Wichita-Sedgwick County Metropolitan Area Planning Department

November 8, 2019

East Winds 2, LLC
Attn: Duane Wadley
240 N. Rock Road
Wichita, KS 67206

KE Miller Engineering, P.A.
Attn: Kirk Miller
117 E. Lewis
Wichita, KS 67202

Re: CON2019-42: City Administrative Adjustment to CON2016-00060 to approve new site plan; generally located south of East Central Avenue and west of North 127th Street (331 N. 127th Street East and 328 North Garnett Street.)

Legal Description: Lots 26 And 28, Gilder's Garden Addition, Wichita, Sedgwick County, Kansas

Dear Applicant,

We reviewed your Zoning Adjustment request to adjust the approved site plan for CON2016-00060 on TF-3 Two-Family Residential zoned property to change the duplex configurations on the site.

We find that the adjustment to the site plan 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 Administrative Adjustment to CON2016-00060 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 surrounding area is developed with residential and commercial uses.

3) Compatibility with existing or permitted uses on abutting sites: Abutting property north, west and south of the project area is SF-5 Single-Family Residential and developed with single family residences. Property east of the subject site is zoned LC Limited Commercial and is developed with a church and a new multi-family apartment complex Therefore changing the duplex configurations on the site plan should not compromise existing or permitted uses on abutting sites.

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 adjust the site plan for the duplex configurations for the aforementioned property is hereby granted subject to the following conditions:

1) The site shall be developed in general conformance with the approved revised site plan submitted with this application.

2) 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.

Kathy L Morgan for
Dale Miller, Director
Metropolitan Area Planning Department

Scott Knebel, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Becky Tuttle, WCC District II
Cory Buchta, CSR District II

SITE PLAN

APPROVED 11/8/2019 BY [illegible]

Site Plan
Lots 26 & 28, Gilder's Gardens Addition

LEGEND

Total Acres = 9.24 Acres
Total Units = 22-1 Story
= 20-1 1/2 Story
Bldg/Acres = 4.2 Bldgs/Per Acre
Landscape Area = 15,743 sq. ft.

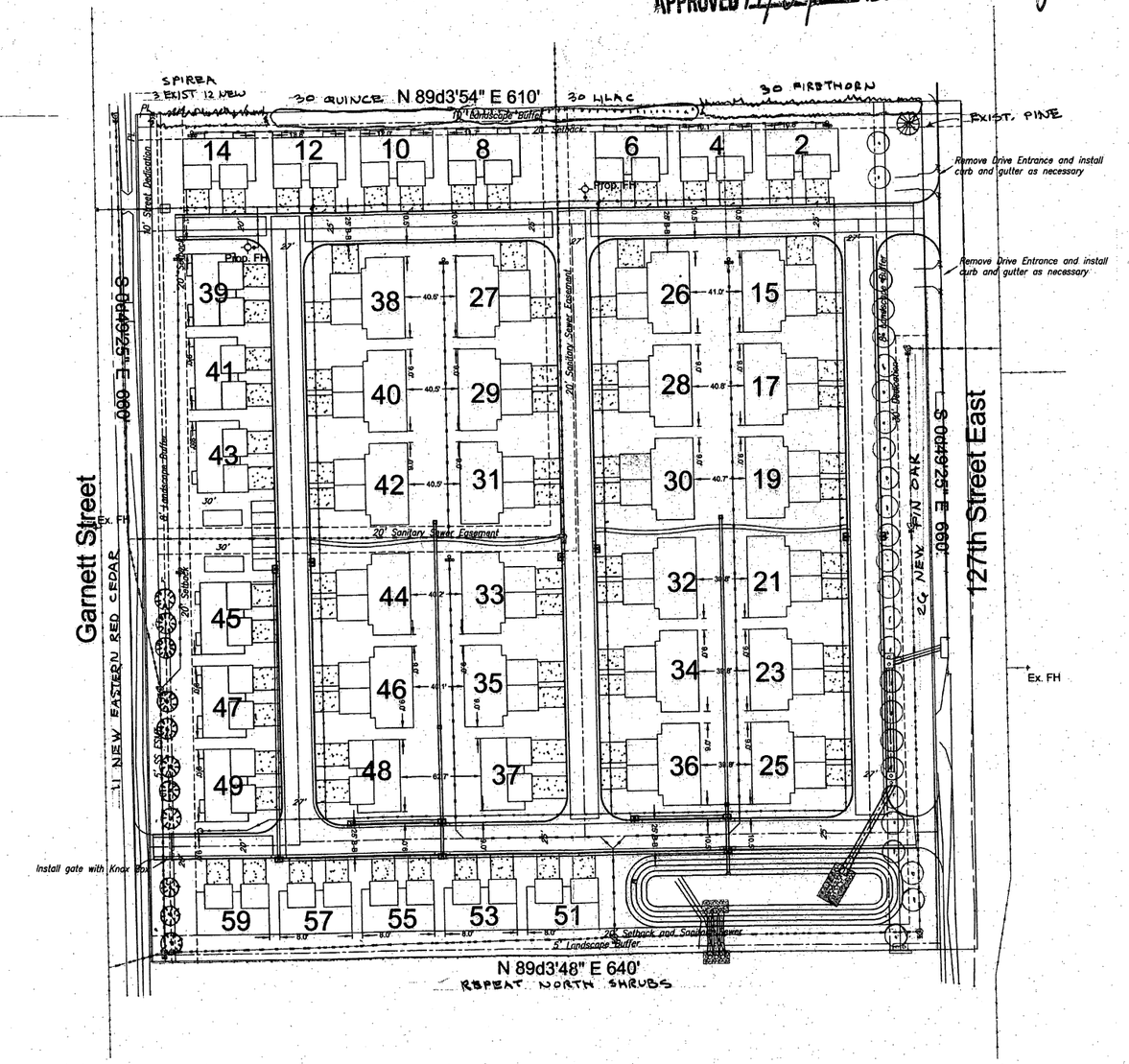
Existing Zoning = Two Family (TF-3)
w/Conditional Use Approved April 4, 2017
CON21016-00060

