



**Wichita-Sedgwick County Metropolitan Area Planning Department**

November 28, 2016

Cory Shackelford  
6505 E Central, #192  
Wichita, KS 67206

**Re: BZA2016-49: City Administrative Adjustment to reduce the rear yard setback of lots 11, 12 and 13; and the Compatibility Standards for "LC" – Limited Commercial zoning adjacent to "SF-5" – Single-family Residential zoning on lots 14, 15, 16 and 17.**

**Legal Description: LOTS 11-17, BLOCK 1, THE STEPPES AT ARK VALLEY, Wichita, Sedgwick County, Kansas. The property is generally located northeast of Harry Street and 127<sup>th</sup> Street East.**

Dear Applicant,

We reviewed your request for an Administrative Adjustment to reduce the rear yard setback by 20 % on lots 11, 12, & 13 and waive the Compatibility Standards for the rear yard setback on lots 14, 15, 16, & 17, Block 1, The Steppes at Ark Valley Addition. We understand that you have requested the setback be reduced and the compatibility standard to be waived to develop and build new single-family residences

Sections V-1.2 (a) and (d) of the Unified Zoning Code allows an Administrative Adjustment to reduce the rear yard setback by 20% and reduce or waive the required compatibility setback. We find that reducing the rear yard setback by 4.9 feet as proposed and waiving the compatibility standard, meets the four criteria required by Section V-1.6 as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The reduction of the compatibility setback 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 as a result of the reduction of the rear yard setback and waiving the compatibility setback.
- 3) Compatibility with existing or permitted uses on abutting sites: The compatibility setback waiver and the rear yard reduction, will be compatible with existing and permitted uses on abutting SF-5 and LC zoned sites.

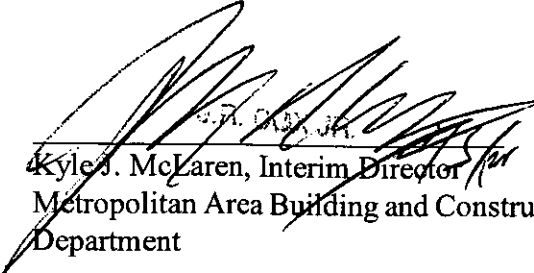
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. There should be no impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that an Administrative Adjustment to reduce the rear yard setback and waive the compatibility standards is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The adjustment shall apply only to the rear yard setback on lots 11, 12, and 13 and waiving compatibility standards setback on lots 14, 15, 16 and 17, Block 1, The Steppes At Ark Valley Subdivision as illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the locations and setbacks permitted by the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.
- 3) The site shall conform to all codes including but not limited to building, health and fire.
- 4) 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.

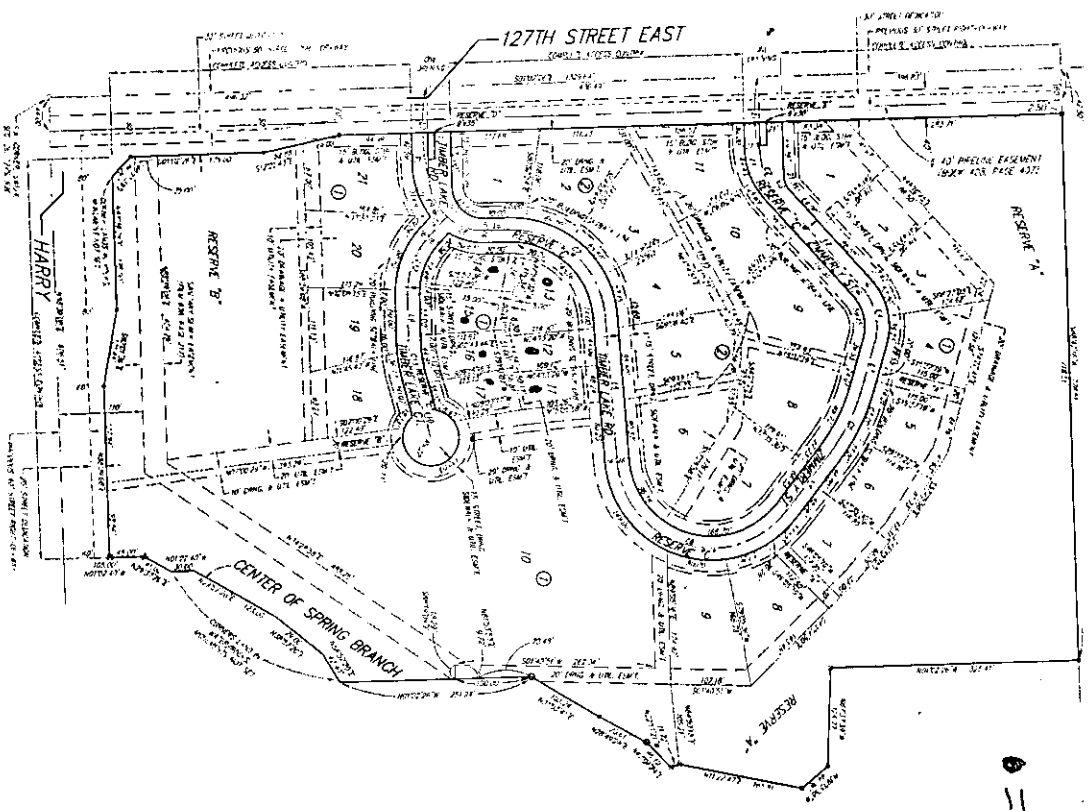
  
Dale Miller, Director  
Metropolitan Area Planning Department

  
Kyle J. McLaren, Interim Director  
Metropolitan Area Building and Construction  
Department

cc: Kyle J. McLaren, MABCD  
J.R. Cox, MABCD  
Pete Meitzner, CM District II  
Tia Wair, Community Service Representative District IV

