CITY OF WICHITA

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-I.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.

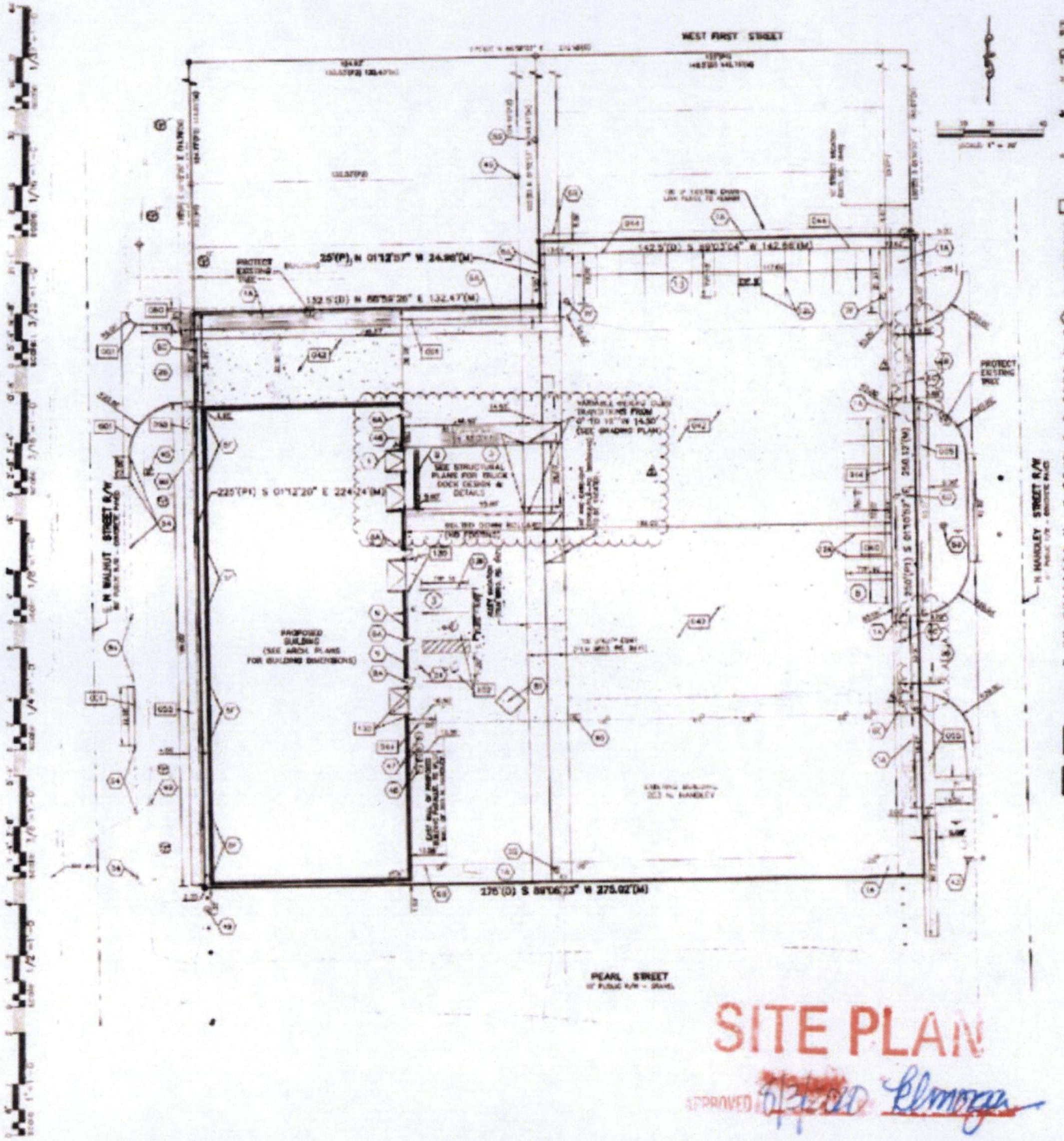
5) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

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

Kathy L Morgan for
Scott Wadle, Director
Metropolitan Area Planning Department

J.R. COX JR
for
Chris Labrum, Director
Metropolitan Area Building and Construction Department

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


WEST FIRST STREET
N WALNUT STREET R/W
N HANDLEY STREET R/W
PEARL STREET
PROPOSED BUILDING (SEE ARCH. PLANS FOR BUILDING DIMENSIONS)
EXISTING BUILDING 203 N. HANDLEY
25'(P) N 01°12'07" W 24.90'(M)
132.5'(D) N 88°59'26" E 132.47'(M)
142.5'(D) S 89°03'04" E 142.66'(M)
225'(P1) S 01°12'20" E 224.24'(M)
250'(P1) S 01°10'53" E 250.12'(M)
275'(D) S 89°06'23" W 275.02'(M)
PROTECT EXISTING TREE
SEE STRUCTURAL PLANS FOR TRUCK DOCK DESIGN & DETAILS
SCALE: 1" = 20'

SITE PLAN

APPROVED 6/17/2020 Elmore

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, AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND 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".

