



Wichita-Sedgwick County Metropolitan Area Planning Department

January 6, 2014

Equity Bank
c/o Kathy Fahrbach
7701 East Kellogg Street
St. 200
Wichita, KS, 67207

Re: CON2013-00040 – City request for an Administrative Adjustment to reduce to the width of a portion of the landscape buffer of CON2013-00007, on property generally located north of 13th Street North, on the west side of Webb Road.

Legal: Lot 1, Block 1, Foliage Center Second Addition.

Dear applicant:

We have reviewed your request for an Administrative Adjustment to reduce the width of the 12-foot wide landscape buffer located along the north, interior side yard of Lot 1, Block 1, Foliage Center Second Addition (site). The 12-foot wide landscape buffer is condition #2 of CON2013-00007:

2. A 12-foot wide landscape buffer shall run parallel to the site's west and north property line, where it abuts residential zoning. The buffer may be narrower on the east most portion of the north side to allow a drive onto the site; this will be as reviewed and approved by the Planning Director. Landscaping shall be 1.5 times the Landscape Ordinance. No lights or trash receptacles allowed within the landscape buffer.

Your landscape plan shows the 12-foot wide landscape buffer located along the north, interior side yard reduced to three feet and placing it within the south three feet of a platted 5-foot wall easement running parallel to the north, interior lot line of the site; stamped by Kansas Licensed Landscape Architect Ryan K. Ott. The GO General Office (ZON20013-00005) zoned site abuts SF-5 Single-Family Residential zoned properties located along its north (interior side yard) and west (rear yard) sides, thus requiring a landscape buffer (Sec. 3, Landscape Ordinance) as well as solid screening (Unified Zoning Ordinance, UZC, Art.IV, Sec.IV-B.3.d.1).

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The Landscape Plan shows most of the north, interior side yard developed as an interior drive (with the exception of the platted 5-foot wall easement) lined up with the site's permitted north access off of Webb Road and continuing south (along the west side of the site) to the queuing lanes for drive through bank teller and an automated teller machine lanes. This interior drive also provides internal circulation for the site. The reduction of the width of the required 12-foot landscape buffer to three feet allows a relatively straight interior drive from Webb Road along the north, interior side yard of the site.

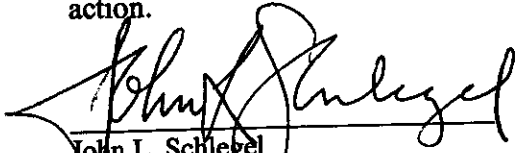
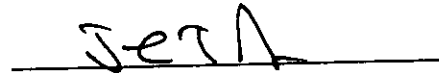
There is no request to reduce the 12-foot wide landscape buffer running parallel to the site's west, rear yard side. There is no request to reduce the required (1.5 times the minimum) landscaping along the north or west sides of the site. The Landscape Ordinance does not require a minimum width for a required interior side yard. The Landscape Plan stamped by Kansas Licensed Landscape Architect Ryan K. Ott, serves as a guarantee that the required/proposed landscaping can reach its mature potential, with proper care.

The Planning Director, with the concurrence of the Director of MABCD, may approve minor adjustments to approved conditions of a Conditional Use, unless finding that the proposed adjustment would have one or more of the negative impacts stated in Sec. V-I.6, as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed adjustment to the Landscape Plan should have no negative impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity. The reduction of the width of the required 12-foot landscape buffer to three feet allows a relatively straight interior drive from Webb Road along the site's north, interior side of the site.
- 2) Impact on existing uses in surrounding areas: There may be an increase in noise along the north, interior side yard (location of the site's north interior drive from Webb Road) as a result of the proposed adjustment. However, as stated in your letter, the grade of the drive is located four feet below the base of an eight foot tall masonry wall which should help to reduce the noise generated by vehicular traffic using the north interior drive.
- 3) Compatibility with existing or permitted uses on abutting sites: ZON2013-00005 changed the zoning of the site from NO Neighborhood Office to GO General Office. The associated Conditional Use request, CON2013-00007, permitted a bank. Neither the zone change nor the Conditional Use request was out of character with the area's zoning and development around the 13th Street North – Webb Road intersection. There have been no protests or calls regarding the current Administrative Adjustment request.
- 4) Effect on public health, safety or welfare: There should be no negative impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured.

RE: CON2013-00040 – City request for an Administrative Adjustment to reduce the width of the landscape buffer of CON2013-00007, generally located north of 13th Street North, on the west side of Webb Road
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Our signatures below indicate that the reduction of the 12-foot wide landscape buffer located along the north, interior side yard of Lot 1, Block 1, Foliage Center Second Addition to three feet and as shown on the Landscape Plan stamped December 10, 2013, by Kansas Licensed Landscape Architect Ryan K. Ott is hereby GRANTED. None of the other conditions of approval associated with Conditional Use CON2013-00007, are modified by this administrative action.


