



Wichita-Sedgwick County Metropolitan Area Planning Department

August 3, 2020

Delano Development, LLC
Attn: Ben Pfister
P.O. Box 403
Wichita, KS 67201

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

Re: BZA2020-29: City Administrative Adjustment to reduce the front setback average by 20% of the front yard setback for building and site design on "LI" Limited Industrial zoning and B-Multi-Family zoning.

Legal Description: Even Lots 22-38 on Walnut Street AND Odd Lots 41 Through 55 Inclusive On Wichita Now Handley Street, West Wichita Addition, Wichita, Sedgwick County, Kansas

Dear Applicant,

We reviewed your request for an Administrative Adjustment to reduce the average building setback along N. Walnut Street located between West Douglas Avenue and West 1st Street North, pending the zone change from B to LI. The average setback between W. Douglas and W. 1st Street is 32.83 inches. The applicant is requesting a 20% reduction of the front yard setback [Sec III-E.1.e.5(b)] to 26.27 inches as shown on the submitted site plan.

Section V-1.2.a of the Unified Zoning Code allows an Administrative Adjustment to reduce the average front setback by up to 20%. We find that reducing the front yard setback average 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 front yard 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 front yard average setback.
- 3) Compatibility with existing or permitted uses on abutting sites: The average front yard setback reduction will be compatible with existing and permitted uses on abutting LI and GC General Commercial zoned properties in the block.

- 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.

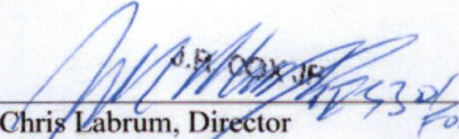
Our signatures below indicate that an Administrative Adjustment to reduce the front yard setback from 32.83 inches to 26.27 inches as shown on the submitted site plan. is hereby granted, subject to the following conditions:

- 1) The pending zone change from B to LI shall be perfected before the Administrative Adjustment is granted.
- 2) The site shall be developed in general conformance with the approved site plan.
- 3) The adjustment shall apply only to the front yard setback average along North Walnut Street 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.
- 4) 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.
- 5) 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.

