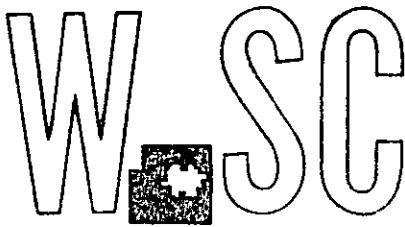


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 24, 1999

Furniture Factory Outlet
5450 West Central
Wichita, KS 67212

FILE COPY

Re: Administrative Adjustment 99-26: An administrative adjustment to reduce the compatibility setback from 25 feet to 10 feet on the east property line.

Legal Description: Lot 1 and 2 Brandes Addition

FILE COPY

Dear Sirs:

We have reviewed your request to reduce the compatibility setback from 25 feet to 10 feet along your east property line. The attached site plan proposes a 30-foot by 90 foot expansion of the existing furniture sales building which, will reduce the setback along the east property line from 45 feet to 10 feet. The compatibility setback requirements of the Unified Zoning Code requires commercial buildings to be located 25 feet from a property line zoned "TF-3" or more restrictive. The property to the east is zoned "SF-6" and based on the depth of your lot, you would be required to provide a 25-foot setback. However, the UZC allows for the compatibility setback to be reduced to zero administratively. Since there is a 10-foot utility easement and a 10-foot setback required in the "LC" district, you are only requesting to reduce the setback to 10 feet.

We find that reducing the compatibility setback in the manner you request 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 the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. The site plan provides sufficient parking to meet the Unified Zoning Code requirement (16 spaces), and the City of Wichita Fire Department has approved the plan as submitted.
- 2) Impact on existing uses in surrounding areas: The properties to the south and west are zoned "LC" Limited Commercial and should not be impacted by this development. The property



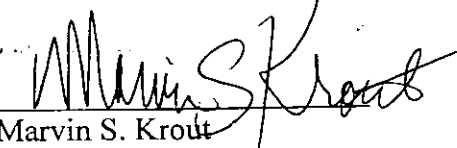
to the east is zoned "SF-6" but is undeveloped at this time. The property to the north is also zoned "TF-3" with an existing duplex built on this lot. The home is located closer to Flora, and therefore no sight lines will be interrupted or other potential impacts are seen.

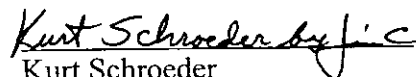
- 3) Compatibility with existing or permitted uses on abutting sites: As stated previously, this development should be compatible with the permitted uses on the abutting sites. The only adjacent residential structure should not be impacted because it is not located directly adjacent to the proposed addition but is located closer to Flora.
- 4) Effect on public health, safety or welfare: There will be no encroachments into public utility easements or right-of-way, and 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 compatibility setback from 25 feet to 10 feet is hereby granted subject to the following condition:

- 1) The site shall be developed in general conformance with the approved site plan and the height of the building shall be no taller than sixteen feet from grade to the pitch of the roof. All other zoning and landscaping requirements shall be met.

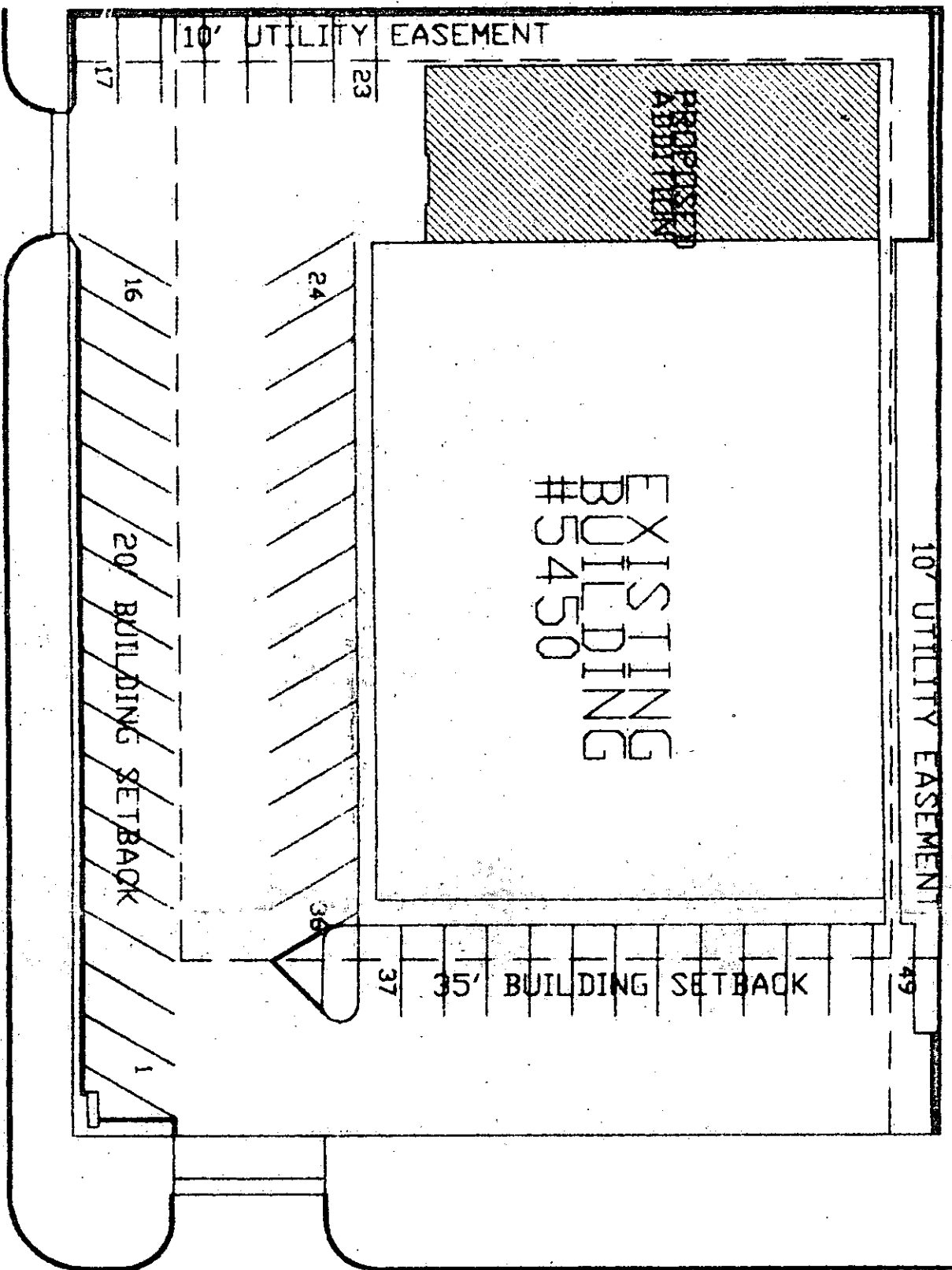
The zoning adjustment sign should now be removed.


Marvin S. Krout
Director of Planning


Kurt Schroeder
Superintendent of Central Inspection

cc: Christensen Co., Inc., 3208 East Douglas, Wichita, KS 67208
Kurt Schroeder, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
Paul Hays, Office of Central Inspection

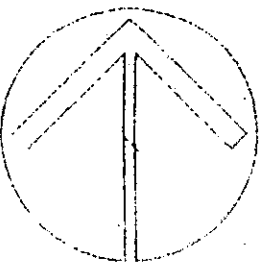
FENCE OVERHEAD ELEC.



FLORA

STREET

CENTRAL AVE.



SITE PLAN
SCALE 1" = 30'

LOTS 1 AND 2, BRANDES ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS