



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

April 23, 2014

Folger & Associates, Inc.  
Don Folger, Jr.  
11001 Quail Creek  
Derby, KS 67037

**RE: Administrative Adjustment (BZA2014-00030) to PO-13 to revise the approved conditions of PO-13 for Lot 4, Block 1, Regency Park Addition, Wichita, Sedgwick County, Kansas. This property is generally located on E. 28<sup>th</sup> Street west of the intersection of E. 28<sup>th</sup> Street N. and N. Greenwich Road (11024 E 28<sup>th</sup> Street N.)**

Dear Applicant:

Currently, PO-13 allows permitted use for Boarding/Breeding/Training and Hobby Kennels in "LP" – Limited Industrial zoning districts. The applicant is requesting an Administrative Adjustment to Article III Sec. III-D.6.k.(1) and (2) Supplementary Use Regulations.

1. Article III Sec. III-D.6.k.(1): reduce the minimum lot size as required by this section, from 5 acres to 1.11 acres; and
2. Article III Sec. III-D.6.k.(2): adjust the condition that outside runs, holding pens or other open-air type enclosures and shelters be located at least 50-feet from contiguous property lines as required by this section, to the setbacks shown on the approved site plan.

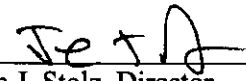
We have reviewed your request and have approved the requested adjustments as described above.

All other applicable development standards shall apply unless specifically adjusted or amended.

Except as expressly stated above, this adjustment shall not be deemed to alter any other provisions of PO-13.

The zoning notification signs may now be removed from the property.

  
John L. Schlegel, Director  
Metropolitan Area Planning Department

  
Tom J. Stolz, Director  
Metropolitan Area Building and Construction  
Department

cc: J.R. Cox, MABCD  
Paul Hays, MABCD  
Pete Meitzner, CM District II  
Alana Haynes, NA District II

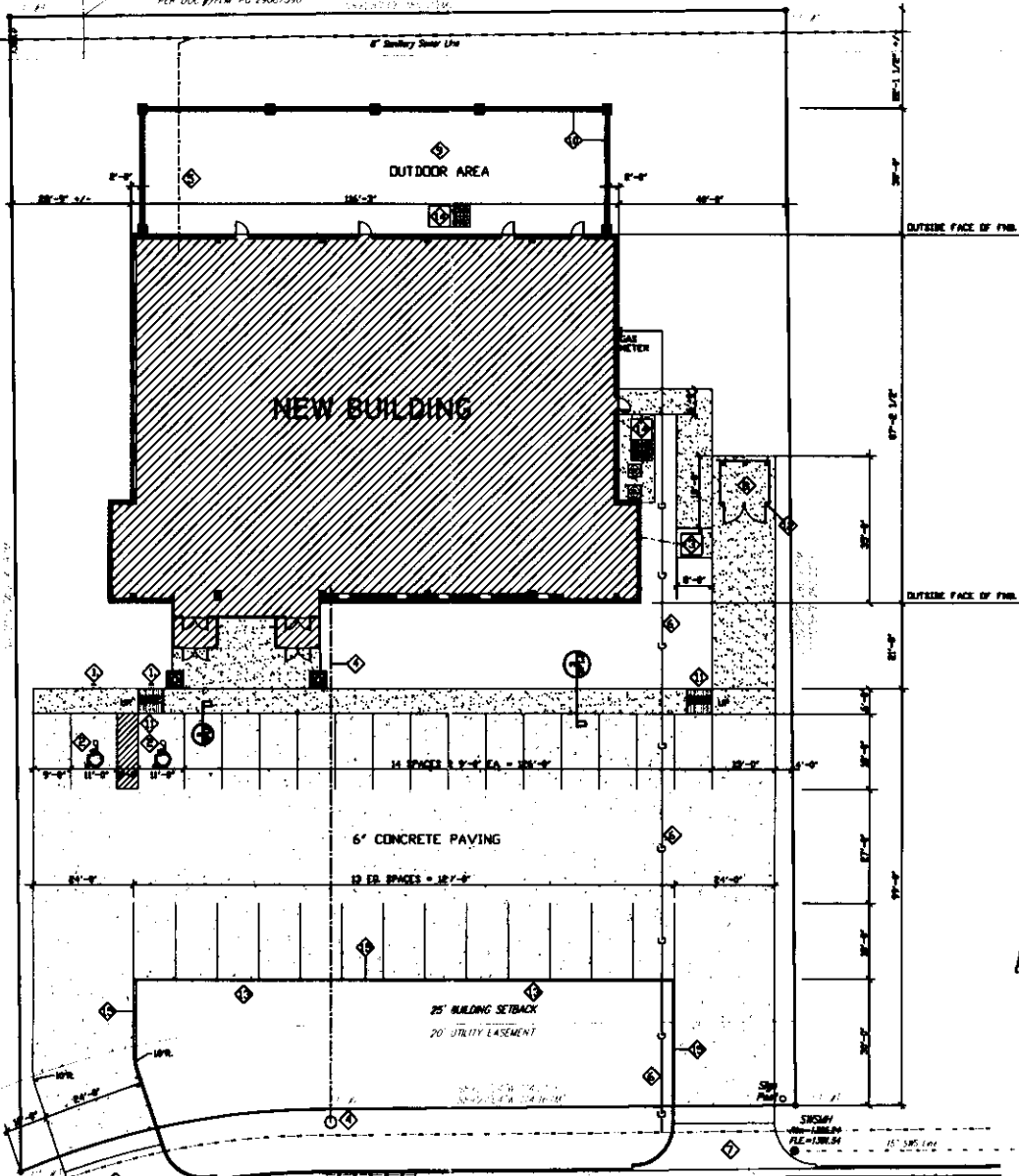
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www.wichita.gov

SSM#  
 100-1-100-00  
 FILE # 100-1-100-00  
 PLAN (SHEET) 1-100-00

20' DRAINAGE & SANITARY SEWER EASEMENT  
 REF. D.C. 8/11/11 PG. 20087595



**SITE PLAN NOTES:**

- ◆ HANDICAP PARKING SIGN. SEE DETAIL 9/SP1.2
- ◆ HANDICAP SYMBOL. REFER TO DETAIL 10/SP1.2
- ◆ ELECTRICAL TRANSFORM AND CONCRETE PAD. CONTRACTOR TO CONSTRUCT CONCRETE PAD PER UTILITY CONTRACTOR SPECIFICATIONS. VERIFY SIZE AND LOCATION PER UTILITY CONTRACTOR. SEE SEL1
- ◆ DOMESTIC WATER SERVICE LINE AND METER VAULT. SEE PLUMBING PLAN.
- ◆ SANITARY SEWER SERVICE LINE SEE PLUMBING PLANS FOR SIZE
- ◆ GAS SERVICE LINE BY UTILITY CONTRACTOR. VERIFY LOCATION WITH UTILITY CONTRACTOR.
- ◆ NEW 24"-6" WIDE CONC. APPROACH PER CITY OF WICHITA STANDARDS. REMOVE CURB AS REQD.
- ◆ TRASH ENCLOSURE PER DETAILS 768/SP1.2
- ◆ CONCRETE WALKS AND PADS THIS AREA TO BE DETERMINED BY OWNER.
- ◆ CONCRETE WALL PER DTL. 12/SP1.2
- ◆ CONCRETE RAMP WITH MEDIUM BROOK FINISH. MAX. SLOPE 1/2 SEE DTL. 5/SP1.2
- ◆ 6" DIA. STL. PIPE BOLLARD FILLED WITH CONCRETE AND PAINTED. SET IN MIN. 12" DIA. X 24" CONCRETE FND. TOP OF STL. 42" ABOVE GRADE
- ◆ SEE ELECTRICAL PLAN SEL1 FOR LOCATION OF LIGHT POLES AND DETAILS.
- ◆ HVAC UNITS SEE MECH. PLANS. PROVIDE CONCRETE SLAB AS REQUIRED. PROVIDE FENCE ENCLOSURE AS SPEC. PER OWNER WITH CLEARANCES PER HVAC MFG.
- ◆ MONOLITHIC CURB PER DETAIL 3/C1.0 SITE GRADING PLAN SHEET.

**SITE PLAN**

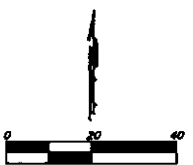
APPROVED *4/23/14* BY *[Signature]*

SITE BENCHMARK  
 Top of Mag Nail  
 Set in Asphalt  
 Elevation=1,303.79  
 (NOVD 29)

28th Street North

**SITE PLAN**

SCALE: 1" = 20'-0"



**GENERAL SITE NOTES:**

1. ALL CONC. THAT ABUTTS BUILDING SHALL BE PINNED TO WALLS WITH 04 X 1-6 AT 2'-0" O.C. WITH MIN. 4" EMBEDMENT INTO WALL.
2. ALL DIMENSIONS SHALL BE TO FACE BUILDING/FOUNDATION OR CURB.
3. SEE LSL1 FOR ALL LANDSCAPE REQUIREMENTS.

- ◆ NEW 4" CONCRETE SIDEWALK
- NEW 6" CONCRETE PAVING PER DETAIL 4/C1.0 SITE GRADING PLAN SHEET.

**Folger and Associates, Inc.**  
**architecture**  
 224 S. Topinka Wichita, Kansas 316-269-2414

**SYDNEY'S  
 PET RESORT**  
 Wichita, Ks.

1-28-13	PRELIM REVIEW
2-1-13	REV. PREL. EST.
3-29-13	OWNER REVISIONS
4-17-13	SEC. REVIEW
7-23-13	CITY PLAN REV.
9-23-14	CITY REVISIONS
4-23-14	ADD DRW-ADM. ADJ.

10026

SITE PLAN

**SPI.1**