



**Wichita-Sedgwick County Metropolitan Area Planning Department**

**REVISED**

February 19, 2020

JTS Investments, LLC  
Attn: Thomas Schmeidler  
1444 S. St. Clair, Bldg A  
Wichita, KS 67213

**Re: BZA2020-00003: Administrative Adjustment to waive solid screen requirement on property zoned LC Limited Commercial.**

**Legal Description: Lot 1 and Lot 2 Exc Beg Ne Cor S 165 Ft W 279 Ft N 165 Ft E 279.16 Ft To Beg, Caliendo 11th Addition, Wichita, Sedgwick County, Kansas; generally located 1,000 feet south of East Harry Street on the east side South Webb Road (1755 S. Webb Rd.)**

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to waive the solid screening requirement on the south and the west property lines. From reviewing the application, we understand that you desire maintain existing landscape materials and plant additional shrubs and trees as shown on the landscape plan submitted with the application.

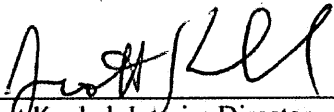
Section IV-B.3 of the Unified Zoning Code ("UZC") which allows solid screening to be waived where a landscape buffer is sufficient to comply with Section IV-B.c-e. This adjustment is permissible when the provisions of those sections and the Zoning Adjustment Criteria of Section IV-B.3 are met. We find that waiving the solid screening requirements meets the provisions of Section IV-B.3.c-e 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 location of the landscape buffer will have no impact on the safety and convenience of vehicular and pedestrian circulation in the right-of-way.
- 2) Impact on existing uses in surrounding areas: There will be no impact on the existing uses in surrounding areas; street visibility will be unchanged for neighboring properties. Lots facing the west side of South Webb Road are transitioning to commercial zoned properties
- 3) Compatibility with existing or permitted uses on abutting sites: Abutting sites are zoned SF-5 Single-Family Residential and TF-3 Two-Family Residential and allowing landscape buffering of the south property line to replace the solid screening requirement will not have a negative impact on existing or permitted uses. There will be no encroachment into or on the public right-of-way.
- 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.

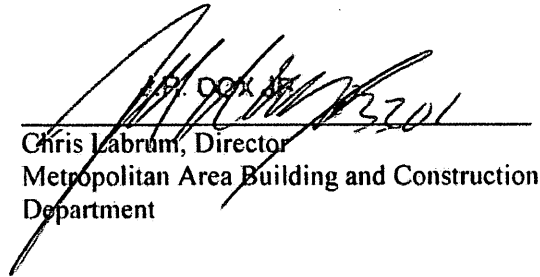
Our signatures below indicate that a Zoning Adjustment to waive Section IV-B.3 replacing solid screening with landscaping for the south property line is hereby GRANTED, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan. Please submit a landscape plan indicating a solid evergreen shrub planting along the south property line.
- 2) The adjustment shall only apply to the south property line of the subject property. In the event that the existing screening fence is removed to the west on the adjacent residential properties, a new screening fence will be constructed by the property owner of 1755 S. Webb Road. 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) The existing landscaping must be maintained. Any loss of existing materials must be replaced with new approved plant materials or solid screening as prescribed by the Unified Zoning Code and City of Wichita Landscape Ordinance.
- 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.



Scott Knebel, Interim Director  
Metropolitan Area Planning Department



Chris Labrum, Director  
Metropolitan Area Building and Construction  
Department

