

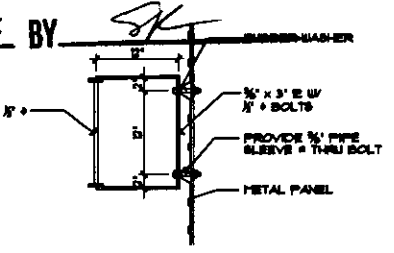
EXTERIOR FINISH NOTES:

1. TAN EIFS COLOR TO MATCH DRYVIT 463A STEPH'S MOOD
2. "WHITE" EIFS & TRIM TO MATCH DRYVIT 163 NATURAL WHITE SIDING (TRIM TO BE STANDARD COLOR WHICH MOST NEARLY MATCHES DRYVIT 163)
3. APPLIED PAINT STRIPE ON SOUTH & WEST FACE TO MATCH SHERWIN WILLIAMS 60 4681 "SAFETY RED"
4. EXTERIOR MASONRY TO MATCH SW "UTTERLY BEIGE" 6086
5. ARCHITECTURAL STANDING BEAM ROOF, GUTTERS & ENTRY CANOPY, ROOF EDGE TRIM AT ENTRY CANOPY AND OTHER ELEMENTS DESIGNATED AS "SILVER GRAY" SHALL MATCH SHERWIN WILLIAMS SW 4626 SLATE GRAY. STANDARD PREFINISHED METAL WHICH GENERALLY MATCHES SW 4626 CAN BE ACCEPTED BASED ON APPROVAL BY THE ARCHITECT PRIOR TO BIDDING.
6. PRE-ENGINEERED BUILDING ROOF SHALL BE GALVALUME FINISH.
7. EXTERIOR BOLLARDS TO BE PAINTED TRAFFIC YELLOW.
8. "SILVER GRAY" PREFINISHED METAL CAP AND RAILINGS TO MATCH BERRIDGE LEAD COLE.

