CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

REVISED 11/18/2014

November 10, 2014

City of Wichita Park Board
c/o Troy Houtman, Director, Parks and Recreation Department
455 N. Main, 11th Floor
Wichita, KS 67202

City of Wichita Department of Public Works and Utilities
Migwi Karugu, Associate Engineer
455 N. Main, 8th Floor
Wichita, KS 67202

Re: BZA2014-63: City zoning administrative adjustment to reduce the parking requirement by up to 25%, from 58 to 44 spaces, in SF-5 Single Family Residential, for Harvest Park Pool improvement, generally located at the northeast corner of N. Westlink Avenue and Provincial Lane (9500 Provincial Lane.)

Legal Description: LOTS 1 THRU 7 INCL. BLOCK 6 & VAC LOTS 1 THRU 23 INCL. BLOCK 7 WESTLINK VILLAGE 5TH. ADDITION, Wichita, Sedgwick County, Kansas

Dear Applicants,

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 constructing a new pool house at said location. You indicate a desire to reduce the on-site parking requirement from 58 to 44 spaces, a 25% reduction of the Unified Zoning Code (UZC) requirement for the site.

Sec. V-I.2.i of the Unified Zoning Code allows an adjustment to reduce the parking requirement for all remodeling and expansion projects by up to 25% when the conditions required by Sec. V-I.6 of the Code are met. We find that the parking requirement reduction as proposed 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: The proposed reduction in parking requirement will be mitigated and the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area will be enhanced through installation of no-parking signs on Provincial Lane whether by neighborhood petition or by order-in of the City Fire Marshal.

2) Impact on existing uses in surrounding areas: The proposed reduction in parking will be mitigated in the surrounding areas with installation of no-parking signs along Provincial Lane.

3) Compatibility with existing or permitted uses on abutting sites: Abutting sites are zoned SF-5 with public park, elementary school and residential uses. Therefore a 25% parking reduction should not compromise existing or permitted uses on abutting sites.

4) Effect on public health, safety or welfare: There will be no encroachment into public right of way or utility easements; the public's safety, health and welfare should not be impacted with the condition that posted no-parking signs be installed along Provincial Lane.

Our signatures below indicate that an administrative adjustment to reduce parking by 25%, from 58 to 44 spaces 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 plan. Permitting and parking improvements shall be obtained and completed before the pool operations for the 2015 season begins.

2) All parking on the site shall be paved and marked in accordance with City standards.

3) 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 the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

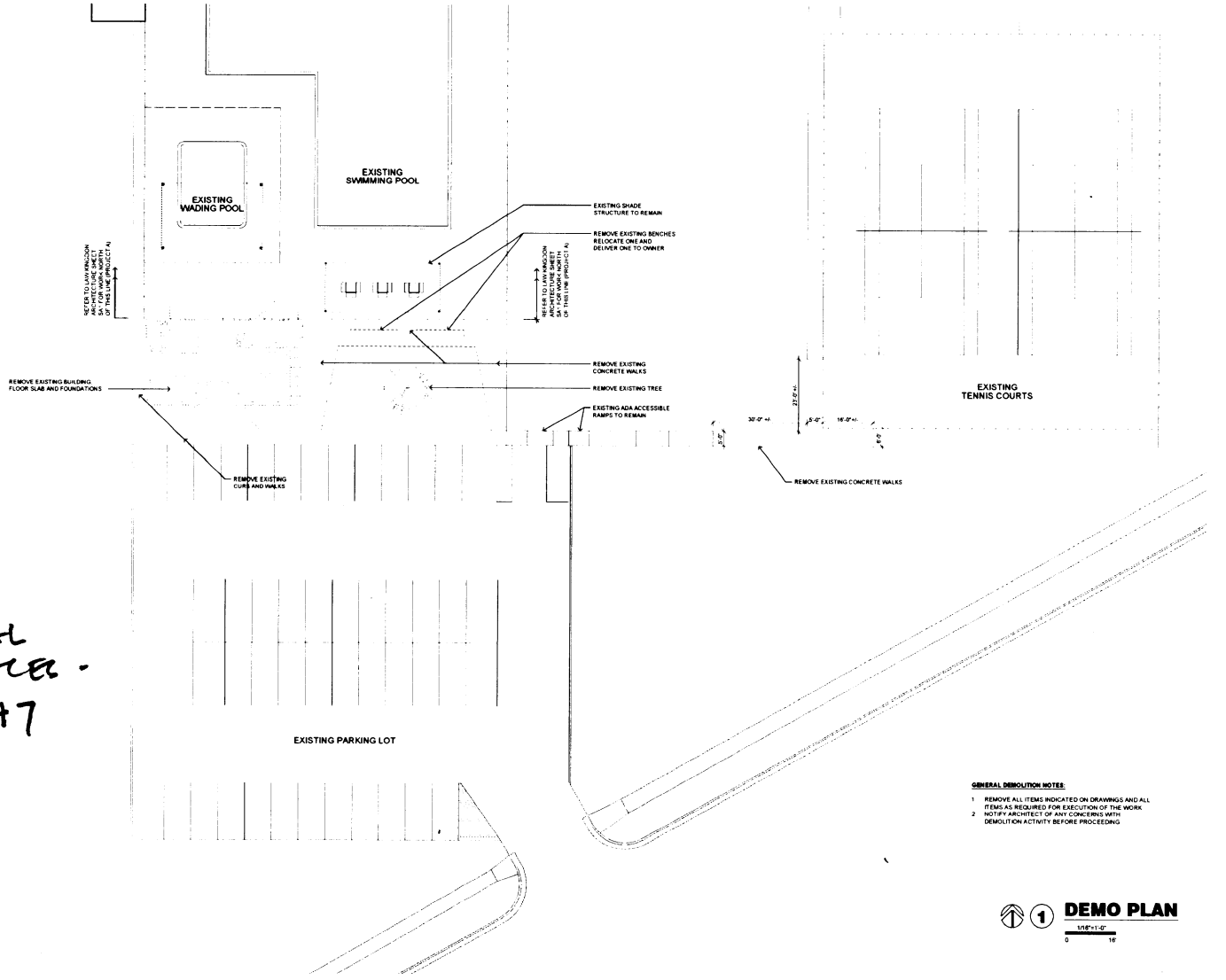
The "Development Application" sign should now be removed from the property.

John L. Schlegel, Director
Metropolitan Area Planning Department

Thomas J. Stolz, Director
Metropolitan Area Building and Construction Department

cc: J.R. Cox, MABCD
Jeff Longwell, CM District V
Martha Sanchez, NA District V

REVISED 11/18/2014



APPROVED

CITY PLAN

TOTAL SPACES - 47

GENERAL DEMOLITION NOTES:

1. REMOVE ALL ITEMS INDICATED ON DRAWINGS AND ALL ITEMS AS REQUIRED FOR EXECUTION OF THE WORK
2. NOTIFY ARCHITECT OF ANY CONCERNS WITH DEMOLITION ACTIVITY BEFORE PROCEEDING

1 **DEMO PLAN**

1/16"=1'-0"

0 16'

SPANGENBERG PHILLIPS TICE ARCHITECTURE
121 N Mar... Ste 201 Wichita KS 67202
T. 316 ...22 F. 316.267.1509
www. chitecture.com

CITY OF WICHITA -
HARVEST PARK POOL HOUSE

PROVINCIAL LANE WICHITA, KS

BID SET
22 AUG. '11

DEMO PLAN

D1.1