John L. Schlegel
Planning Director
Tom J. Stolz
MABCD Director

cc: JR Cox, MABCD
Paul Hays, MABCD
Dale Miller, MAPD

REQUIRED BUFFER

467 LINEAL FEET ABUTTING RESIDENTIAL
1 SHADE OR 2 ORNAMENTAL TREES PER 40' = 11.68 TREES
12 X 1.5 FACTOR = 18 TREES REQUIRED

PROVIDED BUFFER

10 SHADE TREES

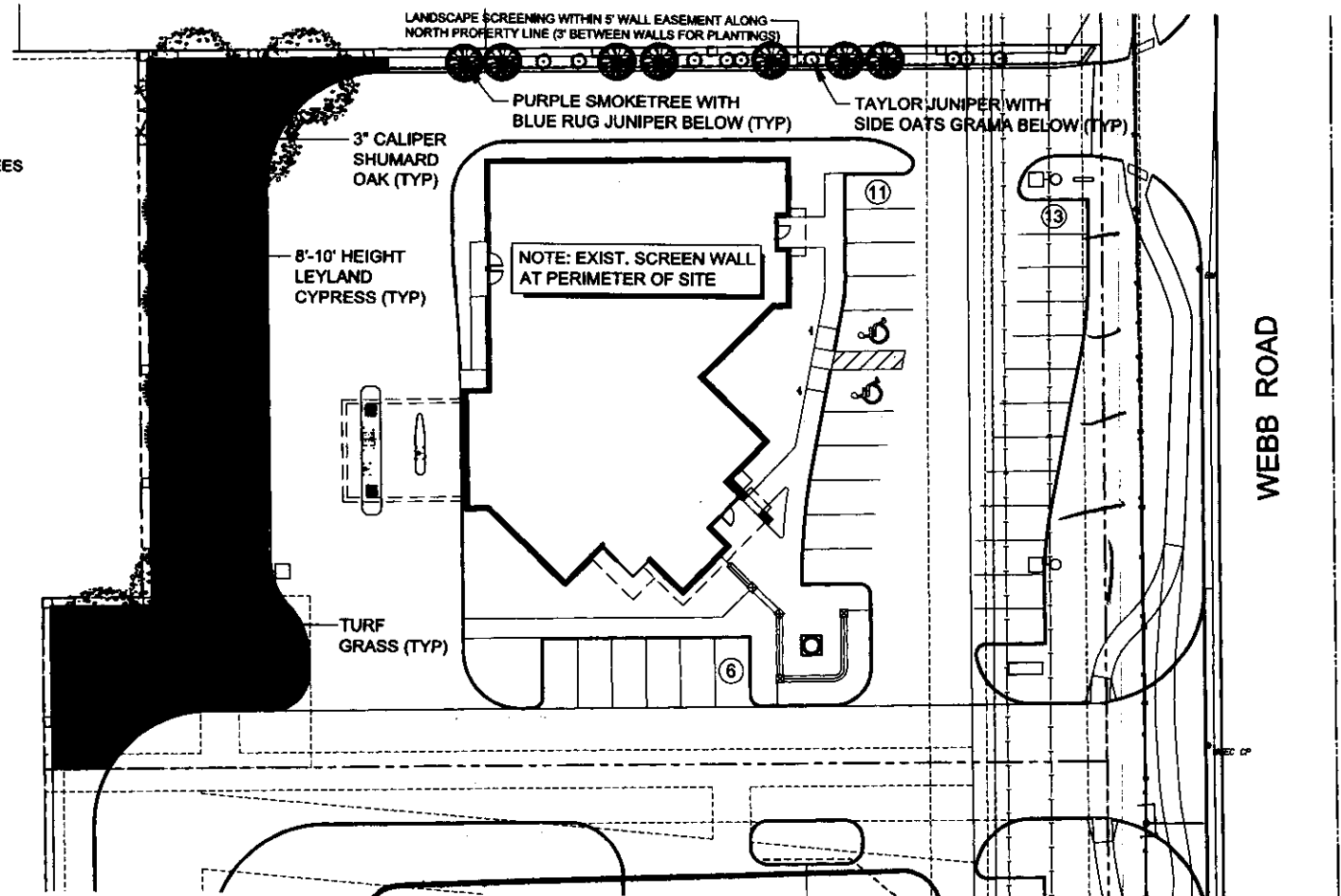
- 5 SHUMARD OAK
- 5 LEYLAND CYPRESS

16 ORNAMENTAL TREES

- 7 SMOKETREE
- 9 TAYLOR JUNIPER

18 SHADE TREE EQUIVALENT

NOTE: ALL LANDSCAPE SHALL BE WATERED BY AN
AUTOMATIC IRRIGATION SYSTEM.



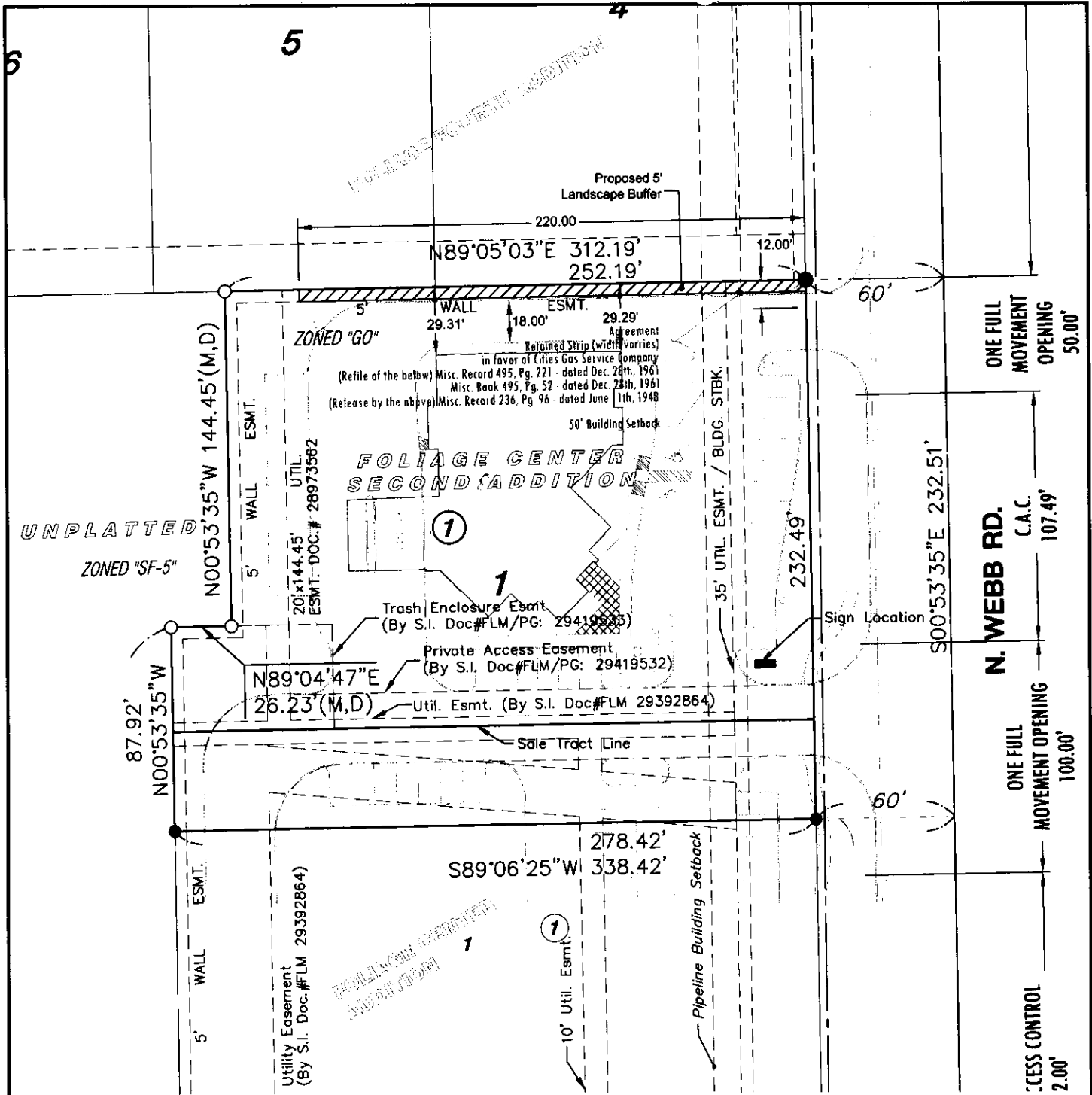
LANDSCAPE BUFFER PLAN

LANDSCAPE BUFFER PLAN

FOURTH BANK, 10000 100TH AVE, KANSAS
12-10-2013

MK C

Date: January 13, 2014



SCALE: 1"=60'



LOT DESCRIPTION

LOT 1, BLOCK 1, FOLIAGE CENTER SECOND ADDITION

NOTE:

BUILDING AND SITE LAYOUT ARE CONCEPTUAL

REQUEST:

Case CON2013-00007 - Adjustment of Conditional Use Item number 2.

APPLICANT:

EQUITY BANK

NO.	REVISION	DATE
1	5' Landscape Buffer	12/12/13

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LOT 1, BLOCK 1 FOLIAGE CENTER SECOND ADDITION CONDITIONAL USE SITE PLAN

PROJECT NO. 04274	DATE: NOVEMBER 2013	SHEET NO.
DRAWN BY: JGD	DESIGNED BY: JGD	APPROVED BY: BDL
		1 OF 1