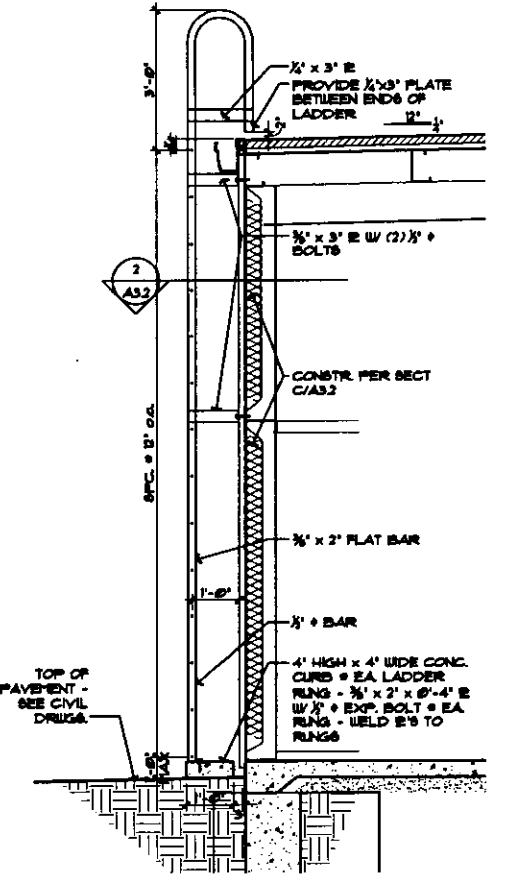
SITE PLAN

B242005-00017

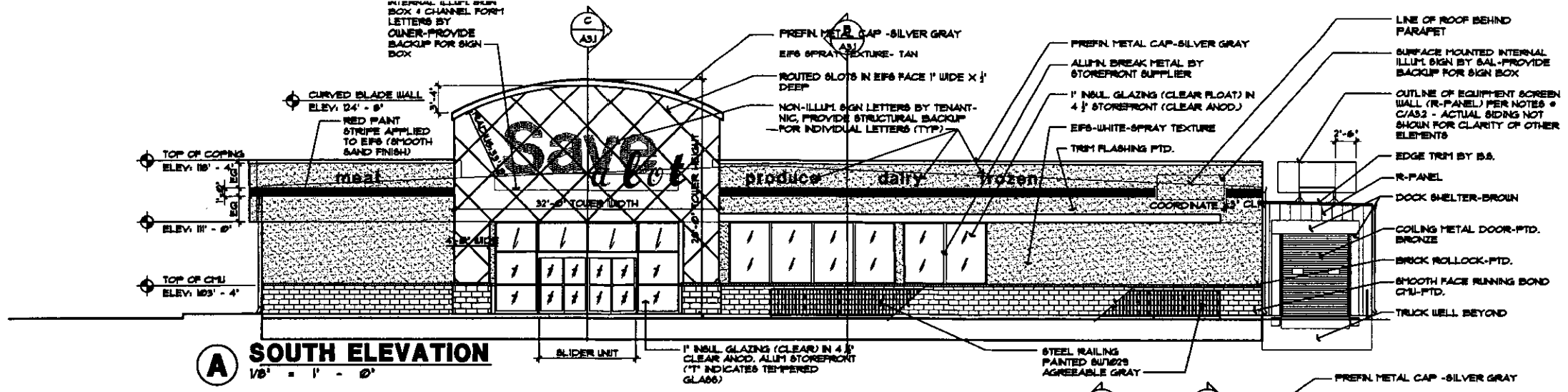
APPROVED 4-15-05 BY SK



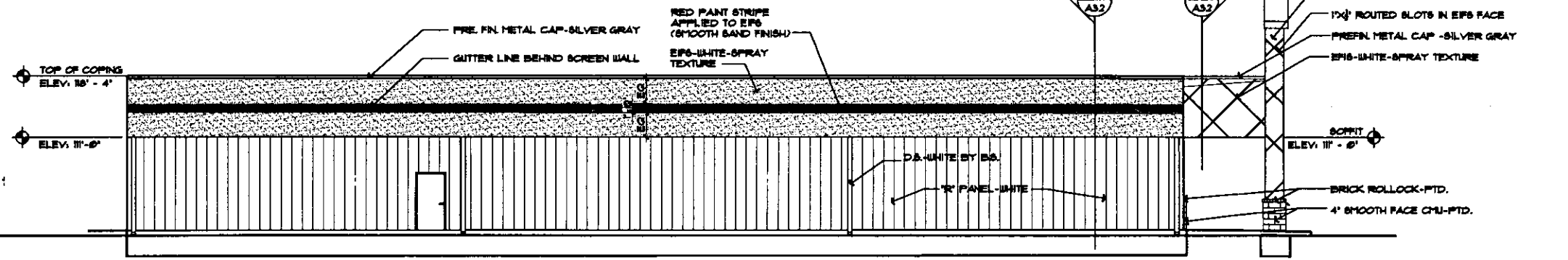
2 ROOF LADDER DETAIL
3/4" = 1' - 0"



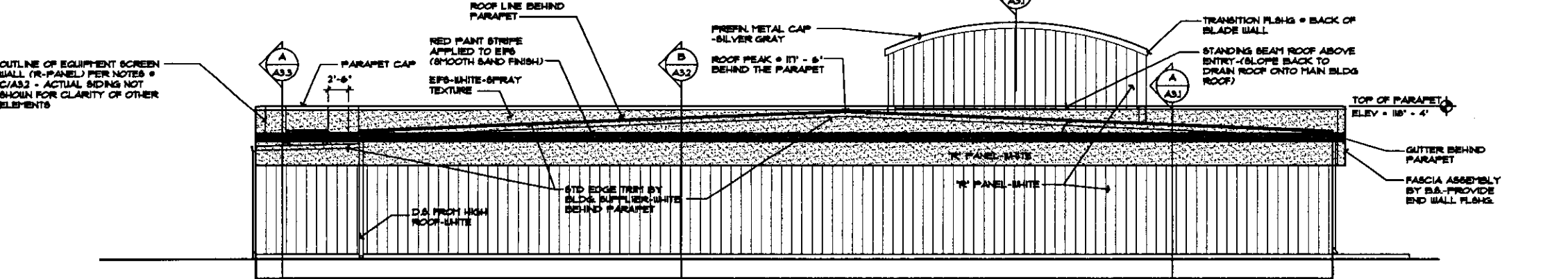
1 ROOF LADDER DETAIL
1/2" = 1' - 0"



