



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.

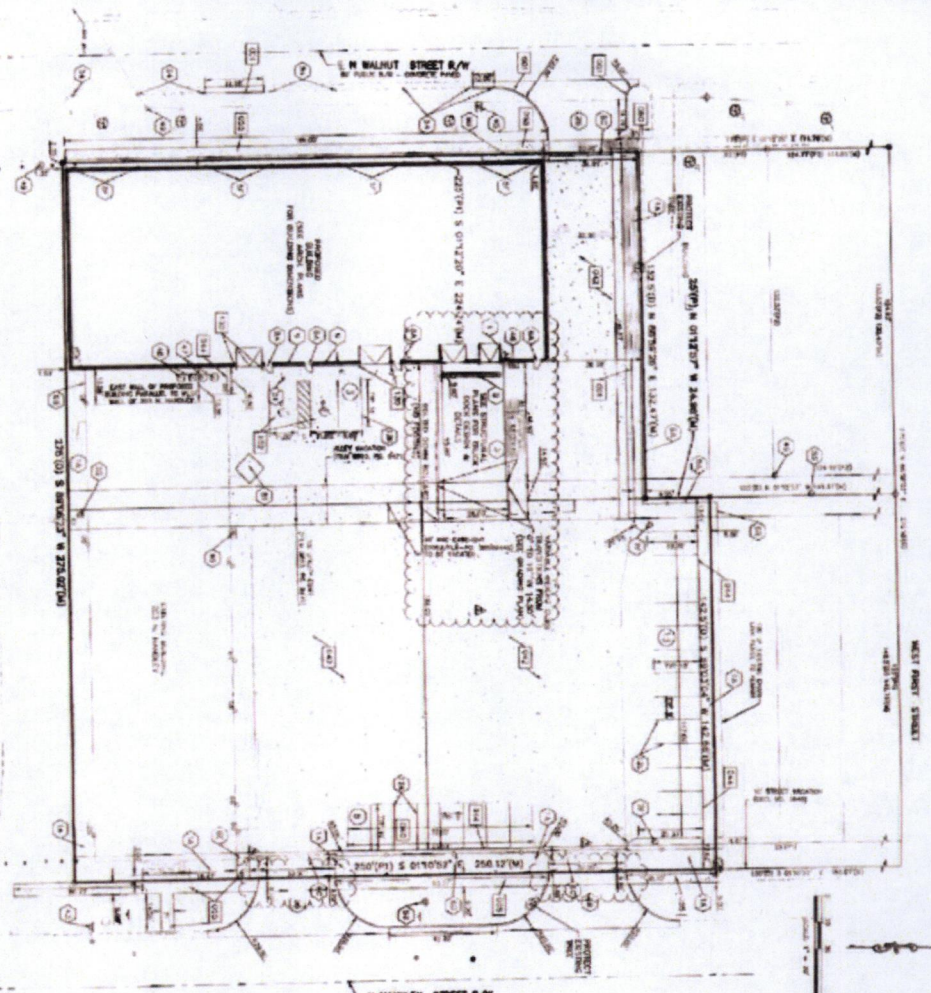


Scott Wadle, Director
Metropolitan Area Planning Department



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, AND THE CALIFORNIA DEPARTMENT OF WATER RESOURCES.
 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 INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES.
 7. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NEIGHBORHOODS AND THE ENVIRONMENT.
 8. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL HISTORIC AND CULTURAL RESOURCES.
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 13. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SOCIAL AND ECONOMIC CONDITIONS.
 14. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CULTURAL AND RECREATION VALUES.
 15. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL AESTHETIC VALUES.
 16. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL OTHER VALUES AND INTERESTS.

