



Wichita-Sedgwick County
Metropolitan Area
Planning Department

CUSTOMER INVOICE #64820

DATE: 2-2-2024

MAPD STAFF: CMR

CASE NUMBER: CUP2024-00004

SUBDIVISION (PLAT/LOT SPLIT): _____

AGENT: CHUCK ROBINSON (KAW VALLEY)

CUSTOMER/PAYEE: _____ PHONE NUMBER: 316-440-4369

ADDRESS: 9139 E 37th ST N WICHITA 67276
STREET CITY STATE ZIP CODE

APPLICATION FEE: \$ 250.00 OL3 150605

ACREAGE/ LOT: \$ _____ OL3 _____

SIGN FEE: \$ 10.00 OL3 150601

TOTAL: \$ 260.00 (CHK # _____ CC# _____ CASH _____)

PLEASE MAKE CHECK PAYABLE TO : CITY OF WICHITA

MAIL PAYMENT TO: PLANNING DEPARTMENT— 271 WEST THIRD ST., 2ND FLOOR WICHITA, KS 67202

Case CUP2024-00004

APPLICATION

This form MUST be completed and filed at the Planning Department located on the 2nd floor of The Ronald Reagan Building, 271 W. 3rd Street, Wichita, KS, 67202 in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED. Check the appropriate box below for type of application being submitted. A separate application form and filing fee is required for each application. A pre-application conference with the planning staff is recommended before filing this application.

SECTION I

This property is located within: ☒ Wichita ☐ Sedgwick County (unincorporated)

Metropolitan Area Planning Commission:

- ☐ Zone Change: From zoning district: _____ to _____
- ☐ Planned Unit Development: ☐ Approval ☐ Amendment to PUD _____ ☐ Adjustment to PUD _____
- ☒ Community Unit Plan: ☐ Approval ☐ Amendment to CUP _____ ☒ Adjustment to CUP DP-319
- ☐ Protective Overlay: ☐ Approval ☐ Amendment to PO _____ ☐ Adjustment to PO _____
- ☐ Conditional Use: To allow: _____ zone district: _____
☐ Adjustment to CU/CON#: _____
- ☐ Vacation of: _____ zone district: _____
(Use a separate sheet for legal description, if necessary)
- ☐ Administrative Permit: To allow: _____-foot high wireless communication facility. zone district: _____
- ☐ Off-Site Billboard Sign within _____ feet of a residential lot/structure. zone district: _____

Board of Zoning Appeals:

- ☐ Variance: To allow: _____ zone district: _____
- ☐ Appeal of: _____ zone district: _____
- ☐ Zoning Adjustment: To allow: _____ zone district: _____
- ☐ Sign Code Adjustment: To allow: _____ zone district: _____

SECTION II

1. The application area is legally described as Lot(s) Lot 5, and part of lots 1 & 3; Block(s) One,
Providence Square Addition, (Wichita) Sedgwick County, KS. If appropriate, a metes and
bounds description may be attached.
2. The application area contains 2.99 acres.
3. This property is located at (address) 4794 E. 13th Street North which is generally located
at (relation to nearest streets) 13th & Oliver
4. We are filing this request for the following reasons: Request to reduce building setback for outdoor storage from the existing
35 foot setback along Oliver to a variable setback of 16 ft to 28 ft. In order to follow the curb line of the existing parking lot. Square footage of the requested area is 7206 sq. ft. (20% of building size).
5. County control number: 30001213

(continue)

6. The names of the owners of all property included in this application MUST be listed as applicants. Contract purchasers, lessees or others directly associated with the property may also be listed if they desire to be advised of the proceedings. (Use a separate sheet for additional applicants if needed.)