cc: MABCD  
Becky Tuttle, CM District II  
Cory Buchta, CSR District II

# GENERAL PLANTING NOTES

- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE ARCHITECT/LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE OWNER'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING THE LOCAL UTILITY LOCATOR SERVICE. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD/SEED AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD/SEED THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR.
- SOD/SEED TYPE SHALL BE LOCALLY AVAILABLE TALL FESCUE BLEND OR OTHER TURF GRASS RECOMMENDED FOR THE SPECIFIC AREA.
- BACKFILL FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL SOIL, EXCAVATED FROM PLANTING PITS MIXED WITH COMPOST AND WELL-ROTTED MANURE AT A RATIO OF THREE (3) PARTS SOIL TO ONE (1) PART COMPOST AND WELL-ROTTED MANURE.
- FERTILIZE ALL PLANTS WITH 6-10-4 COMMERCIAL FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER.
- AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS.
- ALL LANDSCAPE EDGING IS TO BE A 4" X 3/8" PAINTED STEEL EDGING. PLACE EDGING FLUSH WITH GRADE.
- INSTALL SHREDDED HARDWOOD MULCH IN ALL PLANT BEDS AND TREE SAUCERS. PLACE 3"-4" OF MULCH IN ALL PLANT BEDS AND TREE SAUCERS.
- PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL ACCEPTANCE OF THE PROJECT'S PLANT MATERIALS. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION.
- RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W.
- REESTABLISH TURF IN ALL AREAS DISTURBED BY THE CONSTRUCTION PROCESS AND WITHIN THE LIMITS OF DISTURBANCE BY SEED, SOD OR PLANNED PLANTING AREAS, AS NOTED ON PLAN.
- REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE OWNER'S REPRESENTATIVE PRIOR TO STARTING CONSTRUCTION.

## PLANTING LEGEND

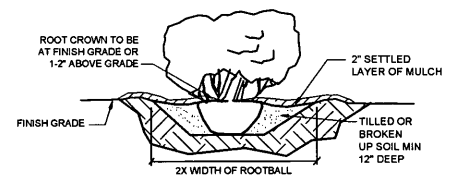
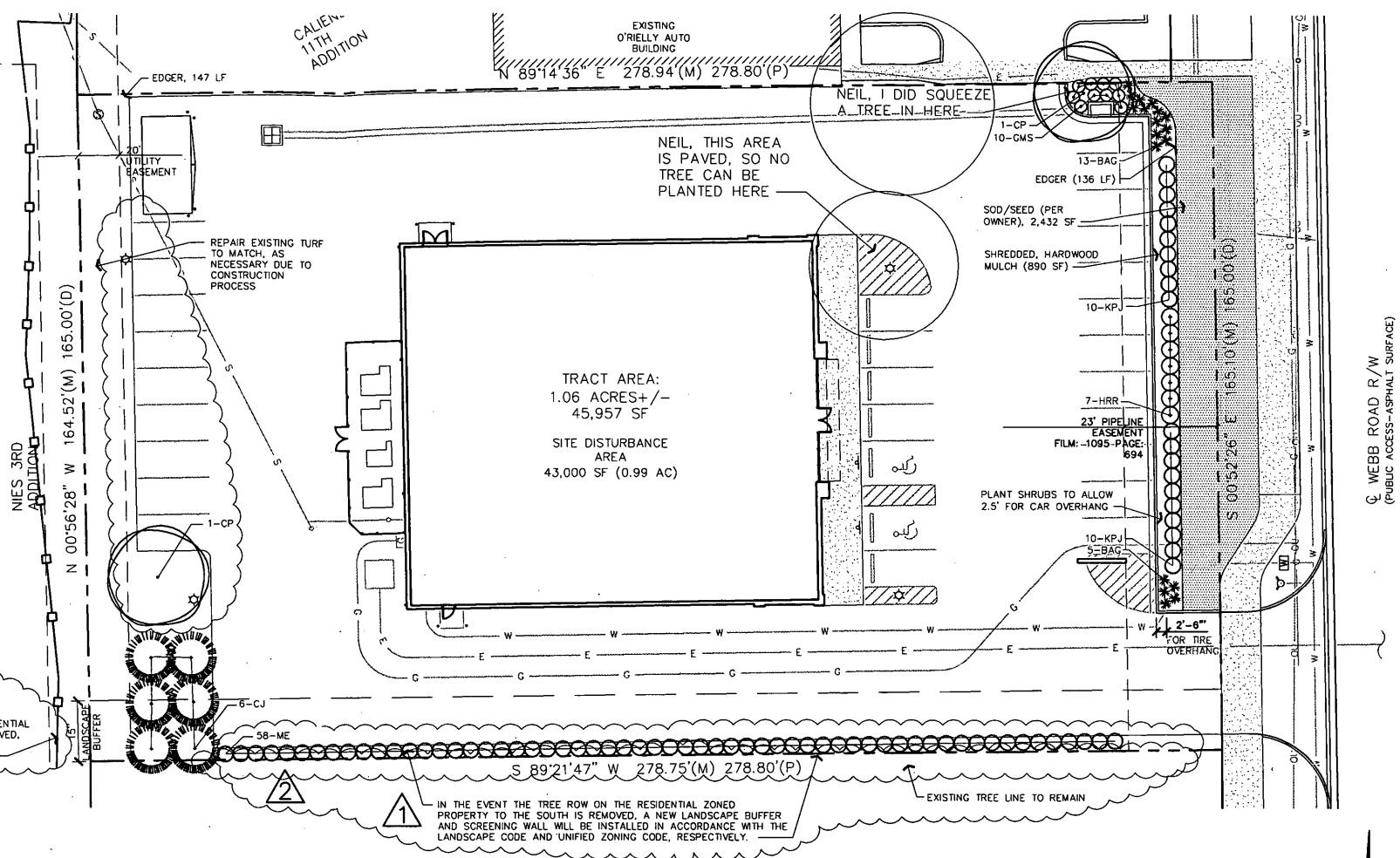


