



**Wichita-Sedgwick County Metropolitan Area Planning Department**

April 11, 2018

T & B Properties  
Attn: Terry Gutschenritter  
7070 W. Harry Street  
Wichita, KS 67209

Evans Building Company  
Attn: Bill Johnson  
P.O. Box 12086  
Wichita, KS 67277

**Re: BZA2018-04: City zoning Administrative Adjustment to reduce the parking requirement by 25% and reduce compatibility setbacks on west and south property line from 25 feet to 10 feet, in LI Limited Industrial zoning, generally located north of Harry and east of Ridge Road (1505 S. Yucca)**

**Legal Description: LOT 14, BLOCK A, ROLLING HILLS MESA ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.**

Dear Applicant,

We reviewed your Zoning Adjustment request to reduce the compatibility setbacks and parking requirement on the above-referenced property. From reviewing your application we understand that you are building a new 9,600 square foot building, with an additional 2,400 square foot building expansion area and require a reduction in compatibility setbacks from 25 feet to 10 feet and a parking reduction because of limitations of the site. You are requesting reduction of the on-site parking requirement from 12 to 9 spaces, a 25% reduction of the Unified Zoning Code (UZC) requirement for the site.

Sec. V-I.2.(d) and (i) of the Unified Zoning Code allows adjustments to compatibility setback requirements and reduction of the parking requirement for LI zoning by up to 25% when the conditions required by Sec. V-I.6 of the Code are met. We find that the parking and compatibility setback requirement reduction as proposed meets the four conditions required by Sec. V-I.6 of the Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed reduction in parking requirement and compatibility setback along the west and south property line should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area.
- 2) Impact on existing uses in surrounding areas: The proposed reduction in parking and

compatibility setbacks from 25 feet to 10 feet should not impact existing uses in surrounding areas. A screening fence will be constructed.

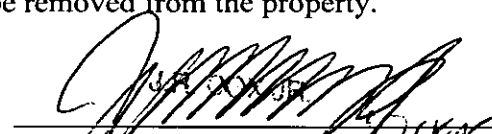
- 3) Compatibility with existing or permitted uses on abutting sites: Property to the north and east of the site is zoned LI Limited Industrial. Property to the west and south of the site is zoned SF-5 Single Family Residential. Therefore a 25% parking reduction and the reduction of the compatibility setbacks should not compromise existing or permitted uses on abutting sites. There will be no impact on the existing uses in surrounding areas as a result of the compatibility setback reduction; all parking for this project should be adequately provided on this site. Solid screening will be maintained on the west and south property line. Street visibility will not be affected.
- 4) Effect on public health, safety or welfare: The public's safety, health and welfare should not be impacted.

Our signatures below indicate that an Administrative Adjustment to reduce compatibility setbacks from 25 feet to 10 feet and reduce parking by up to 25%, from 12 to 9 spaces is hereby granted for the aforementioned property subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan. Permitting shall be obtained and all improvements completed within one year.
- 2) All parking on the site shall be paved and marked in accordance with City standards. This Administrative Adjustment applies only to the reduction of parking and compatibility setbacks for the new building and possible future expansion associated with this application as shown on the approved site plan.
- 3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Administrative 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

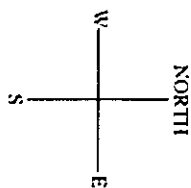
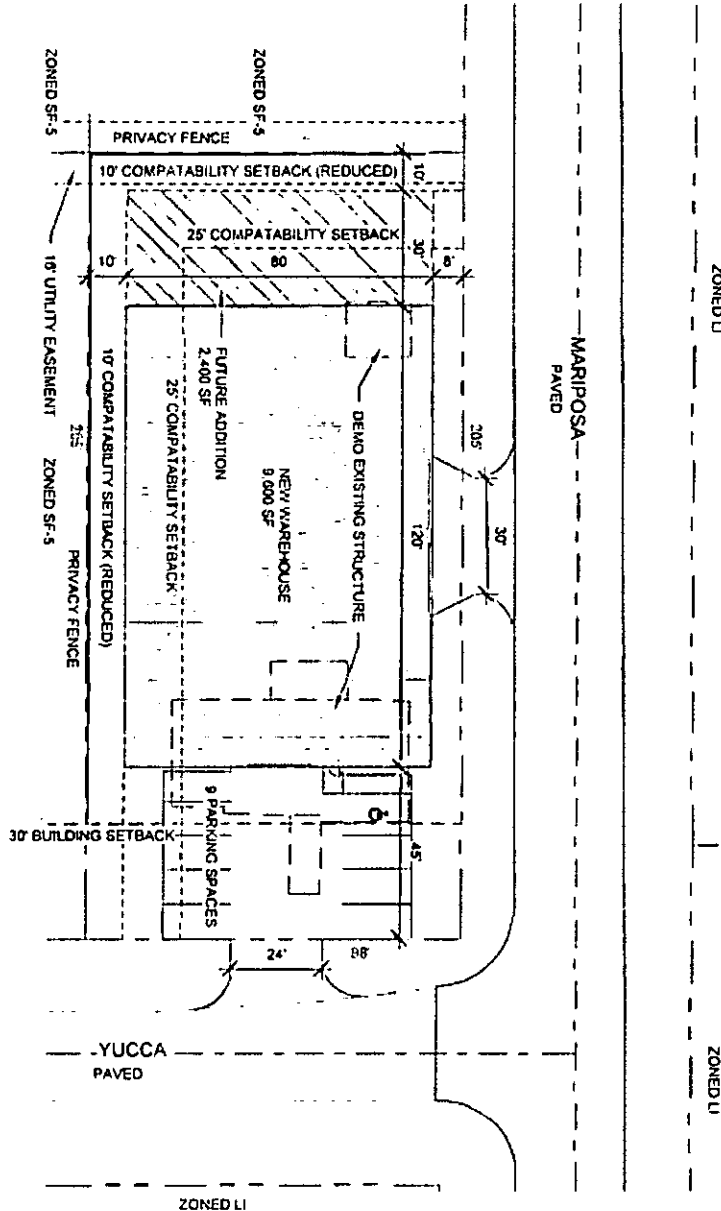
  
Chris Labrum, Director  
Metropolitan Area Building and  
Construction Department

cc: MABCD  
Jeff Blubaugh, CM District IV  
Rebecca Fields, Community Services Representative District IV

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ADMIN ADJUSTMENT  
1" = 30'-0"

REDUCE COMPATABILITY SETBACKS TO 10'. REDUCE REQUIRED PARKING 25%.



**SITE PLAN**  
APPROVED 3/23/18 BY *RLM*

BZA2018-04

|                                                                                                |                                                                        |                                                                                                |
|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| <p>PROJECT NO. 1505 S YUCCA</p> <p>DATE 12/11/17</p> <p>BY [Signature]</p> <p>PROJECT NAME</p> | <p><b>T &amp; B PROPERTIES LLC</b></p> <p>1505 S YUCCA WICHITA, KS</p> | <p><b>EVANS</b></p> <p>EVANS BUILDING CO., INC.</p> <p>6101 W. 106th WICHITA, KANSAS 67227</p> |
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