrative adjustment to reduce the compatibility setback from 25-feet to 10-feet along the south and west property lines in LC Limited Commercial zoning for a commercial building expansion, generally located at the southwest corner of the intersection of South Seneca and West Patterson Avenue (3333 S. Seneca.)

Legal Description: Lot 1, Block 1, Caldwell's Addition, Wichita, Sedgwick County, Kansas,

Dear Applicant,

We reviewed your Zoning Adjustment request to reduce the compatibility setback for a proposed addition to an existing building on the above-reference property. Your proposed addition is designed with a 10-foot setback from the south and west property lines. The properties to the south and west are zoned SF-5 Single-family Residential and developed with single-family houses; therefore Sec. IV-C.4 of the Unified Zoning Code requires a 25-foot compatibility setback along the south and west property lines.

Sec. V-I.2.d of the Unified Zoning Code allows an adjustment to reduce compatibility setback when the conditions required by Sec.V.I.6 of the code are met. We find that reducing the compatibility setback from 25-feet to 10-feet meets the four conditions required by Sec.V.I.6 of the UZC as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is to reduce the compatibility setback along the south (interior side setback) and the west (rear yard setback) will not affect public vehicular and pedestrian circulation on the site.

2) Impact on existing uses in surrounding areas: A 10-foot compatibility setback reduction at this location should have no measurable impact on existing uses in the surrounding areas. There is a dedicated 10-foot utility easement along the south property line of the subject property.

3) Compatibility with existing or permitted uses on abutting sites: The proposed site plan demonstrates an exiting 8-foot screening fence on the west and south property lines which should mitigate any visual impact on the residences to the west and south. The site has existing trees and the applicant proposes to install 1.5 times the required landscape along the south and west property lines, which will also mitigate the visual impact of the compatibility setback reduction.

4) Effect on public health, safety or welfare: There will be no encroachment into public right of way; the public's safety, health and welfare should not be impacted.

Our signatures below indicate that an administrative adjustment to reduce the compatibility setback from 25-feet to 10-feet is hereby granted for the aforementioned property subject to the following conditions:

1) The site shall be developed in general conformance with the approved site plan. Permitting shall be obtained and improvements completed within one year.

2) The compatibility setback reductions shall apply only to the building as illustrated on the approved site plan. All other structures or additions shall conform to the compatibility setbacks as required by the UZC unless a separate Zoning Adjustment is granted.

3) Buildings on the site must comply with the compatibility height standards (Sec.4.C.2.)

4) The site shall be developed with 1.5 time the required landscape, per the landscape ordinance.

5) The site shall conform to the UZC requirement for screening along the south and west property lines with a minimum 8-foot tall solid screening fence.

6) 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

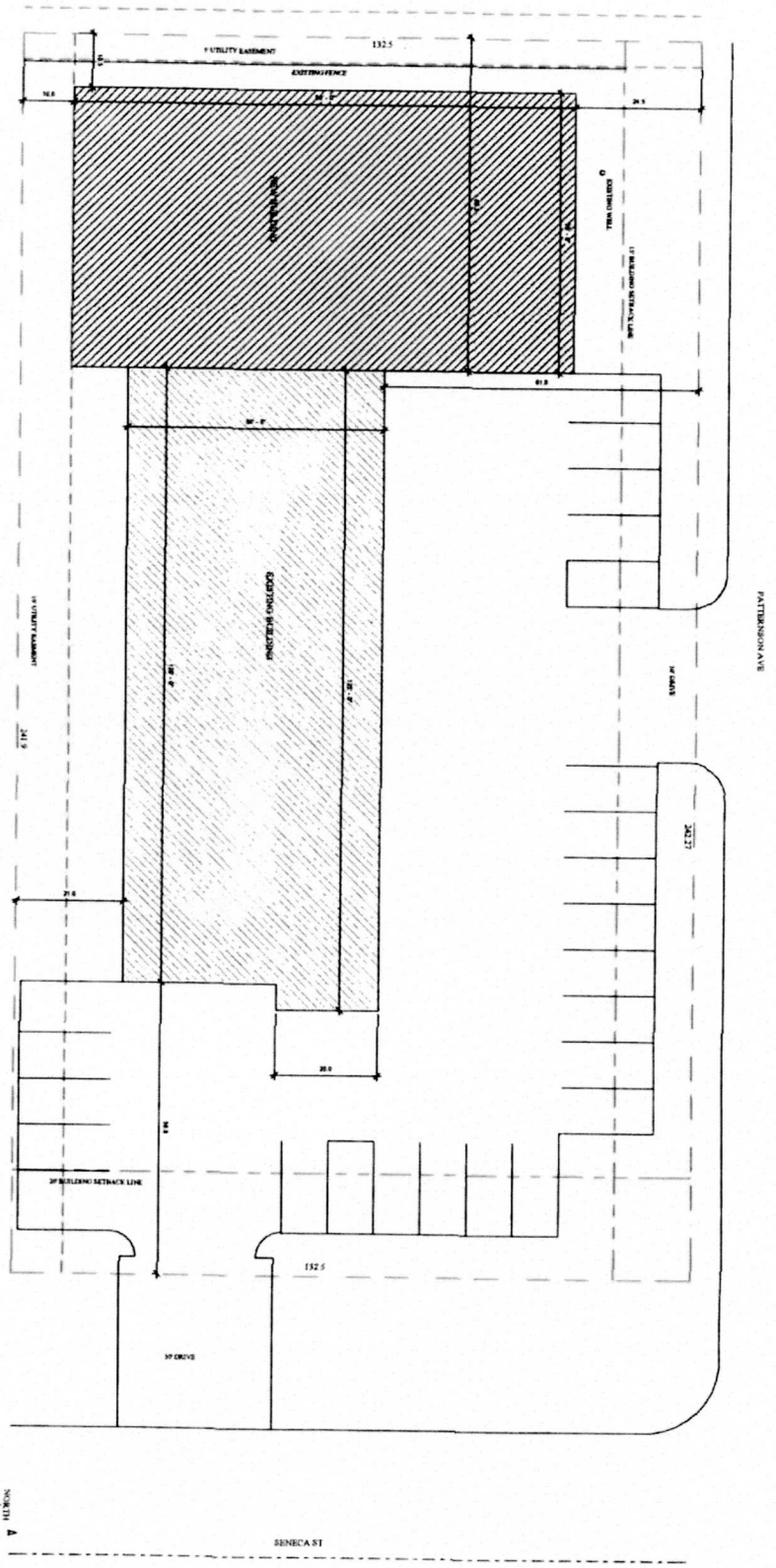
Thomas J. Stolz, Director
Metropolitan Area Building and Construction Department

cc: Paul Hays, MABCD
JR Cox, MABCD
Jeff Blubaugh, CM District IV
Case Bell, NA District IV

SITE PLAN

APPROVED

4/14/2015



1 SITE PLAN
1" = 30'-0"

SHEET	PROJECT NO.
SA1.1	

DATE:
DR. BY:
CK. BY:

PROJECT:

A BUILDING ADDITION
UNIQUE AUTO
53RD ST. N & 119TH ST W WICHITA, KANSAS

EVANS BUILDING CO. INC.
9801 W. YORK WICHITA, KANSAS 67277