## LANDSCAPE CODE CALCULATIONS

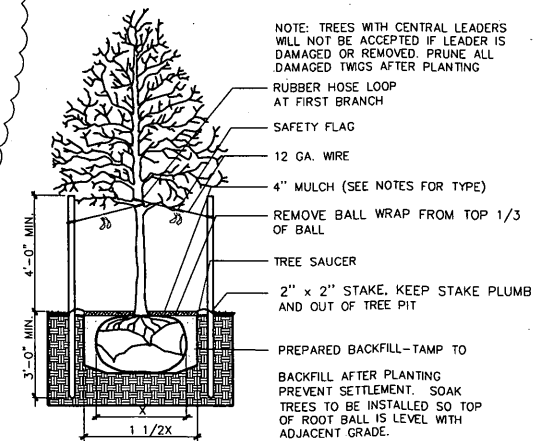
<p><b>LANDSCAPED STREET YARD</b></p> <p>Landscaped Street Yard Required: 165 LF Webb Road x 15 Sq. Ft. Factor 2,475.00 total LF Landscaped Street Yard required</p> <p>Landscaped Street Yard Provided: 2,589 Total sq. ft. Provided</p> <p>Street Yard Trees Required: 2,475 ÷ 500 = 5 trees required (up to 1/3 can be provided by shrubs)</p> <p>Street Yard Trees Provided: 1 tree + 16 shrubs = 2.5 trees provided (Street yard trees are prohibited in Pipeline Easement (see Film 1095, Page 0694))</p>	<p><b>PARKING LOT SCREENING AND LANDSCAPING</b></p> <p>Parking lot screening provided</p> <p>Parking Lot Trees Required: 28 parking stalls ÷ 20 = 1.4 or say 2 trees required (One-half of the req'd. street yard trees may be used to fulfill parking lot tree requirement)</p> <p>One-half of 5 street yard trees = 2.5</p> <p>Parking lot trees provided: 2 parking lot trees provided</p> <p><b>REQUIRED BUFFERS</b></p> <p>West Property Line: 165 LF ÷ 40 = 4 trees x 1.5 (per PO 41) = 6 trees required</p> <p>7 trees provided</p> <p>NOTE: IN THE EVENT THE FENCE ON THE RESIDENTIAL ZONED PROPERTY TO THE WEST IS REMOVED, A NEW FENCE WILL BE INSTALLED IN ACCORDANCE WITH THE ZONING CODE.</p> <p>South Property Line: 279 LF ÷ 40 = 7 trees required</p> <p>4 new trees provided PLUS 58 evergreen shrubs, in addition to heavy tree row on adjacent property</p> <p>NOTE: IN THE EVENT THE TREE ROW ON THE RESIDENTIAL ZONED PROPERTY TO THE SOUTH IS REMOVED, A NEW LANDSCAPE BUFFER WILL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE CODE.</p>
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## PLANT SCHEDULE

