



Wichita-Sedgwick County Metropolitan Area Planning Department

May 3, 2018

Johnnie Bruner, DVM
12160 W. Central Avenue
Wichita, KS 67235

Caber Associates, Inc.
Attn: Curtis E. McNay II
2506 Green Meadow Circle
Wichita, KS 67205

Re: BZA2018-25: City Administrative Adjustment to reduce the rear yard setbacks of the Compatibility Standards for building and site design in “GO” – General Office zoning adjacent to “SF-5” – Single-Family Residential zoning.

Legal Description: LOT 1, Deerglen Office Park Addition, Wichita, Sedgwick County, Kansas; generally located 400 feet west of 119th Street on the north side of West Central Avenue (12160 W. Central)

Dear Applicant,

We reviewed your request for an Administrative Adjustment to reduce the Compatibility Standards for proposed building in the rear yard setback [Sec IV-C.4] from 25 feet to 13 feet and four inches (13'4"). We also understand that you are requesting a reduction of the site design compatibility setback [Sec. IV-C.7.b] for the dumpster location from 20 feet to 11 feet-9 inches (11'9") as shown on the submitted site plan.

Section V-I.2.d of the Unified Zoning Code allows an Administrative Adjustment to reduce or waive the required compatibility setback. We find that reducing the rear compatibility setbacks as proposed, 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 rear yard setback and the site design compatibility setback reduction; landscape buffering will be required per the City of Wichita Landscape Ordinance.
- 3) Compatibility with existing or permitted uses on abutting sites: The compatibility setback

reduction with the landscape buffering separating the property on the north, will be compatible with existing and permitted uses on abutting SF-5 zoned site.

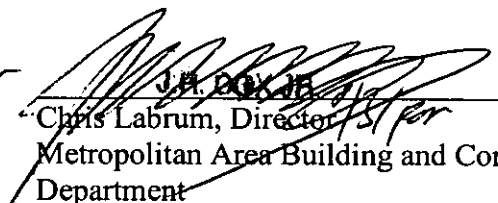
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. There should be no impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that an Administrative Adjustment to reduce the rear yard building compatibility setback from 25-feet to 13 feet-4 inches (13'4") and the rear yard site design compatibility setback from 20 feet to 11 feet-9 inches (11'9") is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan and the City of Wichita Landscape Ordinance.
- 2) The adjustment shall apply only to the rear yard and the site compatibility setbacks 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 applicant shall complete all improvements within one year of the Administrative Adjustment approval. 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.

