



Wichita-Sedgwick County Metropolitan Area Planning Department

August 3, 2020

Carl T. Jaax Revocable Trust
10735 Harvest Ct.
Wichita, KS 67212

Sedgwick County Public Works
Attn: Jim Weber
1144 S. Seneca
Wichita, KS 67213

Re: CON2020-27: County Administrative Adjustment to DR 90-30 to approve new site plan; generally located at the northwest corner of West 71st Street South and South Ridge Road

Legal Description: East 280 feet of the South 290 feet, SE1/4, Sec, T28S, R1W except road right-of-way, Sedgwick County, Kansas

Dear Applicant,

We reviewed your Zoning Adjustment request to adjust the approved site plan for DR 90-30 on RR Rural Residential zoned property to remove the required landscaping from the south property line along West 71st Street South because of reduced visibility at the intersection. Sedgwick County Public Works is requesting the adjustment because of increased traffic accidents because of the obstruction of the site triangle on the northwest corner of the intersection.

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 DR 90-30 will improve 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: Surrounding properties are zoned RR and are used for agriculture; 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 will be improved by removing visual obstruction in the site triangle at this busy intersection.

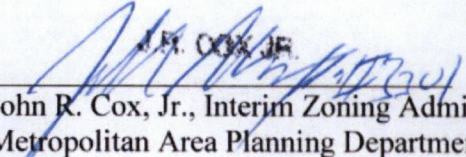
Our signatures below indicate that an Administrative Adjustment to adjust the site plan for DR 90-30 removing the required landscaping along the south property line for the aforementioned property is hereby granted subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved revised site plan submitted with this application.
- 2) 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 Wadle, Director
Metropolitan Area Planning Department



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

cc: MABCD
Michael O'Donnell, Commissioner, BoCC District 2
Kate Flavin