KEY
 KAW VALLEY ENGINEERING
 1000 N. GARDEN STREET
 SUITE 100
 DELANO, CALIFORNIA 92341
 (818) 341-1111
 FAX (818) 341-1112
 WWW.KAWVALLEYENGINEERING.COM

LEGEND:

- 1. EXISTING LOT LINES
- 2. EXISTING BUILDINGS
- 3. EXISTING DRIVEWAYS
- 4. EXISTING UTILITIES
- 5. EXISTING EROSION CONTROL MEASURES
- 6. EXISTING FENCES
- 7. EXISTING SIGNAGE
- 8. EXISTING LANDSCAPE
- 9. EXISTING TREES
- 10. EXISTING ROCKS
- 11. EXISTING SOILS
- 12. EXISTING VEGETATION
- 13. EXISTING WATER BODIES
- 14. EXISTING AIR QUALITY
- 15. EXISTING NOISE LEVELS
- 16. EXISTING TRAFFIC
- 17. EXISTING PUBLIC SAFETY
- 18. EXISTING VISUAL QUALITY
- 19. EXISTING SOCIAL AND ECONOMIC CONDITIONS
- 20. EXISTING CULTURAL AND RECREATION VALUES
- 21. EXISTING AESTHETIC VALUES
- 22. EXISTING OTHER VALUES AND INTERESTS

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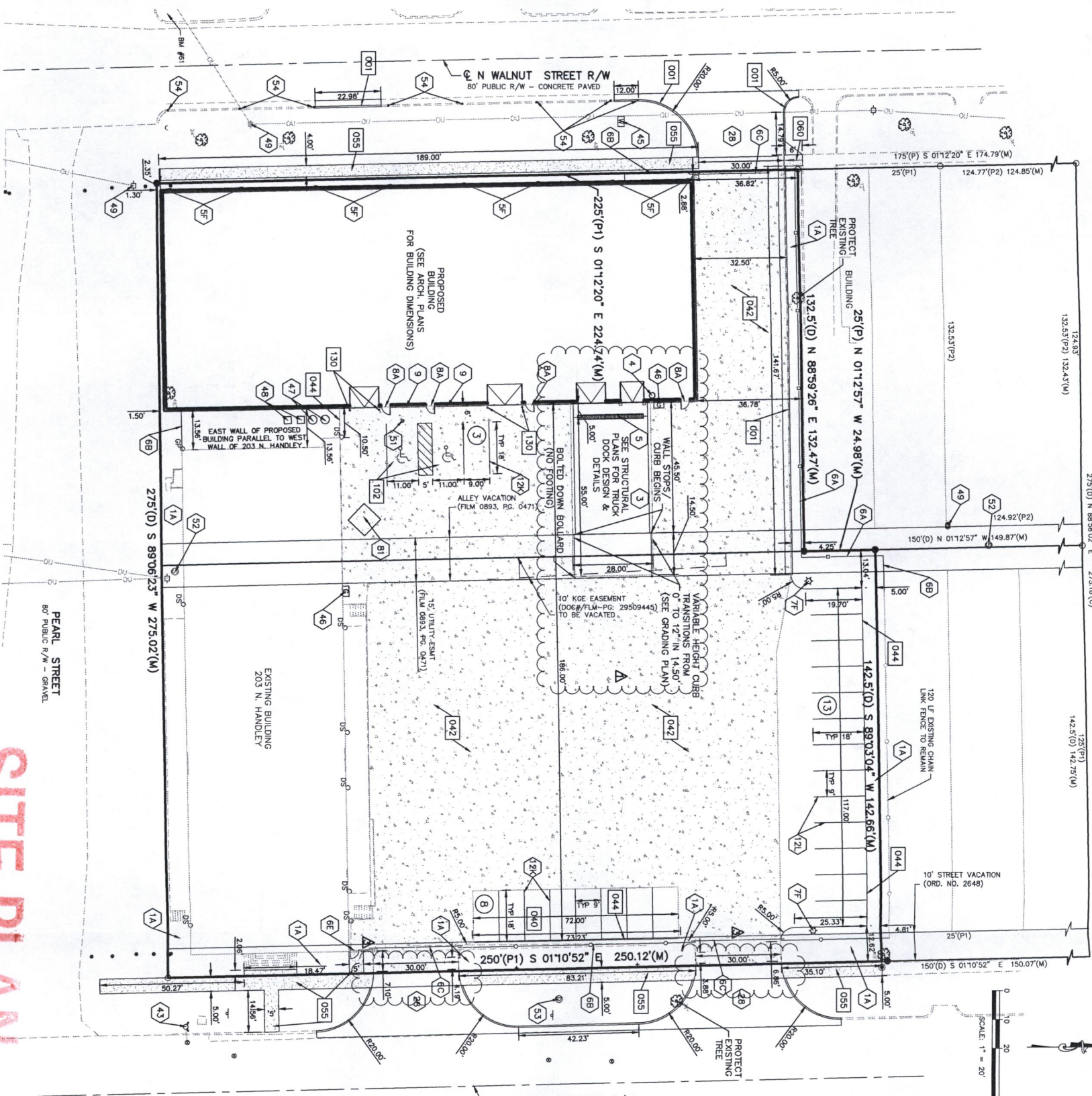
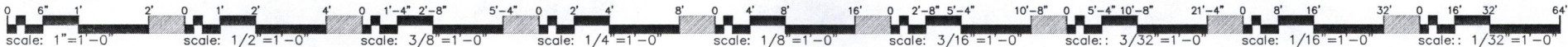
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- PARKING:**
PROVIDED PARKING: 24 STALLS (INCLUDING 2 ADA STALLS)
- CONSTRUCTION NOTES:**
1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
 2. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED 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".

