



Wichita-Sedgwick County Metropolitan Area Planning Department

August 25, 2022

Via Fone, Inc
Attn: Al Wakil
PO Box 12207
Wichita, KS 67277

Victor D. Hammond
1926 Farmstead St.
Wichita, KS 67208

RE: CUP2022-00039 – Administrative Adjustment in the City to Parcel 2 of Seneca Square CUP DP-16 to permit a drive-thru restaurant as a permitted use; generally located on the north side of West 31st Street South, within one-block of the northwest corner of South Seneca and West 31st street South (1112 West 31st St. South).

LEGAL DESCRIPTION: Beginning on the southwest corner of Block 13, North 193.02 feet, East 205.67 feet, North 13.53 feet, East 70.25 feet, South 206 feet to south line, West 275.15 feet to beginning, replat of Iva Fultz Gardens Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to the Seneca Square CUP DP-16 to revise Parcel 2 to include drive-thru restaurant as a permitted use. The following parcel description reflects the proposed modifications as noted in red, bold, italicized letters:

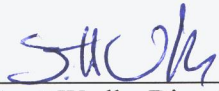
Parcel Two:

Proposed Uses: Financial, Office, Personal Services, Retail Sales, *and restaurants including drive-thru* as permitted by the zoning district.

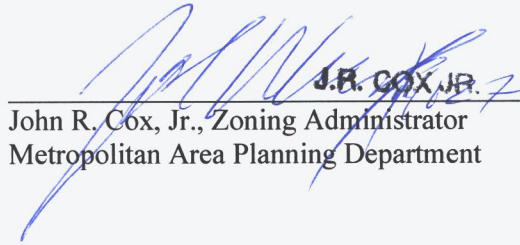
This adjustment will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan, **provided that drive-thru restaurants shall not permit vehicular headlights to shine west toward residential uses as long as the residential uses remain. Additionally, prior to a drive-thru being permitted, a site plan shall be submitted to the Planning Department for review and approval by the Planning Department and the Traffic Engineer.**

Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

The “Development Application” sign should now be removed from the property. **Please submit four (4) clean copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.**



Scott Wadle, Director
Metropolitan Area Planning Department



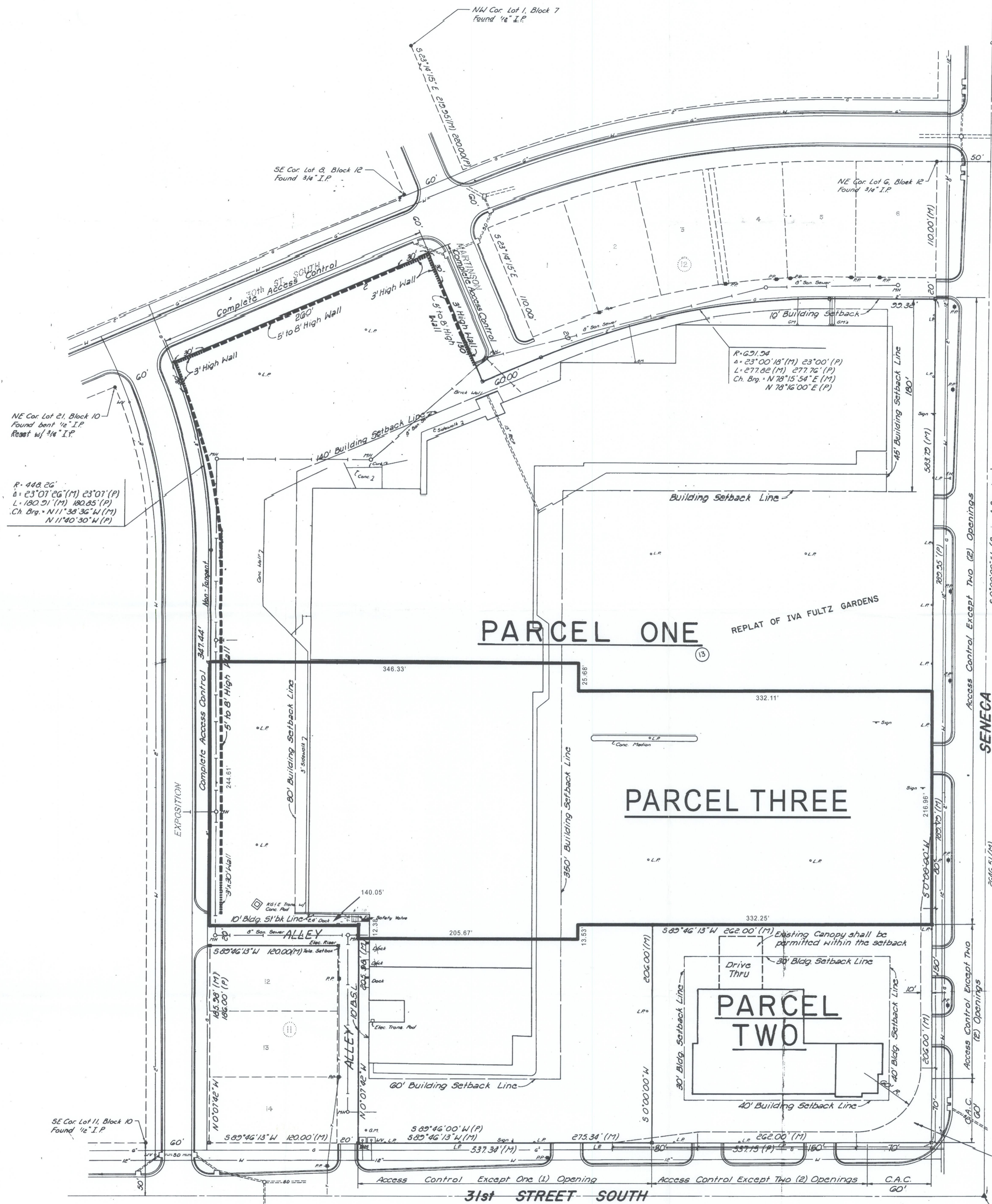
J.R. COX, JR.
John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Jeff Blubaugh, CM District IV
Rebecca Fields, CSR District IV