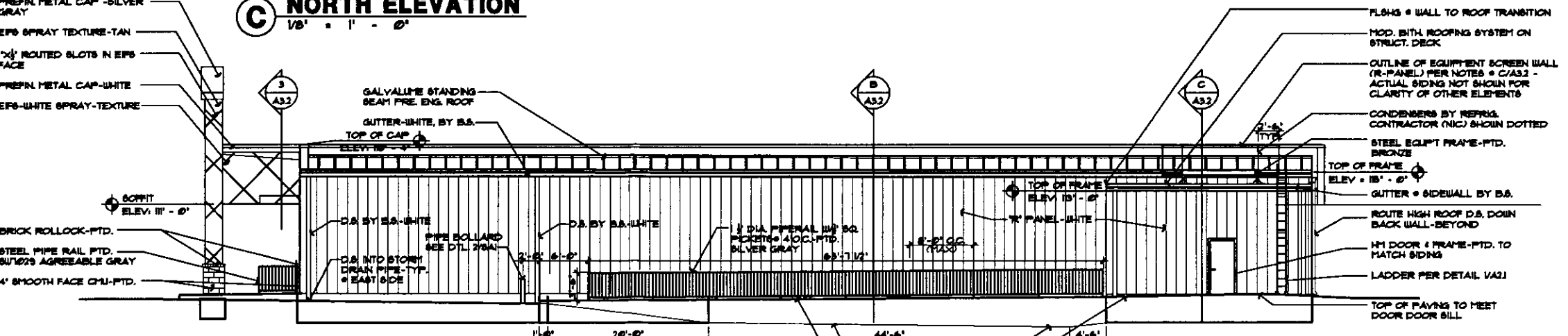
A SOUTH ELEVATION
1/8" = 1' - 0"



B WEST ELEVATION
1/8" = 1' - 0"



C NORTH ELEVATION
1/8" = 1' - 0"



D EAST ELEVATION
1/8" = 1' - 0"



