

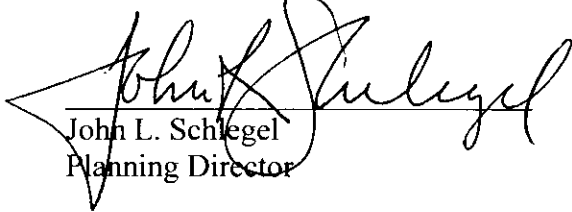
Art. V, Sec. V-D.14 of the UZC states that the Planning Director, with the concurrence of the Zoning Administrator, may approve minor adjustments to approved Conditional Use site plans or conditions of approval, unless finding that the proposed development would have one or more of the negative impacts stated in Sec. V-I.6, as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed adjustments to the site plan should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity, as the site's interior drive and entrances off of 95th Street North remain, as permitted, but reconfigured and relocated.
- 2) Impact on existing uses in surrounding areas: There should be no negative impact on the existing uses in surrounding areas as a result of the proposed adjustment. The proposed 25-foot x 35-foot storage building is considered accessory/subordinate to the cemetery's (the principle use) approved office and maintenance building (the principle building); UZC, Art. II, Sec. II-B, 1c. The storage building will not increase the intensity of the exiting cemetery. The proposed parking area will serve employees and clients of the cemetery and is required by the UZC, but was not shown on the original site plan. An interior drive was a feature of the original site plan and the proposed reconfiguration places most of it further away from abutting properties. The two entrances onto 95th are permitted by the El Paso Cemetery East Addition and have already been built.
- 3) Compatibility with existing or permitted uses on abutting sites: Conditional Use CU-514 permitted a cemetery on the RR Rural Residential Zoned site, Lot 1, Block A, El Paso Cemetery East Addition. A requirement of a Conditional Use is a site plan. The applicant is requesting an adjustment to the original site plan. The proposed adjustment introduces two features not shown on the original site plan; (1) A 25-foot x 35-foot storage building, which is considered accessory/subordinate to the site's principle use, the office and maintenance building (UZC, Art. II, Sec. II-B, 1c.), and; (2) A parking area, which is a requirement of the UZC. Neither is out of character with a cemetery. An interior drive and the two permitted entrances onto 95th were approved on the original site plan; the proposed adjustment does alter these futures, except placing the interior drive further away from abutting properties.
- 4) Effect on public health, safety or welfare: There should be no negative impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured.

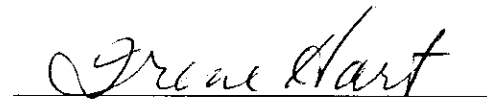
Our signatures below indicate that the reconfiguration of the interior drive within the cemetery, the additional 25-foot x 35-foot storage building, the proposed parking area and relocation of the permitted two drives into the cemetery, is hereby GRANTED. Note that the approved site plan will have a 30-foot front setback, a 20-foot rear setback and 16-foot interior side yard setbacks as shown on the original site plan. No building or encroachment into the 100-foot wide KG&E private utility right-of-way, except as permitted by KG&E. None of the other conditions of

RE: CON2011-00036 – County Administrative Adjustment to adjust the site plan of the RR Rural Residential zoned County Conditional Use CU-514 for a cemetery; generally located east of Webb Road, on the north side of 95th Street South. (10102 East 95th Street South; Lot 1, Block 1, El Paso Cemetery East Addition).
Page 2

approval associated with the original Conditional Use application, CU-514, are modified by this administrative action.



John L. Schlegel
Planning Director



Irene Hart
Director, Sedgwick County Code
Enforcement

Attachments

cc: Baughman Co. c/o Russ Ewy, 315 Ellis, Wichita, KS, 67211
James Weber, P.E., Assistant Director, Public Works, Sedgwick County, 1144 South Seneca, Wichita, KS 67213
Kelly Dixon, Sedgwick County Code Enforcement, 1144 South Seneca, Wichita, KS, 67213
Bud Lett, Sedgwick County Code Enforcement, 1144 South Seneca, Wichita, KS, 67213

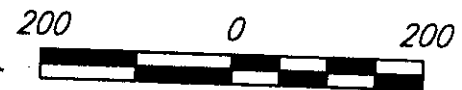
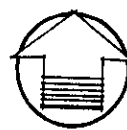
El Paso Cemetery Association Conditional Use CU-514

LEGAL DESCRIPTION:

Lot 1, Block A of El Paso Cemetery Add.,
Sedgwick County, Kansas

BENCHMARKS:

"X" on Top of Curb, East side of East
Driveway, 4' north of curb return.
Elev. = 1341.07 (NAVD 29)



Scale: 1" = 200'
• = Iron

CON2011-36 -- Administrative
Adjustment to CU-514 site plan

* Interior side yard setbacks = 16'
** Front setback = 30'
** Rear setback = 25'

* = BZA2006-00049
** = Per the original site plan

EL PASO CEMETERY EAST
AN ADDITION TO SEDGWICK COUNTY, KANSAS

Lot 1

A

SITE PLAN

APPROVED 11-28-2011 BY Beth Longwecker

100.00'
Utility Esmt.
Proposed 25'x35' Storage
Building. Exterior to
match ex. building.
54.39'
Existing Office
& Maintenance

SE COR., SW1/4, SEC. 16,
TWP. 29-S, R-2-E

95th Street South

November 2, 2011

Baughman
ENGINEERING SURVEYING PLANNING
LANDSCAPE ARCHITECTURE



Wichita-Sedgwick County Metropolitan Area Planning Department

November 28, 2011

El Paso Cemetery
c/o Pat Swaney
PO Box 915
Derby, KS, 67037-0915

Re: CON2011-00036 – County Administrative Adjustment to adjust the site plan of the RR Rural Residential (“RR”) zoned County Conditional Use CU-514 for a cemetery; generally located east of Webb Road on the north side of 95th Street South. (10102 East 95th Street South; Lot 1, Block A, El Paso Cemetery East Addition).

Dear Sir:

We have reviewed your request for a Sedgwick County Administrative Adjustment to the site plan of CU-514, which will reconfigure the interior drive within the cemetery, relocate the permitted two drives into the cemetery from 95th Street South, allow a 25-foot x 35-foot storage building and show a proposed parking area.

The proposed reconfigured interior drive reflects the layout of the existing/current interior drive, located on the south quarter of the site. The existing/current interior drive location does not look like the drive approved on the original site plan. The proposed interior drive appears to be located outside the approved 16-foot interior side yard setbacks (BZA2006-00019, County Administrative Adjustment to reduce the 20-foot interior side yard setback by 20%) and the original site plan’s approved 30-foot front and 25-foot rear yard setbacks and does not substantially deviate from the original layout. The relocated drives onto 95th Street South reflect the location of one of the current drives, with the east most drive not matching up with its location of the original site plan; the El Paso Cemetery East Addition plat permitted two drives onto 95th Street North. The proposed 25-foot x 35-foot storage building is considered accessory/subordinate to the cemetery’s (the principle use) approved office and maintenance building (the principle building); UZC, Art. II, Sec. II-B, 1c. The proposed parking area will serve employees and clients of the cemetery and was not shown on the original site plan. Parking and the surface of the parking area will be per the standards of the UZC and Sedgwick County.