



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

October 13, 2021

Chick-fil-A, Inc.  
Attn: Justin Lurk  
5200 Buffington Road  
Atlanta, GA 30349

GBC Design, Inc.  
Attn: Allan Wiley  
565 White Pond Drive  
Akron, OH 44320

**Re: BZA2021-00054: Administrative Adjustment to reduce the rear yard setback from 10-feet to 5-feet on property zoned LC Limited Commercial to allow construction of a 25-foot by 10-foot trash enclosure.**

**Legal Description: Lot 9, Block 1, Village at Greenwich Addition, Wichita, Sedgwick County, Kansas; generally located on the east side of North Greenwich Road and 1000 feet south of K-96 Highway (2400 N. Greenwich Road)**

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the rear yard setback on the aforementioned property. From reviewing the application, we understand that you desire to reduce the rear yard setback from 10-feet to 5-feet on property zoned LC Limited Commercial to allow construction of a 25-foot by 10-foot trash enclosure.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing the minimum interior side yard setback and rear yard setback (required by the property development standards of the zoning district) by up to 50 percent if not in excess of 300 square feet in the rear half of the lot. These adjustments are permissible when the provisions of those sections and the Zoning Adjustment Criteria of Section V-I.6 are met. This adjustment is 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 setbacks as proposed meets the provisions of Section V-I.2.a and the four criteria required by Section V-I.6 as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed reduction of the rear yard setback 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 residential uses; street visibility will be unchanged for neighboring properties.
- 3) Compatibility with existing or permitted uses on abutting sites: Abutting sites are zoned LC Limited Commercial. Property north of the subject site is developed with an auto service center.



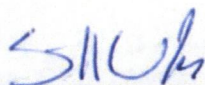
Property south of the subject site is a neighborhood retail strip center. East of the subject site is undeveloped.

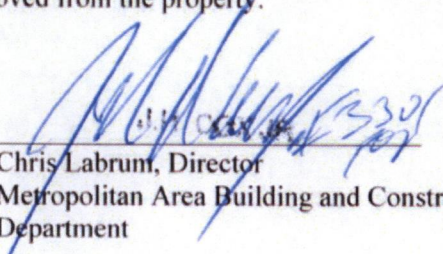
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. There will be no negative impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that a Zoning Adjustment to reduce the rear yard setback from 10-feet to 5-feet is hereby GRANTED, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site.
- 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 rear yard setback 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.

  
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Scott Wadle, 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



**Chick-fil-A**  
5200 Buffington Road  
Atlanta, Georgia 30349-2998

565 White Pond Dr.  
Akron, OH 44320-1123  
Phone 330-836-0228  
Fax 330-836-5782

**21ST & GREENWICH  
WICHITA, KS**

| REVISION SCHEDULE | DESCRIPTION |
|-------------------|-------------|
| NO.               | DATE        |

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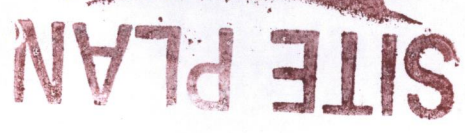
SHEET NUMBER  
1 OF 1

APPLICANT/DEVELOPER: CHICK-FIL-A, INC.

CONTACT: JUSTIN LURK  
5200 BUFFINGTON RD.  
ATLANTA, GEORGIA 30349-2998  
PHONE: (404) 765-8000  
EMAIL: [justin.lurk@cfacorp.com](mailto:justin.lurk@cfacorp.com)

EMAIL: [justin.lurk@cfacorp.com](mailto:justin.lurk@cfacorp.com)

EMAIL: [justin.lurk@cfacorp.com](mailto:justin.lurk@cfacorp.com)



APPROVED 10-13-2021 Kimingo