



Wichita-Sedgwick County Metropolitan Area Planning Department

March 23, 2021

Sidwell, LLC
Attn: Olalekan Subair
3149 S. Old Lawrence Road
Wichita, KS 67217

Tim LeBlanc, P.E.
5841 N Prospect Road
Park City, KS 67204

Re: CON2021-00008: City Administrative Adjustment to CON2020-00017 to change location of the garage on the site plan on property zoned LC Limited Commercial; generally located northwest of South Broadway Avenue and West 31st Street South (3149 S. Old Lawrence Road).

Legal Description: Lot 1, Cazel's 4th Addition, Wichita, Sedgwick County, Kansas

Dear Applicant,

We reviewed your Zoning Adjustment request to adjust the approved site plan for CON2020-00017 on LC Limited Commercial zoned property to construct a new 750-square foot detached building instead of the 25-foot by 36-foot addition as was approved in the CON2020-00017 case.

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 CON2020-00017 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: Visual screening of areas adjacent to residential zoning districts shall be provided to protect adjacent properties from light, debris and noise and to preserve adjacent property values even when the change in use to Vehicle and Equipment Sales replaces a previous use that is of equal or greater intensity. In no case shall screening be less than that required by Sec. IV- B.1-3. Impact on existing uses will be minimal.
- 3) Compatibility with existing or permitted uses on abutting sites: South of the project area is GC General Commercial zoning and is developed with a service garage and a single-family dwelling. Property west of the subject site is zoned LC and is developed with single-family dwelling. Property east of the site is GC and developed with a service garage. Property north of the site is zone SF-5 Single-Family residential and is developed with a single-family dwelling. Changing 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.

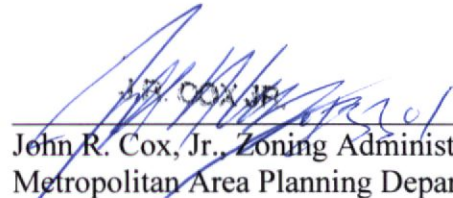
Our signatures below indicate that an Administrative Adjustment to adjust the site plan, as previously specified, for CON2020-00017 for the aforementioned property is hereby **GRANTED** subject to the following conditions:

- 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.



Scott Wadle, Director
Metropolitan Area Planning Department



John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Jared Cerullo, WCC District III
Maddy Campbell, CSR District III