A. Applicant 13th & Oliver Investment, LLC Phone 316-648-0318
 Address 333 S. Broadway Avenue Wichita, Ks. Zip Code 67202-4325
 Email Address dlana@cpsg11c.com

Agent KAN VALLEY ENGINEERING, ATTN: CHUCK ROBINSON Phone 316-440-4304
 Address 9139 E 37th ST NORTH, WICHITA, KS Zip Code 67226
 Email Address CHUCKR@KVENG.COM

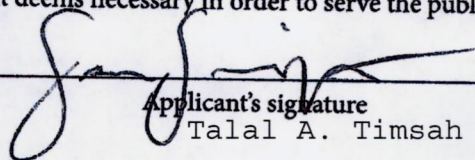
B. Applicant _____ Phone _____
 Address _____ Zip Code _____
 Email Address _____

Agent _____ Phone _____
 Address _____ Zip Code _____
 Email Address _____

C. Applicant _____ Phone _____
 Address _____ Zip Code _____
 Email Address _____

Agent _____ Phone _____
 Address _____ Zip Code _____
 Email Address _____

7. We acknowledge receipt of the instruction sheet explaining the method of submitting this application. We realize that this application cannot be processed unless it is completely filled in; is accompanied by a current abstractor's certificate as required in the instruction sheet; and is accompanied by the appropriate fee. We further certify that the foregoing information is true and correct to the best of our knowledge. We authorize unannounced inspections of the subject property by City and/or County staff for the purpose of collecting information to review and analyze this request. We acknowledge that the MAPC, Governing Body, or Board of Zoning Appeals shall have authority to impose such conditions as it deems necessary in order to serve the public interest and welfare.

 By _____ Authorized Agent (if any)
 Applicant's signature Talal A. Timsah
 _____ By _____ Authorized Agent (if any)
 Applicant's signature
 _____ By _____ Authorized Agent (if any)
 Applicant's signature

The Petition must bear the signature(s) of the property owner(s). If an authorized agent signs on the owner's behalf, the agent shall sign his own name and attach the owner's written notarized authorization to this application.

FOR OFFICE USE ONLY

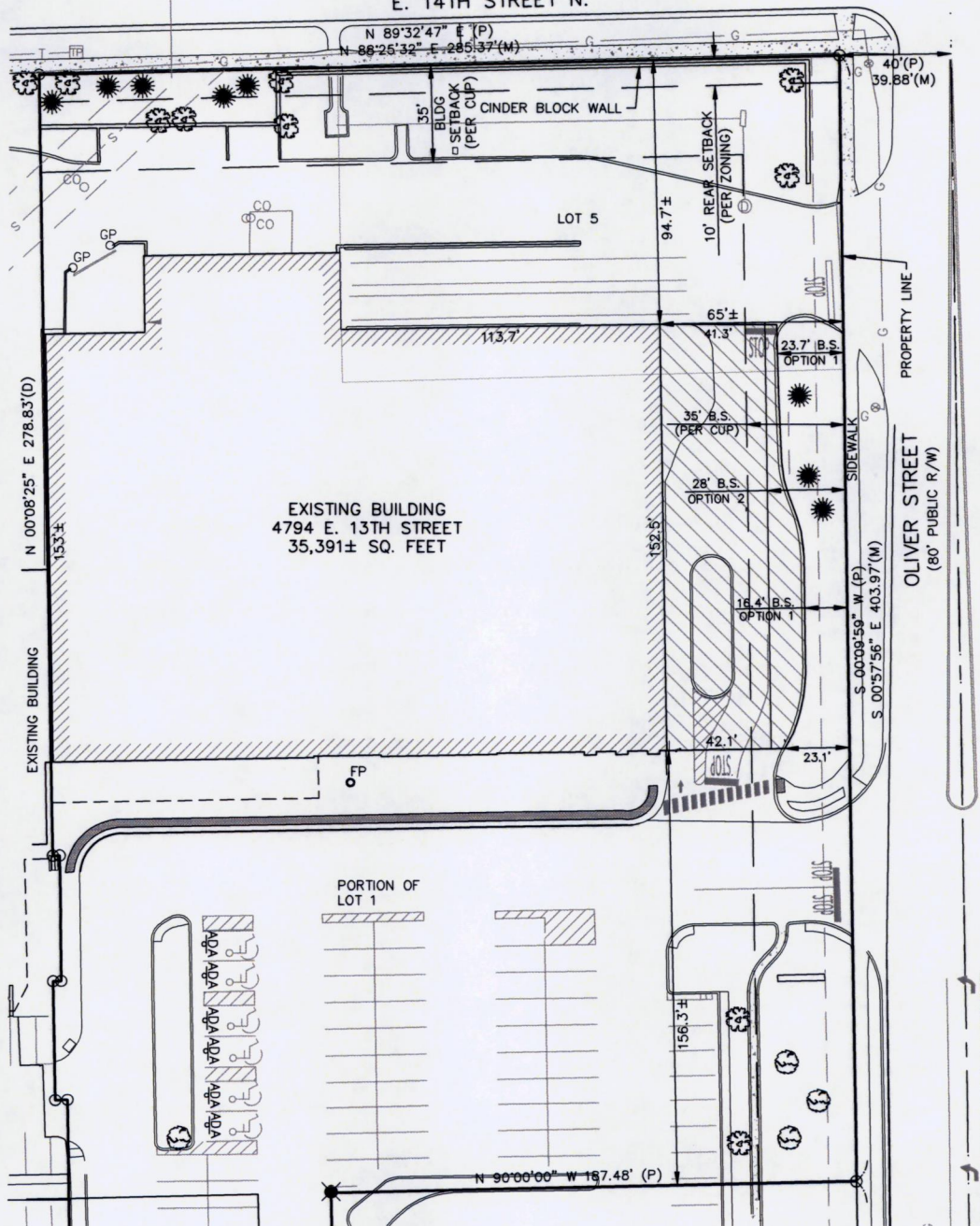
Map _____ Zoning (N) _____ (S) _____ (E) _____ (W) _____ MAPC/BZA _____ Township _____
 Council/Commission District _____ DAB _____ Sm. City PC _____

