3) 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
Planning Director

Glen Wiltse
Director of Code Enforcement

Enclosure

cc: Glen Wiltse, County Code Enforcement

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

December 9, 2005

Robert W. Kaplan
430 North Market
Wichita, Kansas 67202-2074

Jeff Lange
Lange Real Estate

Re: BZA2005-00083: Administrative Adjustment to amend the site plan associated with ZON2001-51 (La Del Manor, 17000 West Maple).

Legal Description: Lot 1, Block A, La Del Manor

Dear Mr. Kaplan:

We have reviewed your request for an Administrative Adjustment to the site plan associated with ZON2001-51, which required the installation of a 6 to 8-foot masonry wall on the street frontage and around the perimeter of the rest of the proposed development. We understand that you desire to replace the wall requirement with landscaping. Screening would be eliminated along the north boundary line of the currently developed portion of the park, as there are expansion plans to add additional spaces to the north.

Our signatures below indicate that an Administrative Adjustment to modify the original site plan (dated 12-02-04) to remove the wall requirement is hereby granted, subject to the following conditions:

1) The landscape screening along Maple Street and the eastern property line, as depicted on the revised site plan, shall be developed in general conformance with the revised approved site plan (Baughman date of 12-05-05), and installed within six months from the date of approval of this administrative adjustment.

2) All other landscaping/screening requirements, except the solid wall, of the initial approval remain in effect. When expansion occurs, the landscaping requirement of the original approval shall be in effect.

SITE PLAN

APPROVED 12-12-05 DM

Future Phase
La Del Manor Expansion

Future Phase
La Del Manor Expansion

No Screening Proposed Along North Property Line (Same Ownership)

Screen Along East Property Line.
6 Evergreen @ 6–8' Tall and
6 Deciduous Tree @ 2.5" Caliper

Existing Hedge Row to be Maintained as Landscape Screen

Existing Trees To Remain. This Will Serve As A Screen Along Property Line (Adj. to Existing Homes)

3–4' Tall Berms With Streetyard Plantings (Mix of 5 Evergreen @ 6–8' Tall and 5 Deciduous @ 2.5" Caliper)

Owner to Close Driveway Shown. Closure to Be Done Per County Engineering Requirements

3–4' Tall Berm With Streetyard Plantings (Mix of 5 Evergreen @ 6–8' Tall and 4 Deciduous @ 2.5" Caliper)

3–4' Tall Berm With Streetyard Plantings (4 Deciduous @ 2.5" Caliper)

Streetyard Plantings (2 Deciduous @ 2.5" Caliper)

Exception

Exception

Exception

167th Street West

West Maple

Landscape Screening

La Del Manor

Northwest Corner- 167th Street West and West Maple

SITE SCREENING PLAN

Scale 1"= 50'-0"

Baughman
ENGINEERING | SURVEYING | PLANNING
LANDSCAPE ARCHITECTURE

F:\Eng\Jeff Lange Exhibit\siteplan.dwg 09.06.05
Revised 12.05.05