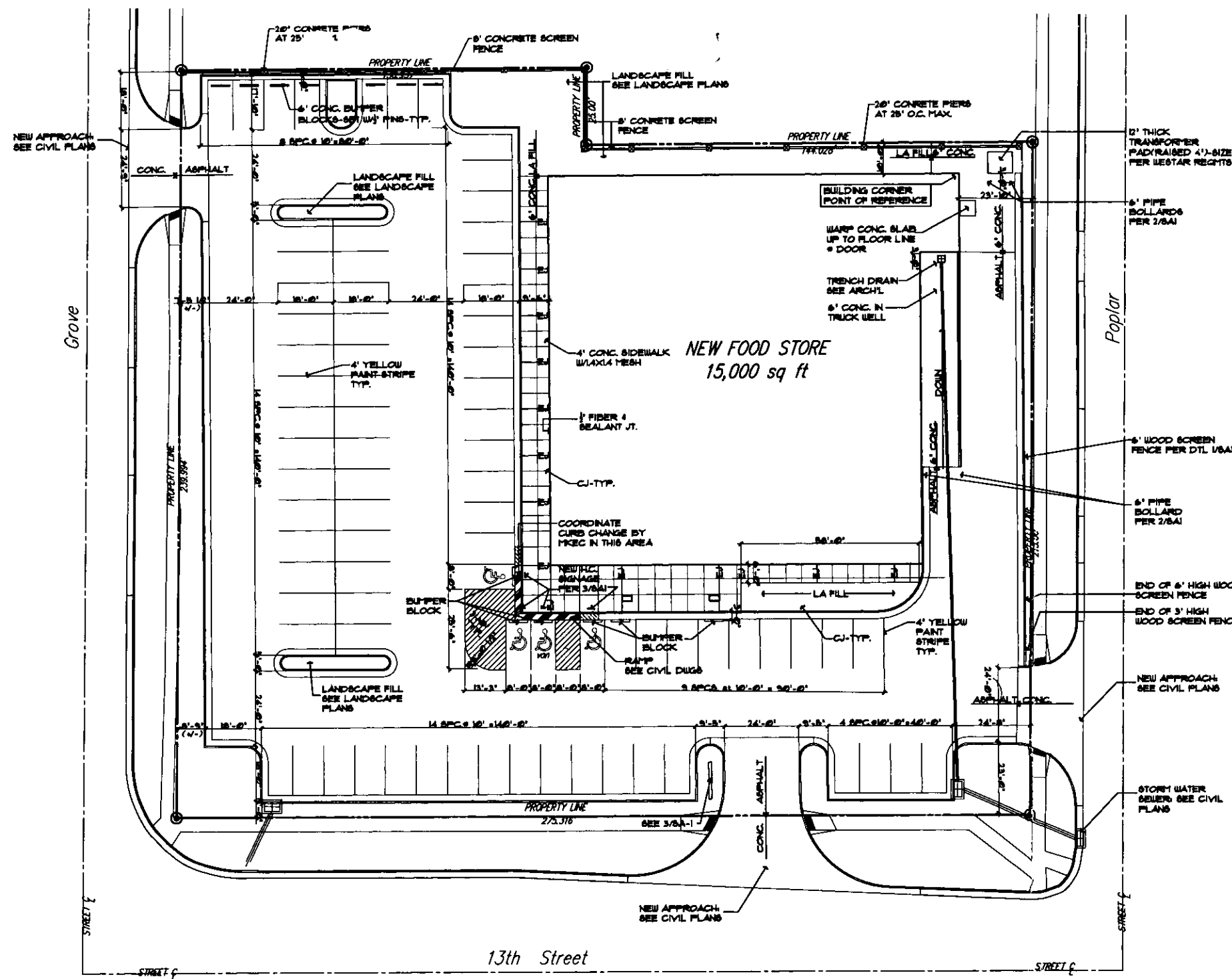
Wilson Darnell Mann P.A.
105 N. Washington Wichita, Kansas 67202
ph 316.262.4700 fx 316.262.0002
www.wdmarchitect.com

