



**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

December 29, 2025

Hill Haus, LLC
7507 E. Huntington St.
Wichita, KS 67206

SHE, Inc.
3122 N. Cypress Street, Ste. 300
Wichita, KS 67226

Re: **BZA2025-00082**: Administrative Adjustment in the City to reduce the side compatibility setback from 25 feet to 16.5 feet to build two multi-family structures on property zoned NR Neighborhood Retail District with PO #417, generally located on the east side of South Hillside Avenue, two-blocks south of East Douglas Avenue (200 South Hillside Ave.).

Legal Description: Lot 1, S. S. & E. Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce compatibility setback on the east, interior side of the lot from 25 feet to 16.5 feet on the aforementioned property in order build two multi-family structures. Section IV-C.4 requires compatibility setbacks along side and rear lot lines adjacent to properties zoned TF-3 or more restrictive. Properties to the east are zoned SF-5. The required combability setback, based on the width of the subject Lot, is 25 feet. The proposed eastern wall of both buildings would be 16.5 feet from the east property line.

On December 18, 2025, the Metropolitan Area Planning Commission (MAPC) considered the associated zone change request from NR Neighborhood Retail District to GO General Office District to increase the allowable density at this location. No members of the public spoke in opposition to the request at this public hearing, and the item was approved on consent.

Section V-1.2.d of the Unified Zoning Code ("UZC") allows reducing or waiving the compatibility setback. This adjustment is permissible when the provisions of this section and the Zoning Adjustment Criteria of Section V-1.6 are met. We find that the reduction of the setback as proposed meets the provisions of Section V-1.2.d and 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 proposed reduction of the east compatibility setback from 25 feet to 16.5 feet will have no impact on the safety and convenience of vehicular and pedestrian circulation in the right-of-way.
- 2) Impact on existing uses in surrounding areas: There will be no impact on the existing uses. The affected properties to the east are zoned SF-5 and developed with single-family dwellings. The proposed multi-family structures would be at least 85 feet from the nearest dwelling to the east. A 16.5-foot compatibility setback is greater than the minimum 15 foot compatibility setback required by Section IV-C.4 of the UZC.

- 3) Compatibility with existing or permitted uses on abutting sites: The proposed multi-family structures are compatible with the development along South Hillside Avenue, which is an established commercial corridor. The existing medical clinic building to the south is approximately 13 feet from the same property line, abutting SF-5 zoning. The proposed multi-family structures shall meet all compatibility height requirements, not to exceed 35 feet.
- 4) Effect on public health, safety, or welfare: There will be no negative impact on the public health, safety, or welfare, nor will properties or improvements in the vicinity be materially injured.

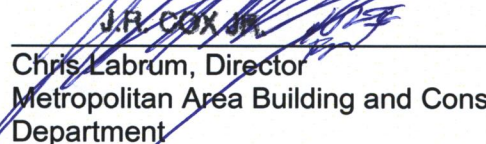
Our signatures below indicate that the Zoning Adjustment to reduce the east compatibility setback from 25 feet to 16.5 feet is hereby GRANTED, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The applicant shall obtain a building permit within one year of the Administrative Adjustment approval. The site shall conform to all codes including but not limited to zoning, building, health, and fire.
- 3) The setback reduction shall apply only to the 16.5-foot east compatibility setback as illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the setbacks permitted by the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.
- 4) All structures shall adhere to the required 35-foot height compatibility standard set forth in Section IV-C.5.a of the Unified zoning Code.
- 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.

