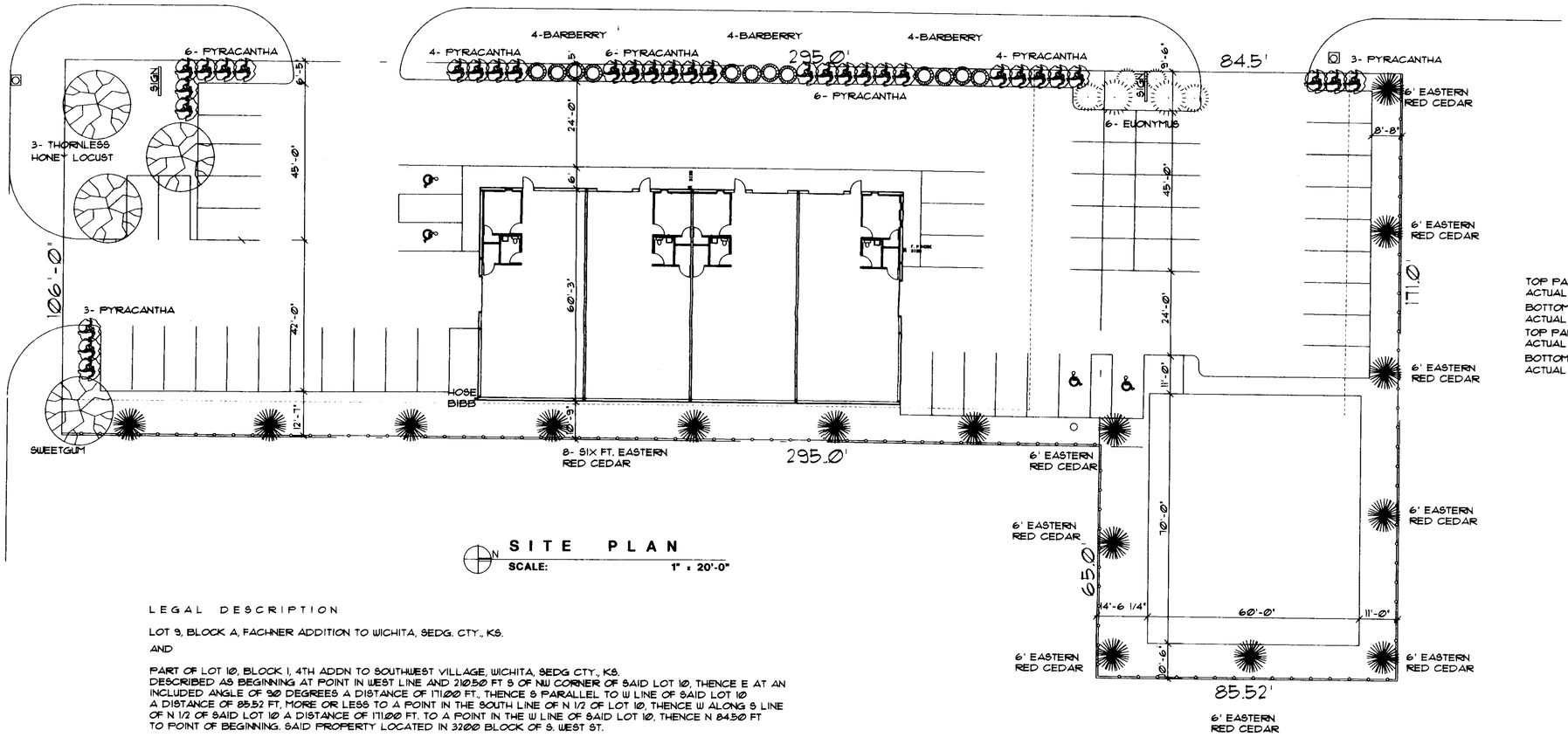
S. WEST STREET



N

SITE PLAN

SCALE: 1" = 20'-0"

TOP PARCEL LANDSCAPE REQUIREMENT = 684 SQ. FT.
ACTUAL LANDSCAPE AREA = 1041 SQ. FT.
BOTTOM PARCEL LANDSCAPE REQUIREMENT = 4010 SQ. FT.
ACTUAL LANDSCAPE AREA = 4010 SQ. FT.
TOP PARCEL PARKING REQUIREMENT = 17 CARS
ACTUAL PARKING = 17 CARS
BOTTOM PARCEL PARKING REQUIREMENT = 32 CARS
ACTUAL PARKING = 32 CARS

LEGAL DESCRIPTION

LOT 9, BLOCK A, FACHNER ADDITION TO WICHITA, SEDG. CTY., KS.