# THE STEPPES AT ARK VALLEY

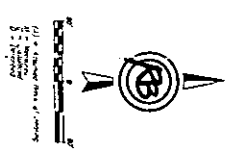
an Addition to Wichita, Sedgwick County, Kansas



SHEET 2 OF 2

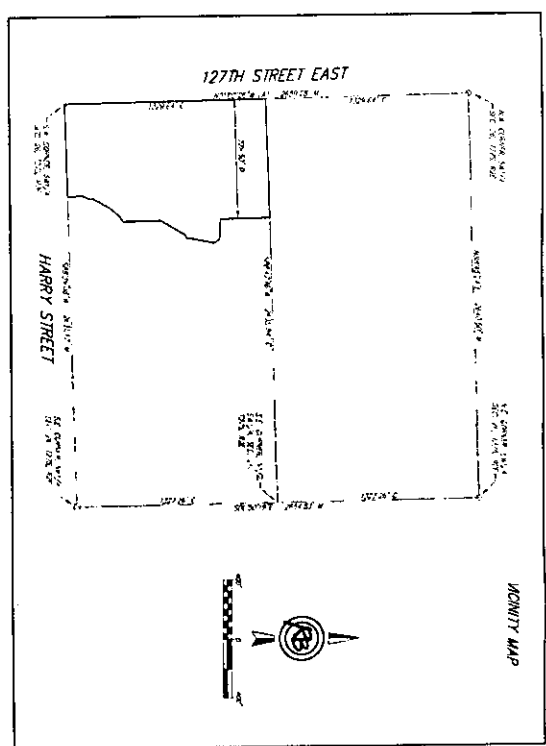
*20 ft  
Measurements  
Plotted  
with horizontal  
need horizontal?*

● = SITES



- 127th Street East
- Harry Street
- Center of Spring Branch
- 127th Street East
- Harry Street
- Center of Spring Branch

Lot	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
1	1,234,567	1,234,567	1,234,567
2	1,234,567	1,234,567	1,234,567
3	1,234,567	1,234,567	1,234,567
4	1,234,567	1,234,567	1,234,567
5	1,234,567	1,234,567	1,234,567
6	1,234,567	1,234,567	1,234,567
7	1,234,567	1,234,567	1,234,567
8	1,234,567	1,234,567	1,234,567
9	1,234,567	1,234,567	1,234,567
10	1,234,567	1,234,567	1,234,567

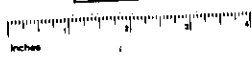
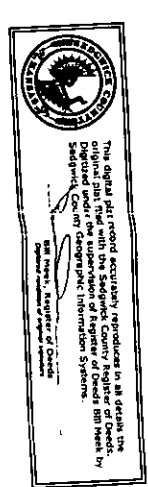


Lot	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
11	1,234,567	1,234,567	1,234,567
12	1,234,567	1,234,567	1,234,567
13	1,234,567	1,234,567	1,234,567
14	1,234,567	1,234,567	1,234,567
15	1,234,567	1,234,567	1,234,567
16	1,234,567	1,234,567	1,234,567
17	1,234,567	1,234,567	1,234,567
18	1,234,567	1,234,567	1,234,567
19	1,234,567	1,234,567	1,234,567
20	1,234,567	1,234,567	1,234,567

Lot	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
21	1,234,567	1,234,567	1,234,567
22	1,234,567	1,234,567	1,234,567
23	1,234,567	1,234,567	1,234,567
24	1,234,567	1,234,567	1,234,567
25	1,234,567	1,234,567	1,234,567
26	1,234,567	1,234,567	1,234,567
27	1,234,567	1,234,567	1,234,567
28	1,234,567	1,234,567	1,234,567
29	1,234,567	1,234,567	1,234,567
30	1,234,567	1,234,567	1,234,567

Lot	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
31	1,234,567	1,234,567	1,234,567
32	1,234,567	1,234,567	1,234,567
33	1,234,567	1,234,567	1,234,567
34	1,234,567	1,234,567	1,234,567
35	1,234,567	1,234,567	1,234,567
36	1,234,567	1,234,567	1,234,567
37	1,234,567	1,234,567	1,234,567
38	1,234,567	1,234,567	1,234,567
39	1,234,567	1,234,567	1,234,567
40	1,234,567	1,234,567	1,234,567

**Notes:**  
 1. 127th Street East, Harry Street, and Center of Spring Branch are subject to periodic maintenance and may affect the proposed site and other lots.  
 2. No walls or permanent structures shall be permitted within the 40' Easement Easement (shown as street right of way) but it shall be the responsibility of the applicant to provide for any other easements shown on the plan.



**RUGGLES BOHM**  
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PC 247-10B