



City of Wichita)

Sedgwick County) ss

State of Kansas)

L/S No. WA 8005-21

Copy 2 of 82

I, John L. Schlegel, Director of Planning, Wichita-Sedgwick County Metropolitan Area Planning Department, do hereby certify under the Authority granted in the Subdivision Rules and Regulations that the lot split to which this stamp affixed has been approved.

Given under my hand and seal, this 6TH day of JUNE, 2005.

AMENDED LOT SPLIT

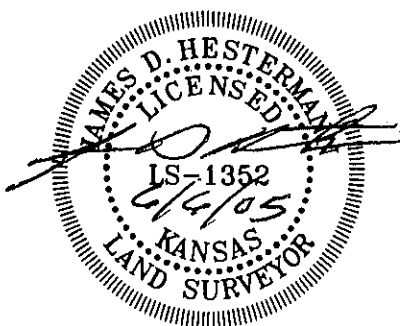
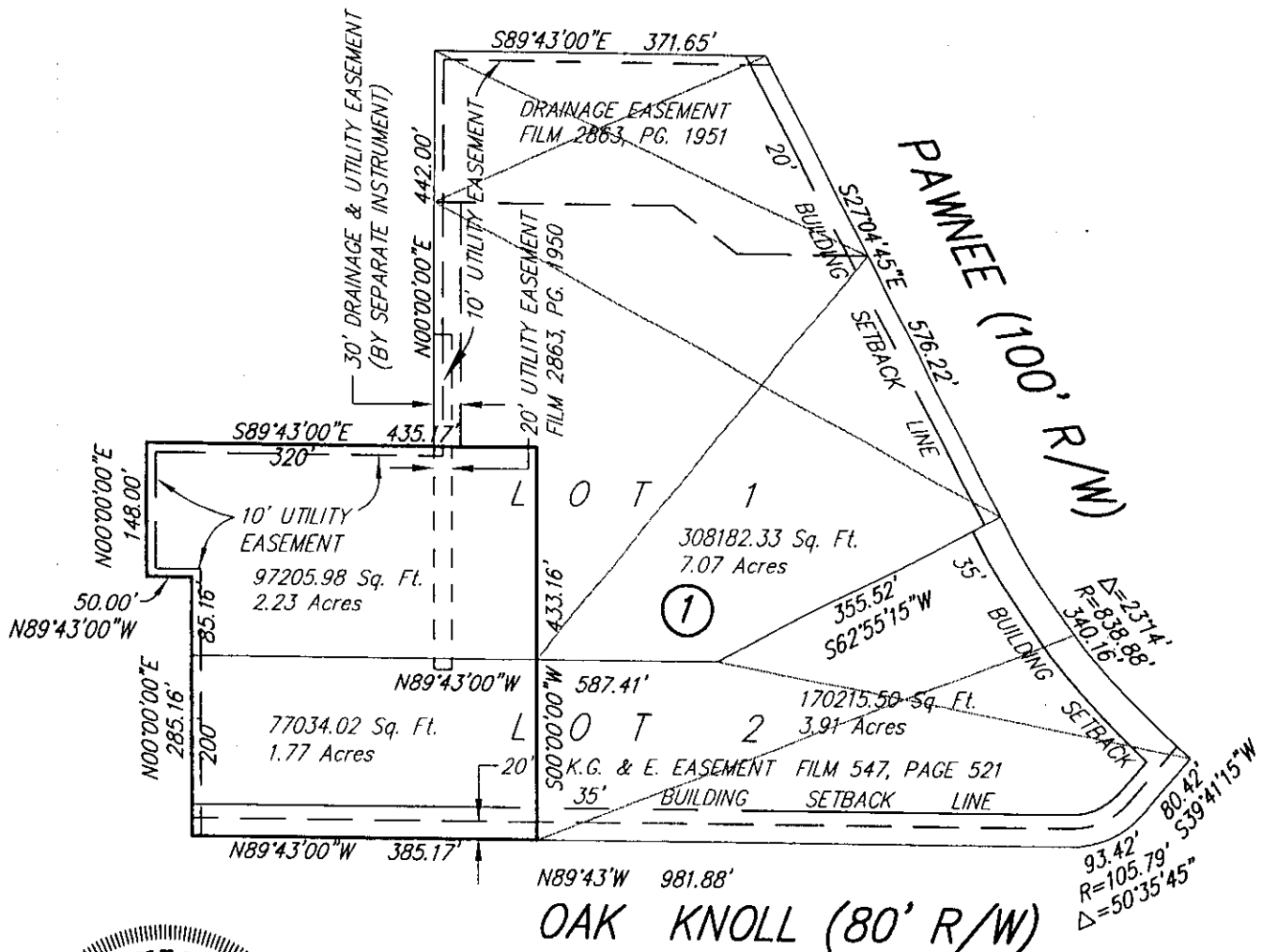
Legal Description

