



Wichita-Sedgwick County Metropolitan Area Planning Department

April 4, 2017

Siena Lakes #2, LLC
P.O. Box 75337
Wichita, KS 67275

Ruggles & Bohm, P.A.
Attn: Will Clevenger
924 N. Main
Wichita, KS 67203

Re: BZA2017-00013: Administrative Adjustment to reduce the interior side setback by 20% on property zoned Single-Family Residential (SF-5) and Two-Family Residential (TF-3).

Legal Description: All Lots, All Blocks, Siena Lakes, Wichita, Sedgwick County, Kansas

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the interior side setbacks on the aforementioned property (37.3 acres) in Siena Lakes Addition. From reviewing the application, we understand that you desire to reduce the interior side setback from 6-feet to 5-feet on all platted lots in the subdivision.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing minimum interior side setbacks (required by the property development standards of the zoning district) by up to 20 percent. These adjustments are permissible when the provisions of those sections and the Zoning Adjustment Criteria of Section V-I.6 are met.

We find that the reduction of the interior site setbacks as proposed meets the provisions of Section V-I.2.a and 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 Interior side yard reductions 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 new construction; street visibility will be unchanged for neighboring properties.
- 3) Compatibility with existing or permitted uses on abutting sites: Abutting sites are zoned to allow residential development and the interior side yard setback reduction will not have a negative impact on existing or permitted uses.

- 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.

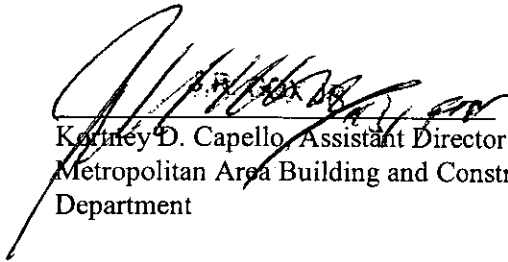
Our signatures below indicate that a Zoning Adjustment to reduce the interior side setback by 20% is hereby GRANTED, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved plat.
- 2) The 5-foot setback reductions shall apply only to the interior side yard setbacks, except where platted easements are indicated. All easements on the face of the plat shall be observed. All other structures or additions on the subject property shall conform to the setbacks permitted by the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.
- 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.

