Wichita-Sedgwick County Metropolitan Area Planning Department

July 29, 2020

Wilhelmina Rentals, LLC
Attn: Andrew J. Nolan
1551 N. Waterfront Parkway, Ste. 100
Wichita, KS 67206

Elevations Investment Partners, LLC
Attn: Andrew J. Nolan
1551 N. Waterfront Parkway, Ste. 100
Wichita, KS 67206

MKEC Engineering, Inc,
Attn: Brian Lindebak
411 N. Webb Road
Wichita, KS 67206

Re: **BZA2020-00026: Administrative Adjustment to reduce the front setback by 20% from 20-feet to 16-feet and reduce the parking requirement from 104 stalls to 79 stalls (24%) on a B – Multi-family zoning lot; generally located five blocks east of North Hillside Avenue on the south side of East 17th Street North (1753 North Harvard Avenue).**

Legal Description: Lots 2 through 30 inclusive on Yale Avenue and Lots 1-3 & N 5 feet of Lot 5 Harvard Avenue, L R Gordon Addition, Wichita, Sedgwick County.

Dear Applicants,

We have reviewed your request for a Zoning Adjustment to reduce the front setback and the required parking on the aforementioned property. From reviewing the application, we understand that you desire to reduce the front setback from 20-feet to 16-feet (20%) and reduce required parking from 104 parking stalls to 79 parking stalls (24%).

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing minimum front setbacks (required by the property development standards of the zoning district) by up to 20 percent and Section V-I.2.i. allows the required parking to be reduced by up to 25 percent. These adjustments are permissible when the provisions of those sections and the Zoning Adjustment Criteria of Section V-I.6 are met. We find that the reduction of the front building setback and the reduction of the street side compatibility setback as proposed meet the provisions of Section V-I.2.a, Section V-I.2.d 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 requested adjustment has no bearing on vehicular or pedestrian circulation, therefore should have no negative affect on the surrounding area in that regard.

2) Impact on existing uses in surrounding areas: The proposed adjustments will not increase any impacts to surrounding property owners.

3) Compatibility with existing or permitted uses on abutting sites: The land use pattern in this area is apartment development and single-family residential uses on properties zoned B-Multi-family and MF-29 Multi-family residential. Nothing in this request should lessen the existing compatibility between these uses.

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 reduce the front building setback from 20-feet to 16-feet and the required parking reduction from 104 parking stall to 79 parking stalls for the aforementioned property is hereby **GRANTED**, subject to the following conditions:

1) The site shall be developed in general conformance with the approved site plan.

2) The applicant shall obtain a building permit and complete construction within one year of the Administrative Adjustment approval. The site shall conform to all codes including but not limited to building, health and fire.

3) The setback reduction shall apply only to the front setback and reduction of the required number of parking spaces as illustrated on the approved site plan. 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.

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.

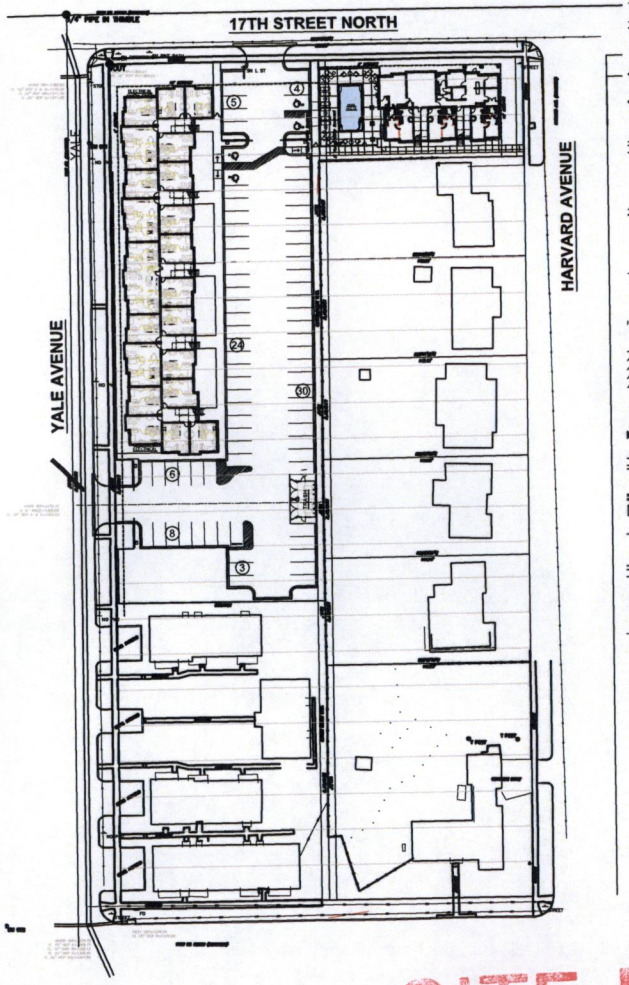
The "Development Application" sign should now be removed from the property.