That part of Lots 1 and 2, Block 1, The Plaza at Cherry Creek Hills, Wichita, Sedgwick County, Kansas described as beginning at the S.W. Corner of said Lot 2; thence N00°00'00"E, along the westerly lines of said Lots 1 and 2, 285.16 feet to a lot corner of said Lot 1, said corner being 85.16 feet north of the S.W. Corner of said Lot 1; thence N89°43'00"W, along the westerly most south line of said Lot 1, 50.00 feet to the westerly most south corner of said Lot 1; thence N00°00'00"E, along the westerly most west line of said Lot 1, 148.00 feet to the westerly most N.W. corner of said Lot 1; thence S89°43'00"E, along the westerly most north line extended, 435.17 feet; thence S00°00'00"W, parallel with the west lines of said Lots 1 and 2, 433.16 feet to the south line of said Lot 2; thence N89°43'00"W, along said south line, 385.17 feet to the place of beginning.

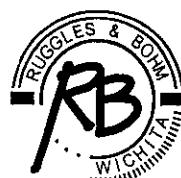
John L. Schlegel
John L. Schlegel



1" = 200'



REVISED: JUNE 6, 2005
DWG FILE: LOT SPLIT
PROJECT NO. 2689L
DATE: FEBRUARY 22, 2005

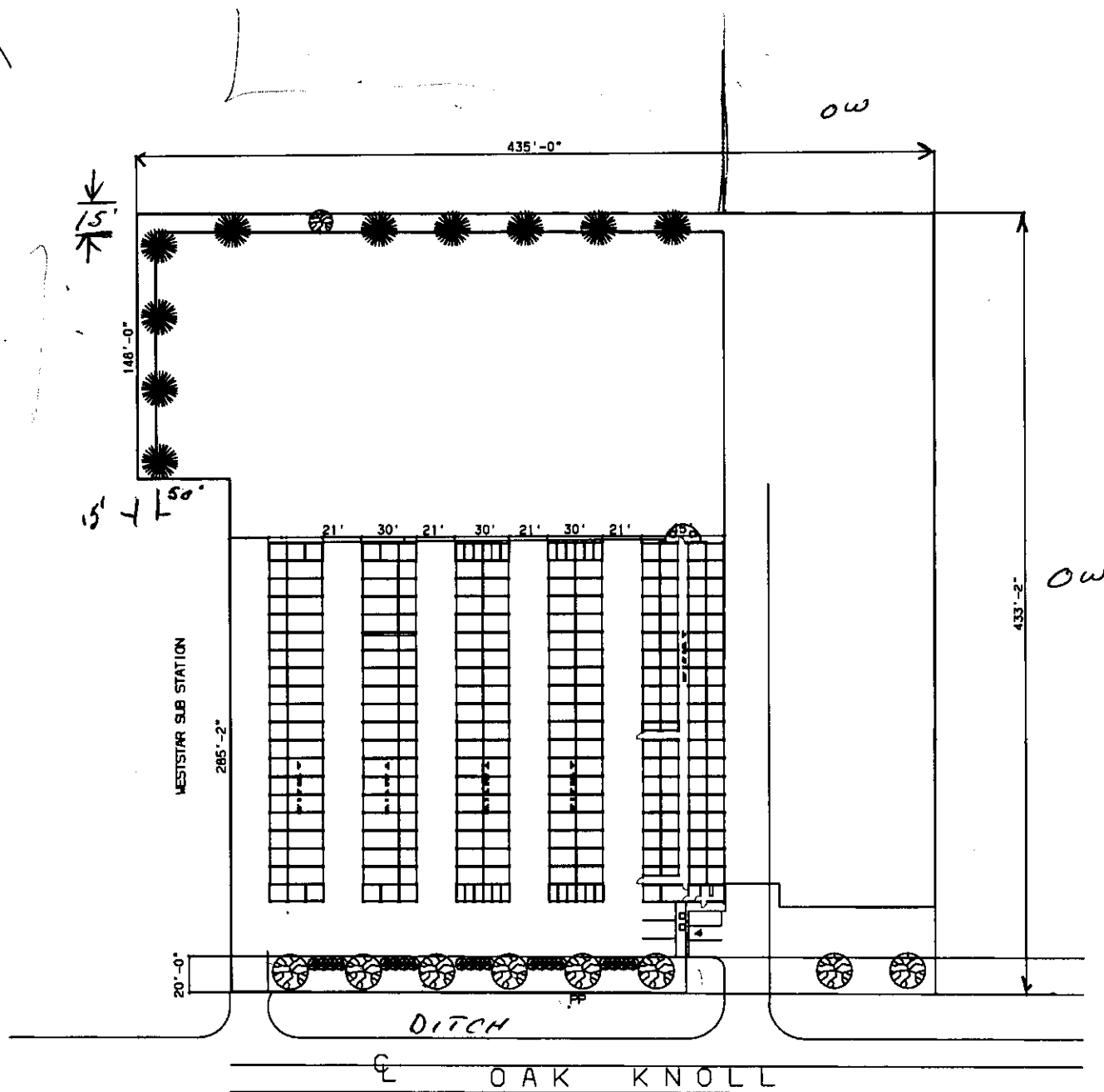


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E-mail: info@rbkansas.com



LANDSCAPE PLAN

SCALE:

1"=50'-0"

← 385 →

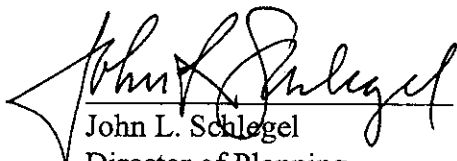
ow

Therefore, we find that altering the screening and buffering requirements as requested between the aforementioned lots meets the four conditions required by Section V-1.6. of the Unified Zoning Code as set out below:

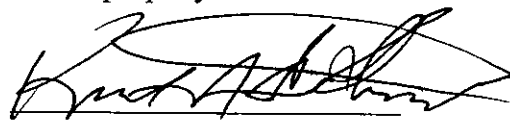
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed elimination of screening requirements would have no impact on safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area.
- 2) Impact on existing uses in surrounding areas: There should not be a negative impact on the existing uses in the surrounding area. The only nonresidential use is to the north; this property will provide a screening wall and a landscape buffer per city codes between the site and the multi-family residential development. Other uses in the vicinity include industrial vacant commercial and industrial land and oil tank storage.
- 3) Compatibility with existing or permitted uses on abutting sites: The site is being developed with warehouse, self-service storage, which is compatible with the utility substation, oil tank storage and with allowed uses on the vacant commercial and industrial tracts. The buffering and screening will be required abutting the multi-family use to the north.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way, therefore, there should not be a 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 an administrative adjustment to waive the screening and buffering is hereby granted.