NA/HOA _____
 Date _____ Fee _____ Received By _____

Required Documents:

☐ Ownership List ☐ BZA Justification ☐ Legal Description ☐ Vacation Petition ☐ Site Plan ☐ Signs

SITE PLAN
 FOR BUILDING SETBACK ADJUSTMENT
 LOTS 1 & 5, BLOCK 1,
 PROVIDENCE SQUARE ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS
 E. 14TH STREET N.



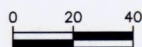
S 01°09'59\" W
165.50' (P)

OPTION 1

REQUESTED BUILDING SETBACK (B.S.) TO FOLLOW CURB LINE WITH VARIABLE BUILDING SETBACK FROM 16.4' TO 23.6' BUILDING SETBACK, 7,016 SQ. FT. (20% OF EXISTING BUILDING SIZE).

OPTION 2

20% REDUCTION OF EXISTING 35' BUILDING SETBACK = 28' BUILDING SETBACK = 5,687 SQ. FT. (16% OF EXISTING BUILDING SIZE).



SCALE: 1" = 40'



KAW VALLEY ENGINEERING

200 N. EMPORIA, SUITE 100
 WICHITA, KANSAS 67202
 PH. (316) 440-4304
 wh@kveng.com | www.kveng.com

PROJECT NO.
G23_2881
 DRAWN BY
AL
 CHECKED BY
CRR
 CFN
2881SITE
 SHEET
1 OF 1

PROJECT:

4794 E. 13TH STREET N.
 WICHITA, KANSAS

PREPARED FOR:

