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

August 26, 1996

Kaufman Development, Inc.
1409 E. Waterman
Wichita, KS 67211

RE: CU-406 - Conditional Use Permit to allow a Neighborhood Swimming Pool on a 1/3 acre site zoned 'SF-6' Single-Family Residential, located approximately 1/2 mile east of 143rd Street East and 1/3 mile north of Central, at the corner of Sagebrush and Sagebrush Ct. (Lot 17, Block 2, Overbrook 2nd. Addition).

Dear Mr. Kaufman:

At its regular meeting on July 25,1996, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the MAPC was to APPROVE the request.

This action was not accompanied by valid appeals or protest petitions, therefore, the action of the Planning Commission is FINAL. If you have any questions concerning this case, please contact our office at 268-4421.

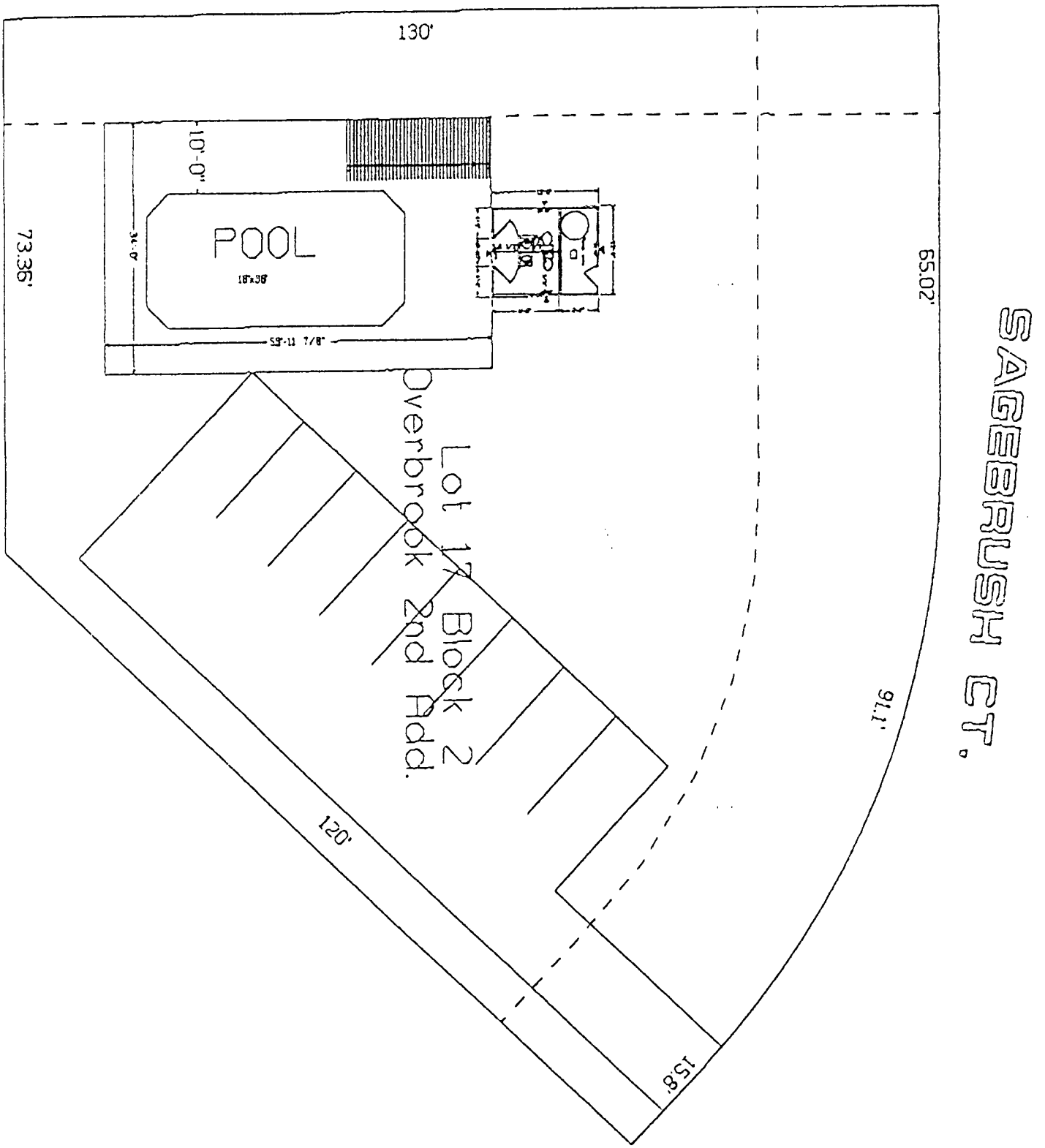
Sincerely,

Russ Ewy
Associate Planner

cc: Sedgwick County Code Enforcement

SITE PLAN

CU-406



FILE COPY

WICHITA–SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

STAFF REPORT

April 3, 1996

CASE NUMBER: CU-406

APPLICANT/AGENT: Kaufman Development Inc., (property owners), Marc Kaufman, (agent)

