



Wichita-Sedgwick County Metropolitan Area Planning Department

March 26, 2018

Southern Ridge Home Owners Association
Attn: Jennifer Lillibridge
900 N. Tyler Road, Ste. 7
Wichita, KS 67212

Southern Ridge Home Owners Association
Attn: Kip Capps
900 N. Tyler Road, Ste. 7
Wichita, KS 67212

Stadium Architects
Attn: Tony Jacobs
151 N. Rock Island, #1B
Wichita, KS 67202

Re: BZA2018-14: City zoning Administrative Adjustment to reduce the parking requirement by approximately 25% from 24 to 18 spaces and reduce the front setback from 25 feet to eight feet in SF-5 Single-Family Residential zoning, generally located 1,200 feet west of South Maize Road and 1,100 feet south of West Pawnee Avenue.

Legal Description: RESERVE D, SOUTHERN RIDGE ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.

Dear Applicant,

We reviewed your Zoning Adjustment request to reduce the parking requirement on the above-referenced property. From reviewing your application we understand that you are installing a new parking lot to accommodate recreational activities at the site. You are requesting reduction of the on-site parking requirement from 24 to 18 spaces, a 25% reduction of the Unified Zoning Code (UZY) requirement for the site and a reduction of the front setback from 25 feet to eight feet.

Sec. V-1.2.(i) and (l) of the Unified Zoning Code allows an adjustment to reduce the parking requirement for SF-5 zoning by up to 25% and reducing the front yard setback to eight feet when the conditions required by Sec. V-1.6 of the Code are met. We find that the parking requirement reduction as proposed meets the four conditions required by Sec. V-1.6 of the Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed reduction in parking requirement and reduction of the front setback to eight feet should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. Sufficient parking is available for the current need and

does not interfere with public right-of-way.

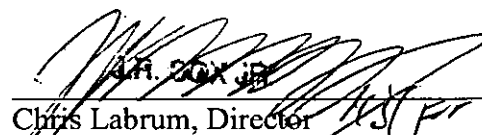
- 2) Impact on existing uses in surrounding areas: The proposed reduction in parking and front set back to eight feet should not impact existing uses in surrounding areas, as all parking for this project should be adequately provided on the site.
- 3) Compatibility with existing or permitted uses on abutting sites: Surrounding properties are zoned SF-5 and the project is located within the Southern Ridge Addition. Therefore a 25% parking reduction and reducing the front yard setback from 25 feet to eight feet should not compromise existing or permitted uses on abutting sites.
- 4) Effect on public health, safety or welfare: The public's safety, health and welfare should not be impacted.

Our signatures below indicate that an Administrative Adjustment to reduce parking by up to 25%, from 24 to 18 spaces and reduce the front setback for parking only from 25 feet to 8 feet is hereby granted for the aforementioned property subject to the following conditions:

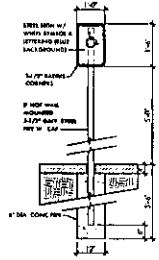
- 1) The site shall be developed in general conformance with the approved site. Permitting shall be obtained and parking improvements completed within one year.
- 2) All parking on the site shall be paved and marked in accordance with City standards. This Administrative Adjustment applies only to the approved site plan associated with this application.
- 3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Administrative 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.

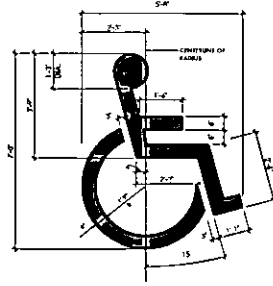

Dale Miller, Director
Metropolitan Area Planning Department


Chris Labrum, Director
Metropolitan Area Building and
Construction Department

cc: MABCD
Jeff Blubaugh, CM District IV
Rebecca Fields, Community Services Representative District IV