13th & OLIVER INVESTMENT, LLC
 WICHITA, KANSAS

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/24

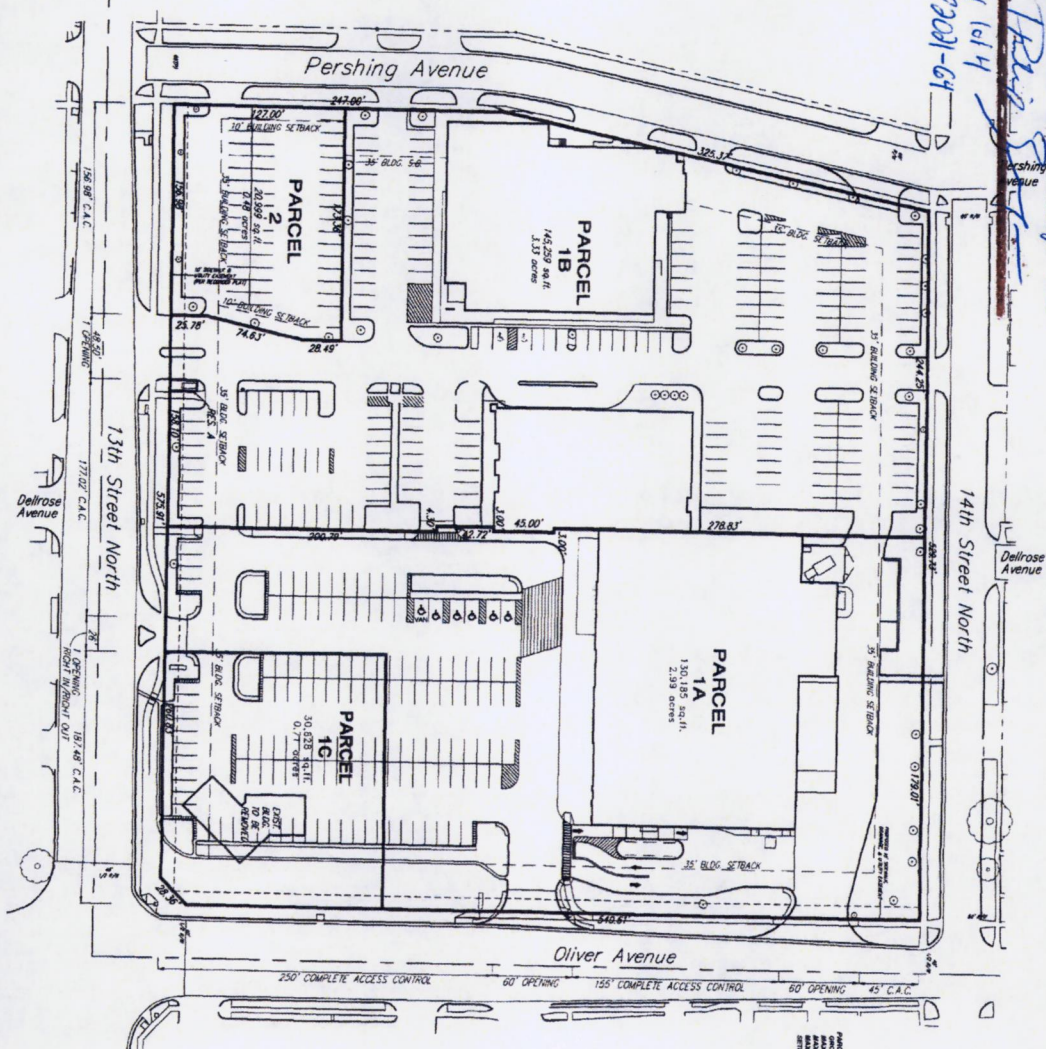
Per Sechin Adjustment

PROVIDENCE SQUARE COMMERCIAL CUP

COMMUNITY UNIT PLAN

DP-319

DP-319



PANCLIC: ALL USES PERMITTED ON PARCEL 10. GROSS AREA 1.86 ACRES OR 139,185 SQ. FT. MAXIMUM BUILDING COVERAGE - 37.8%. MAXIMUM GROSS FLOOR AREA - 45,000 SQ. FT. MAXIMUM BUILDING HEIGHT - 45 FT. SETBACKS -SEE PLAN

GENERAL PROVISIONS

- [illegible]



SCALE: 1" = 40'

REVISIONS

Approved per City Council March 24, 2009
Reviewed per Administrative Adjustment May 13, 2017
Reviewed per Administrative Adjustment:
Submitted per Administrative Adjustment: October 6, 2017



**KAW
VALLEY
ENGINEERING**

**PROVIDENCE SQUARE
COMMERCIAL
COMMUNITY UNIT PLAN**

Baughman
115 E. 12th St., Suite 1200 • Chicago, IL 60601 • P 312/467-7711 • F 312/467-1011