AND

PART OF LOT 10, BLOCK 1, 4TH ADDN TO SOUTHWEST VILLAGE, WICHITA, SEDG CTY., KS. DESCRIBED AS BEGINNING AT POINT IN WEST LINE AND 210.50 FT S OF NW CORNER OF SAID LOT 10, THENCE E AT AN INCLUDED ANGLE OF 90 DEGREES A DISTANCE OF 171.00 FT., THENCE S PARALLEL TO W LINE OF SAID LOT 10 A DISTANCE OF 85.52 FT, MORE OR LESS TO A POINT IN THE SOUTH LINE OF N 1/2 OF LOT 10, THENCE W ALONG S LINE OF N 1/2 OF SAID LOT 10 A DISTANCE OF 171.00 FT. TO A POINT IN THE W LINE OF SAID LOT 10, THENCE N 84.50 FT TO POINT OF BEGINNING. SAID PROPERTY LOCATED IN 3200 BLOCK OF S. WEST ST.

LANDSCAPE YARD = 10 SQ. FT. X 102.0' OF FRONTAGE = 1020 SQ. FT.
1020 SQ. FT. DIVIDED BY 500 = 3 SHADE OR 6 ORNIMENTAL TREES
ACTUAL LANDSCAPE YARD = 1775 SQ. FT.

LANDSCAPING SCHEDULE

QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING
16	E. RED CEDAR	JUNIPERUS VIRGINIANA	6' HIGH	40'
32	FIRETHORN	PYRACANTHIA 'GNOME'	2 GAL.	5'-6'
3	THORNLESS H. LOCUST	ROBINIA PSEUDOACACIA	2" CAL	N/A
1	SWEET GUM	LIQUIDAMBER STYRACIFLUA	2" CAL	N/A
6	EUONYMUS, UPRIGHT	EUONYMUS FORTUNEI RADICANS	2 GAL.	4'
12	BARBERRY MENTOR	BARBERIS MENTORENSIS	2 GAL.	3'

SET SHRUBS IN PLANTING BEDS OF BARK CHIPS HELD IN CHECK W/ PLASTIC LANDSCAPE BORDER.
ALL WATERING SHALL BE DONE BY HOSE BIBB
ALL REMAINING LANDSCAPED AREA SHALL BE SEEDED W/ FESCUE

BZA 2004-00021

SITE PLAN

APPROVED 9-9-04 BY

MAPD Copy

Steve Kelley
32nd So. & West St
393-5254

EDWARD A MURABITO
ARCHITECT
PLANNER
WICHITA KANSAS
PHONE: 316 686-9516

A NEW FACILITY FOR:
KELLEY-WEST
W 32rd STREET S.
WICHITA, KANSAS

DATE: 12 MARCH 04
REVISED:

Copyright ©

SP.1
OF

CITY OF WICHITA

FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

February 10, 2005

Stephen R. Kelley
Kelley & Coleman, Inc.
1218 Northshore Ct.
Wichita, KS 67212

Re: BZA2004-00021: Revision to Condition #4 to permit a building height of 16'-4".

Dear Mr. Kelley:

We have reviewed your request for a revision to Condition #4 for the Zoning Adjustment granted on April 9, 2004 for above-referenced property. We understand that you miscalculated the height of the building and that you have requested that Condition #4 be revised to permit a building height of 16'-4". We find that revising Condition #4 as requested meets the four conditions required by Sec. V-I.6. of the Unified Zoning Code; therefore, our signatures below indicate that Condition #4 for BZA2004-00021 granted on April 9, 2004 is hereby revised as follows:

4) Buildings shall be limited to a single story with a maximum height of 16'-4".

All other conditions shall remain in effect as stated in our letter dated April 9, 2004.

John L. Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection