



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

March 22, 2025

Cypress Glen Partners, LLC
1815 S. Southwest Blvd.
Park City, KS 67213

Professional Engineering Consultants, P.A.
Attn: Lance Onstott
303 South Topeka Ave.
Wichita, KS 67202

Re: **BZA2025-00017:** Administrative Adjustments in the City to reduce the interior side setbacks from 6 feet to 5 feet (16.67 percent) on multiple development lots to construct duplexes on properties zoned MF-18 Multi-Family Residential District, generally located west of North 167th Street West and within one-half mile north of West Maple Street.

Legal Description: Lots 17, 22, & 26, Block B, and Lots 7, 8, 9, & 12, Block C, Cypress Glen 2nd Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants,

We have reviewed your request for Zoning Adjustments to reduce the interior side setbacks from 6 feet to 5 feet (16.67 percent) on the aforementioned properties in order to build duplexes on said lots. The properties are under common ownership of the developer and are undeveloped.

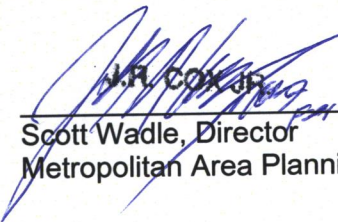
Section V-1.2.a of the Unified Zoning Code ("UZC") allows reducing the minimum side setbacks (required by the property development standards of the zoning district) by up to 20 percent. These adjustments are permissible when the provisions of this section and the Zoning Adjustment Criteria of Section V-1.6 are met. We find that the reduction of the setbacks as proposed meets the provisions of Section V-1.2.a 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 proposed reduction of the interior side setbacks from 6 feet to 5 feet 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 uses. The surrounding properties of all subject lots are zoned MF-18 Multi-Family Residential, are under common ownership of the developer, and are undeveloped.
- 3) **Compatibility with existing or permitted uses on abutting sites:** There will be no impact on the existing uses. The surrounding properties of all subject lots are zoned MF-18 Multi-Family Residential, are under common ownership of the developer, and are 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.

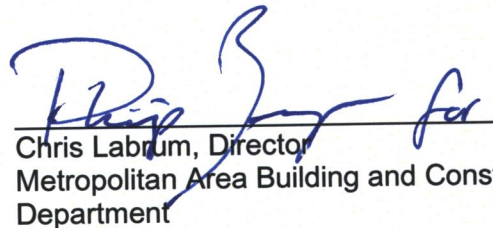
Our signatures below indicate that the Zoning Adjustments to reduce the interior side setbacks from 6 feet to 5 feet are hereby GRANTED, subject to the following conditions:

- 1) The sites shall be developed in general conformance with the approved site plan.
- 2) The applicant shall obtain a building permit within one year of the Administrative Adjustment approval. The sites shall conform to all codes including but not limited to zoning, building, health, and fire.
- 3) The setback reductions shall apply only to the 5-foot interior side setbacks on Lots 17, 22, & 26, Block B, and Lots 7, 8, 9, & 12, Block C, Cypress Glen 2nd Addition as illustrated on the approved site plans. All other structures or additions on the subject properties 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.

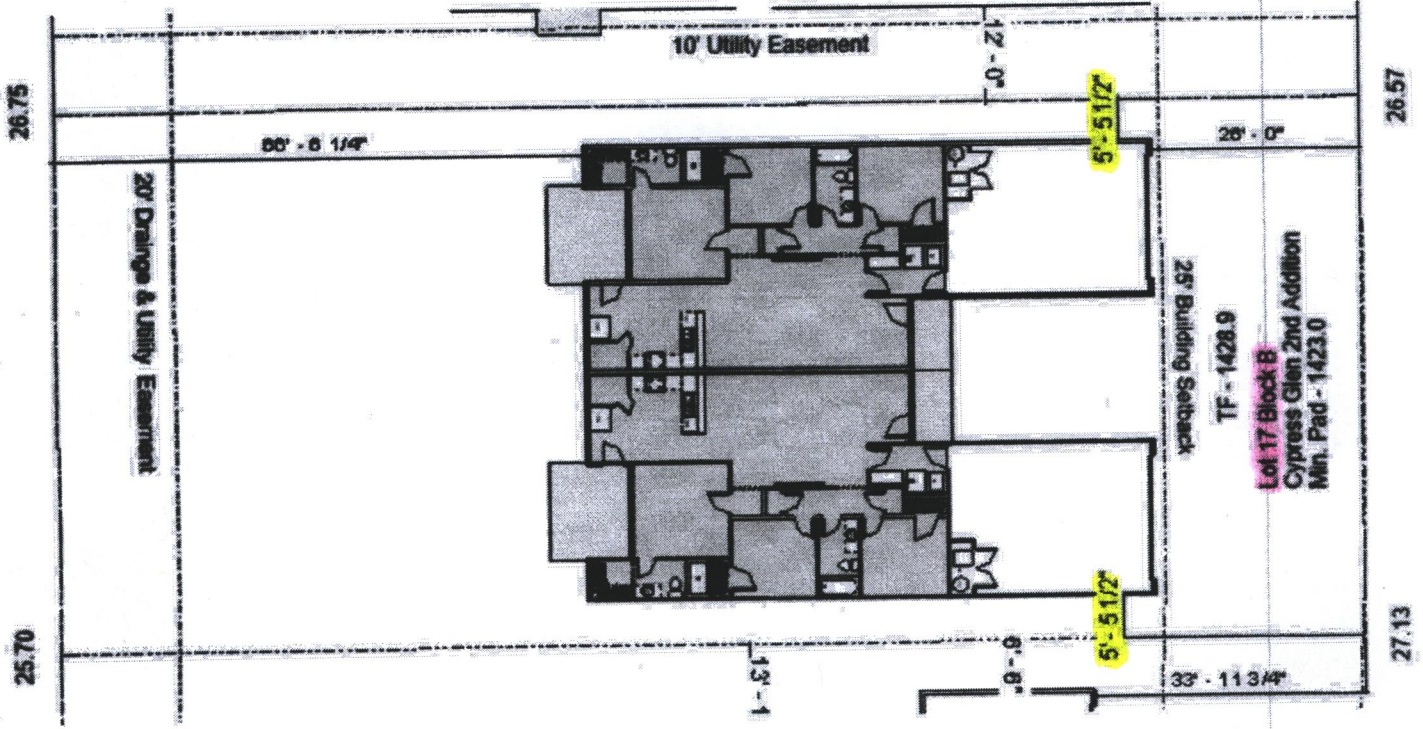


Scott Wadle, Director
Metropolitan Area Planning Department



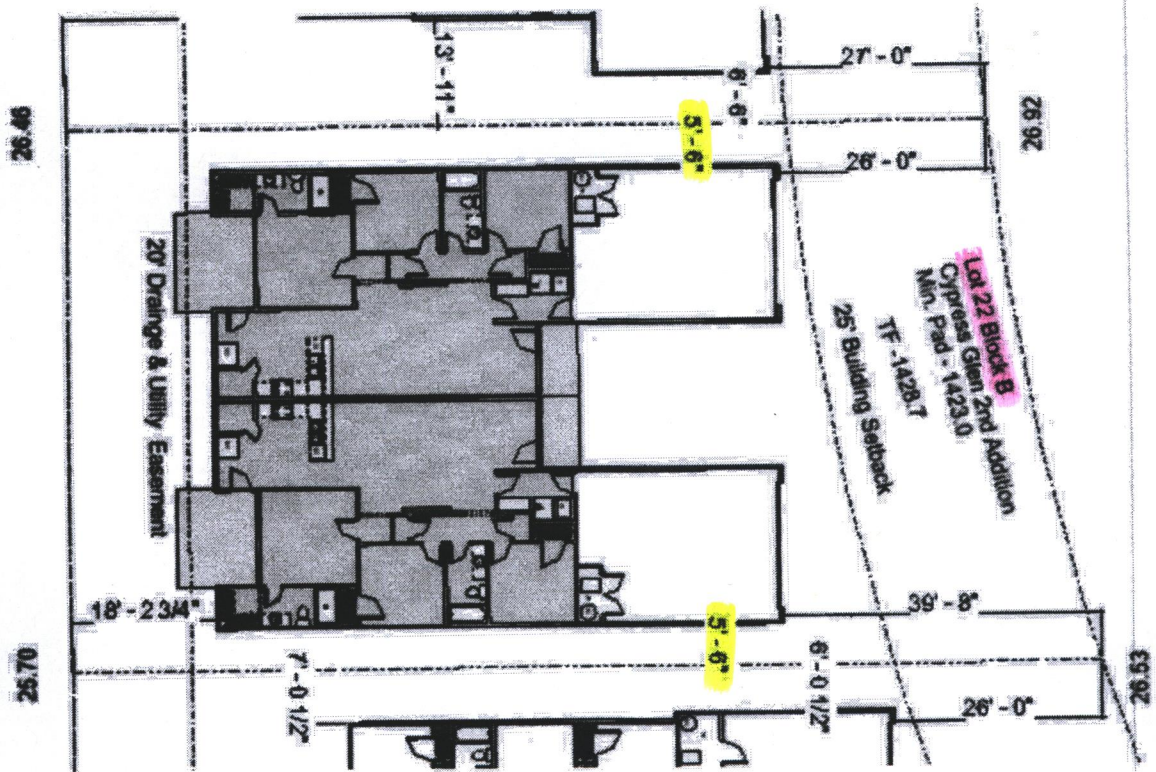
Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
J.V. Johnston, City Councilmember, District V
Teresa Veazey, CSR District V



SITE PLAN

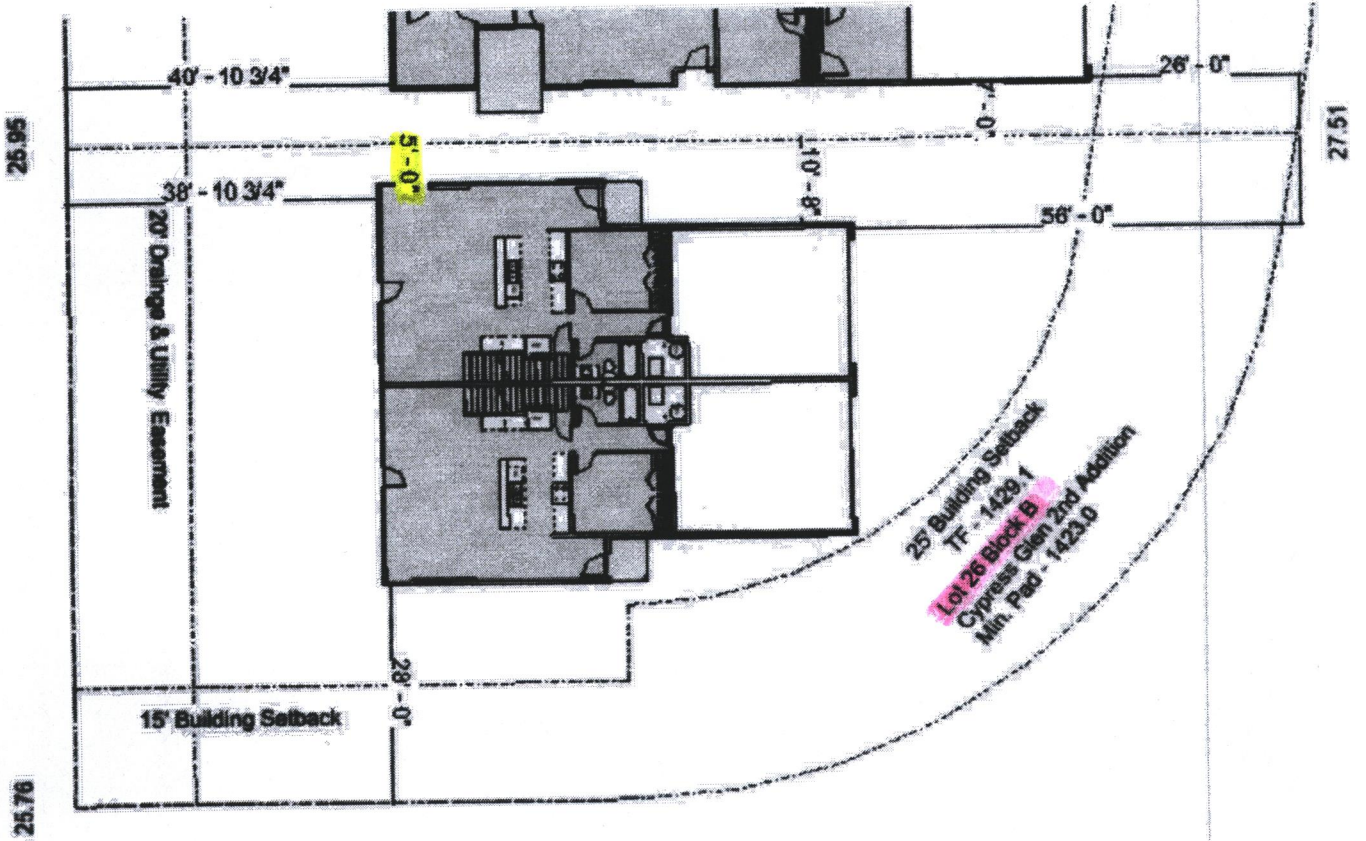
APPROVED 3/22/25 BY *[Signature]*
 BEA 25-17 1 of 7



Lot 22 Block B
 Cypress Glen 2nd Addition
 Min. Pad - 14231.0
 TF - 14281.7
 25' Building Setback

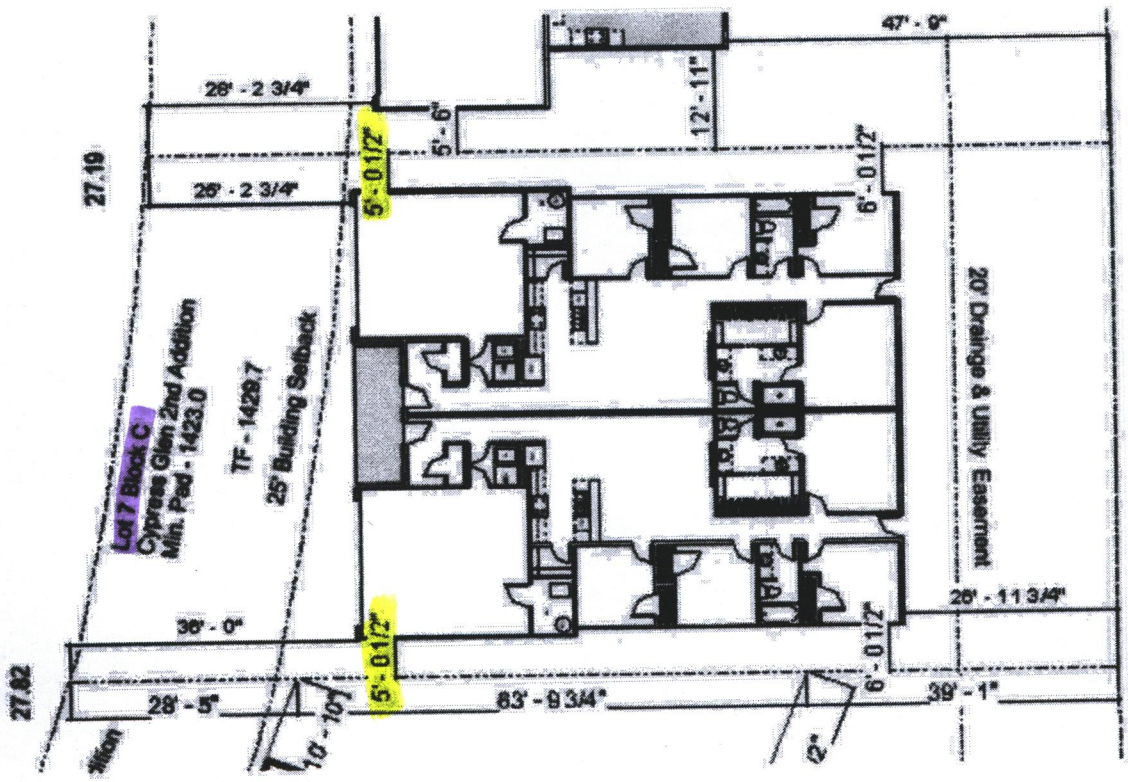
SITE PLAN

APPROVED 3/22/25 BY *[Signature]*
 BZA25-17 2 of 7



SITE PLAN

APPROVED 3/22/05 BY *[Signature]*
 BEA25-17 3 of 7

