



Wichita-Sedgwick County Metropolitan Area Planning Department

June 17, 2017

John R. Pfister
P.O. Box 250
Kechi, KS 67067

Savoy Company P.A.
Attn: Mark Savoy
433 S. Hydraulic
Wichita, KS 67211

Re: CON2017-25: City Administrative Adjustment to CU-242 remove platting requirement on 43.26 acres; generally located 1,400 feet west of Hoover Road on the north side of West 29th Street North(5950 W. 29th St. N.)

Legal Description: S1/2 SE1/4 EXC BEG SE COR W 1145 FTN TO N LI S1/2 SE1/4 E 1145 FT TO NE COR S1/2 S TO BEG & EXC S 50 FT FOR ST. SEC 34-26-1W, Sedgwick County, Kansas.

Dear Applicant,

We reviewed your Zoning Adjustment request to remove Provision P of CU-242 which requires platting for any building permits, in SF-20 Single-Family Residential zoning. From reviewing your application we understand that you are requesting an administrative adjustment to allow construction of a single-family residence on approximately 43 acres.

Article 3-102(B) of the Wichita-Sedgwick County Subdivision Regulations, does not require platting of property when the parcel is 20 or more acres. We find that the adjustment as proposed meets the four conditions required by Sec. V-I.6 of the Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed Administrative Adjustment to CU-242 should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. The existing access point will not be changed.
- 2) Impact on existing uses in surrounding areas: The surrounding area is developed with residential and commercial uses.
- 3) Compatibility with existing or permitted uses on abutting sites: Abutting sites are zoned LC developed with a self-service storage facility, LI developed with automobile salvage and

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SF-5 developed with single-family residential subdivisions. Therefore removing the platting requirement in Provision P should not compromise existing or permitted uses on abutting sites.

- 4) Effect on public health, safety or welfare: The public's safety, health and welfare should not be impacted.

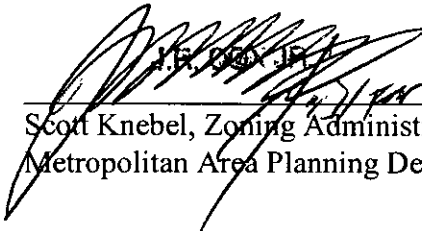
Our signatures below indicate that an Administrative Adjustment to remove the platting requirement in Provision P of CU-242 located in SF-20 zoning is hereby granted for the aforementioned property subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved conceptual site plan.
- 2) If the Zoning Administrator finds that there is a violation of any of the conditions of the Administrative 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



Scott Knebel, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Richard Ranzau, BoCC District 4

