



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

January 30, 2003

Steve Miller
Brentwood Development Inc.
527 N. Forestview
Wichita, KS 67235

Re: BZA2003-00003: Zoning Adjustment to permit parking for a neighborhood swimming pool to be located within the required front yard on property located within a residential zoning district.

Legal Description: Reserve B, Maple Shade Addition, Wichita, Sedgwick County, Kansas. Generally located south of Mt. Vernon and east of Webb (9912 E. Clark).

Dear Mr. Miller:

We have reviewed your request for a Zoning Adjustment to permit parking for a neighborhood swimming pool to be located within the required front yard on property located within a residential zoning district. From reviewing your application we have determined that four parking spaces would be located in the required front yard but will be located no closer than eight feet from the front property line. We have further determined that locating the parking spaces in the required front yard is desirable in order to avoid removing mature trees that are located in the rear yard of the property and to keep paving out of a gas pipeline easement.

Sec. V-I.2.1. of the Unified Zoning Code allows an adjustment that would permit parking in a residential district within the required front yard, but in no case closer to a front property line than eight feet, when the conditions required by Sec. V-I.6. of the Code are met. We find that permitting parking on the subject property within the required front yard, but no closer to the front property line than eight feet, meets the four conditions required by Sec. V-I.6 of the Code as set out below:

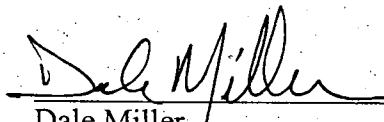
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is to allow four parking spaces to be located within the required front yard. Since the parking lot will be located no closer than eight feet from the front property line, public vehicular and pedestrian circulation should not be affected.
- 2) Impact on existing uses in surrounding areas: There should not be a negative impact on the existing uses in the surrounding areas as a result of parking within the setback. Parking for the pool should not encroach or encumber any uses adjacent to this property, as the parking area will be appropriately screened with berms and buffered with landscaping from adjacent uses.

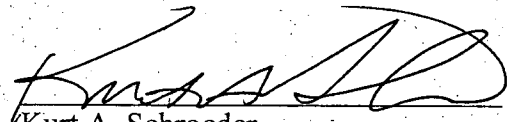
- 3) Compatibility with existing or permitted uses on abutting sites: A neighborhood swimming pools and associated accessory uses such as parking are permitted in residential zoning districts. The allowance of parking within the setback should not compromise existing or permitted uses on abutting sites due to the minor nature of the encroachment of the parking area into the front setback.
- 4) Effect on public health, safety or welfare: There will be no encroachment of structures 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 allow parking in a residential district within the required front yard, but no closer to the front property line than eight feet, on the aforementioned property is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) All parking areas shall be paved and marked.
- 3) The site shall be developed in conformance with an approved landscape plan.
- 4) 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 Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

