CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

May 24, 2016

Cesar Rivera
3602 E. Meadow Lane
Wichita, KS 67218

Re: **BZA2016-21: City Administrative Adjustment to reduce the interior side yard setback of the Compatibility Standards for "LC" – Limited Commercial zoning adjacent to "TF-3" – Two-family Residential zoning.**

Legal Description: LOTS 9-11, LAURA AVENUE, BLOCK 3, LA MASCOTTE ADDITION, Wichita, Sedgwick County, Kansas. The property is generally located at the southeast corner of E. Pawnee and S. Laura on the east side of Laura Street (2408 S. Laura Street.)

Dear Applicant,

We reviewed your request for an Administrative Adjustment to reduce the Compatibility Standards for the interior side yard setback from 15-feet to 10-feet. We understand that you have requested the interior side yard setback be reduced to allow for a larger commercial use and meet the parking and landscape requirements.

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 compatibility setback to 10-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 reduction of the compatibility setback 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 compatibility setback reduction; landscape buffering will be maintained and street visibility will not be affected.

3) Compatibility with existing or permitted uses on abutting sites: The compatibility setback reduction with the landscape buffering separating the property on the south, will be compatible with existing and permitted uses on abutting TF-3 zoned site.

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 interior side yard compatibility setback from 15-feet to 10-feet 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 interior side yard compatibility setback 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 is granted.

3) The applicant shall complete landscaping and parking improvements 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.

Dale Miller, Director
Metropolitan Area Planning Department

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

cc: J.R. Cox, MABCD
James Clendenin, CM District III
Tia Wair, Community Service Representative District IV

ADMINISTRATIVE ADJUSTMENT APPLICATION SITE PLAN
SEEKING REDUCED COMPATIBILITY SETBACK
PROPOSED IMPROVEMENTS TO VACANT LOT

NEW BUILDING FOR
CESAR RIVERA
2408 SOUTH LAURA AVE.

BY Max Christensen Architect
MCA
6572 E. CENTRAL AVE. #204
WICHITA, KANSAS 67206
(316) 393-1256
OCSMAX@GMAIL.COM

04-14-16

MODIFICATIONS BY ADMINISTRATIVE ADJUSTMENT WILL ALLOW THE PRACTICAL COMMERCIAL DEVELOPMENT OF THE LOT WITH THE 84' X 40' STRUCTURE SHOWN

50 ' STREET FRONTAGE X 8 SQ. FT. = 400 SQ FT STREET YARD REQUIRED
496 SQ. FT. PROPOSED

STREET YARD TREES REQUIRED = 1
PARKING LOT TREES REQUIRED = 1

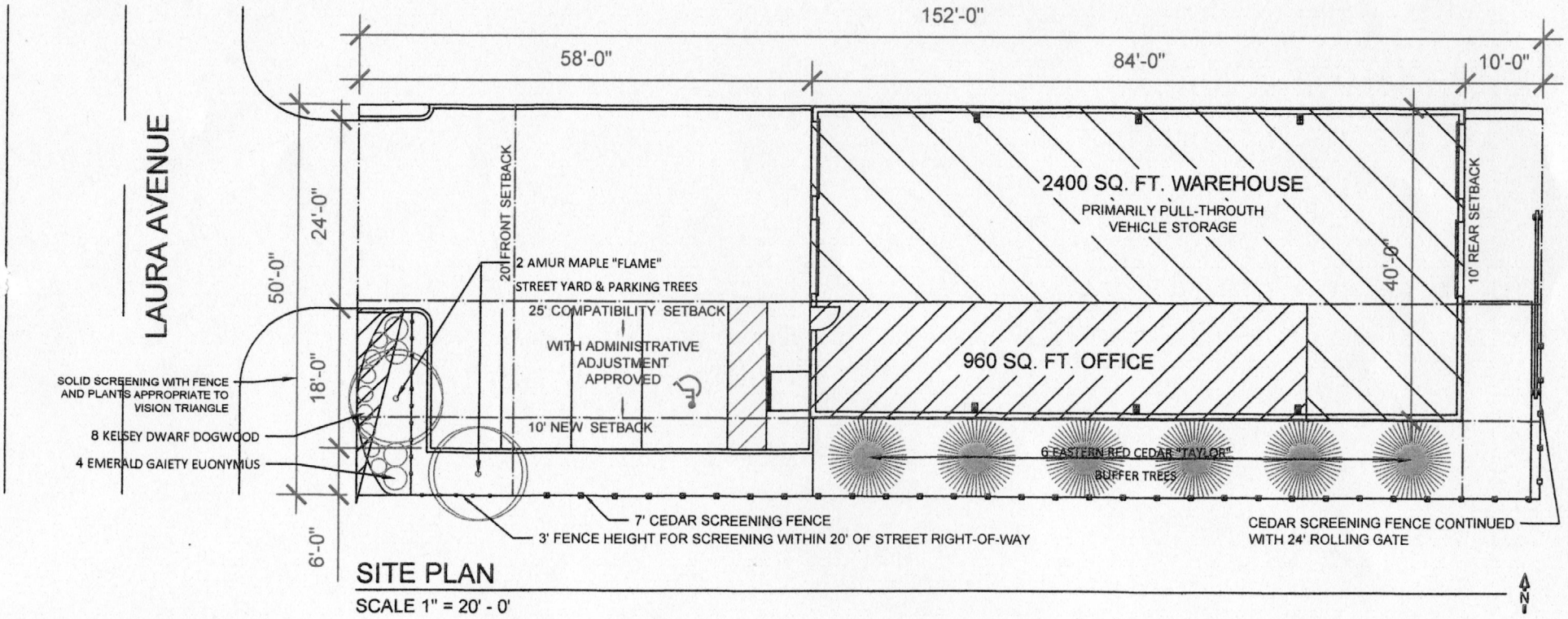
PARKING LOT SCREENING PROVIDED BY WOOD FENCE AND SHRUBS

BUFFER REQUIRED ON SOUTH AND EAST
WOOD SCREENING FENCE PROPOSED
BUFFER TREES REQUIRED = 6

SITE PLAN

APPROVED 5/24/2016 BY pdmorgan

OFF-STREET PARKING
960 SQ FT OFFICE AREA @ 1 PER 333 = 2.88
2400 SQ FT WAREHOUSE AREA @ 1 PER 2000 = 1.20
TOTAL 4.08 ROUNDS TO 4 REQUIRED
4 PROPOSED



SITE PLAN
SCALE 1" = 20' - 0'

N