



Wichita-Sedgwick County Metropolitan Area Planning Department

June 7, 2018

Islamic Society of Wichita
P.O. Box 8157
Wichita, KS 67208

KE Miller Engineering, P.A.
Attn: Kirk Miller
117 E. Lewis
Wichita, KS 67202

Re: CON2018-25: County Administrative Adjustment to CON2017-00012 to approve new site plan; generally located at the southeast corner of North Meridian and West 69th Street North

Legal Description: A tract of land located in the Northeast corner (NE/c) of the Northwest Quarter (NW/4) of Section 7, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, described as beginning at the NE/c of said NW/4; thence South a distance of 1244.58 feet along the West line of said NW/4; thence West a distance of 700 feet; thence North a distance of 1244.58 feet to the North line of said NW/4; thence East a distance of 700 feet along the North line of said NW/4 to the point of beginning.

Dear Applicant,

We reviewed your Zoning Adjustment request to adjust the approved site plan for CON2017-00012 on SF-20 Single-Family Residential zoned property to relocate the drive access.

We find that the adjustment to the site plan 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 CON2017-00012 should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area.
- 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 property west and south of the project area is unplatted and undeveloped SF-20 Single-Family Residential zoned district. Properties north and east of the subject site are located within the Valley Center city limit developed with single-family residences. Therefore relocating the drive access on the site plan should not compromise existing or permitted uses on abutting sites.

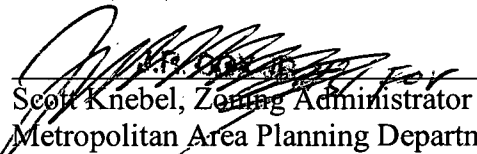
- 4) Effect on public health, safety or welfare: The public's safety, health and welfare should not be impacted.

Our signatures below indicate that an Administrative Adjustment to allow for relocation of access drive in SF-20 Residential zoning district is hereby granted for the aforementioned property subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved revised site plan submitted with this application.
- 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