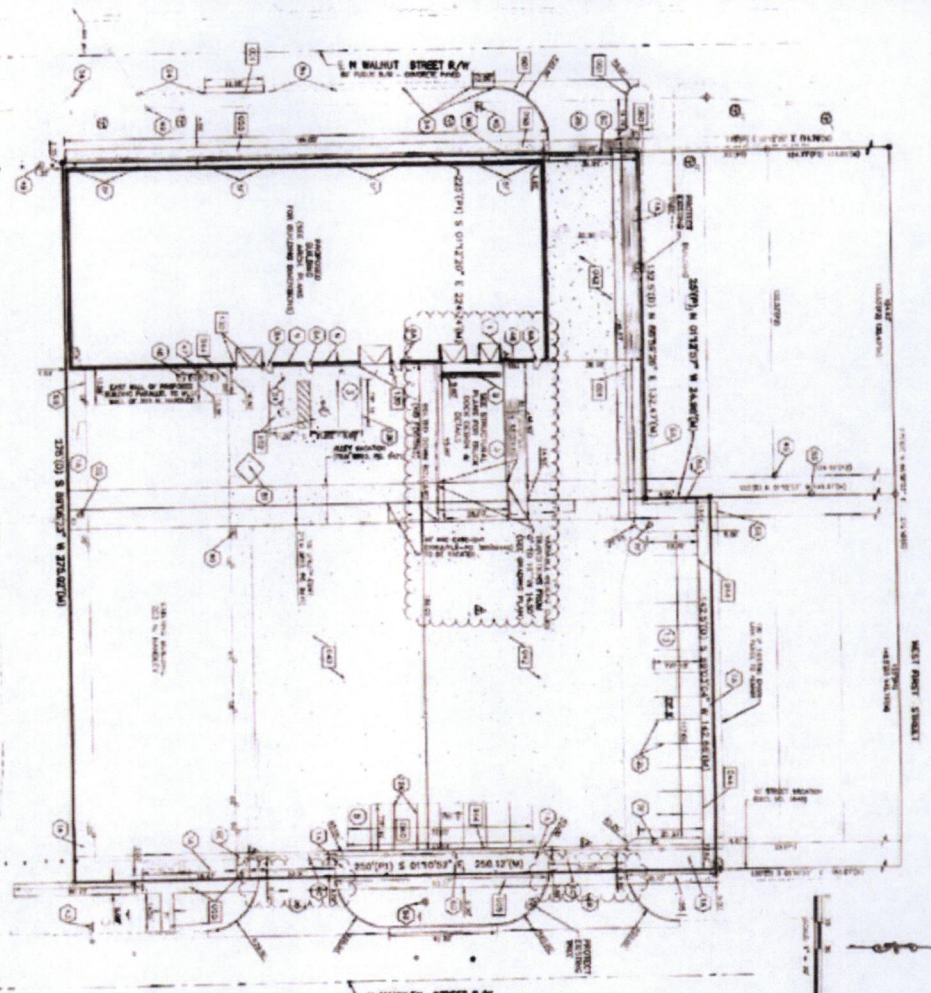


Scott Wadle, Director
Metropolitan Area Planning Department



Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Cindy Claycomb, CM District VI
Ana Lopez, Community Service Representative District VI

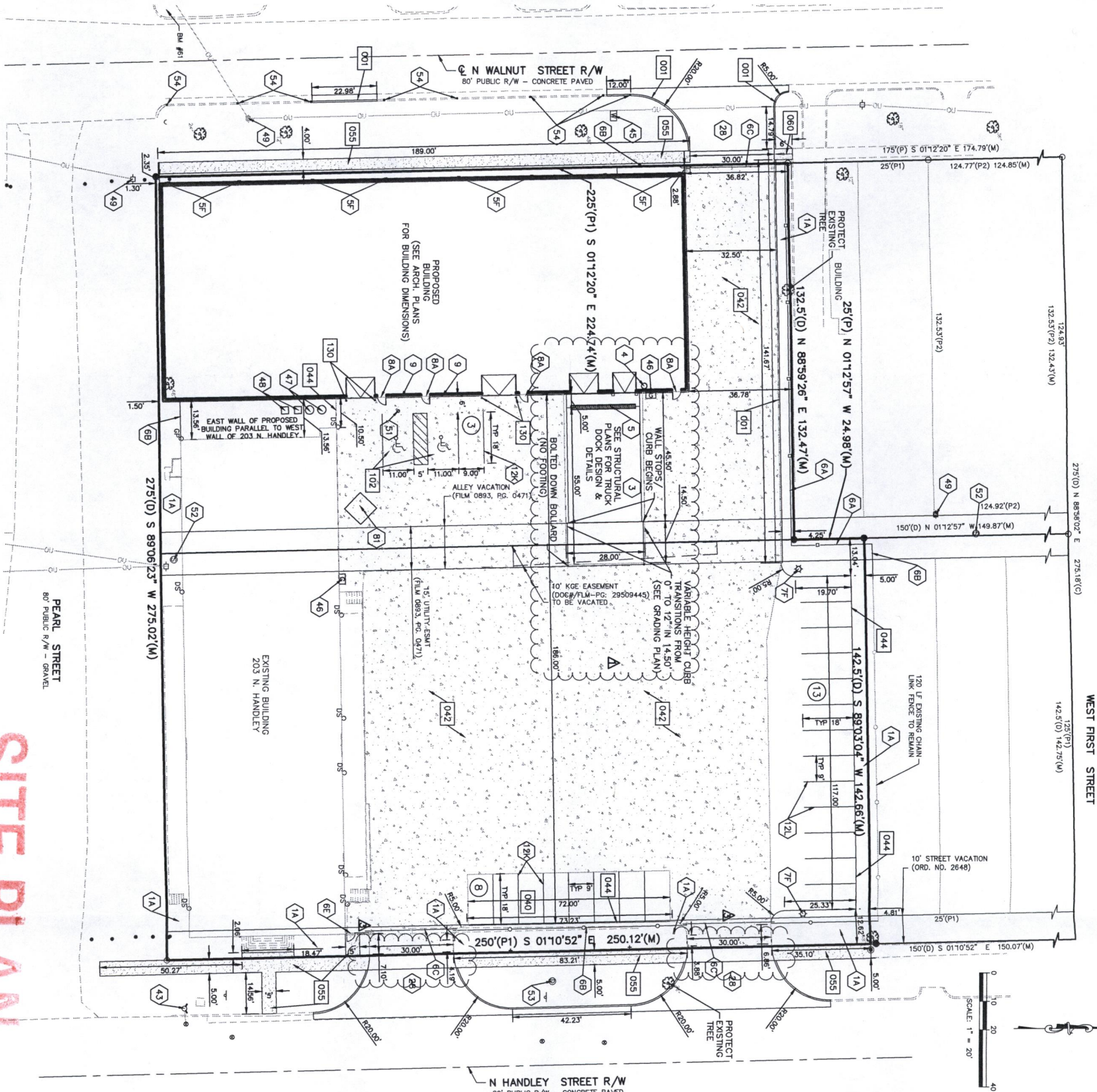
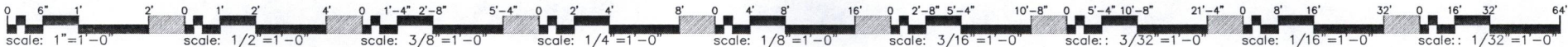