▭ DETAILS – SEE DETAIL SHEET NO. C-60 FOR THE FOLLOWING DETAILS

005	CONCRETE CURB AND GUTTER
040	REGULAR DUTY CONCRETE PAVEMENT
042	HEAVY DUTY CONCRETE
044	THICKENED EDGE OF PAVING
050	CONCRETE SIDEWALK
060	ACCESSIBLE RAMPS
102	8T ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
130	GUARD POST

⬡ NOTES:

1A	SEEDED LANDSCAPE AREA (SEE CONSTR. PLANS)
3	LOADING TRUCK DOCK (SEE STRUCTURAL PLANS FOR DESIGN AND DRAINAGE)
4	DOCK PUMP (SEE ELECTR. AND PLUMB. PLANS)
5	TRENCH DRAIN (SEE STRUCTURAL PLANS)
5F	ROOF DRAIN (SEE METAL BUILDING PLANS)
6A	6" HIGH WOODEN PRIVACY FENCE (TOTAL APPROX. 160 L.F.)
6B	6" HIGH CHAIN LINK FENCE (TOTAL APPROX. 280 L.F.)
6C	MOTORIZED SLIDE GATE W/ KEYPAD AND REMOTE ACCESS (SEE ARCH. PLANS)
6E	3' SWING GATE
7F	PROP. LIGHT POLE (SEE ARCH. PLANS)
8A	MAN DOOR (SEE ARCH. PLANS)
9	WALL MOUNTED ACCESSIBLE SIGNAGE (SEE ARCH. PLANS)
12K	WHITE PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2160 LEAD FREE OR APPROVED EQUAL)
20	DRIVE ENTRANCE (PER CITY OF WICHITA STANDARD DETAIL, SHEET C-11)
43	EXIST. FIRE HYDRANT
45	WATER METER (SEE UTILITY PLAN)
46	GAS METER (SEE UTILITY PLAN)
47	DUST COLLECTOR (SEE MECHANICAL PLANS)
48	HVAC UNITS (SEE MECHANICAL PLANS)
49	EXIST. UTILITY POLE
51	CLEAN-OUT (SEE UTILITY PLAN)
52	EXIST. SANITARY SEWER MANHOLE (SEE UTILITY PLAN)
53	EXIST. STORM MANHOLE (SEE GRADING PLANS)
54	NEENAH CURB DRAIN (PER CITY OF WICHITA STANDARD DETAIL, SHEET C-12)
88	TRASH CONTAINER (PER CONTRACTOR)

LEGEND:

◁—	RAMP DOWN ARROW
▭	PROP. SIDEWALK
▭	HEAVY DUTY PAVEMENT
⑧	PARKING COUNT

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 ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE 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. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS 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. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC. NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

NOTE:

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE 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 MAY BE LIMITED AND SHOULD ONLY BE INTERPRETED WITHIN THE CONTEXT OF THE COMPLETE PLAN SET.

BASIS OF BEARINGS:
ASSUMED BEARING OF N 88°54'03" E ALONG THE NORTH LOT LINE OF LOT 1, BLOCKMAN ADDITION.

BENCHMARKS (NAVD88 DATUM):
BM #66: CHISELED SQUARE CUT, 14.8' N. OF NW CORNER BRAGG'S 1ST ADDITION.
ELEV. (NAVD 88)= 1309.83