SENECA SQUARE C.U.P. AMENDED

DP-16

E 1/4 Cor. Sec. G
Found iron in thimble



GENERAL PROVISIONS

TOTAL NET AREA: 11.5 ACRES

1. ACCESS CONTROL: ACCESS CONTROL SHALL BE AS NOTED ON THE PLAN.
2. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
3. MINIMUM BUILDING SETBACKS SHALL BE AS NOTED ON THE PLAN; EXCEPT ONE (1) ENCLOSED LOADING DOCK MAY BE PERMITTED WITHIN THE BUILDING SETBACK ALONG THE WEST LINE OF PARCELS ONE AND THREE ADJACENT TO EXPOSITION STREET PROVIDED, HOWEVER, SAID LOADING DOCK WILL NOT BE PERMITTED CLOSER THAN 45 FEET TO EXPOSITION STREET. THE EXISTING CANOPY IN PARCEL TWO SHALL BE PERMITTED WITHIN THE BUILDING SETBACK AS SHOWN.
4. PARKING RATIO SHALL BE IN ACCORDANCE WITH SECTION 28.04.140 OF THE CODE OF THE CITY OF WICHITA. (SEE ADMINISTRATIVE ADJUSTMENT DATED 02/25/04)
5. ADVERTISING SIGNS SHALL BE IN ACCORDANCE WITH SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA. NO BILLBOARD ADVERTISEMENT SHALL BE ALLOWED.
6. SCREENING: A SOLID OR SEMI-SOLID WALL AT LEAST FIVE (5) FEET, BUT NOT MORE THAN EIGHT (8) FEET HIGH, CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL SHALL BE CONSTRUCTED IN PARCELS ONE AND THREE ALONG THE EAST LINE OF EXPOSITION STREET, THE SOUTH LINE OF 30TH STREET SOUTH, AND THE WEST LINE OF MARTINSON STREET AS INDICATED ON THE PLAN. SAID WALL WILL BE REDUCED TO THREE (3) FEET IN HEIGHT, FOR SITE DISTANCE, AT THOSE LOCATIONS INDICATED ON THE PLAN.

SAID WALL SHALL BE CONSTRUCTED PRIOR TO OR AT THE TIME OF CONSTRUCTION OF THE LOADING DOCK OR ANY OTHER ALTERATIONS TO THE WEST SIDE OF THE SHOPPING CENTER BUILDING WHICH ADD TO THE REAR OR SERVICE NATURE OF THE BUILDING.

APPROPRIATE STREET TREES (AS APPROVED BY THE CITY FORESTER) SHALL BE PLANTED NO FARTHER APART THAN 50 FEET ON CENTER IN THE PUBLIC PARKING AREA BETWEEN THE CURB AND PROPERTY LINE ADJACENT TO THE PROPOSED WALL, AND SHALL BE MAINTAINED BY THE OWNERS OF PARCELS ONE AND THREE.

