CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 16, 2015

Joshua Price
3300 South 343rd Street West
Cheney, KS 67025

RE: BZA2015-00010: Administrative Adjustment to reduce the 65-foot building setback by five feet from the center line of West 32nd Street South to 60 feet for a "high tunnel" (temporary greenhouse) on 11.55 acres zoned RR Rural Residential located at 3300 South 343rd Street West, generally located at the northeast corner of South 343rd Street West and West 32nd Street South.

Legal Description: BEG 629.45 FT S NW COR NW1/4 TH NELY 1956.01 FT SELY 50 FT S 365.46 FT W 1941.42 FT N 96.8 FT TO BEG EXC W 50 FT FOR RD SEC 11-28-4W, SEDGWICK COUNTY, KANSAS.

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to permit a "high tunnel" (temporary greenhouse) within 60 feet of the center line of West 32nd Street South. The property on which the "high tunnel" is to be located is described above.

The property is zoned RR Rural Residential (RR) that permits agricultural uses by right. The Wichita-Sedgwick County Unified Zoning Code (UZC) Article III, Section III-E.1.e(3) establishes building setbacks from the center line of various types of roads. West 32nd Street South is classified as a "rural standards" road with a 65-foot building setback from the center line of the road. The applicant has constructed a "high tunnel" within 60 feet of the center line of West 32nd Street South. The applicant is requesting a five-foot reduction to the 65-foot building setback.

We find that permitting a five-foot reduction to the 65-foot building setback for the high tunnel as shown on the attached site plan meets the four conditions required by Sec. V-I.6 of the Unified Zoning Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: This request to reduce the building setback from 65 feet to 60 feet does not negatively impact vehicular or pedestrian circulation. The subject property is located in a rural portion of the county with very low traffic volumes. The presence of the high tunnel at 60 feet versus 65 feet will not impact use of West 32nd Street South.

2) Impact on existing uses in surrounding areas: There should be no negative impact on the existing uses in surrounding areas. All surrounding properties are large lot residential home sites or are ranch or farm land.

3) Compatibility with existing or permitted uses on abutting sites: All surrounding properties are large lot residential home sites or are ranch or farm land. Allowing the high tunnel within 60 feet of the center line of the road will not be incompatible with uses located on abutting sites.

4) Effect on public health, safety or welfare: There will 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 permit a high tunnel (temporary greenhouse) to be placed within 60 feet of the center line West 32nd Street South as shown on the attached site plan on 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. All permits necessary to construct the improvements shall be acquired. Only the proposed "high tunnel" (greenhouse) is permitted to encroach.
2) Within 60 days the applicant shall submit a revised site plan that contains dimensions and identifies abutting streets and shows the general location of the high tunnel relative to South 343rd Street West.
3) 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, Planning Director

Thomas J. Stolz, Director of MABCD

cc: Deb Shauers and J.R. Cox, MABCD, Karl Peterjohn, BoCC District 3

House
Shop
Old Shop
Play House
Red Shed
Chicken Brooding Pens
Goat Pen
Duck Breeding Pen
Bull Pen
Old Hay Barn
New Hay Barn
Flight Pen
Cattle Chute
Mystery House
Tool Shed
Garden Supplies Shed
Apartment
Raised Beds
Storage Shed
High Tunnel
30'
West 32nd Street South
South
North
Road