SITE PLAN

SPONSORED BY
Delano Development

- NOTES:**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DELANO, CALIFORNIA, ORDINANCES AND RESOLUTIONS.
 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DELANO, CALIFORNIA.
 3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 4. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE.
 5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REMEDIATION OF ANY CONTAMINATION DISCOVERED ON THE SITE.
 6. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REHABILITATION OF ANY EXISTING STRUCTURES ON THE SITE.
 7. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL NECESSARY UTILITIES AND SERVICES.
 8. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL EXISTING UTILITIES AND SERVICES.
 9. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE.
 10. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL NECESSARY FLOOD CONTROL MEASURES.
 11. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL EXISTING FLOOD CONTROL MEASURES.
 12. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING HISTORIC STRUCTURES AND LANDSCAPE.
 13. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL NECESSARY HISTORIC PRESERVATION MEASURES.
 14. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL EXISTING HISTORIC PRESERVATION MEASURES.
 15. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CULTURAL RESOURCES.
 16. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL NECESSARY CULTURAL RESOURCE PROTECTION MEASURES.
 17. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL EXISTING CULTURAL RESOURCE PROTECTION MEASURES.
 18. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING WETLANDS AND WILDLIFE HABITAT.
 19. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL NECESSARY WETLAND AND WILDLIFE HABITAT PROTECTION MEASURES.
 20. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL EXISTING WETLAND AND WILDLIFE HABITAT PROTECTION MEASURES.

