



Wichita-Sedgwick County Metropolitan Area Planning Department

September 9, 2021

JB Holdings, LLC
Attn: G Johnson
625 E. 13th Street North
Wichita, KS 67214

Re: BZA2021-00046: City Administrative Adjustment to reduce the Compatibility Standards for "LI" – Limited Industrial zoning adjacent to "TF-3" Two-Family Residential zoning for a new storage building; generally located 400 feet north of East 13th Street North on the west side of North Santa Fe Avenue.

Legal Description: S 15 feet Lot 93, all lots 95 and 97, & N 15 feet Lot 99, Santa Fe Ave., North Park Addition, Wichita, Sedgwick County, Kansas

Dear Applicant,

We reviewed your request for an Administrative Adjustment to reduce the Compatibility Standards along the west property line where adjacent to TF-3 Two-Family Residential zoned property. We understand that you have requested the setback be reduced in order to redevelop the site with a new warehouse building.

Section V-I.2.d of the Unified Zoning Code allows an Administrative Adjustment to reduce or waive the required compatibility setback. We find that reducing the compatibility setback from 25 feet to 18-feet – 6-inches and 10-feet – 6-inches 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 compatibility setback should have no impact on the safety and convenience of vehicular and pedestrian circulation. The south half of the alley is vacated and the sewer line easement is maintained in the alley. The sewer separation from other utilities shall be maintained. The construction of a new warehouse building will not impact the circulation and the safety of the site.
- 2) Impact on existing uses in surrounding areas: Mechanical Systems, Inc. owns all of the lots in the block, except for three lots that are developed with single family residences at the southeast corner of St. Francis Avenue and East 14th Street North (1440, 1454 and 1456 N. St. Francis Ave.)
- 3) Compatibility with existing or permitted uses on abutting sites: The land use pattern in this area is zoned LI Limited Industrial along Santa Fe Avenue and TF-3 Two-Family

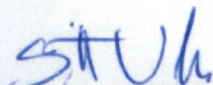
Residential along North St. Francis Avenue. This area began transitioning to metal manufacturing in 1997.

- 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.

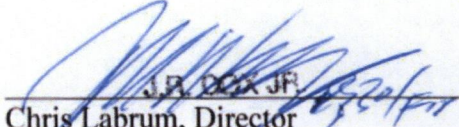
Our signatures below indicate that an Administrative Adjustment to reduce the compatibility setback on the west property line from 25-feet to 18-feet – 6-inches and 10-feet – 6-inches is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The adjustment shall apply only to the west compatibility setback 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.
- 3) The applicant shall complete the improvements to the site within one year of the Administrative Adjustment approval. The site shall conform to all codes including but not limited to building, health and fire.
- 4) 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



