



Wichita-Sedgwick County Metropolitan Area Planning Department

November 26, 2018

New Friends, LLC
Attn: Abdul Arif
401 E. 1st Street
Wichita, KS 67202

Kaw Valley Engineering.
Attn: Levi Bond
200 N. Emporia Street, Suite 100
Wichita, KS 67202

Re: BZA2018-67: City Administrative Adjustment to reduce the Compatibility Site Design setback for a trash enclosure from 20 feet to 12.84-feet on property zoned LC Limited Commercial.

Legal Description: Lots 2 and 3, Block 6, Lawrence's Addition, Wichita, Sedgwick County, Kansas; generally located at the northeast corner of West University Avenue and South Seneca Street.

Dear Applicant,

We reviewed your request for an Administrative Adjustment to reduce the Compatibility Site Design setback for a trash enclosure from 20 feet to 12.84 feet as shown on the submitted site plan.

Section V-I.2.d of the Unified Zoning Code allows an Administrative Adjustment to reduce or waive the required compatibility setback. We find that reducing the compatibility setbacks as proposed, meets the four criteria required by Section V-1.6 as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The reduction of the compatibility site design setback should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as right-of-way and driveways are not affected.
- 2) Impact on existing uses in surrounding areas: There will be no impact on the existing uses in surrounding areas as a result of the setback and the site design compatibility setback reduction; landscape buffering will be required per the City of Wichita Landscape Ordinance.
- 3) Compatibility with existing or permitted uses on abutting sites: The compatibility setback reduction with the landscape buffering separating the property on the east, will be compatible with existing and permitted uses on abutting SF-5 zoned sites.

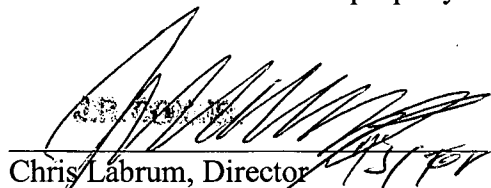
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. There should be no impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that an Administrative Adjustment to reduce the site design compatibility setback for trash enclosures from 20-feet to 12.84-feet is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan and the City of Wichita Landscape Ordinance.
- 2) The adjustment shall apply only to the site compatibility setback as illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the locations and setbacks permitted by the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.
- 3) The applicant shall complete all improvements within one year of the Administrative Adjustment approval. The site shall conform to all codes including but not limited to building, health and fire.
- 4) 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.

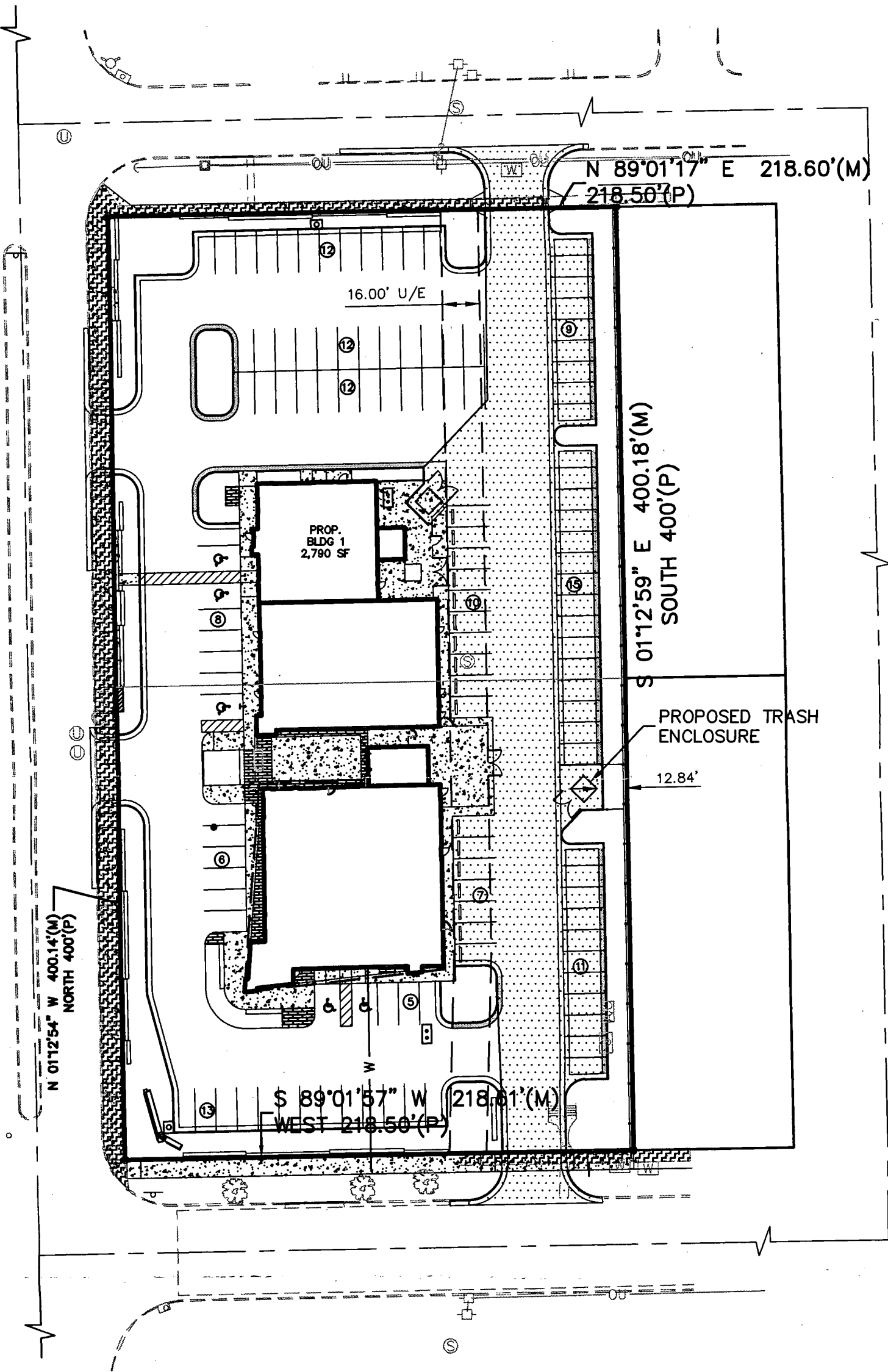
The "Development Application" sign should now be removed from the property.


Dale Miller, Director
Metropolitan Area Planning Department


Chris Labrum, Director
Metropolitan Area Building and Construction
Department

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

ADMINISTRATIVE ADJUSTMENT
SITE EXHIBIT



SITE PLAN

APPROVED 11/26/18 BY *[Signature]*