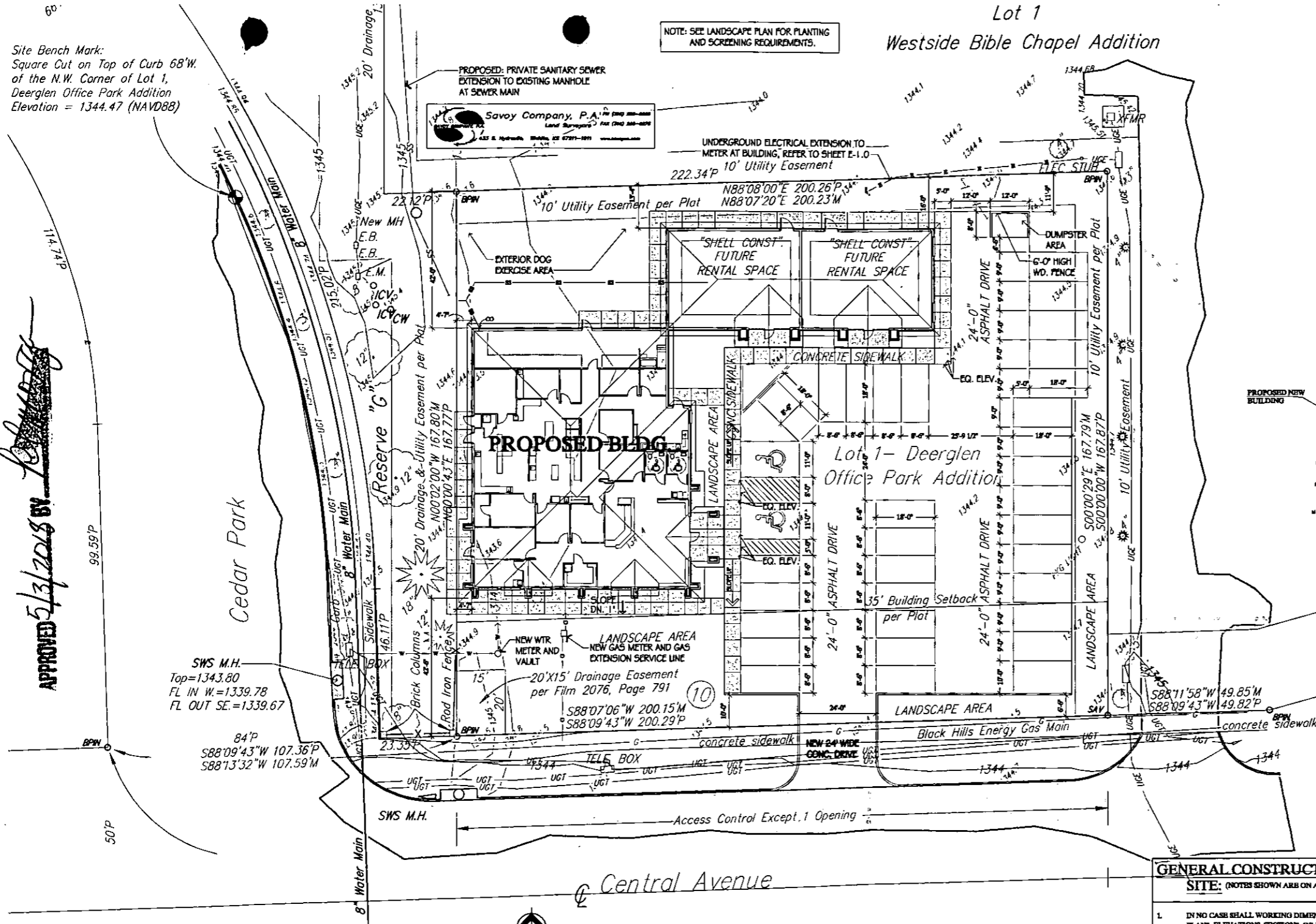

Dale Miller, Director
Metropolitan Area Planning Department


Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Bryan Frye, CM District V
Lara Rainwater, Community Service Representative District V

SITE PLAN

Site Bench Mark:
Square Cut on Top of Curb 68'W of the N.W. Corner of Lot 1, Deerglen Office Park Addition Elevation = 1344.47 (NAVD88)



NOTE: SEE LANDSCAPE PLAN FOR PLANTING AND SCREENING REQUIREMENTS.

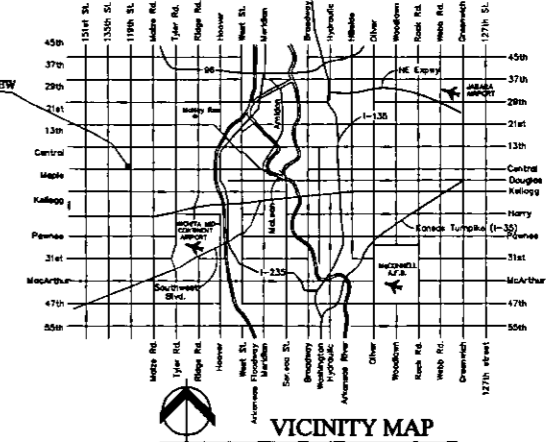
Lot 1 Westside Bible Chapel Addition

SITE INFORMATION

BUILDING NAME: OAKCREST PET HOSPITAL
MAILING ADDRESS: 11632 W. CENTRAL SUITE 110 WICHITA, KANSAS 67212
BUILDING ADDRESS: 12160 WEST CENTRAL AVENUE WICHITA, KANSAS 67235
OCCUPANCY: D
ZONING: GENERAL OFFICE- APPROVED CONDITIONAL USE
LEGAL DESCRIPTION: LOT 1, DEERGLLEN OFFICE PARK ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.