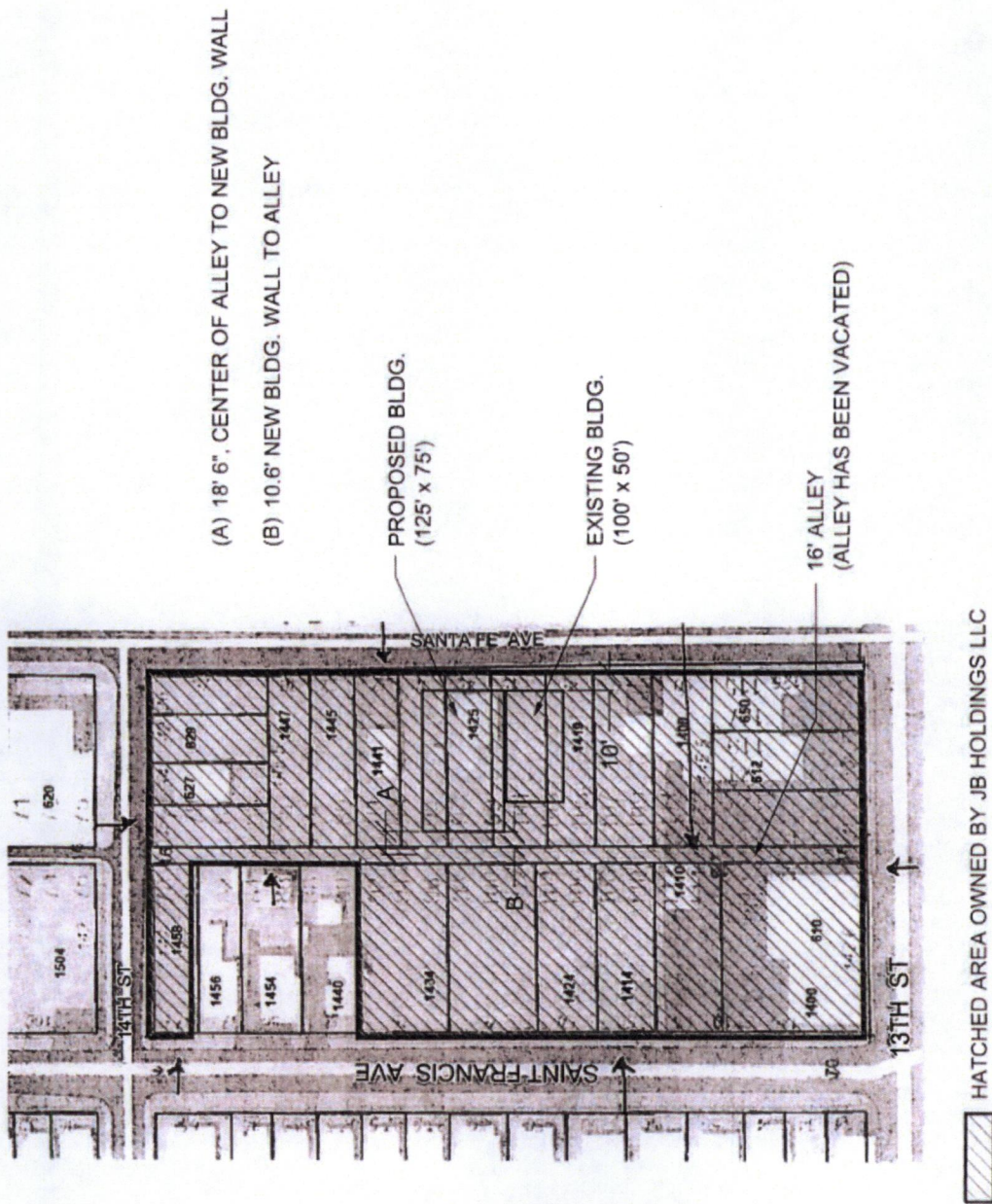
Chris Labrum, Director
Metropolitan Area Building and Construction
Department