A FINANCIAL GUARANTEE FOR THE REQUIRED WALL AND STREET TREES SHALL BE MADE PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THEY HAVE NOT BEEN INSTALLED.

7. CROSS-LOT ACCESS, AND INGRESS AND EGRESS, SHALL BE PROVIDED AS PROVIDED IN THE RECORDED DOCUMENT PROVIDING THESE PROVISIONS.

PARCEL DESCRIPTIONS

PARCEL ONE:

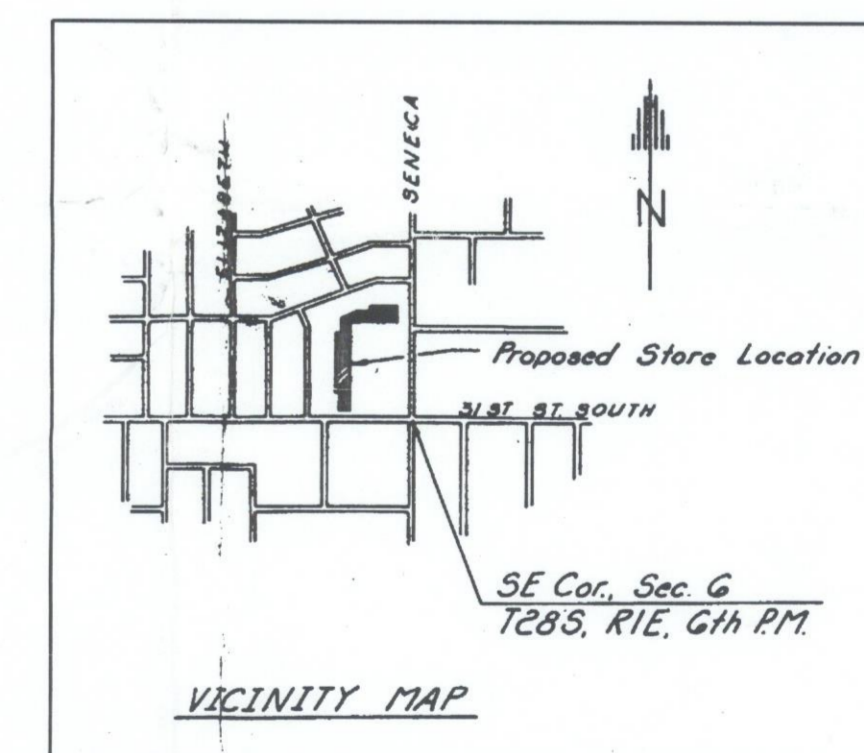
PROPOSED USE: SHOPPING CENTER AND RELATED USES.
NET AREA: 288,230 SQUARE FEET (6.57 ACRES).
MAXIMUM BUILDING COVERAGE: 35%, OR 100,180 SQUARE FEET.
MAXIMUM GROSS FLOOR AREA: 40% OR 114,490 SQUARE FEET.
MAXIMUM BUILDING HEIGHT: 35 FEET.
MAXIMUM NUMBER OF BUILDINGS: ONE (1)

PARCEL TWO:

PROPOSED USE: FINANCIAL, OFFICE, PERSONAL SERVICES AND RETAIL SALES AS PERMITTED BY THE ZONING DISTRICT.
NET AREA: 53,972 SQUARE FEET (1.24 ACRES).
MAXIMUM BUILDING COVERAGE: 30%, OR 16,200 SQUARE FEET.
MAXIMUM GROSS FLOOR AREA: 35% OR 18,900 SQUARE FEET.
MAXIMUM BUILDING HEIGHT: 35 FEET.
MAXIMUM NUMBER OF BUILDINGS: ONE (1)

PARCEL THREE:

PROPOSED USE: SHOPPING CENTER AND RELATED USES.
NET AREA: 159,036 SQUARE FEET (3.65 ACRES).
MAXIMUM BUILDING COVERAGE: 35%, OR 55,660 SQUARE FEET.
MAXIMUM GROSS FLOOR AREA: 40% OR 63,610 SQUARE FEET.
MAXIMUM BUILDING HEIGHT: 35 FEET.
MAXIMUM NUMBER OF BUILDINGS: ONE (1)



Scale: 1"=40'

- Monument found
- 3/4" I.P. set
- 1/2" I.P. set
- (M) Measured Distance
- (P) Plotted Distance

DP-16
Per AA 02-25-04, 11-30-10, 8-25-2020

APPROVED CUP

MAPC 06-2-24 DM

BCC 07-24-24 DM

MAPD Copy 1 of 2

DP-16

SENECA SQUARE C.U.P.