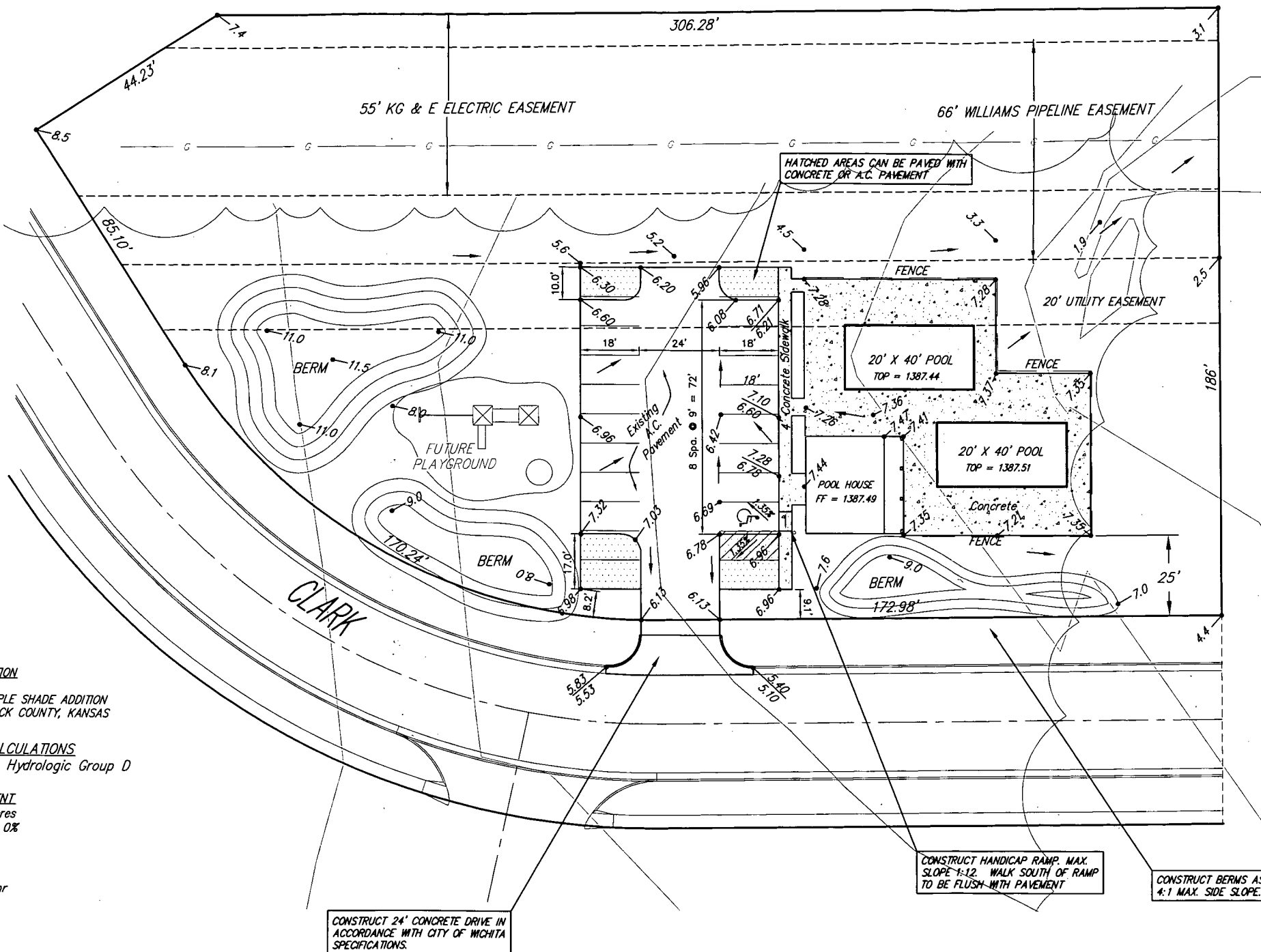
The zoning adjustment sign may now be removed from the property.


Dale Miller
Acting Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Kenneth Lee, Ruggles & Bohm, 924 N. Main, Wichita, KS 67203
Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection



LEGAL DESCRIPTION

RESERVE B, MAPLE SHADE ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

DRAINAGE CALCULATIONS

Rosehill Soils, Hydrologic Group D

PRE DEVELOPMENT

Area = 7.80 acres
% Impervious = 0%
Cs = 0.35
C100 = 0.65
Is = 4.56 in/hr
I100 = 7.37 in/hr
Q5 = 12.4 cfs
Q100 = 37.4 cfs

POST DEVELOPMENT

Area = 1.33 acres
% Impervious = 22%
Cs = 0.46
C100 = 0.71
Is = 4.56 in/hr
I100 = 7.37 in/hr
Q5 = 2.8 cfs
Q100 = 7.0 cfs

Developed Areas
Pervious = 44,865 S.F.
Impervious = 12,855 S.F.

NOTE: CONSTRUCTION OF CLARK/STONEBROOK HAS CHANGED DRAINAGE AREA FOR CHANNEL THAT DRAINS THIS SITE. RUNOFF FROM PREDEVELOPED DRAINAGE AREA IS ROUTED TO DETENTION POND IN BRENTWOOD SOUTH ADDITION.

