



Wichita-Sedgwick County Metropolitan Area Planning Department

March 4, 2020

Theresa J. Marsh
5520 W. 37th Street S
Wichita, KS 67215

Kaw Valley Engineering
Attn: Levi Bond
200 N. Emporia, Suite 100
Wichita, KS 67202

Re: CON2020-08: City Administrative Adjustment to CON2018-00037 to approve new site plan; generally located south side of West Central Avenue and approximately 300 feet east of North Maize Road (10303 W. Central Ave.)

Legal Description: Lot 1 except E 24 ft, Rush 4th Addition, Wichita, Sedgwick County, Kansas

Dear Applicant,

We reviewed your Zoning Adjustment request to adjust the approved site plan for CON2018-00037 on LC Limited Commercial zoned property indicate parking display spaces and customer parking spaces on the site.

We find that the adjustment to the site plan as proposed meets the four conditions required by Sec. V-1.6 of the Code as set out below:


- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed Administrative Adjustment to CON2018-00037 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: There will be a 20 foot landscape buffer and solid screening along the south property line that abuts SF-5 Single-Family Residential Zoning. LC zoning is located east, west and north of the subject site. Impact on existing uses will be minimal.
- 3) Compatibility with existing or permitted uses on abutting sites: South of the project area is SF-5 Single-Family Residential and developed with single family residences. Properties west, north and east of the subject site are zoned LC Limited Commercial and are developed with a bank, strip center, utility office and a multi-family apartment complex. Therefore changing 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.

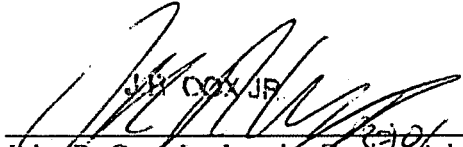
Our signatures below indicate that an Administrative Adjustment to adjust the site plan for CON2018-37 for the aforementioned property is hereby granted subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved revised site plan submitted with this application.
- 2) Vehicle sales may be a primary use and not accessory to another use.
- 3) 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.



Scott Knebel, Interim Director
Metropolitan Area Planning Department



John R. Cox, Jr., Interim Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Bryan Frye, WCC District V
Cory Buchta, CSR District V

CENTRAL

ADJUSTED SITE PLAN FOR
CON2018-00037 AN AMENDMENT TO
CON2012-00003

CONDITIONAL USE FOR VEHICLE AND
EQUIPMENT SALES, OUTDOOR

10303 W. CENTRAL

SITE PLAN

APPROVED 3-4-20 BY: *SK*

MAIZE ROAD

PIPE RAILING, FULL HEIGHT CURB,
OR OTHER APPROVED METHOD FOR
PREVENTING ROLL AWAYS

PROPOSED SCREENING
FENCE

210.00'

DISPLAY
PARKING

103.24'

PROPOSED GATES

EXISTING
CUSTOMER PARKING

87.09'

EXISTING ASPHALT
TO REMAIN

PROPOSED
CUSTOMER PARKING

161.93'

DISPLAY
PARKING

DISPLAY
PARKING

DISPLAY
PARKING

74.32'

20' LANDSCAPE BUFFER

20.00'



OFFICE SIZE

OFFICE SIZE = 968 SQ. FT. +/-
DISPLAY AREA = 11,495 SQ. FT. +/-

CUSTOMER PARKING REQ'D:
1 PER 500 SQ. FT. OF OFFICE SPACE = 2 SPACES
2 PER FIRST 10,000 SQ. FT. OF DISPLAY = 2 SPACES
1 PER ADDITIONAL 10,000 SQ. FT. OF DISPLAY = 1 SPACE

TOTAL CUSTOMER PARKING REQ'D = 5 SPACES
TOTAL CUSTOMER PARKING EXISTING = 7 SPACES

NOTE: THE SITE PLAN SHOWN HERON IS
SUBJECT TO THE PROVISIONS OUTLINED
IN CON2018-00037 AND SUPERCEDES
ALL PREVIOUS SITE PLANS AND
CONDITIONS THEREON.



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KAW VALLEY ENGINEERING

2020-02-20
2020-02-21_CON ADJ