Save - A - Lot Food Store
13th & Grove
2404 E. 13th
Wichita, Kansas

PRINTS ISSUED
FOR BIDDING 02.01.05
FOR REVIEW 01.10.05
FOR REVIEW 04.03.05

WDM 03001
drawn: AAS
checked: WAD
ELEVATIONS

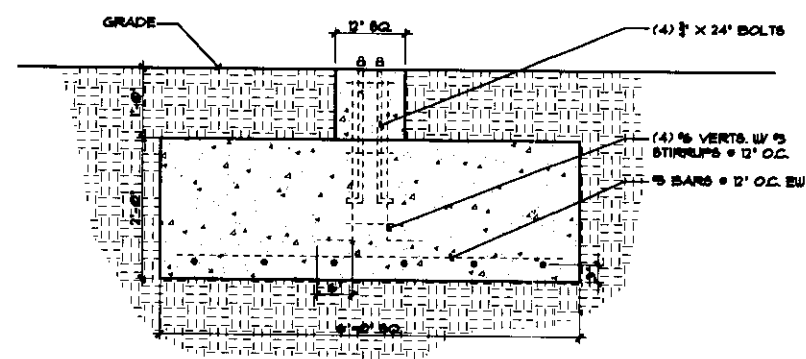




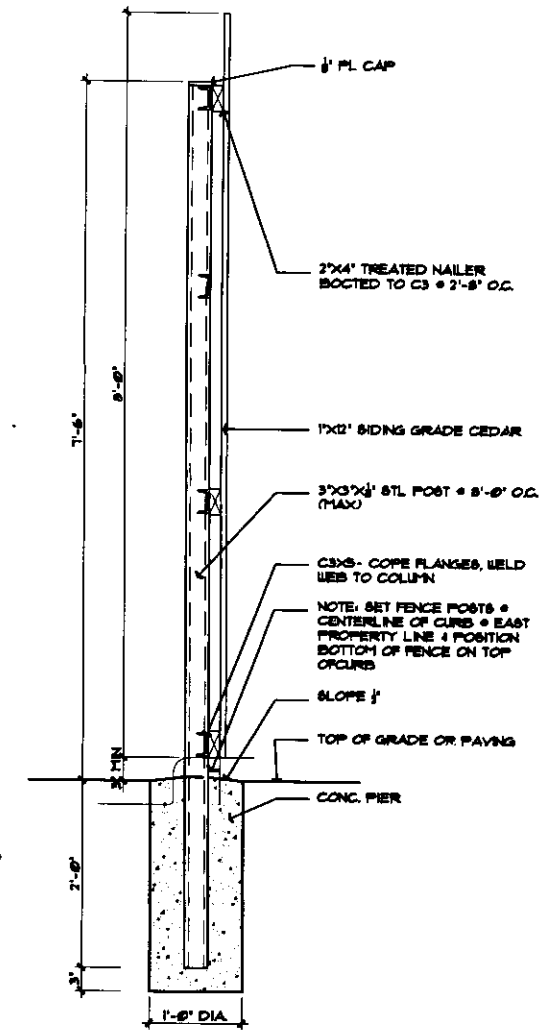
SITE PLAN
1" = 20' - 0"

