



Wichita-Sedgwick County Metropolitan Area Planning Department

August 15, 2017

Central and Vassar LLC
Attn: Paul Gray
2024 N Woodlawn, Ste. 200
Wichita, KS 67208

Re: ZON2016-00047: City Administrative Adjustment to adjust Conditions C and D in PO-134

Legal Description: Lot 1, Block B, Central Bank & Trust Addition, Wichita, Sedgwick County, Ks. The property is generally located at the southeast corner of East Central and North Vassar

Dear Applicants:

We have reviewed your request for a Zoning Adjustment to adjust Condition C in PO-134 to modify screening and landscape requirements.

Section V-C.14 of the Unified Zoning Code ("UZC") allows the Planning Director, with the concurrence of the Zoning Administrator, to approve minor adjustments to an approved PO. We find that modifying Conditions C and D meet the conditions required by Sec. V.I.6 of the Code as set out below:

Condition C: *Applicant shall install an eight-foot high masonry wall, no landscape buffer required, along the south property line. An eight-foot solid wood fence with a landscape buffer of one tree per 20 feet shall be provided along the east property line where adjacent to SF-5 and TF-3 zoning. The compatibility setback shall be reduced from 25-feet to 14.5-feet along the east property line where adjacent to SF-5 and TF-3 zoning. Cost savings, as a result of the wood fence replacing a masonry wall, shall be allocated for additional plantings on the west side of the site and abutting residential properties.*

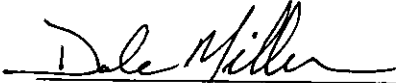
Condition D: *Trash dumpsters and enclosures shall not be located within any platted or zoning building setback or any compatibility building setback. Trash pick-up shall occur between 6 a.m. and 9 p.m.*

Our signatures below indicate that the modifications for P.O. #134 on the aforementioned property is hereby **GRANTED**, subject to the following conditions:

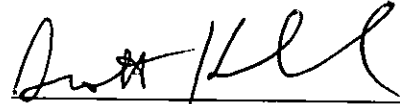
- 1) The site shall conform to all codes including but not limited to building, health and fire.

- 2) The adjustment applies only to Conditions C and D.
- 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.

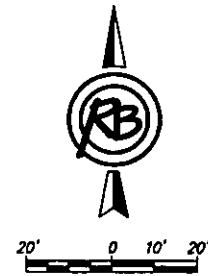


Dale Miller, Director
Metropolitan Area Planning Department



Scott Knebel, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Lavonta Williams, Council Member District I
Kameelah Alexander, Community Services Representative District I



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Vassar Strip Center Site Landscape Plan																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%; text-align: center; vertical-align: middle;">  </td> <td style="width: 45%; text-align: center; vertical-align: middle;"> RUGGLES & BOHM </td> <td style="width: 40%; text-align: right; vertical-align: top; padding-right: 5px;"> DATE May 2017 DESIGN BDT DRAWING BDT REVIEW BDT </td> </tr> <tr> <td colspan="3" style="text-align: center; padding: 5px;"> ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE MOVEMENT </td> </tr> <tr> <td colspan="3" style="text-align: center; padding: 5px;"> 300 HICKORY BARGE MICHAEL KARRAS EPCOR P (248) 364-4000 F (248) 364-4022 WWW.RUGGLES-BOHM.COM </td> </tr> <tr> <td style="padding: 5px;"> PROJECT NUMBER N/A </td> <td style="padding: 5px;"> R/S JOB NO. 4097E </td> <td style="padding: 5px;"> DWG. SCALE 1" = 20'-0" </td> </tr> <tr> <td colspan="3" style="padding: 5px;"> DRAWING FILE Central & Vassar.bess.dwg </td> </tr> </table>		RUGGLES & BOHM	DATE May 2017 DESIGN BDT DRAWING BDT REVIEW BDT	ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE MOVEMENT			300 HICKORY BARGE MICHAEL KARRAS EPCOR P (248) 364-4000 F (248) 364-4022 WWW.RUGGLES-BOHM.COM			PROJECT NUMBER N/A	R/S JOB NO. 4097E	DWG. SCALE 1" = 20'-0"	DRAWING FILE Central & Vassar.bess.dwg		
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