DISCLAIMER: THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION. THE INFORMATION IS NOT GUARANTEED AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION IS NOT A SUBSTITUTE FOR PROFESSIONAL ADVICE. THE INFORMATION IS NOT A GUARANTEE OF ANY RESULTS. THE INFORMATION IS NOT A GUARANTEE OF ANY RETURNS. THE INFORMATION IS NOT A GUARANTEE OF ANY PROTECTION. THE INFORMATION IS NOT A GUARANTEE OF ANY SECURITY. THE INFORMATION IS NOT A GUARANTEE OF ANY PRIVACY. THE INFORMATION IS NOT A GUARANTEE OF ANY INTEGRITY. THE INFORMATION IS NOT A GUARANTEE OF ANY AVAILABILITY. THE INFORMATION IS NOT A GUARANTEE OF ANY ACCESSIBILITY. THE INFORMATION IS NOT A GUARANTEE OF ANY COMPATIBILITY. THE INFORMATION IS NOT A GUARANTEE OF ANY SECURITY. THE INFORMATION IS NOT A GUARANTEE OF ANY PRIVACY. THE INFORMATION IS NOT A GUARANTEE OF ANY INTEGRITY. THE INFORMATION IS NOT A GUARANTEE OF ANY AVAILABILITY. THE INFORMATION IS NOT A GUARANTEE OF ANY ACCESSIBILITY. THE INFORMATION IS NOT A GUARANTEE OF ANY COMPATIBILITY.



- PARKING:**
PROVIDED PARKING: 24 STALLS (INCLUDING 2 ADA STALLS)
- CONSTRUCTION NOTES:**
1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
 2. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
 3. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA.
 4. ALL TRAFFIC CONTROL DEVICES, INSTALLATION AND OPERATIONS SHALL CONFORM WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

UNDERGROUND UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON ARE DEPICTED FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS MADE AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR DOES NOT CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UNDERGROUND UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION DEPICTED ALTHOUGH HE DOES CERTIFY THAT THEY ARE DEPICTED AS ACCURATELY AS POSSIBLE FROM INFORMATION MADE AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES SHOWN HEREON BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

CAUTION - NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR DEPTH OF EXISTING UTILITIES AS SHOWN ON THE PLANS IS BASED ON THE RESULTS OF THE UTILITY LOCATING INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT PRIOR TO ANY CONSTRUCTION.

SAFETY NOTICE TO CONTRACTOR
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY / DISCLAIMER
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES SHOWN ON THESE PLANS.

- NOTE:**
1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF EXISTING UTILITIES, EXPOSED BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 2. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN DRAWINGS. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.
 3. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINE.
 5. ACTUAL SIGN LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER.

THIS PLAN SHEET IS PART OF AN OVERALL KAW VALLEY ENGINEERING PLAN SET FOR THE SPECIFIC IMPROVEMENTS CONTEMPLATED THEREIN. AS SUCH, THE INFORMATION CONTAINED HEREIN MAY BE LIMITED AND SHOULD ONLY BE INTERPRETED WITHIN THE CONTEXT OF THE COMPLETE PLAN SET.

BASIS OF BEARINGS:
ASSUMED BEARING OF N 88°58'02" E ALONG THE NORTH LOT LINE OF LOT 1, BLOCKMAN ADDITION.

BENCHMARKS (NAVD88 DATUM):
BM #60: CHISELED SQUARE CUT, 14.9' N. OF NW CORNER BRAU'S 1ST ADDITION.
ELEV. (NAVD 88) = 1301.83
BM #61: CHISELED SQUARE CUT ON SE CORNER CONCRETE PAD AT NW CORNER WALNUT & PEARL ST.
ELEV. (NAVD 88) = 1301.98

KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER PROFESSIONAL ENGINEERING SERVICES IN THE STATE OF KANSAS. AUTHORIZATION # E-113. EXPIRES 12/31/20

PROJ. NO. C19-1251 DSK: TRA
CPR: 1251SP KS # 11486
200 N. EUPORIA, SUITE 100
WICHITA, KANSAS 67202
PH: (316) 440-4304 | FAX: (316) 440-4309
www.kawvalley.com

THOMAS R. ALSTIN
REGISTERED PROFESSIONAL ENGINEER
KANSAS # 11486

10 JUNE 2020	FOR PERMIT
24 JUNE 2020	TRUCK DOCK REV.
28 JUNE 2020	ADD STORMWATER CERTIFICATION REV.
29 JUNE 2020	ADD SIDEWALK AT ENTRANCES REV.

Delano Development
203 N Handley St.
Wichita, KS 67203

