



Wichita-Sedgwick County Metropolitan Area Planning Department

November 17, 2014

MKEC Engineering
c/o Jason Gish
411 N. Webb Road
Wichita, KS 67206

Re: BZA2014-71: City Administrative Adjustment to allow 20% front yard setback reduction for one lot and a reserve located on the corner of Verona and Verona Court.

Legal Description: LOT 3, BLOCK 1, AND RESERVE C COURTYARDS AT AUBURN HILLS ADDITION, WICHITA, SEDGWICK COUNTY, KS. The property is generally located west of W. 135th Street between W. Kellogg and W. Maple at the northwest corner of Verona and Verona Court.

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to reduce the front yard setbacks from 25-feet to 20-feet on Lot 3, Block 1 and a portion of Reserve C on Verona Street. From reviewing your application, we understand that you are requesting the setback reduction to provide more buildable lot area on the unimproved lot and that portion of Reserve C to be deeded to Lot 3 at the above-mentioned location.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows an Administrative Adjustment to reduce front yard setbacks by up to 20%. We find that a 20% reduction of the front yard setback meets the four conditions required by Sec. V-I.6 of the Unified Zoning Code as set out below:

- 1) **Impact on safety and convenience of vehicular and pedestrian circulation:** The reduction of the front yard setback to 20-feet should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as right-of-way and driveways are not affected.
- 2) **Impact on existing uses in surrounding areas:** There will be no impact on the existing uses in surrounding areas, street visibility will be unchanged for neighboring properties which are currently undeveloped.
- 3) **Compatibility with existing or permitted uses on abutting sites:** Abutting sites are zoned "SF-5" – Single-family to the north, south, east and west of the proposed sites. The front yard reductions will not have a negative impact on existing or permitted uses.

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T 316.268.4421 F 316.268.4390

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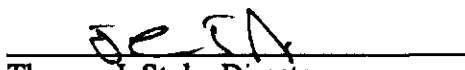
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. There will be no negative impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that a reduction of the front yard setback from 25-feet to 20-feet for the aforementioned properties is hereby GRANTED, subject to the following conditions:

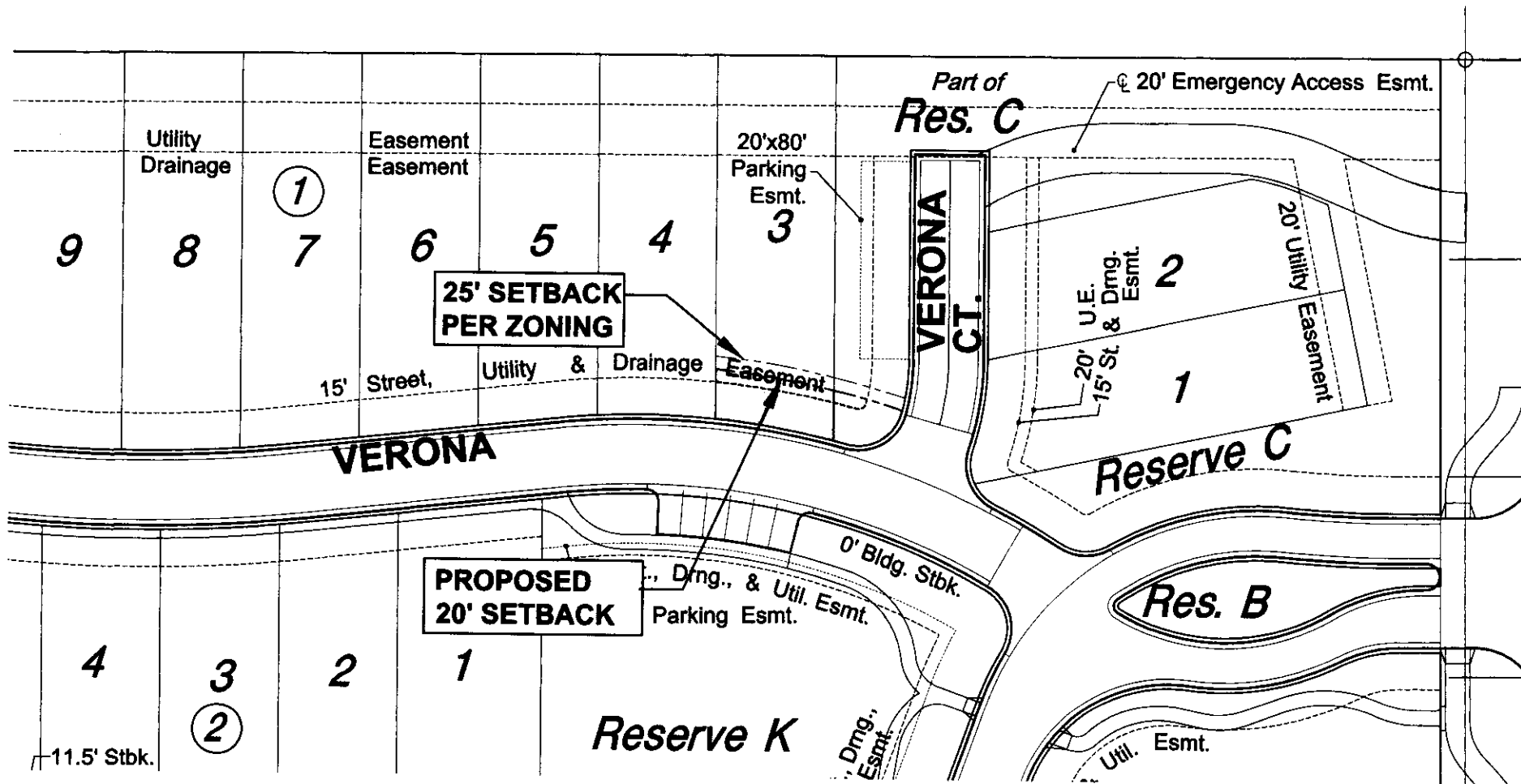
- 1) The site shall be developed in general conformance with the approved site plan which reduces the required front yard setback only.
- 2) The sites shall conform to all codes including but not limited to zoning, building, health and fire except as permitted by this Administrative Adjustment.
- 3) The front yard reductions shall apply only to Lot 3, Block 1 and that portion of Reserve C Courtyards at Auburn Hills on Verona Street as shown the approved site plan. All other structures or additions on the subject property shall conform to the development standards of the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.
- 4) No encroachment shall be allowed in the platted 15-foot street, utility and drainage easement in the adjusted portion of Reserve C.
- 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.


John L. Schlegel, Director
Metropolitan Area Planning Department


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

cc: J.R. Cox, MABCD
Jeff Blubaugh, CM District IV
Case Bell, NA District IV



SITE PLAN

COURTYARDS AT AUBURN HILLS

SETBACK REDUCTION EXHIBIT - LOT 3 BLOCK 1

11/04/2014

MK C

APPROVED 11/14/2014 *Elmeraga*

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