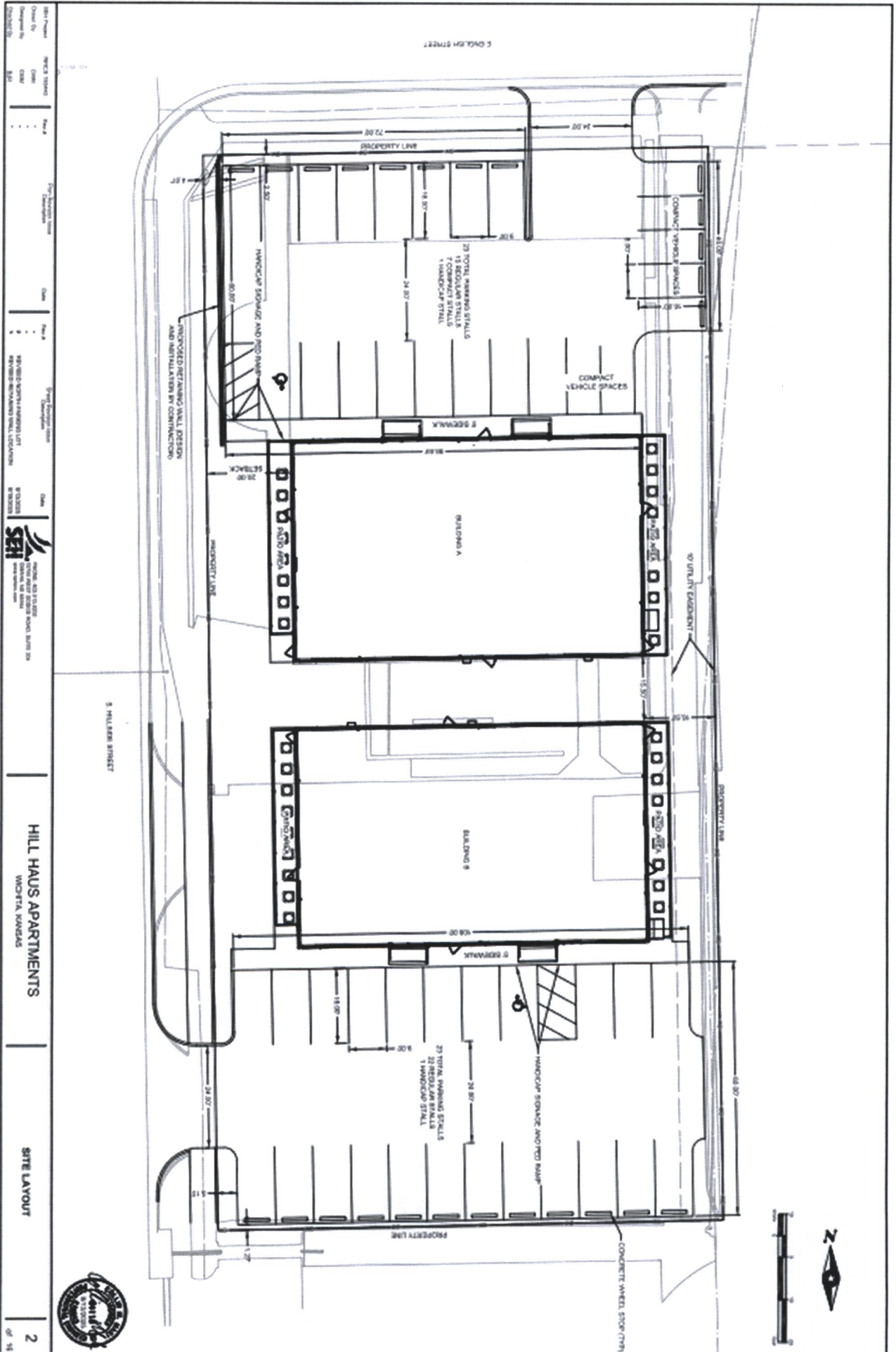


Scott Wadle, Director
Metropolitan Area Planning Department



Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Brandon Johnson, City Council District I;
Cameron Jackson, CSR District I



SITE PLAN

APPROVED 12/29/25 BY *[Signature]* BZA 2025-82

Project Name	HILL HAUS APARTMENTS
Client	WICKITA INVESTMENTS
Site Address	1000 S HILL HAUS STREET, WICHITA, KS 67202
Site Area	1.2 ACRES
Project Description	REDEVELOPMENT OF EXISTING BUILDINGS FOR APARTMENT USE
Scale	AS SHOWN
Author	J. SMITH
Check	M. JONES
Date	12/29/25
Sheet No.	2 OF 18