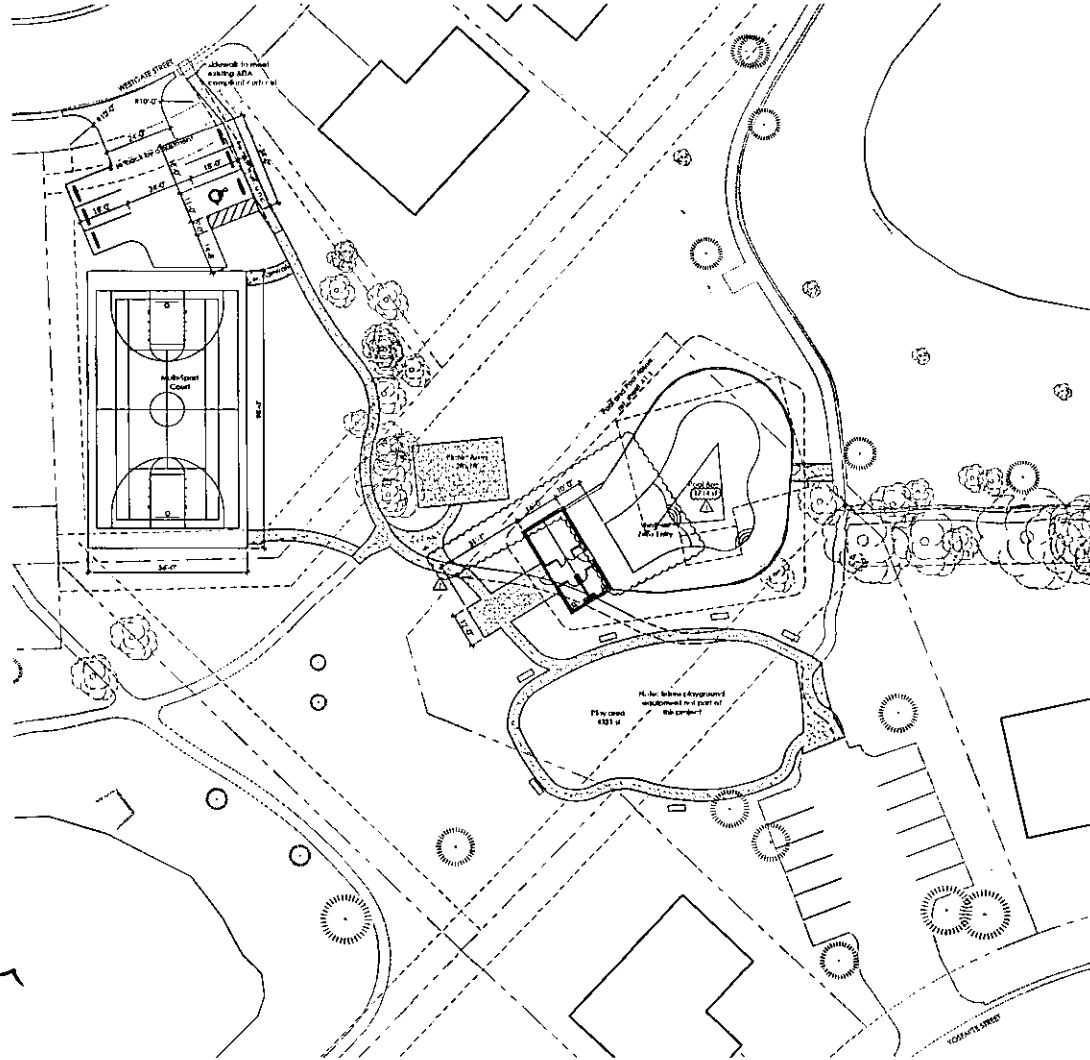
ADA parking signage | 02



ADA parking pavement symbol | 03

SITE PLAN

APPROVED *[Signature]*



schematic site plan | 01

STUDIUM



Southern Ridge Home Owners Association
Commons Area Improvements

10710 W. Woodbine Street
WICHITA, KS 67215

Permit Set
02.22.18
Revision
03.13.18

AS1.1