BZA2003-00002
SITE PLAN

APPROVED 1-30-03 BY

BENCH MARKS

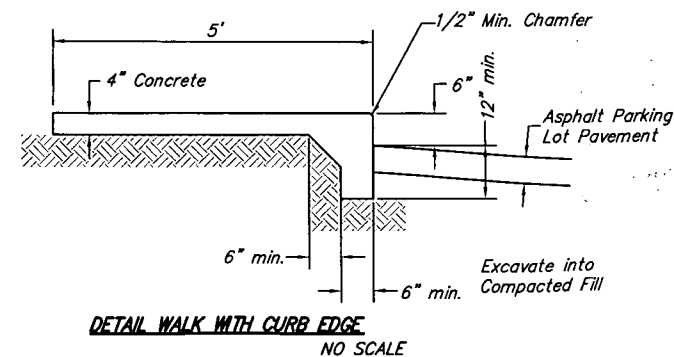
BENCH MARK #1: USGS BRASS PLUG 28" S. & 530" W. OF CENTERLINE INTERSECTION OF CAPRI & PANNEE
ELEV.=1386.25 NGVD

BENCH MARK #2: CITY OF WICHITA STD. DISC 20.8" W & 54.5" S. OF CENTERLINE INTERSECTION DALTON & PANNEE
ELEV.=1379.60

PARKING STALL COMPUTATION

POOL AREA = 1600 SQ. FT. = 16 STALLS
CLUBHOUSE AREA = 720 SQ. FT. = 7 STALLS
TOTAL STALLS = 23
10% REDUCTION = 23 - 2 = 21 STALLS REQUIRED

STALL REQUIREMENT APPROVED BY K. SCHROEDER 1/07/03



GENERAL NOTES

- Existing utilities and their location, as shown on the plans, represent the best information obtainable for design. The Contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.
- A saw cut of at least one-half the depth of existing surface courses or one-fourth the depth of existing total pavement thickness shall be provided at locations where proposed construction abuts an existing surface course or pavement for which partial removal of that surface or pavement is required, except when such saw cuts are within three (3) feet of an existing joint the limits of removal shall be extended to the existing joint. Such saw cuts will not be paid for directly and this cost shall be considered as subsidiary to the removal of the surface or pavement.
- The Contractor shall be responsible for preserving property irons. The Contractor will be required to re-establish any property irons which are damaged or destroyed by his construction operations. Such irons shall be re-established by a licensed land surveyor in accordance with state laws.
- The Contractor shall give all property owners and/or tenants of developed property directly abutting the construction of this project a minimum of ten (10) days advance notice prior to start of construction.
- Contractor will be required to provide a minimum advance notice of twenty-four (24) hours to utility companies prior to starting any excavation as follows:

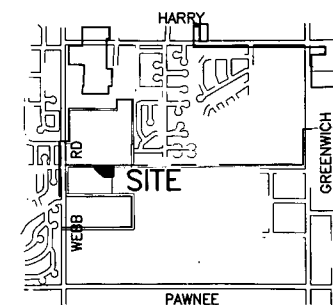
Kansas One-Call

687-2470

The Contractor must notify the following in case of an emergency:

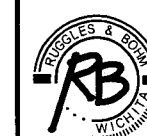
Cox Communications	262-0661
Kansas Gas Service	383-8600
Westar Energy	383-8600
Aquila, Inc. (Peoples Natural Gas)	1-800-303-0357
Southwestern Bell Telephone Company	1-800-286-8313
City of Park City Water Dept.	794-2026
City of Park City Sewer Maintenance	794-2026

- Pavement to be constructed with 5" A.C. pavement on 5" Reinforced crushed rock base. Subgrade shall be compacted to 90% Standard proctor density in fill areas. In areas where existing subgrade is unsuitable, it shall be overexcavated and replaced with suitable fill material.
- Concrete drive to be constructed per City of Wichita specifications.
- All disturbed areas are to be seeded, fertilized and mulched per landscape requirements.



PROJECT LOCATION

**RESERVE B, MAPLE SHADE ADDITION
PROPOSED POOL LAYOUT
WICHITA, KANSAS**



Ruggles & Bohm, P.A.
Engineering, Surveying, Land Planning

924 North Main
Wichita, Kansas 67203
www.rbkansas.com
(316) 264-8008
(316) 264-4621 fax
E-mail: info@rbkansas.com

DRAWING FILE
revised pool

PROJECT NUMBER

DESIGN	KWL	SHEET 1 OF 1
DRAWN	KWL	
REVIEW		
UTILITY		
DATE	Jan. 14, 2003	