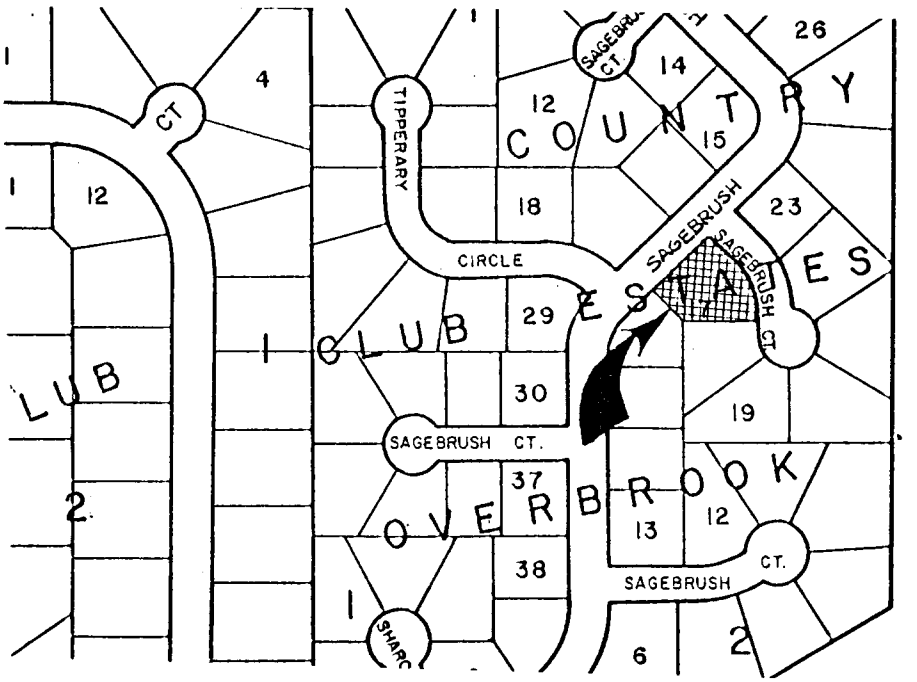
REQUEST: Conditional Use Permit to allow a Neighborhood Swimming Pool

CURRENT ZONING: 'SF-6' Single-Family Residential

SITE SIZE: 1/3 acre

LOCATION: Approximately 1/2 mile east of 143rd Street East and 1/3 mile north of Central, at the corner of Sagebrush and Sagebrush Ct. (Lot 17, Block 2, Overbrook 2nd. Addition)

PROPOSED USE: Neighborhood Swimming Pool



BACKGROUND: The applicant requests a Conditional Use Permit to allow a Neighborhood Swimming Pool in a location approximately 1/2 mile east of 143rd Street East and 1/3 mile north of Central, at the corner of Sagebrush and Sagebrush Ct. (Lot 17, Block 2, Overbrook 2nd. Addition). The property is zoned 'SF-6' Single-Family Residential, as is the surrounding property.

The site plan shows the pool located in the southern end of the lot, approximately 20 ft. north of Lot 16 (an adjoining lot southwest of the application area), and 40 ft. from Lot 18 (an adjoining lot south of the application area). Parking is shown in the northern portion of the lot with room for 8 cars. The pool is 18 ft. by 36 ft., with a 54 ft. by 34 ft. apron. Adjacent to the north end of the apron is a 12 ft. by 15 ft. enclosed mechanical house and pool house with restrooms.

There is a 10 ft. utility easement on the north side of the common lot line between Lots 16 and 17. Setbacks of 15 ft. along Sagebrush and 25 ft. along Sagebrush Ct. have been established with the plat.

CASE HISTORY: None

ADJACENT ZONING AND LAND USE:

NORTH:	'SF-6'	Undeveloped
SOUTH:	'SF-6'	Residences
EAST:	'SF-6'	Undeveloped
WEST:	'SF-6'	Residences

PUBLIC SERVICES: Municipal water and sewer service is available to the site.

CONFORMANCE TO PLANS/POLICIES: The Land Use Guide of the Comprehensive Plan identifies this area as Low Density Residential.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be APPROVED, subject to the following conditions:

1. Development of the application area shall proceed in accordance with the approved site plan which includes: the 54 ft. by 34 ft. pool and apron, a paved parking area for 8 cars, a 12 ft. by 15 ft. mechanical house and pool house with restroom facilities. These improvements shall be completed within one year, or the Conditional Use Permit shall be considered null and void.

2. Within 60 days following approval of the Conditional Use Permit and prior to the issuance of any building permits, the applicant shall submit to the Planning Department for review and approval eight copies of the landscape plan for this property. The plan shall provide for landscaping in accordance with the City of Wichita Landscape Ordinance.

3. Development of the swimming pool shall include a screening fence to shield the pool area from adjoining residential properties.

4. Development and use of this site for a neighborhood association swimming pool shall be in accordance with all applicable codes, including building and construction codes, health codes, and operational standards.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The subject property is situated in the middle of a developing residential area. The lot is within walking distance from the surrounding single family homes, and the off-street parking requirement minimizes the number of parked cars on the local street.

2. Extent to which removal of the restrictions will detrimentally affect nearby property: Locating a neighborhood swimming pool along a local street within a residential development would generate more traffic, and probably noise at that site than a single family home, as well as increasing pedestrian traffic. However, this use is limited by definition to subdivision residents and their guests, and the development of the property in accordance with the requirements of the Conditional Use would minimize these problems. The property immediately adjacent to the site is currently undeveloped, further minimizing any negative impact to neighboring homeowners.

3. Conformance of the requested change to adopted or recognized Comprehensive Plan: Although the swimming pool is for use by the neighborhood, it would be in conformance to the Comprehensive Plan's goal of creating a neighborhood park within each square mile in developing areas.

4. Impact of the proposed development on community facilities: The proposed swimming pool would increase trips to the site, but the impact should be minimal. The pool's hours will be regulated by the neighborhood association, and access to the facility will be controlled, thereby minimizing the need for additional police patrols.