



Wichita-Sedgwick County Metropolitan Area Planning Department

April 23, 2014

Folger & Associates, Inc.
Don Folger, Jr.
11001 Quail Creek
Derby, KS 67037

RE: Administrative Adjustment (BZA2014-00030) to PO-13 to revise the approved conditions of PO-13 for Lot 4, Block 1, Regency Park Addition, Wichita, Sedgwick County, Kansas. This property is generally located on E. 28th Street west of the intersection of E. 28th Street N. and N. Greenwich Road (11024 E 28th Street N.)

Dear Applicant:

Currently, PO-13 allows permitted use for Boarding/Breeding/Training and Hobby Kennels in "LP" – Limited Industrial zoning districts. The applicant is requesting an Administrative Adjustment to Article III Sec. III-D.6.k.(1) and (2) Supplementary Use Regulations.

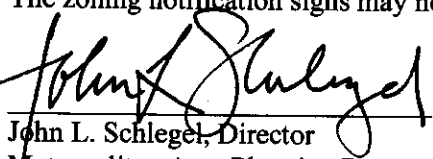
1. Article III Sec. III-D.6.k.(1): reduce the minimum lot size as required by this section, from 5 acres to 1.11 acres; and
2. Article III Sec. III-D.6.k.(2): adjust the condition that outside runs, holding pens or other open-air type enclosures and shelters be located at least 50-feet from contiguous property lines as required by this section, to the setbacks shown on the approved site plan.

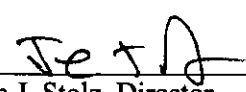
We have reviewed your request and have approved the requested adjustments as described above.

All other applicable development standards shall apply unless specifically adjusted or amended.

Except as expressly stated above, this adjustment shall not be deemed to alter any other provisions of PO-13.

The zoning notification signs may now be removed from the property.


John L. Schlegel, Director
Metropolitan Area Planning Department


Tom J. Stolz, Director
Metropolitan Area Building and Construction
Department

cc: J.R. Cox, MABCD
Paul Hays, MABCD
Pete Meitzner, CM District II
Alana Haynes, NA District II

SSM1
Area = 1,100.00
Per. = 1,100.00
Per. (SMA) = 1,100.00

20' DRAINAGE & SANITARY SEWER EASEMENT
PER DCC 8/1/14 PG. 24087595

6" Sanitary Sewer Line

OUTDOOR AREA

NEW BUILDING

OUTSIDE FACE OF FMB

OUTSIDE FACE OF FMB

6" CONCRETE PAVING

12 FT. SPACES - 12' X 12'

25' BUILDING SETBACK
20' UTILITY EASEMENT

SITE BENCHMARK
Top of Mag Nail
Set in Asphalt
Elevation = 1,383.79
(NOV 20)

28th Street North

Approximate Location of 12" City of Wichita Water Line (Not Field Verified)

SITE PLAN

SCALE: 1" = 20'-0"

GENERAL SITE NOTES:

1. ALL CONC. THAT ABUTTS BUILDING SHALL BE PINNED TO WALLS WITH 04 X 1-6 AT 2'-0" O.C. WITH MIN. 4" EMBEDMENT INTO WALL.
2. ALL DIMENSIONS SHALL BE TO FACE BUILDING/FOUNDATION OR CURB.
3. SEE LSLJ FOR ALL LANDSCAPE REQUIREMENTS.

NEW 4" CONCRETE SIDEWALK

NEW 6" CONCRETE PAVING PER DETAIL 4/C10 SITE GRADING PLAN SHEET.

SITE PLAN NOTES:

- 1. HANDICAP PARKING SIGN. SEE DETAIL 9/SP1.2
- 2. HANDICAP SYMBOL. REFER TO DETAIL 10/SP1.2
- 3. ELECTRICAL TRANSFORM AND CONCRETE PAD. CONTRACTOR TO CONSTRUCT CONCRETE PAD PER UTILITY CONTRACTOR SPECIFICATIONS. VERIFY SIZE AND LOCATION PER UTILITY CONTRACTOR. SEE LSLJ
- 4. DOMESTIC WATER SERVICE LINE AND METER VAULT. SEE PLUMBING PLAN.
- 5. SANITARY SEWER SERVICE LINE SEE PLUMBING PLANS FOR SIZE
- 6. GAS SERVICE LINE BY UTILITY CONTRACTOR. VERIFY LOCATION WITH UTILITY CONTRACTOR.
- 7. NEW 24"-6" WIDE CONC. APPROACH PER CITY OF WICHITA STANDARDS. REMOVE CURB AS REQD.
- 8. TRASH ENCLOSURE PER DETAILS 7A/B/SP1.2
- 9. CONCRETE WALKS AND PADS THIS AREA TO BE DETERMINED BY OWNER.
- 10. CONCRETE WALL PER DTL. 12/SP1.2
- 11. CONCRETE RAMP WITH MEDIUM BROOM FINISH. MAX. SLOPE 1/2% SEE DTL. 3/SP1.2
- 12. 6" DIA. STL. PIPE BOLLARD FILLED WITH CONCRETE AND PAINTED. SET IN MIN. 12" DIA. X 24" CONCRETE FND. TOP OF STL. 42" ABOVE GRADE
- 13. SEE ELECTRICAL PLAN LSLJ FOR LOCATION OF LIGHT POLES AND DETAILS.
- 14. HVAC UNITS SEE MECH. PLANS. PROVIDE CONCRETE SLAB AS REQUIRED. PROVIDE FENCE ENCLOSURE AS SPEC. PER OWNER WITH CLEARANCES PER HVAC MFG.
- 15. MONOLITHIC CURB PER DETAIL 3/C10 SITE GRADING PLAN SHEET.

SITE PLAN

APPROVED 4/23/2014 BY *[Signature]*

SYDNEY'S
PET RESORT
Wichita, Ks.

Folger and Associates, Inc.
architects
234 S. Topolia Wichita, Kansas
316-259-2414

1-28-13 PRELIM REVIEW
2-1-13 REV. PREL. EST.
3-28-13 OWNER REVISIONS
4-17-13 REV. REVIEW
7-25-13 CITY PLAN REV.
9-25-14 CITY REVISIONS
4-25-14 ADD DRX-ADM. ADJ.

12026

SITE PLAN

SPI.1