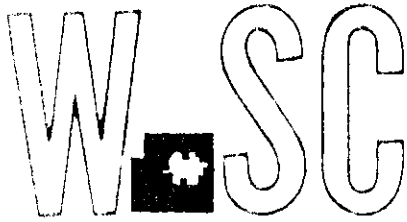


WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
316/268-4421
FAX 316/268-4390

January 19, 1999

Scott Developers, L.L.C.
21 Scotsdale
Wichita, KS 67230

RE: V- 2142 - Request to vacate a building setback from 25 feet to 10 feet.

Gentlemen:

At the Thursday, January 14, 1999, meeting of the Metropolitan Area Planning Commission the above-referenced vacation request was approved subject to the conditions recommended by the Subdivision Committee and stated in our letter of December 31, 1998. Since you have completed all the approval conditions, this case will be placed on the Consent Agenda for final approval by the Wichita City Council on ~~February 23, 1999~~, at 9:00 A.M. in the City Council Chamber, First Floor, City Hall, 455 North Main Street, Wichita, Kansas.

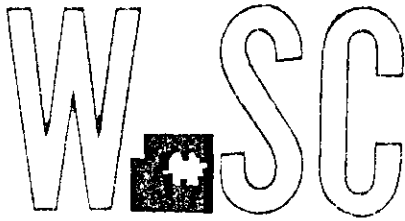
Sincerely,

Keith Gooch
Senior Planner

KG:le

cc: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211
Sproul Construction Co., Inc., 3500 N. Rock Rd., #1000, Wichita, KS 67226
Mike Lindebak, City Engineer, Public Works Dept., Mail Stop 1-71

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

December 31, 1998

Scott Developers, L.L.C.,
21 Scotsdale
Wichita, KS 67230

RE: V- 2142 - Request to vacate a building setback from 25 feet to 10 feet.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, Thursday, December 31, 1998, the above-captioned vacation request was considered. The action of the Committee was to recommend that this vacation be approved subject to:

- A. The applicant shall submit a variance request to reduce the zoning setback in the "SF-6" district from 25 feet to 10 feet.
- B. Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility of the applicant.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, January 14, 1999, at 1:30 p.m. If you have any questions, please call at 268-4421.

Sincerely,

Keith Gooch
Senior Planner

KG:le

cc: Mike Lindebak, City Engineer, Public Works Department, Mailstop 1-71
Baughman Company, P.A., 315 Ellis, Wichita, KS 67211
Sproul Construction Co., Inc., 3500 N. Rock Rd., #1000, Wichita, KS 67226

STAFF REPORT

CASE NUMBER: V-2142 Request to vacate a portion of a 25 foot building setback

OWNER/APPLICANT: Scott Developers, c/o Don Scott (Owner)

AGENT: Baughman Co., Terry Smythe (Agent)

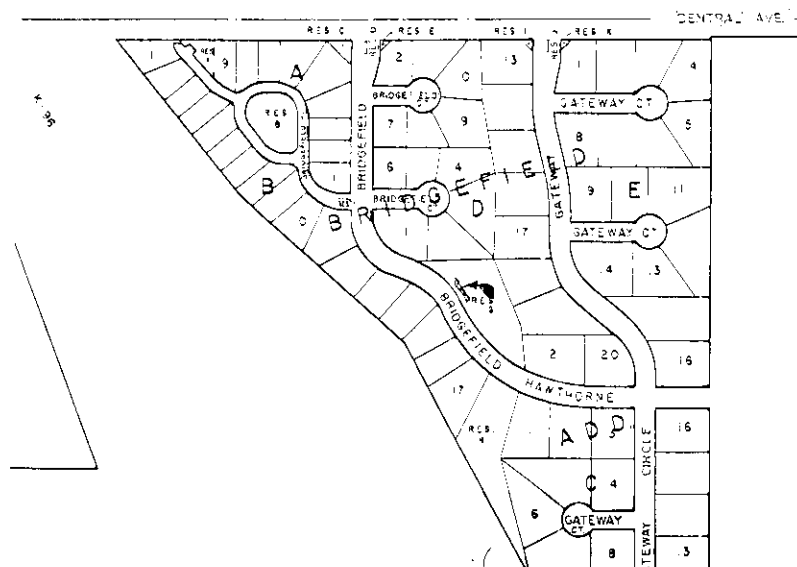
LEGAL DESCRIPTION: That part of Reserve "G", Bridgefield Addition, Wichita, Sedgwick County, Kansas, described as follows: Commencing at the NW corner of said Reserve "G"; thence N87°38'41"E along the north line of said Reserve "G", 55.75 feet to the intersection with the 25 foot building setback line as platted in said Reserve "G"; thence southeasterly along said 25 foot building setback, being a curve to the right, having a central angle of 19°00'00" and a radius of 257 feet, an arc distance of 85.22 feet, (having a chord length of 84.83 feet bearing S50°30'24"E), for a point of beginning; thence continuing southeasterly along said 25 foot building setback line, being a curve to the right, having a central angle of 11°33'08" and a radius of 257 feet, an arc distance of 51.82 feet, (having a chord length of 51.73 feet bearing S35°13'50"E) to the P.T. of said curve; thence S29°27'15"E along said 25 foot building setback line, 25 feet; thence S60°32'45"W, 15 feet; thence N29°27'15"W, 25 feet to the P.C. of a curve to the left; thence northwesterly along said curve, having a central angle of 11°33'08" and a radius of 242 feet, an arc distance of 48.79 feet, (having a chord length of 48.71 feet bearing N35°13'50"W); thence N48°59'36"E, 15 feet to the point of beginning.

(Containing 1129.58 square feet, or 0.026 acres, more or less)

LOCATION: South of Central and east of Bridgefield Street

REASON FOR REQUEST: To allow the construction of a neighborhood swimming pool

CURRENT ZONING: "SF-6" Single-family residential

VICINITY MAP:

The applicant is requesting to vacate a portion of the 25 foot platted building setback to allow the construction of a swimming pool. (See attached site plan) According to the applicant, the swimming pool can not be moved any farther to the east without removing several trees and interfering with the drainage pattern.

The applicant has previously been approved by the MAPC for a Conditional Use permit to allow a neighborhood swimming pool.

SUBDIVISION COMMITTEE RECOMMENDS APPROVAL SUBJECT TO THE FOLLOWING CONDITION:

- A. The applicant shall submit a variance request to reduce the zoning setback in the "SF-6" district from 25 feet to 10 feet.