



Wichita-Sedgwick County Metropolitan Area Planning Department

May 26, 2017

GIMJ, Inc.
Attn: Dan Dopps
6820 W. Central Ave.
Wichita, KS 67212

Stutzman Greenhouse, Inc.
6709 W. Hwy 61
Hutchinson, KS 67501

Re: CON2017-24: City Administrative Adjustment to CON2016-00003 to increase the area of a seasonal garden center by approximately 16% from 10,875 square feet to 12,875 square feet, in LC Limited Commercial zoning; generally located 1,000 feet east of Ridge Road on the north side of West Central (6820 W. Central Ave.)

Legal Description: Lot 3; Block 2; Queen's Lake 2nd Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We reviewed your Zoning Adjustment request to increase the area of a seasonal garden center by approximately 16% from 10,875 square feet to 12,875 square feet, in LC Limited Commercial zoning. From reviewing your application we understand that you are requesting to administratively adjust CON2016-00003 by approximately 16 %.

Sec. V-D.14 of the Unified Zoning Code allows minor adjustments Conditional Use site plans or conditions of approval when the conditions required by Sec. V-I.6 of the Code are met. 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 increase in seasonal garden center area should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. Sufficient parking is available for the current need and does not interfere with public right-of-way.
- 2) Impact on existing uses in surrounding areas: The proposed increase in seasonal garden center area should not impact existing uses in surrounding areas, as all parking for this project should be adequately provided on the site.

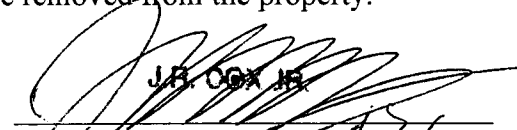
- 3) Compatibility with existing or permitted uses on abutting sites: Abutting sites are zoned LC developed with office strip center, restaurant and drive-up financial institution. Therefore a 16% increase in seasonal garden center area should not compromise existing or permitted uses on abutting sites.
- 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 increase the area of a seasonal garden center by approximately 16% from 10,875 square feet to 12,875 square feet, in LC Limited Commercial 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 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


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

cc: MABCD
Bryan Frye, CM District V
Laura Rainwater, Community Services Representative District V



Stutzmans
Central
Garden Center
6820 W. Central

75x135
layout

12x32
barn.



SITE PLAN

6/2/2017 *R. Morgan*