B2A2005-00017
SITE PLAN

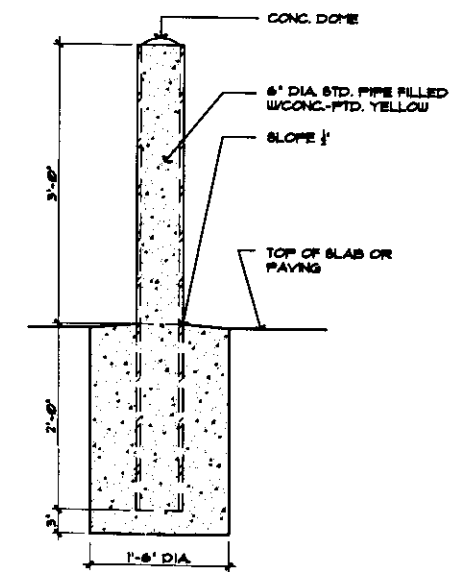
APPROVED 4-15-05 BY *SK*



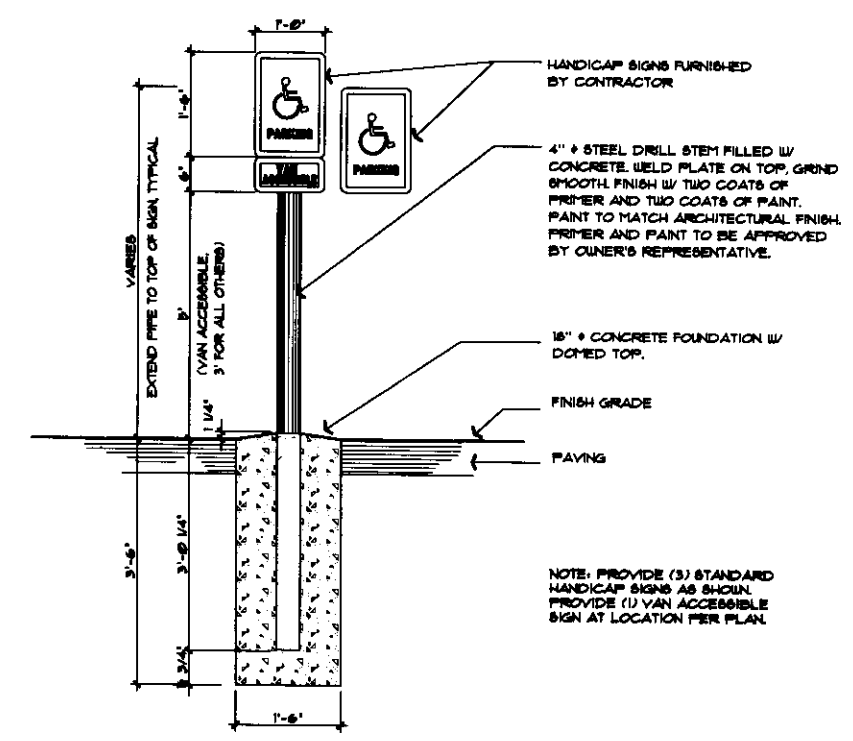
4 SIGN FOUNDATION
3/4\"/>



1 6' WOOD SCREEN FENCE
1\"/>



2 PIPE BOLLARD
1\"/>



3 HANDICAP SIGNAGE
3/4\"/>



100 N. Washington Wichita, Kansas 67202
ph 316.262.4700 fx 316.262.0002
www.wdmarchitect.com

Save-A-Lot Food Store
13th & Grove

2404 E. 13th
Wichita, Kansas

PRINTS ISSUED
FOR BIDDING 02.01.05
FOR REVIEW 01.10.05
FOR REVIEW 04.03.05
FOR REVIEW 04.07.05

WDM No. 03001
drawn: RAB
checked: WAD

Site plan, details

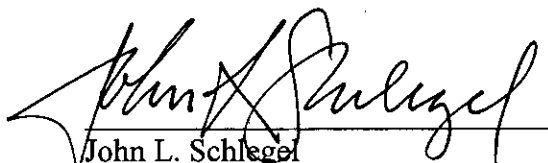


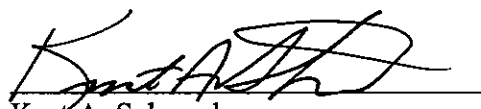
- 3) Compatibility with existing or permitted uses on abutting sites: Reducing the compatibility setback is within allowable adjustments, and the additional conditions of approval pertaining to building design and screening should be sufficient to maintain compatibility between uses.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; therefore, there should not be a 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 compatibility setback from 25 feet to 10 feet for the aforementioned property is hereby GRANTED, subject to the following conditions:

- 1) The compatibility setback shall be reduced only for the improvements shown on the approved site plan, and the site shall be developed in general conformance with the approved site plan.
- 2) The building design and height shall be in general conformance with the approved elevation drawing.
- 3) An eight-foot high concrete screening wall shall be provided along the north property line.
- 4) The subject property shall be developed in general conformance with the Landscape Ordinance.
- 5) 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.


John L. Schlegel
Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Wes Darnell, Wilson Darnell Mann, 105 N. Washington, Wichita, KS 67202
Gene Rath, MKEC Engineering Consultants, 411 N. Webb, Wichita, KS 67206
Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
Herb Shaner, Office of Central Inspection



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

April 15, 2005

James Arbertha
Power Community Development Corporation
1802 N. Hydraulic
Wichita, KS 67214

Re: BZA2005-00017: Zoning Adjustment to reduce the compatibility setback along the north property line from 25 feet to 10 feet.

Legal Description: Lot 1, Block 1, Save-A-Lot Addition, Wichita, Sedgwick County, Kansas. Located at the northeast corner of 13th Street North and Grove.

Dear Mr. Arbertha:

We have reviewed your request for a Zoning Adjustment to reduce the compatibility setback on the above-referenced property. From reviewing your application we understand that you propose to construct a grocery store on the property and that the building will be located within 10 feet of the north property line where the adjoining lot is zoned "TF-3" Two-Family Residential. Since Sec. IV-C.4. of the Unified Zoning Code requires a 25-foot compatibility setback from the adjoining property to the north, you have requested a Zoning Adjustment to reduce the compatibility setback from 25 feet to 10 feet.

Sec. V-I.2.d. of the Unified Zoning Code allows a Zoning Adjustment to reduce or waive the compatibility setback when the conditions required by Sec. V-I.6. are met. We find that reducing the compatibility setback from 25 feet to 10 feet on your property meets the four conditions required by Sec. V-I.6. of the Unified Zoning Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is for a reduction of the compatibility setback along the rear yard that does not provide vehicular or pedestrian access. Public vehicular and pedestrian circulation will not be affected.
- 2) Impact on existing uses in surrounding areas: The limitations on building design and height and the increased screening required as conditions of approval should mitigate any negative impact on the existing uses in surrounding areas as a result of the reduction of the compatibility setback.