

- Legend**
- Subdivisions
 - Historic Districts
 - Nationally Registered Historic Sites
 - Locally Registered Historic Site
 - scaddmshp
 - County Boundary
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 - ANDALE
 - BEL_AIRE
 - BENTLEY
 - CHENEY
 - CLEARWATER
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 - GARDEN_PLAIN
 - GOODARD
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 - PARK_CITY
 - SEDGWICK
 - UNINCORPORATED
 - VALLEY_CENTER
 - WICLA
 - WICHITA
 - Other
 - Roads
 - Unknown
 - Arterial
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 - Interstate Highway
 - Private
 - Ramp
 - State Highway
 - Federal Highway
 - Turnpike
 - Other
 - Square Mile Sections
 - Special Use Cases
 - Parcels
 - Zoning Districts
 - Unknown
 - Not Zoned
 - B - Multi Family 75 du./ac
 - CBD - Central Business District
 - CC - General Commercial
 - GI - General Industrial
 - GO - General Office
 - IP - Industrial Park
 - LC - Limited Commercial
 - LI - Limited Industrial
 - MF-18 - Multi Family 18 du./ac
 - MF-29 - Multi Family 29 du./ac
 - MR - Manufacture/Housing
 - NO - Neighborhood Office
 - NR - Neighborhood Retail
 - OW - Office Warehouse
 - PUD - Planned Unit Developments
 - RR - Rural Residential
 - SF-10 - Single Family: 10,000
 - SF-20 - Single Family: 20,000
 - SF-5 - Single Family: 5,000
 - TR - Two Family
 - U - University
 - Other
 - SC2003W.sld

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Sedgwick County Information Network

<http://www.sedgwickcounty.org/gis>

Sedgwick County Geographic Information Services

525 N. Main, Suite 212, Wichita, KS 67203
316.383.7455

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APPROVED

DATE: _____

William J. ...

15-06

No person shall sell, give or receive for the purpose of selling or offering for sale, any portion


existing landscaping on the adjacent site should mitigate any impact on the institutional use to the west.

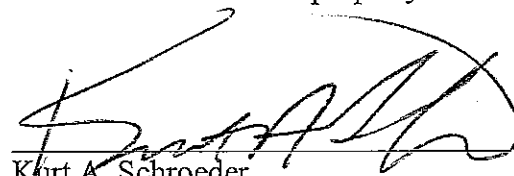
- 3) Compatibility with existing or permitted uses on abutting sites: The proposed site will comply with all other development standards, the screening waiver should not make the proposed site incompatible with the existing and permitted uses on abutting sites.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; therefore, there should 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 Zoning Adjustment to waive the screening requirement for the aforementioned property is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan and landscape plan.
- 2) 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 the Zoning Adjustment null and void.

The development application sign should now be removed from the property.


John L. Schlegel
Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, OCI
Paul Hays, OCI



Wichita-Sedgwick County Metropolitan Area Planning Department

May 3, 2006

Dan Unruh
Cypress Development Partners LLC
8100 E. 22nd Street North Bldg. 2100-4
Wichita, KS 67226

RE: BZA2006-31 Zoning Administrative Adjustment to waive the screening requirement for an office use in "GO" General Office zoning abutting residential zoning with an institutional use,

Lot 1, Block 1, Mediterranean Dental Plaza Addition, Wichita, Sedgwick County, Kansas. Generally located north of 29th N and west of Cypress (9050 E 29th N).

Mr. Unruh:

We have reviewed your request for a Zoning Adjustment to waive the screening requirement on the property described above. From reviewing your application, we understand that you propose to develop an office use on the above-mentioned property, where the Unified Zoning Code would require screening.

Section V-I.2.m of the Unified Zoning Code allows an adjustment to waive screening requirements when a site is adjacent to residential zoned property with an institutional use and improvements on one or both properties provide adequate screening. Staff finds that the existing hedgerow west of the site meets this requirement. Section V-I.2.m of the Unified Zoning Code allows an adjustment to waive screening requirements when the four conditions required by Section V-I.6 of the Unified Zoning Code are met. We find that the screening waiver meets the four conditions required by the Unified Zoning Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed screening waiver should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity because the subject property line is not used for public circulation.
- 2) Impact on existing uses in surrounding areas: There should be no negative impact on the existing uses in surrounding areas as a result of the screening waiver,