BM #75: CHISELED SQUARE CUT ON SE CORNER CONCRETE PAD AT NW CORNER WALNUT & PEARL ST.
ELEV. (NAVD 88)= 1301.48

KAW VALLEY ENGINEERING
TIMOTHY L. AUSTIN
ENGINEER
KS # 19400

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-163. EXPIRES 12/31/20

3 TEN

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Delano Development

203 N Handley St.
Wichita, KS 67203

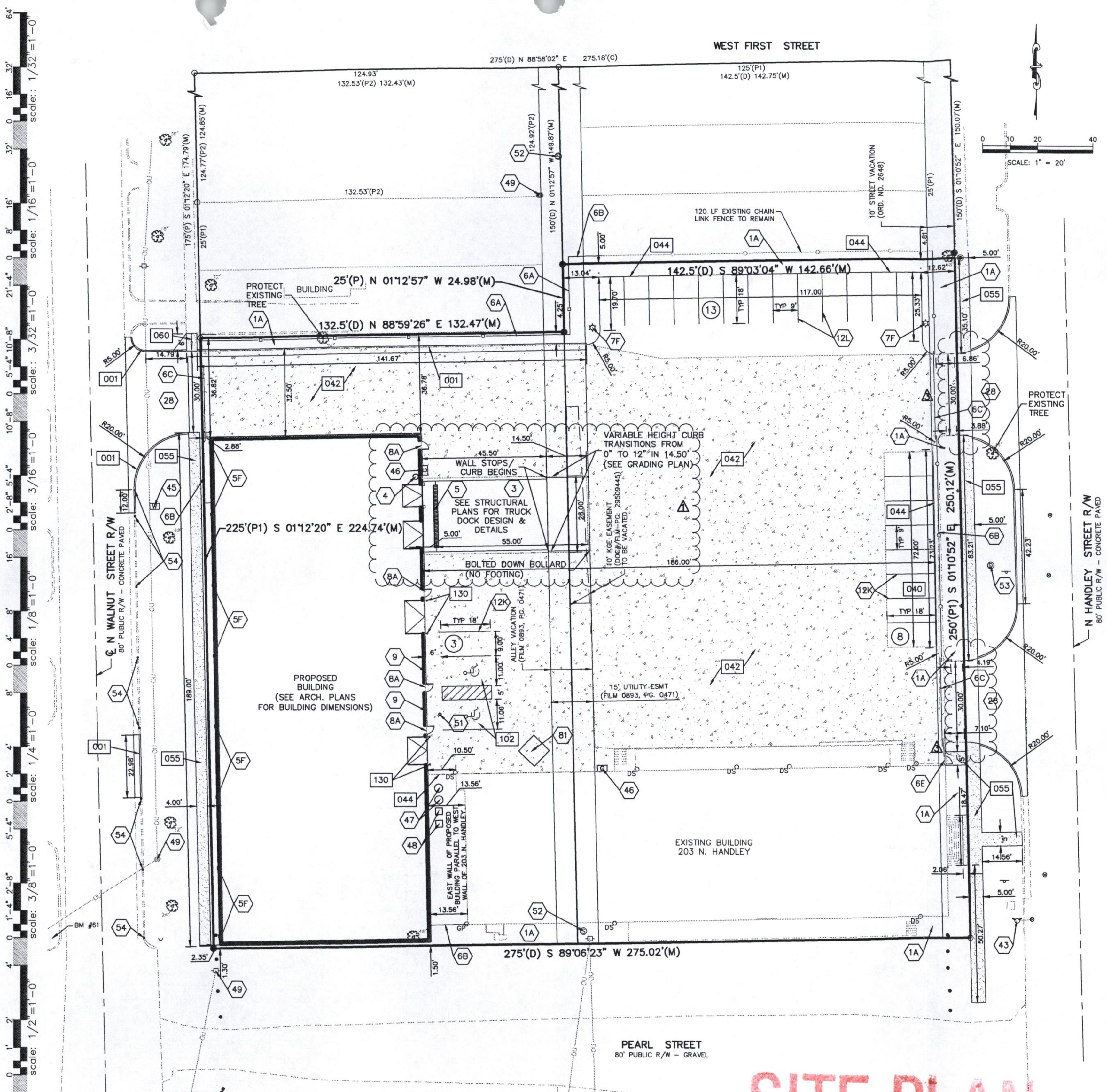
18 JUNE 2020
FOR PERMIT

24 JUNE 2020
TRUCK DOCK REV. △

24 JUNE 2020
ADD STORMWATER CERTIFICATION REV. △

25 JUNE 2020
ADD SIDEWALK AT ENTRANCES REV. △

C-02
site/
dimension plan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scale: 1/8"=1'-0"
scale: 3/16"=1'-0"
scale: 3/32"=1'-0"
scale: 1/16"=1'-0"
scale: 1/32"=1'-0"
WEST FIRST STREET
275'(D) N 88°58'02" E 275.18'(C)
125'(P1) 142.5'(D) 142.75'(M)
124.93' 132.53'(P2) 132.43'(M)
132.53'(P2)
120 LF EXISTING CHAIN LINK FENCE TO REMAIN
10' STREET VACATION (ORD. NO. 2648)
PROTECT EXISTING TREE
BUILDING
25'(P) N 01°12'57" W 24.98'(M)
132.5'(D) N 88°59'26" E 132.47'(M)
142.5'(D) S 89°03'04" W 142.66'(M)
225'(P1) S 01°12'20" E 224.74'(M)
250'(P1) S 01°10'52" E 250.12'(M)
275'(D) S 89°06'23" W 275.02'(M)
175'(P) S 01°12'20" E 174.79'(M)
124.77'(P2) 124.85'(M)
124.92'(P2)
150'(D) N 01°12'57" W 149.87'(M)
150'(D) S 01°10'52" E 150.07'(M)
VARIABLE HEIGHT CURB TRANSITIONS FROM 0" TO 12" IN 14.50' (SEE GRADING PLAN)
WALL STOPS/ CURB BEGINS
SEE STRUCTURAL PLANS FOR TRUCK DOCK DESIGN & DETAILS
BOLTED DOWN BOLLARD (NO FOOTING)
10' KGE EASEMENT (DOC#/FLM-PG: 29509445) TO BE VACATED
ALLEY VACATION (FILM 0893, PG. 0471)
15' UTILITY ESMT (FILM 0893, PG. 0471)
PROPOSED BUILDING (SEE ARCH. PLANS FOR BUILDING DIMENSIONS)
EAST WALL OF PROPOSED BUILDING PARALLEL TO WEST WALL OF 203 N. HANDLEY
EXISTING BUILDING 203 N. HANDLEY
℄ N WALNUT STREET R/W
80' PUBLIC R/W - CONCRETE PAVED
N HANDLEY STREET R/W
80' PUBLIC R/W - CONCRETE PAVED
PEARL STREET
80' PUBLIC R/W - GRAVEL
BM #61
SCALE: 1" = 20'
0 10 20 40

SITE PLAN
APPROVED 8/3/2020 BY

PARKING:
PROVIDED PARKING: 24 STALLS (INCLUDING 2 ADA STALLS)

CONSTRUCTION NOTES:

1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
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☐ DETAILS – SEE DETAIL SHEET NO. C-10 FOR THE FOLLOWING DETAILS

