



Wichita-Sedgwick County Metropolitan Area Planning Department

May 13, 2014

Aaron and Larissa Freeman
178 S. Maple Dunes Ct.
Wichita, KS 67235

RE: ZON2014-08 - City Administrative Adjustment to Protective Overlay PO#264 to eliminate the residential restriction to single-family dwelling and allow a duplex, generally located east of Tyler and north of 17th Street North (1820 N. Tyler).

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to PO#264. We understand that you desire to add an additional residence to the existing single-family residence at 1820 N. Tyler, in PO#264. ZON2011-39 changed the zoning on the property from SF-5 Single-family Residential to NR Neighborhood Retail and established PO#264, which limits residential development to single-family residences. The NR zoning district would otherwise permit duplex development on this property without the PO.

On the basis of our review, we find that adjusting the PO as requested is consistent with the approved PO and the NR zoning district, and will not have an adverse effect on the PO or on adjacent properties, nor will it be a substantial deviation of the original PO.

Our signatures below indicate that PO#264 shall be adjusted as stated below. This PO adjustment shall not be deemed to alter any other provisions of the PO except as expressly stated herein. This PO adjustment does not alter any other applicable code to include but not limited to zoning, building, health or fire.

1. Permitted uses shall include: Single-family Residential, Two-family Residential, General Retail and General Office.
2. The property shall be developed and/or redeveloped with a building that has a residential character, and that includes brick, masonry, wood, Hardie board, composite or a similar type of siding; a double-pitched or hip roof, with a maximum height of 25 feet.
3. Signage shall be a monument type as permitted in the NR zoning district, along Tyler Road. No building signage along the north and east sides of the building. All other provisions of signage shall be as permitted in the Sign Code for the NR zoning district.
4. The property shall be restricted to one point of access onto Tyler Road. The Traffic Engineer shall determine if the access onto Tyler Road is full movement or right-in – right-out. The property owner shall dedicate complete access control to 17th Street North. The property owner of the subject site shall provide a joint access and cross lot circulation agreement to be provided prior to the case going to City Council, to be in effect when/if the abutting lot to the north also converts to a non-residential use.
5. Lighting shall conform to lighting standards in Sec. IV-B.4 of the Unified Zoning Code and be limited to no more than 14 feet in height, including the base. No light poles shall be located within the

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compatibility setbacks, where the site abuts and is adjacent to residential zoning.

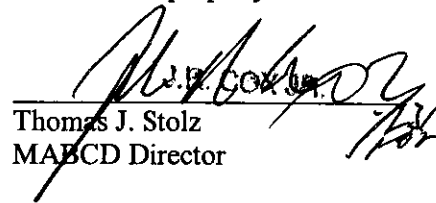
6. Landscaping shall be provided that is equivalent to a landscaped street yard, parking lot landscaping and screening along Tyler Road, and a 10-foot wide landscape buffer along the property lines abutting a residential district, as required in the City of Wichita Landscape Ordinance. A Landscape Plan shall be submitted to the Director of Planning for approval prior to the issuance of a building permit.

7. The solid wood fence 6-8 feet tall shall be placed along the property lines abutting a residential district, as required in the Unified Zoning Code.

8. A drainage plan shall be submitted to Stormwater, prior to issue of permits and redevelopment of the site.

The "Development Application" signs may now be removed from the property.


John L. Schlegel
Director of Planning


Thomas J. Stolz
MABCD Director

cc: JR Cox, MABCD
Paul Hays, MABCD
Jeff Longwell, CM District V
Martha Sanchez, NA District V



Wichita-Sedgwick County Metropolitan Area Planning Department

Wise Owl 22, LLC
P.O. Box 3177
Loveland, CO 80539

February 10, 2020

Ashley Thompson
3012 N. Den Hollow Circle
Wichita, KS 67205

Re: ZON2020-00004: City Administrative Adjustment to adjust Condition #1 in P.O. -#264

Legal Description Lots 22 and 23, Block B, Ox Bow Addition, Wichita, Sedgwick County, Kansas; generally located 2,000 feet south of West 21st Street North on the east side of Tyler Road (1820 N. Tyler Road)

Dear Applicants:

We have reviewed your request for a Zoning Adjustment to Condition #1 in P.O. - #264 to add Medical Services and Personal Improvement Services to permitted uses.

On the basis of our review, we find that adjusting the PO as requested is consistent with the approved PO and the NR Neighborhood Retail zoning district, and will not have an adverse effect on the PO or on adjacent properties, nor will it be a substantial deviation of the original PO.

Our signatures below indicate that P.O. - #264 shall be adjusted as stated below. This PO adjustment shall not be deemed to alter any other provisions of PO except as expressly stated herein. This PO does not alter any other applicable codes including but not limited to zoning, building, health or fire.

1. Permitted uses shall include: Single-Family Residential, Two-Family Residential, General Retail, General Office, Medical Services and Personal Improvement Services.

Section V-C.14 of the Unified Zoning Code ("UZC") allows the Planning Director, with the concurrence of the Zoning Administrator, to approve minor adjustments to an approved PO. We find that modifying Condition # 1 to allow Medical Services and Personal Improvement Services meets the conditions required by Sec. V.I.6 of the UZC.

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

Scott Knebel, Interim Director
Metropolitan Area Planning Department

John R. Cox, Jr., Interim Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Bryan Frye, Council Member District V
Cory Buchta, Community Services Representative District V