SITE DATA

TOTAL ROOF AREA: 8,844 SQ.FT.
PARKING/DRIVER: 13,971.75 SQ.FT.
SEWALER: 1,731.8 SQ.FT.
TOTAL IMPERVIOUS AREA: 23,748.67 SQ.FT. (0.542 ACRES)
TOTAL SITE AREA: 34,416.68 SQ.FT. (0.783 ACRES)
PERCENTAGE OF LOT COVERAGE: 67.8%



VICINITY MAP
NO SCALE

TOTAL PARKING IN LOT	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 TO 250	7
251 TO 300	8
301 TO 400	10
401 TO 500	12
501 AND OVER	1 PERCENT OF TOTAL SPACES 1 FOR EACH 100 OVER 500

EXCEPT AS PROVIDED BY OR ACCESSIBLE ADJACENT TO ACCESSIBLE SPACES SHALL BE 6' WIDE MINIMUM.
 (2) ONE IN EVERY EIGHT ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE DESIGNATED "VAN ACCESSIBLE" AS REQUIRED BY 4.6.4. THE VERTICAL CLEARANCE AT EACH SPACE SHALL COMPLY WITH 4.6.5. ALL SUCH SPACES MAY BE GROUPED ON ONE LEVEL OF A PARKING STRUCTURE.

GENERAL CONSTRUCTION NOTES- SITE: (NOTES SHOWN ARE ON AN "IF ANY" BASIS)

- IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, ELEVATIONS, SECTIONS, OR DETAILS ON THESE CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR SHALL PROVIDE ALL REQUIRED SAFETY PROTECTION DURING CONSTRUCTION.
- ALL TRENCHING SHALL BE IN ACCORDANCE WITH OSHA REQUIREMENTS (IF ANY).
- INLET PROTECTION SHALL BE INSTALLED ON ALL INLETS THAT SHALL RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITY. INLET PROTECTION SHALL BE INSPECTED ON A DAILY BASIS AND SHALL BE CLEANED AFTER EVERY STORM. ANY DAMAGE TO INLET PROTECTION SHALL BE REPAIRED THE SAME DAY IT IS DISCOVERED.
- ALL EARTH FILL SHALL BE FREE FROM BRUSH, ROOTS, AND OTHER ORGANIC MATERIAL SUBJECT TO DECOMPOSITION (IF ANY).
- ALL EXCESS TOPSOIL AND SUBSOIL SHALL BE REMOVED AND STORED ON SITE FOR FUTURE USE ON THIS PROJECT (IF ANY).
- ALL WORK PERTAINING TO THESE DRAWINGS SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND IN AGREEMENT WITH ALL AGENCIES HAVING JURISDICTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PERMITS, TO OBTAIN APPROVALS AS REQUIRED, AND COORDINATE INSPECTIONS WITH ALL APPLICABLE STATE AND LOCAL JURISDICTIONS FOR THIS PROJECT.

SYMBOL	DESCRIPTION
W	WATER LINE
WM	WATER MAIN
GL	GAS LINE
GM	GAS MAIN
SS	SANITARY SEWER LINE
SSM	SANITARY SEWER MAIN
T	TELEPHONE LINE
E	ELECTRIC LINE
C	CABLE TELEVISION UNDERGROUND
X	FENCE
BL	BUILDING FOOTPRINT
BL	FOUNDATION LINE
PL	PROPERTY LINE

SYMBOL	DESCRIPTION
TM	TELEPHONE MANHOLE
EM	ELECTRIC MANHOLE
SM	SAN. SEWER MANHOLE
PH	FIRE HYDRANT
SI	STORM INLET
PP	POWER POLE

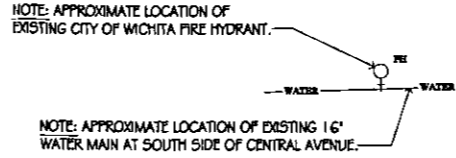
NOTE: ALL CONSTRUCTION ACTIONS, METHODS, AND MEANS AT THE CONSTRUCTION SITE FOR THIS PROJECT SHALL BE ACCOMPLISHED IN FULL COMPLIANCE OF ALL APPLICABLE LOCAL, STATE, AND FEDERAL (I.E. OSHA, ETC.) LAWS, CODE REGULATIONS AND/OR REQUIREMENTS, ENFORCE AT THE TIME OF CONSTRUCTION. ANY ENTITY (OWNER, GENERAL CONTRACTOR, SUBCONTRACTOR, MATERIAL SUPPLIER, ETC.) CAUSING AN INFRACTION(S) OF SAID LAWS, CODE REGULATIONS, AND/OR REQUIREMENTS THAT RESULT(S) IN A MONETARY FINE, COURT COSTS, ATTORNEY FEES, ETC., SHALL BE RESPONSIBLE FOR PAYMENT OF SAID COSTS AT THE SOLE EXPENSE OF THE ENTITY INVOLVED.