- LEGEND:**
- RAMPS DOWN ARROW
 - PROP. SIDEWALK
 - HEAVY DUTY PAVEMENT
 - PARKING COUNT
- NOTES:**
- 1A SEEDED LANDSCAPE AREA (SEE CONSTR. PLANS)
 - 3 LOADING TRUCK DOCK (SEE STRUCTURAL PLANS FOR DESIGN AND DRAINAGE)
 - 4 TRENCH DRAIN (SEE ELECTR. AND PLUMB. PLANS)
 - 5A TRENCH DRAIN (SEE ELECTR. AND PLUMB. PLANS)
 - 5B TRENCH DRAIN (SEE ELECTR. AND PLUMB. PLANS)
 - 6A HIGH CHAIN LINK FENCE (TOTAL APPROX. 280 L.F.)
 - 6B MOTORIZED SLIDE GATE W/ KEYPAD AND 3" SWING GATE (SEE ARCH. PLANS)
 - 6C PROP. LIGHT POLE (SEE ARCH. PLANS)
 - 8A WALL MOUNTED ACCESSIBLE SIGNAGE (SEE ARCH. PLANS)
 - 9 WHITE PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2160 LEAD FREE OR APPROVED EQUIV.)
 - 28 DRIVE ENTRANCE (PER CITY OF WICHITA EXIST. DETAIL SHEET C-11)
 - 43 GAS METER (SEE UTILITY PLAN)
 - 45 GAS METER (SEE UTILITY PLAN)
 - 47 HVAC UNITS (SEE MECHANICAL PLANS)
 - 48 DUST COLLECTOR (SEE MECHANICAL PLANS)
 - 51 CLEAN-OUT (SEE UTILITY PLAN)
 - 52 EXIST. SANITARY SEWER MANHOLE (SEE UTILITY PLAN)
 - 53 EXIST. STORM MANHOLE (SEE UTILITY PLAN)
 - 54 NEARBY CURB DRAIN (PER CITY OF WICHITA STANDARD DETAIL SHEET C-12)
 - 81 TRASH CONTAINER (PER CONTRACTOR)

SITE PLAN

APPROVED 6/3/2020 *[Signature]*

KAW VALLEY ENGINEERING

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

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

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 ONE-CALL INFORMATION. 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. 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. PERSONNEL CAN OR DO NOT WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTINGENT BASIS AT THE SITE.

NOTE:
1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF BUILDINGS, PORCHES, 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.

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

3TEN

3TEN ST. WICHITA, KS 67203
316.440.0865
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Professional Engineer Seal:
KAW VALLEY ENGINEERING, INC.
KANSAS
No. 11486
Exp. 12/31/20

Delano Development
203 N. Handley St.
Wichita, KS 67203

C-02 site/ dimension plan

3TEN

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