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Wichita-Sedgwick County Metropolitan Area Planning Department

December 17, 2019

Capri Holdings, LLC
Attn: Jerrome Castillo
906 N. Main Street, Suite 2
Wichita, KS 67203

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

Re: CON2019-56: City Administrative Adjustment to CON2019-00014 to approve new site plan; generally located northeast of the intersection of W. Central Avenue and Zoo Boulevard (3007 W. Elm).

Legal Description: Begin 637.5 feet east and 330 feet north of the southwest corner of the Southeast Quarter; thence West 82.5 feet; thence North 330 feet; thence East 82.5 feet; thence South 330 feet to begin, except the south 3 feet thereof, Section 13, Township 27 South, Range 1 West of the 6th P.M., Wichita, Sedgwick County, Kansas.

Dear Applicant,

We reviewed your Zoning Adjustment request to adjust the approved site plan for CON2019-00014 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-1.6 of the Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed Administrative Adjustment to CON2019-00014 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 and west of the project area is SF-5 Single-Family Residential and developed with single family residences. Property east of the subject site is zoned TF-3 and developed with four duplexes. Property south of the site is zoned LC Limited Commercial and is developed with a drug store and entertainment venue. Therefore changing the duplex configurations on the site plan should not compromise existing or permitted uses on abutting sites.

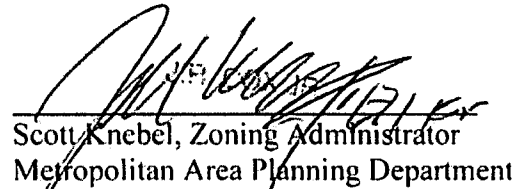
- 4) Effect on public health, safety or welfare: The public's safety, health and welfare should not be impacted.

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.


Dale Miller, Director
Metropolitan Area Planning Department


Scott Knebel, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Cindy Claycomb, WCC District VI
Ana Lopez, CSR District VI

