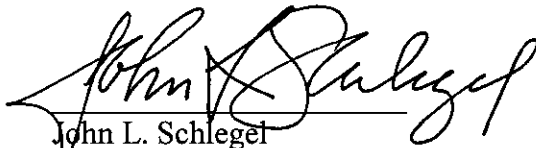


- 4) Effect on public health, safety or welfare: There will not be any encroachment into public right of way or utility easements; therefore there should not be any negative impact on the public's safety, health or welfare.

Our signatures below indicate that an administrative adjustment to reduce parking by one space from 12 spaces to 11 is hereby granted for the aforementioned property subject to the following conditions:

- 1) The parking area shall be developed in general conformance with the approved site plan and conditions associated with CON2005-00025, and the approved landscape plan.
- 2) The parking area shall be paved and marked.
- 3) Any violation of these conditions shall render the Administrative Adjustment null and void.



John L. Schlegel
Planning Department



Kurt A. Schroeder
Superintendent of Central Inspection

cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection



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Wichita-Sedgwick County Metropolitan Area Planning Department

July 27, 2005

Shadow Lakes Master Association
Nick Nichols
3216 Lake Ridge
Wichita, KS 67502

RE: BZA2005-00038 Administrative Adjustment to reduce required off-street parking by 10 percent on land located at the northeast corner of Forest Park and Pepper Ridge.

Legal Description: Lots 1 and Reserve E, Block 3, Forest Lakes West Addition

We have reviewed your request for an administrative adjustment to reduce the off-street parking requirement for a neighborhood swimming pool by 10 percent or one space, from 12 spaces to 11 spaces. It is understood that off-street parking is needed to meet code required parking spaces, and that the site is constrained by a 150-foot KG&E utility easement, a 20-foot drainage and utility easement to the north and a 25 foot platted building setback and 20-foot utility easement on the south. The site is zoned SF-5 Single-family Residential.

The *Unified Zoning Code* allows an adjustment to reduce required off-street parking in residential districts to be located within a required building setback, but not closer to the property line than eight feet. We find that the allowance of parking within the front setback meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set as below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed reduction should not have any detrimental impacts on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. Sufficient parking is to be provided for the anticipated need.
- 2) Impact on existing uses in surrounding areas: The site has received a Conditional Use (CON2005-00024) to permit the neighborhood swimming pool. As part of the Conditional Use review, nearby property owners were notified of the pool and the proposed parking layout was included. No objections were filed. The proposed reduction will not appreciable impact surrounding properties.
- 3) Compatibility with existing or permitted uses on abutting sites: A reduction of one parking space should not compromise existing or permitted uses on abutting sites since these uses are residential and the use of the pool is restricted to residences and their guests of the subdivision.