CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

October 22, 2015

April Winn
142 N. Mosley, Suite 201A
Wichita, KS 67202

Kaw Valley Engineering
Attn: Tim Austin
200 N. Emporia, Suite 100
Wichita, KS 67202

Re: **BZA2015-00056: City request for an Administrative Adjustment to PO-135 to increase floor area of a restaurant from 2,000 square feet to 2,200 square feet on property generally located north of Maple and west of Ridge (7310 W. Maple).**

Legal Description: Lot 1, Beg SW Cor N 188 Ft E 137 Ft N 22 Ft E 49 Ft S 10 Ft to Pt on N LI Lot 2 W 24 Ft to NW Cor Lot 2 S 175 Ft to SLY Most Cor Com Lots 1 & 2 SWLY 103.36 Ft W 62 Ft to Beg Westview 3rd Add., Wichita, Sedgwick County, Kansas.

Dear Applicants:

Currently, PO-135 contains language to limit all uses permitted under the Neighborhood Retail ("NR") district regulations on property currently zoned Limited Commercial ("LC"). NR zoning limits the size of restaurants to 2,000 square feet. The applicant has applied to modify Provision 1 of PO-135 in order to increase the size of restaurants from the 2,000 square feet allowed in the NR zone district to 2,200 square feet.

Provision 1 will be revised as follows: **"Uses on the property shall be limited to: all uses permitted under the "NR" Neighborhood Retail district regulations, and a carpet showroom, which will display carpet samples for sale, but does not include the storage or warehousing of any carpet product and restaurants are allowed up to 2,200 square feet."**

We have reviewed your request and have approved the requested adjustment as described above. Our signatures below indicate that the administrative adjustment to PO-135 to revise the approved condition of PO-135 for the aforementioned property is hereby GRANTED, subject to the following conditions:

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

2) Except as expressly stated above, this adjustment shall not be deemed to alter any other provisions of PO-135.

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.

Dale Miller, Director
Metropolitan Area Planning Department

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

cc: JR Cox, MABCD
Paul Hays, MABCD
Bryan Frye, CM District V
Laura Rainwater, CL District V