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

NO.	DESCRIPTION	DATE

NEW BLDG.
SITE PLAN

DATE: 8-22-12
DRAWN BY: JIM
CHECKED BY: JIM
UNITS: INCHES
SCALE: N.T.S.
SHEET NO.: A1.0
SHEET 1 OF 1



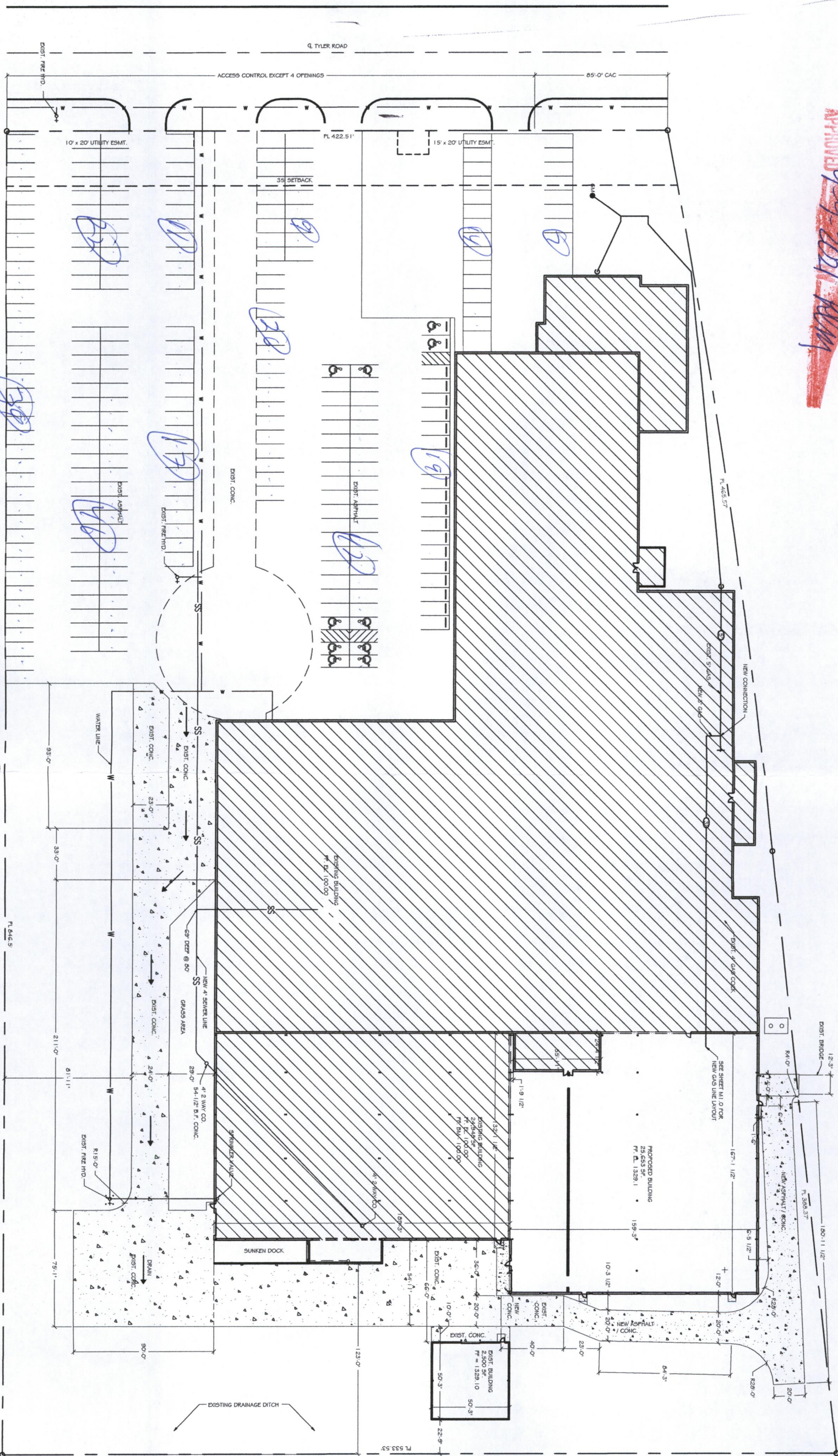
SITE PLAN
APPROVED 9-9-2012
[Signature]

SITE PLAN
APPROVED 9-9-2021 WWS

252

SITE PLAN
0 15 30
SCALE: 1" = 30'-0"

PREVIOUS AREA: 136,440 SF.
IMPROVED AREA: 266,003 SF.
LEGAL DESCRIPTION:
LOT 1 SHARPLINE 1ST. ADDITION



REVISIONS:

NO.	BY	CHKD	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			



**SHARPLINE CONVERTING
NORTH ADDITION**
1520 S TYLER RD., WICHITA, KS. 67277

smithconstruction
License #67 • Est. 1967
4620 Eastview P.O. Box 1928 • Wichita, KS 67228
(918) 942-7989 • Fax (918) 942-4888
www.smithconstruction.com

THIS PLAN IS THE PROPERTY OF SMITH CONSTRUCTION. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY INDICATED HEREON. ANY OTHER USE IS PROHIBITED.

APPROVED: SANDY ROBERTS
DATE: 6/8/21
SCALE: 1" = 30'
DRAWN BY: KAB
CHECKED BY: WWS
REV. NO.:
C1.1