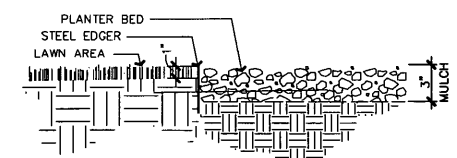
TAG	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
		<b>DECIDUOUS TREE</b>				
CP	2	Chinese Pistache	<i>Pistacia chinensis</i>	2" Cal.	B & B	
		<b>EVERGREEN TREE</b>				
CJ	6	Concert Juniper	<i>Juniperus virginiana 'Concert'</i>	6' Min. Ht.	B & B	
		<b>EVERGREEN SHRUB</b>				
KPJ	20	Kalloy Pfitzer Juniper	<i>Juniperus x pfitzeriana 'Kalloy's Compact'</i>	3 Gal.	Cont.	
ME	58	Manhattan Euonymus	<i>Euonymus kiautschovicus 'Manhattan'</i>	3 Gal.	Cont.	
		<b>DECIDUOUS SHRUB</b>				
GVP	0	Golden Vicary Privet	<i>Ligustrum x vicaryi</i>	3 Gal.	Cont.	
GMS	10	Goldmound Spirea	<i>Spirea japonica 'Goldmound'</i>	3 Gal.	Cont.	
GLS	0	Gro Low Sumac	<i>Rhus aromatica 'Gro-Low'</i>	3 Gal.	Cont.	
HRR	7	Home Run Rose	<i>Rosa 'Wekeisbako'</i>	3 Gal.	Cont.	
		<b>GRASSES &amp; PERENNIALS</b>				
BAG	18	Blonde Ambition Grama Grass	<i>Bouteloua gracilis 'Blonde Ambition'</i>	1 Gal.	Cont.	



1 SHRUB PLANTING DETAIL NO SCALE



2 TREE PLANTING DETAIL NO SCALE



3 EDGER DETAIL NO SCALE

## PLANTING PLAN

1" = 20'-0"

# SITE PLAN

APPROVED 1-22-20 BY [Signature]

THIS PLAN SHEET IS PART OF AN OVERALL KAW VALLEY ENGINEERING PLAN SET FOR THE SPECIFIC IMPROVEMENTS CONTEMPLATED THEREIN. AS SUCH, THE INFORMATION CONTAINED MAY BE LIMITED AND SHOULD ONLY BE INTERPRETED WITHIN THE CONTEXT OF THE COMPLETE PLAN SET.

UTILITIES SHOWN REPRESENT THE BEST INFORMATION AVAILABLE FOR DESIGN. ADDITIONAL UTILITIES MAY BE PRESENT ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY THE FAILURE TO DO SO.

1-09-20	For City Approval	DSN	CHK
1-22-20	Per Review Comments		
2-13-20	Per Review Comments		
2-19-20	Per Review Comments		
REV	DATE	DESCRIPTION	
<p>200 N. EMPORIA, SUITE 100 WICHITA, KANSAS 67202 PH. (316) 440-4304   FAX. (316) 440-4309 www.kawvalley.com   www.kveing.com</p> <p><b>KAW VALLEY ENGINEERING</b></p> <p>KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-113. EXPIRES 12/31/18</p>			
<p><b>FAMILY DOLLAR</b> 1755 S. WEBB WICHITA, KS</p>		<p><b>PLANTING PLAN</b></p>	
PROJ. NO.	G18-0969	DESIGNER	TAF
CFN	0969CP	REV	
SHEET	L-1		