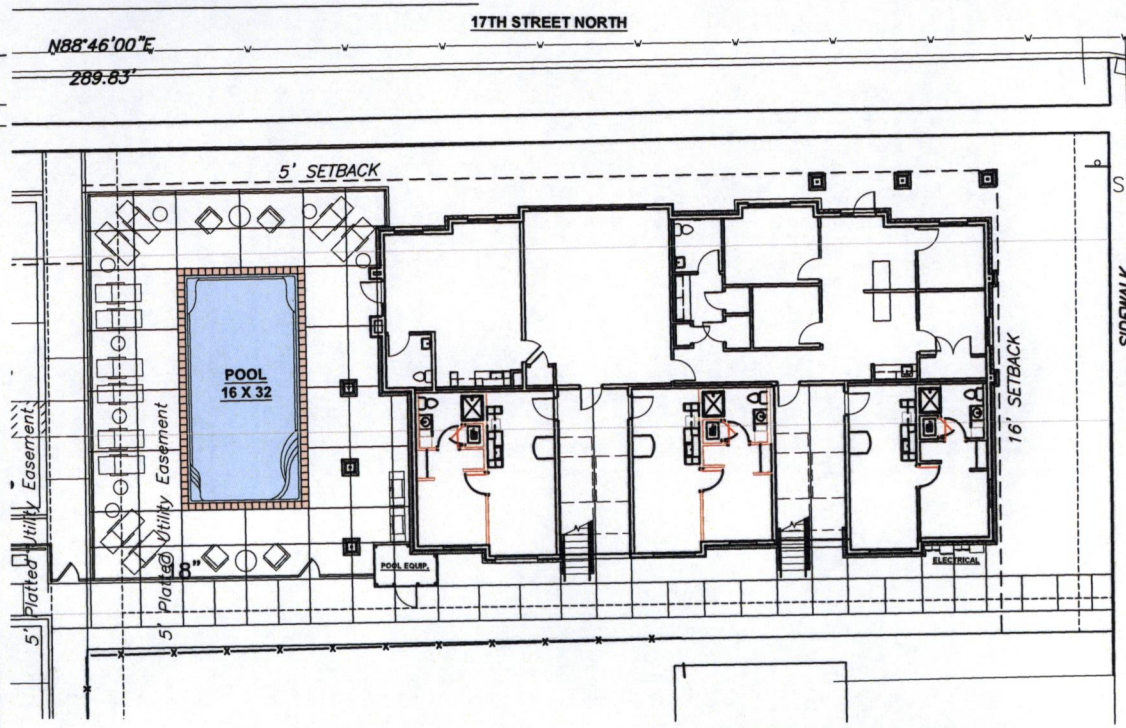
Scott Wadle, Interim Director
Metropolitan Area Planning Department

A.R. COX for

Chris Labrum, Director
Metropolitan Area Building and Construction Department

cc: MABCD
Brandon Johnson, CM District I
Kameelah Alexander, Community Service Representative, District I





② ENLARGED AMENITIES AREA
1/8"=1'-0"

UNIT MIX PHASE 2-A:

1 BEDROOMS = 52 X 1.25	=	65 STALLS
2 BEDROOMS = 15 X 1.75	=	26.25 STALLS
4 BEDROOMS = 5 X 1.75	=	8.75 STALLS
RESIDENCE PARKING REQUIRED	=	100 (WITHOUT REDUCTION) = 76 (WITH REDUCTION)
LEASE OFFICE 1,400SF (3/1000SF)	=	4 STALLS
CLUBHOUSE	=	0 STALLS (ASSUMES RESIDENT USE)
PARKING REQUIRED	=	80
PARKING PROVIDED	=	80

① YALE AVENUE SITE - OPTION "A.1"
1"=30'
0 30'

SITE PLAN

APPROVED 7/29/20 BY RLMorgan

PROGRESS PRINT - NOT FOR CONSTRUCTION

SPT ARCHITECTURE
WICHITA, KS
316.267.4002

HIGH PLAINS DEVELOPMENT
SEVENTEENTH APARTMENTS - PHASE II
17TH & YALE, WICHITA, KS

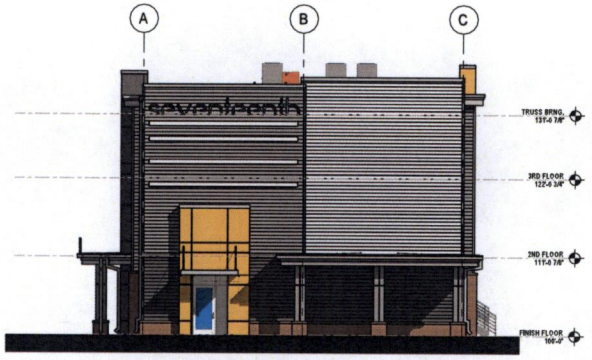
PROGRESS 07.10.20
ARCHITECTURAL
SITE
PRINT DATE: 06/30/2020

AS1

1 NORTH ELEVATION
1/8" = 1'-0"

2 EAST ELEVATION
1/8" = 1'-0"

3 SOUTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

SITE PLAN

APPROVED 7/29/20 BY Klmorga

PROGRESS PRINT - NOT FOR CONSTRUCTION

HIGH PLAINS DEVELOPMENT

SEVENTEENTH APARTMENTS - PHASE II

17TH & YALE, WICHITA, KS

SPT ARCHITECTURE

PROGRESS 07.10.20

LEASE OFFICE BLDG EXTERIOR ELEVATIONS

A2.7