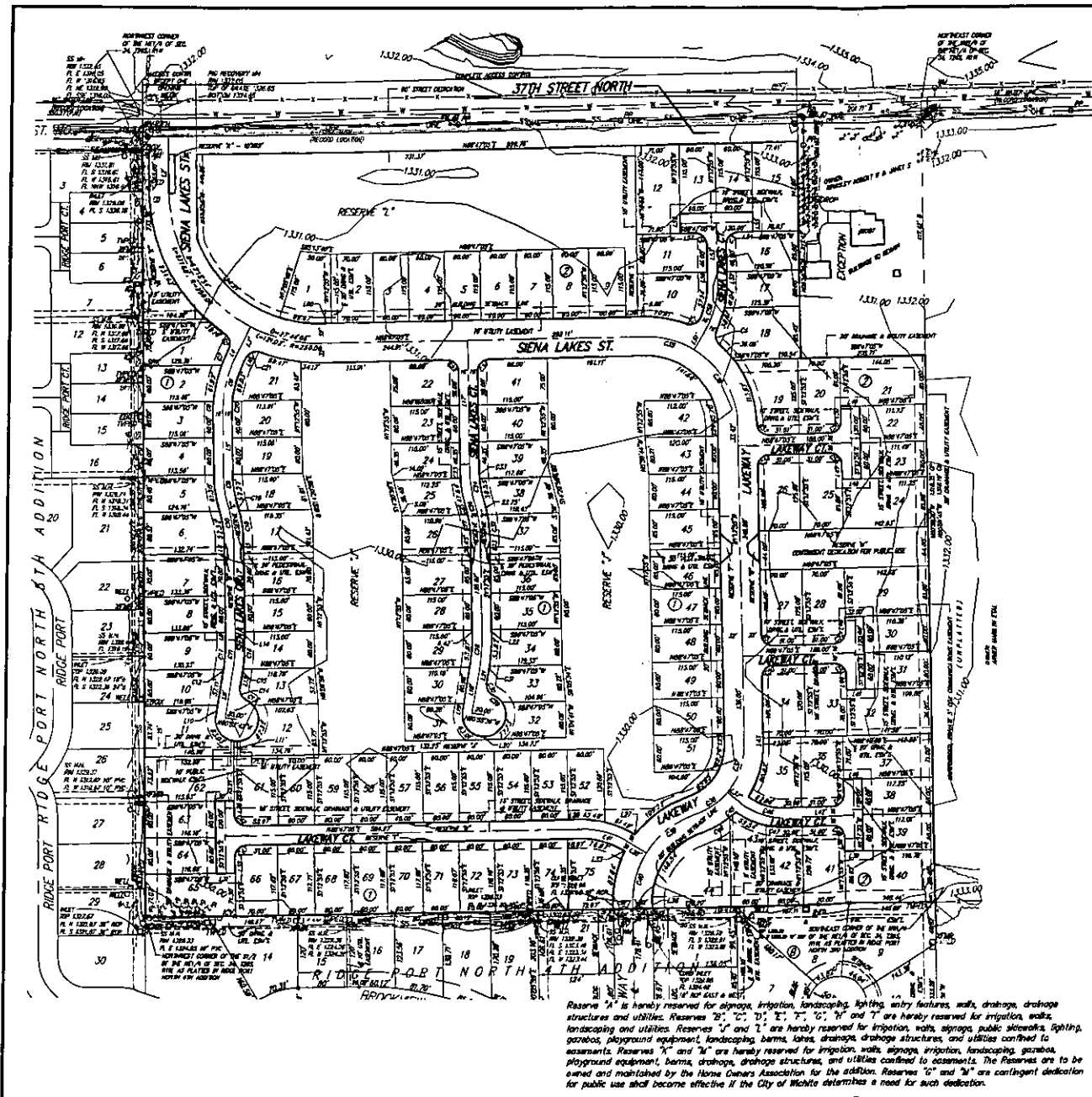


Dale Miller, Director
Metropolitan Area Planning Department



Keriney D. Capello, Assistant Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Bryan Frye, CM District V
Laura Rainwater, CSR District V



Revised Preliminary Plat
SIENA LAKES
 an Addition to Wichita, Sedgwick County, Kansas

LEGAL DESCRIPTION:
 The NW 1/4 of the NE 1/4 of Section 34, T20S, R11W of the 6th P.M., Sedgwick County, Kansas, except for an area beginning at the Northeast corner of said property, thence South 417.43 feet, thence West 308.71 feet, thence North 417.42 feet parallel with the East line, thence East 320.71 feet parallel with the South line to the point of beginning.

OWNERS:
 Siena Lakes, LLC
 5120 N. Ridge Road
 Wichita, KS 67205

Agent:
 Bill (BJ) Smith
 Ph. (316) 214-4440

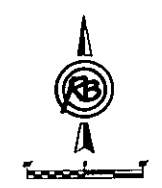
SURVEYOR & ENGINEER:
 Ruggles & Bohm P.L.L.C.
 Attn: Bill DeWenger
 wboewenger@okstate.com

EXISTING ZONING:
 Subject property and the properties to the west and south are zoned SF-5. The rest of the surrounding property is zoned SF-20. Existing use is agricultural.

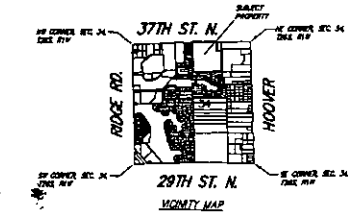
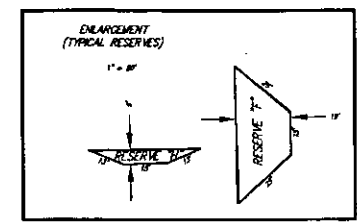
FLOOD ZONE:
 According to the FEMA/FIRM Map Nos. 2017300165E and 2017300335E, effective February 2, 2007, the property shown hereon is located in Zone X.

GROSS AREA:
 1,624,671.7 Sq. Ft.
 37.30 Acres

DATE OF TOPOGRAPHY:
 APRIL 8, 2014



- LEGEND**
- SE SANITARY SEWER (CITY OF WICHITA)
 - SW STORM WATER SEWER (CITY OF WICHITA)
 - OE OVERHEAD ELECTRIC (METSAN)
 - LE LANDSCAPING EASEMENT (14'x2')
 - GL GAS LINE (BLACK HILLS ENERGY)
 - WM WATER MAIN (CITY OF WICHITA)
 - GA GAS MAIN
 - FM FIRE MAIN
 - WV WATER VALVE BOX
 - WB WATER BOX
 - WC WATER CONTROL VALVE
 - PH TELEPHONE FACILITY
 - CA CABLE TV FACILITY
 - AC AIR CONDITIONER
 - EB ELECTRIC BOX
 - TR TRANSFORMER
 - LP LIGHT POLE
 - PP POWER POLE (METSAN)
 - CL CITY LAUNCH
 - SM SANITARY SEWER MANHOLE (CITY OF WICHITA)
 - CO CLEAN OUP
 - LE LOCATION OF SPOT ELEVATION
 - OC OBSTACLES (SEE EXPLANATION SHEETS)
 - CC CONTOUR LINE (ELEVATION INDICATED)
 - BM BENCHMARK



Reserve "A" is hereby reserved for signage, irrigation, landscaping, lighting, entry features, walls, drainage, drainage structures and utilities. Reserves "B", "C", "D", "E", "F", "G", "H" and "I" are hereby reserved for irrigation, walls, landscaping and utilities. Reserves "J" and "K" are hereby reserved for irrigation, walls, signage, public sidewalks, lighting, parking, playground equipment, landscaping, barns, lakes, drainage, drainage structures, and utilities confined to easements. Reserves "L" and "M" are hereby reserved for irrigation, walls, signage, irrigation, landscaping, gazebos, playground equipment, barns, drainage, drainage structures, and utilities confined to easements. The Reserves are to be owned and maintained by the Home Owners Association for the addition. Reserves "O" and "P" are contingent dedication for public use shall become effective if the City of Wichita determines a need for such dedication.



SITE PLAN

4/4/2017 Ruggles & Bohm