



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

August 12, 2019

Ms. Karissa Pankratz
Mark D. McCluggage, AIA, CCS
1525 E. Douglas
Wichita, KS 67211

Re: KFC Conversion - 2721 Naylor Road SE – Square 5733 Lot 0008
Design Review of Preliminary Site Concept

Dear Ms. Pankratz:

This letter confirms the discussion with my staff on October 12, 2017 regarding your request to remove and replace a Fast Food Establishment for a Kentucky Fried Chicken (KFC). That use is allowed as a matter of right under section U-515.1(f) on the property located at 2721 Naylor Road SE (the “property”). The property is currently improved with a freestanding building (the “building”), that will be razed and replaced with a new building (see Exhibit A). The new building will not be accompanied by a drive-thru.

The property is located within the Mixed-Use 7 (MU-7) Zoning District and must meet the criteria as set forth by the Zoning Regulations. The proposed building height is 21'-4" and shall not exceed 65'-0". The building has a floor area of 2,217 sf. Although no parking is required, the plan provides 9 parking stalls, including one (1) handicapped accessible parking stall.

The property has no required setbacks, except a 12'-0" building setback requirement from the rear property line as per G-405.3.

The property is required to meet the Green Area Ratio of 0.25, which can be met by landscaping and/or a green roof compliant with section C-600, et al.

The property shall have a dumpster enclosure to hold refuse. The enclosure shall have a minimum height of 6'-0", three constructed walls, and an opaque gate. Prior to submittal of the Final Plans for permit, the Tax Lot shall be converted to a Record Lot. The property is not located within a Historic District.

Accordingly, when a building permit is filed for, I will approve the permit for this property consistent with the above presented zoning criteria and compliance information.

Please let me know if you have any further questions.

Sincerely, 
Matthew Le Grant
Zoning Administrator

Enclosures:

Exhibit A – Site Plan Concept dated October 31, 2017

DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is **NOT** a "final writing", as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore this letter does **NOT** vest an application for zoning or other DCRA approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.

File: Det Let re 2721 Naylor Road, SE to Pankratz on 8-12-2019