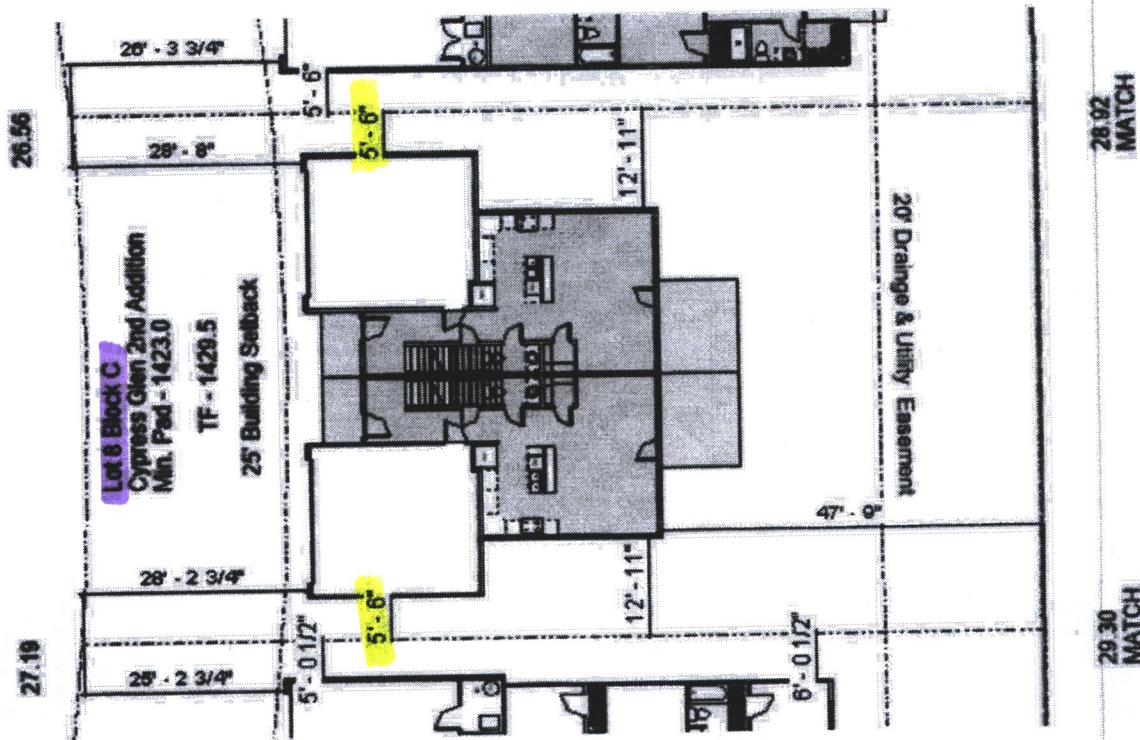


29.30
MATCH

29.70
MATCH

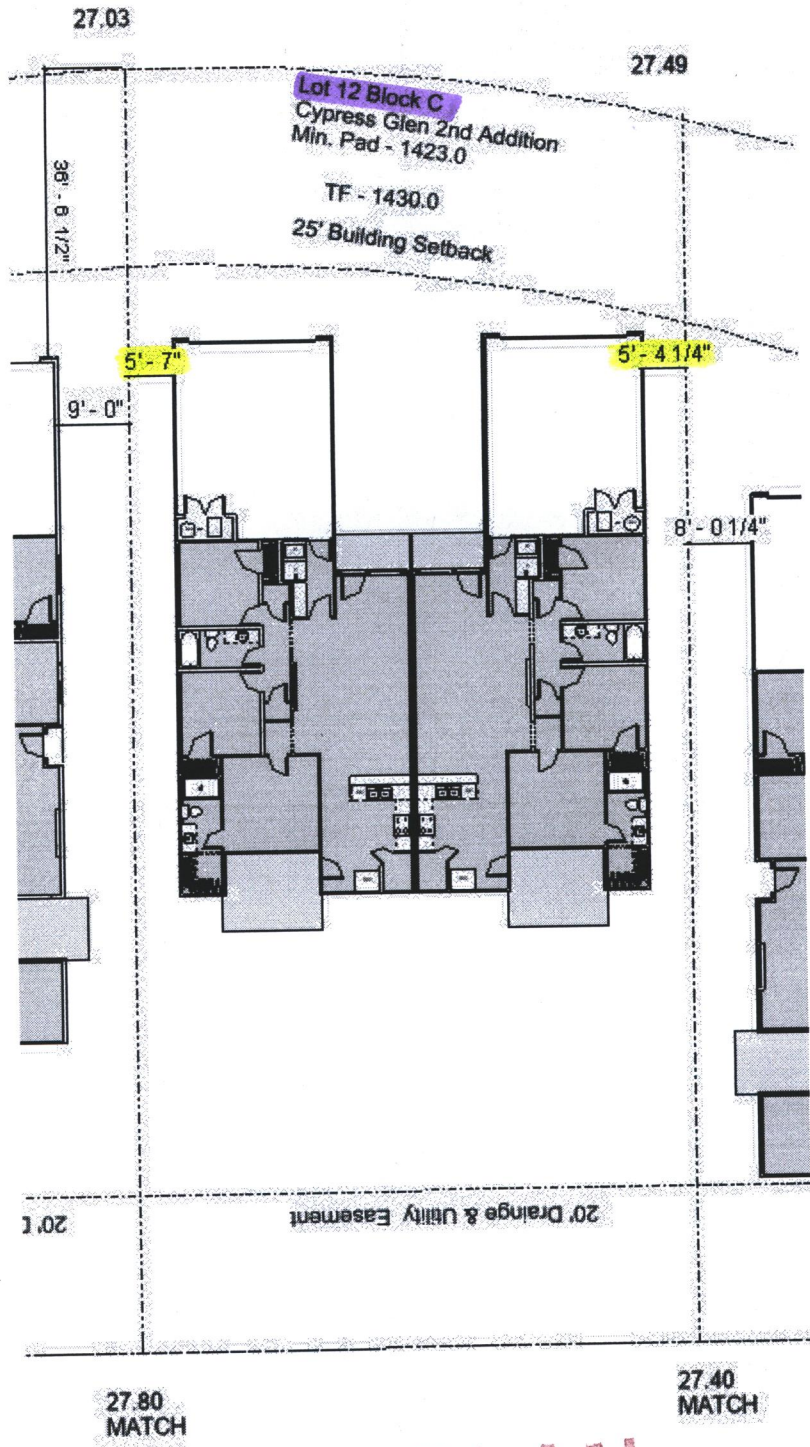
SITE PLAN

APPROVED 3/22/25 BY *Philip J.*
 BEA25-17 417



SITE PLAN

APPROVED 3/22/25 BY *[Signature]*
 BEA25-17 5 of 7



SITE PLAN

APPROVED 3/21/25 BY *[Signature]*
BZA 25-17 7-17