1 Story Duplex

1 1/2 Story Duplex

Paving Section
6"Concrete on 5"crushed rock
5"Asphalt on 5"crushed rock
All roads will be paved.

NOTE:
Buildings shall not encroach onto public easements or right-of-ways



LANDSCAPE NOTES AND CALCULATIONS

ALONG 127th STREET
30' STREETYARD IN FESCUE INCLUDES 8' LANDSCAPE BUFFER
660 LIN FT X 20 SQ. FT./500 = 26 TREES REQUIRED
PLANT 26 2" CALIPER MIN. PIN OAK (QUERCUS PALUSTRIS EQ. SPACED

ALONG GARNETT STREET
20' STREETYARD/ SETBACK IN FESCUE INCLUDES 8' LANDSCAPE BUFFER
660 LIN. FT. X 20 SQ. FT./500 = 26 TREES REQUIRED
EXISTING MATURE TREES TO REMAIN: 11 EASTERN RED CEDAR, 1 MIMOSA, 2 REDBUDS, 2 OSAGE ORANGE, 1 HACKBERRY.
ADD 11 NEW 6' TALL EASTERN RED CEDAR (JUNIPERSUS VIRGINIANA) IN GAPS

ALONG NORTH PROPERTY LINE
610 LINIAL FT OF 10' LANDSCAPE BUFFER
EXISTING MATURE TREES TO REMAIN:
4 EASTERN RED CEDAR, 15 HACKBERRY, 7 REDBUDS, 1 AMERICAN ELM.
EXISTING SHRUBS TO REMAIN: 4 SPIREA.
TOTAL REQUIRED (610/30) X 5 =102
ADD 12 SPIREA (SPIREA VANHOUTTEI), 30 COMMON QUINCE (CHAENOMELES LAGENARIA), 30 COMMON LILACS (SYRINGA VULGARIS), 30 FIRETHORN (PYRACANTHA COCCINEA)

ALONG SOUTH PROPERTY LINE
20' FESCUE STEBACK INCLUDES 5' LANDSCAPE BUFFER
EXISTING MATURE TREES TO REMAIN: 24 EASTERN RED CEDAR, 2 HACKBERRY.
DUPLICATE SHRUB PLANTING MIRRORING THE NORTH PROPERTYLINE:
15 SPIREA, 30 QUINCE, 30 LILAC 30 FIRETHORN

HORIZONTAL SCALE
(IN FEET)
1 inch = 50 ft.