NOTE: ALL UTILITIES SERVING THIS PROPOSED BUILDING ARE EXISTING EXCEPT THE SANITARY SEWER.
 NOTE: PLUMBING SUBCONTRACTOR SHALL VERIFY LOCATIONS, SIZES, ETC. OF ALL EXISTING UTILITIES, ETC. RELATED TO HIS/HER CONTRACT AND COORDINATE WITH THE CORRESPONDING ENGINEER'S DRAWINGS PRIOR TO CONSTRUCTION.
 NOTE: ELECTRICAL SUBCONTRACTOR SHALL VERIFY LOCATIONS, SIZES, ETC. OF ALL EXISTING UTILITIES, EQUIPMENT, ETC. RELATED TO HIS/HER CONTRACT AND COORDINATE WITH THE CORRESPONDING ENGINEER'S DRAWINGS PRIOR TO CONSTRUCTION.
 NOTE: HVAC SUBCONTRACTOR SHALL VERIFY LOCATIONS, SIZES, ETC. OF ALL EXISTING UTILITIES, ETC. RELATED TO HIS/HER CONTRACT AND COORDINATE WITH THE CORRESPONDING ENGINEER'S DRAWINGS PRIOR TO CONSTRUCTION.

NOTE: SANITARY SEWER EXTENSION TO THE PROPOSED BUILDING SHALL BE PER THE REQUIREMENTS OF THE CITY OF WICHITA PUBLIC WORKS DEPARTMENT AND IS NOT A PART OF THIS CONTRACT OR THESE DRAWINGS. ADDITIONAL ENGINEERING DRAWINGS FOR SAID SEWER EXTENSION AND THE ACTUAL COST OF THE EXTENSION (MATERIALS AND LABOR) TO THE PROPOSED BUILDING SHALL BE THE RESPONSIBILITY OF THE OWNER.

SITE PLAN

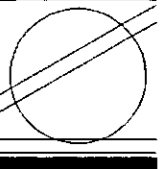
SCALE: 1/8" = 1'-0"



- THE CONTRACTOR SHALL PROVIDE ALL SAFETY BARRIERS, FENCING, CONES, FLASHERS, ETC. AT THE CONSTRUCTION SITE AS REQUIRED BY LOCAL CODE REGULATIONS AND REQUIREMENTS.
- THE CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES PER THE APPLICABLE CODES OF THE LOCAL BUILDING AUTHORITIES.
- ALL GRADING SHALL BE ACCOMPLISHED TO INSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS, FOUNDATIONS, AND STRUCTURES.
- THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS AT THE SITE, THEN COMPARE WITH THE ARCHITECT'S PLANS. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE START OF ANY WORK.
- IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, ELEVATIONS, SECTIONS, OR DETAILS ON THESE CONSTRUCTION DOCUMENTS.
- ALL CONSTRUCTION, WORKMANSHIP, AND MATERIALS, SHALL CONFORM TO THE APPLICABLE CODE REQUIREMENTS OF THE LOCAL BUILDING AUTHORITIES.

REVISIONS

NO.	DESCRIPTION



PROJECT:
A PROPOSED NEW BUILDING FOR:
JOHNNIE BRUNER, DVM
DBA OAKCREST PET HOSPITAL
CENTRAL/119TH STREET WEST
WICHITA KANSAS 67212

CURTIS E. MC NAY II, AIA
 CABER ASSOCIATES INCORPORATED
 ARCHITECT/DESIGNER/PLANNER
 2506 GREEN MEADOW CIRCLE
 WICHITA, KANSAS 67235 (316) 773-7300

PARKING SCHEDULE
REQUIRED:
30 REGULAR SPACES
2 HANDICAPPED SPACES
32 TOTAL SPACES REQUIRED
PROVIDED:
32 REGULAR SPACES
2 HANDICAPPED SPACES
34 TOTAL SPACES PROVIDED

NOTE: ALL PAVED AREAS SHALL BE ASPHALT WITH CONCRETE CURBS.

PARKING CALCS
PARKING REQUIRED= 1 PARKING SPACE FOR EACH 250 SQUARE FEET IN THE BUILDING, PLUS 7,977 SQUARE FEET = 32 SPACES WHICH INCLUDES 2 HC SPACES
ADA PARKING REQUIRED= 2 PARKING SPACES FOR HC PARKING
TOTAL PARKING REQUIRED= 32 SPACES

DATE:
JUNE, 2016

PROJECT NO.:
A-366W14-
SCALE DOWN

SHEET NO.:

A-1.00