001	CONCRETE CURB AND GUTTER
040	REGULAR DUTY CONCRETE PAVEMENT
042	HEAVY DUTY CONCRETE
044	THICKENED EDGE OF PAVING
055	CONCRETE SIDEWALK
060	ACCESSIBLE RAMPS
102	90° ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
130	GUARD POST

⬡ NOTES:

1A	SEEDED LANDSCAPE AREA (SEE CONSTR. PLANS)
3	LOADING TRUCK DOCK (SEE STRUCTURAL PLANS FOR DESIGN AND DRAINAGE)
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5	TRENCH DRAIN (SEE STRUCTURAL PLANS)
5F	ROOF DRAIN (SEE METAL BUILDING PLANS)
6A	6' HIGH WOODEN PRIVACY FENCE (TOTAL APPROX. 165 L.F.)
6B	6' HIGH CHAIN LINK FENCE (TOTAL APPROX. 280 L.F.)
6C	MOTORIZED SLIDE GATE W/ KEYPAD AND REMOTE ACCESS (SEE ARCH. PLANS)
6E	3' SWING GATE
7F	PROP. LIGHT POLE (SEE ARCH. PLANS)
8A	MAN DOOR (SEE ARCH. PLANS)
9	WALL MOUNTED ACCESSIBLE SIGNAGE (SEE ARCH. PLANS)
12K	WHITE PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2160 LEAD FREE OR APPROVED EQUAL)
28	DRIVE ENTRANCE (PER CITY OF WICHITA STANDARD DETAIL, SHEET C-11)
43	EXIST. FIRE HYDRANT
45	WATER METER (SEE UTILITY PLAN)
46	GAS METER (SEE UTILITY PLAN)
47	DUST COLLECTOR (SEE MECHANICAL PLANS)
48	HVAC UNITS (SEE MECHANICAL PLANS)
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LEGEND:

◁—	RAMP DOWN ARROW
▨	PROP. SIDEWALK
▨	HEAVY DUTY PAVEMENT
⑧	PARKING COUNT

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NOTE:

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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 BRAUM'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

PROJ. NO. G19_1251
CFN: 1251SP
DSN: TRA
DWN: EAM
TIMOTHY R. AUSTIN
ENGINEER
KS # 11496
200 N. EMPORIA, SUITE 100
WICHITA, KANSAS 67202
PH. (316) 440-4304 | FAX (316) 440-4309
wh@kveng.com | www.kveng.com
KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-113. EXPIRES 12/31/20

3ten.co 316.440.0865
919 W. 2nd St. Wichita KS 67203
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TIMOTHY R. AUSTIN

Delano Development

203 N Handley St.
Wichita, KS 67203

10 JUNE 2020
FOR PERMIT

24 JUNE 2020
TRUCK DOCK REV. △1

26 JUNE 2020
ADD STORMATER CERTIFICATION REV. △2

29 JUNE 2020
ADD SIDEWALK AT ENTRANCES REV. △3

C-02
site/ dimension plan

3TEN ARCHITECTURE