The zoning adjustment sign may now be removed from the property.



John L. Schlegel
Director of Planning



Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, Office of Central Inspection
Dale Miller, MAPD
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
Herb Shaner, Office of Central Inspection



Wichita-Sedgwick County Metropolitan Area Planning Department

September 22, 2005

Steve Peacock
2858 S 127th Street East
Wichita, KS 67210

Re: BZA2005-00057: Administrative adjustment to reduce or waive screening and buffering requirements on property zoned "OW" Office Warehouse.

Legal Description: That part of Lots 1 and 2, Block 1, The Plaza at Cherry Creek Hills, Wichita, Sedgwick County, Kansas described as beginning at the S.W. Corner of said Lot 2; thence N00°00'00"E, along the westerly lines of said Lots 1 and 2, 285.16 feet to a lot corner of said Lot 1, said corner being 85.16 feet north of the S.W. Corner of said Lot 1; thence N89°43'00"W, along the westerly most south line of said Lot 1, 50.00 feet to the westerly most south corner of said Lot 1; thence N00°00'00"E, along the westerly most west line of said Lot 1, 148.00 feet to the westerly most N.W. corner of said Lot 1; thence S89°43'00"E, along the westerly most north line extended, 435.17 feet; thence S°00'00"W, parallel with the west lines of said Lots 1 and 2, 433.16 feet to the south line of said Lot 2; thence N89°43'00"W, along said south line, 385.17 feet to the place of beginning. Generally located north of Oak Knoll and 1/10 mile east of Rock Rd.

Dear Mr. Peacock:

We have reviewed your request for an administrative adjustment to waive the screening and buffering requirements beginning at the southwest corner of the parcel, thence N00°00'00"E north 285.16 feet along the westerly property line, thence N89°43'00"W, along the westerly most south line of said Lot 1, 50.00 feet to the westerly most south corner of said Lot 1. We understand that the abutting property is developed as a utility substation.

The Unified Zoning Code allows an adjustment per Sec. V-I.2.m of the Code to reduce or waive the required screening requirements specified in Sec. IV-B.3.a of the Code when the adjacent residential property is developed with an institutional or multi-family uses and the location of improvements on one or both properties provides adequate screening. In this case, the adjacent residential property is zoned "SF-5" but is developed with a utility substation.