

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

FILE COPY

July 19, 1999

Globe Properties, LLC
P.O. Box 2214
Wichita, KS 67201

Re: Administrative Adjustment 99-16: An administrative adjustment to reduce the minimum lot size requirement by up to 10% on property zoned "TF-3" Two-family Residential located on the east side of Richmond Street and north of 10th Street North.

Legal Description: Lot 57, except the East 139 feet and except the West 30 feet for the street, park Vista Addition, Wichita, Sedgwick County, Kansas

Dear Mr. and Mrs. Pechin:

We have reviewed your request for an administrative adjustment to reduce the required minimum lot size for a multi-family dwelling in the "TF-3" Two-family Residential district from 3,000 square feet per dwelling unit to 2,784 square feet per dwelling unit. You have stated that you plan to develop the site with a triplex unit, but you are unable to do so given the lot size of 8,352 square feet.

The Unified Zoning Code allows an adjustment of the required minimum lot size by up to 10 percent. Therefore, we find that the reduction in the required minimum lot size from 3,000 square feet per dwelling unit to 2,784 square feet per dwelling unit (7.2%) meets the four conditions required by Section V-1.6 of the Unified Zoning Code, as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed encroachment would have no impact on safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. It is expected that the proposed development will not generate any more significant vehicle or pedestrian traffic than currently exists.
- 2) Impact on existing uses in surrounding areas: There should not be a negative impact on the existing uses in surrounding areas as a result of the reduction of the minimum lot size requirement. For multi-family dwellings, screening is required along side and rear yards that are adjacent to single-family residential or property zoned "TF-3." Decorative fencing or



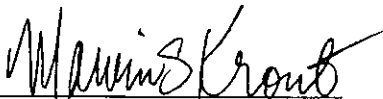
evergreen vegetation is required by Section IV.B.a of the Unified Zoning Code along the north and east boundaries to screen property zoned "TF-3" and "SF-6."

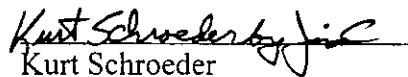
- 3) Compatibility with existing or permitted uses on abutting sites: The minor reduction in the required minimum lot size will be reasonably compatible with the existing residential uses which are nearby to this property. This structure is identical to four triplex units that exist to the north of your proposed development and provisions have been made to make the Richmond facing elevation compatible with the character of the surrounding homes.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way, therefore, there should not be a 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 an administrative adjustment to reduce the required minimum lot size from 3,000 square feet per dwelling unit to 2,784 square feet per dwelling unit is hereby granted subject to the following condition:

- 1) The site shall be developed in general conformance with the approved site plan and landscape plan as required by CU-529.
- 2) The applicant shall construct and maintain a 6-foot fence or evergreen screen along the north and east boundary of the property. The applicant shall construct and maintain a 6-foot fence or evergreen screen along the south boundary of the property if and when the vacant property to the south is developed under "TF-3" or more restrictive zoning.

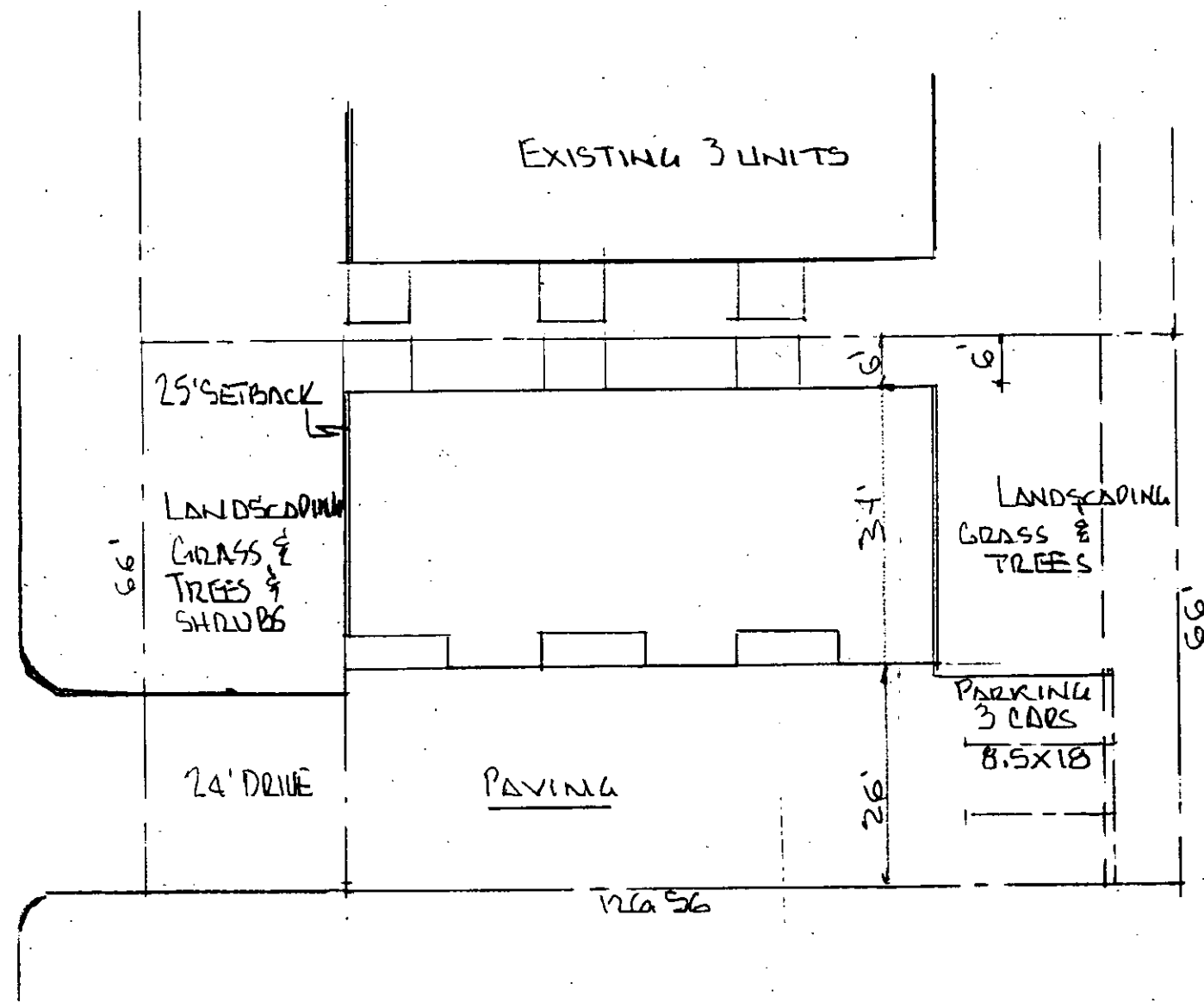
The zoning adjustment sign should now be removed from the property.


Marvin S. Krout
Director of Planning


Kurt Schroeder
Superintendent of Central Inspection

cc: Kurt Schroeder, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
Paul Hayes, Office of Central Inspection

RICHMOND ST.



NORTH

EXISTING 3 UNITS

LEGAL

PARK VISTA ADDITION
LOT 5~~B~~ - EXCEPT
E. 139 FT & EXCEPT
W. 30 FT FOR STREET
WICHITA KANSAS

PLOT PLAN
SCALE - 1" = 20'-0"