3) Compatibility with existing or permitted uses on abutting sites: The allowance of parking within the front setback should not compromise existing or permitted uses on abutting sites as the parking area is buffered from abutting sites by the proposed pool and the existing open space reserve area located to the south and east.
4) Effect on public health, safety or welfare: There will be no encroachment into public right of way, but the two spaces encroach into a platted utility easement. Any damage to the parking spaces located within the utility easement caused by the installation, repair or relocation of utilities shall not be the responsibility of the utility provider. With the condition noted previously, the presence of the spaces in the utility easement and the front setback should not negatively affect public health, safety or welfare.

Our signatures below indicate that an administrative adjustment to allow parking in the front setback, but in no case closer than eight feet to the property line, 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 CON2005-00039, 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

CITY OF WICHITA

FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

July 27, 2005

Prairie Pointe Development, LLC
C/O Marv Schellenberg
7926 W. 21st Street North
Wichita, KS 67205

PEC, PA
C/O Rob Hartman
303 S. Topeka
Wichita, KS 67202

RE: BZA2005-00039 Administrative Adjustment to permit parking in the front setback on property zoned SF-5 Single-family Residential.

Legal Description: See attachment

We have reviewed your request for an administrative adjustment to allow parking in the front setback on property zoned SF-5 Single-family Residential. It is understood that off-street parking is needed to meet code required parking spaces, and that the site is of an unusual size and configuration that requires two spaces to encroach into the 25-foot front setback.

The *Unified Zoning Code* allows an adjustment to permit 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 encroachments should not have any detrimental impacts on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. The adjustment to allow parking within the building setback area will not generate any additional traffic and no pedestrian circulation areas are being eliminated.
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 encroachment will not allow parking closer to abutting properties, therefore, there should be any appreciable impact to surrounding properties.

℄ Waterside=
℄ Manchester

LOT 1, BLOCK 3

20' Util. Esm't.

EXISTING SANITARY SEWER

S66°18'16"W 98.32'

POOL BUILDING/ REST ROOMS

6' B.S.I. 20.00'

IRON FENCE

SHADE STRUCTURE

LANDSCAPING TYP.

SWIMMING POOL

POOL DECK PAVEMENT TYP.

70' POOL

EXISTING 4" CONCRETE SIDEWALK

IRON FENCE

6' CONCRETE SIDEWALK

IRON FENCE TYP.

EXISTING POND

PLAYGROUND EQUIPMENT

INSTALL VALLEY GUTTER

℄ MANCHESTER STA. 30+11.48

℄ MANCHESTER STA. 30+53.78

12 (9' x 18') PARKING SPACES TYP.

18' Typ.

6" CONCRETE SIDEWALK

ASPHALT TRAIL AND PARKING LOT

STANDARD CURB AND GUTTER

CONCRETE FLUME

2' x 5' DIP INLET

EXISTING POND
STATIC POOL = 166.6
DWG. 100 = 170.5

RESERVE B

MANCHESTER

EXISTING ASPHALT STREET WITH CURB AND GUTTER

EXISTING WATERLUME

20' Util. Esm't.

N24°03'39"W 47.71'

S01°02'13"E 81.78'

S01°02'13"E 100.48'

N01°02'13"W 100.48'

20' Util. Esm't.

5' Wall Esm't.

23" x 14" RCPHE

45.50'

45.50'

160.00'

339.84'
S00°37'00"E

168'

EXISTING SANITARY SEWER

RES. D

15' Util. Esm't.

20' Util. Esm't.

R=218.00'

155.34'

S39°13'13"W 47.71'

R=282.00'

111.52'

R=230.00'

L=214.31'

Δ = 53°10'01"

R=218.00'

Δ = 22°39'32"

R=282.00'

111.52'

R1W

T26S

45TH STREET NORTH

119TH STREET WEST

30

MAIZE ROAD

PROJECT AREA

37TH STREET NORTH

VICINITY MAP

LEGAL DESCRIPTION

A PORTION OF RESERVE B, PRAIRIE POINTE ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF RESERVE B, PRAIRIE POINTE ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING N01°02'13"W, A DISTANCE OF 100.48 FEET; THENCE BEARING N34°03'39"W, A DISTANCE OF 47.71 FEET TO THE POINT OF BEGINNING; THENCE BEARING N46°18'53"E, A DISTANCE OF 161.31 FEET; THENCE BEARING N23°41'44"W; A DISTANCE OF 128.97 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 3 OF SAID ADDITION; THENCE BEARING S66°18'16"W, ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 3; A DISTANCE OF 98.32 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 3, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 282.00 FEET, A CHORD BEARING OF S12°21'59"E, A CHORD DISTANCE OF 110.80 FEET, THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°39'32", AN ARC DISTANCE OF 111.52 FEET TO THE P.T. OF SAID CURVE; THENCE BEARING S01°02'13"E, A DISTANCE OF 81.78 FEET TO THE POINT OF BEGINNING.

ENCOMPASING 17,529 SQUARE FEET OR 0.40 ACRES MORE OR LESS.

APPLICANT

PRAIRIE POINTE DEVELOPMENT L.L.C.
7926 W. 21ST ST. N.
WICHITA, KS 67205

PREPARED BY

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
303 S. TOPEKA
WICHITA, KS 67202

COORDINATE LIST		
POINT	NORTH	EAST
100	10,241.3038	8,892.9704
101	10,245.6778	8,933.5383
102	10,199.8141	8,936.4200
103	10,199.0595	8,894.7314

100 = COORDINATE POINT NO.

= DRAINAGE FLOW ARROWS

OWNER: BOOT-SEWELL LLC
UNPLATTED
ZONED: SF-20
SUBJECT TO PLATTING: ZONED "LC"

6'-0" (Min.)
7'-0" (Max.)
B
C.J. (Typ.)
6'-0"
B

PLAN

Shape with Edging Tool
4"

CONSTRUCTION JOINT

Knife 2" deep & Shape with "Vee" Tool
4"

No sawn contraction joints will be allowed

CONTRACTION JOINT

See Plan for Elevation
6'-0"
Slope 1/4"/ft.
4"

TYPICAL SIDEWALK SECTION

4" WALK DETAILS

5"
St. 1/4"/ft.
Slope w/Adj. Pvmt.
7"R
3"R
6 5/8"
5"
12"
8"
2"
2'-6"
3" A.C. BM-4 Base Course where 8" A.C. Pavement is constructed

STANDARD COMBINED CURB AND GUTTER

2" Surface Course
3" A.C. Base Course
8" AB3 Compacted to 98% Standard Proctor (ASTM D-698)

5" ASPHALTIC CONCRETE PAVEMENT

SCALE:
0 20 40

No.	Revision	By	Date

CONDITIONAL USE PLAN

PRAIRIE POINTE POOL / PARK PLAN

Professional Engineering Consultants, P.A.
303 S. TOPEKA • WICHITA, KANSAS 67202
316-262-2691 • FAX 316-262-3003

Designed by	RWH, IDK	Job No.	03271-5340
Drawn by	IDK	Date	MAY 3, 2005

Sht. 1 of 1

DSNR: RWH OPER: IDK SCALE: 1=20.00
Q:\2003\03271\03271-ParkPlan 05-13-2005 11:11:27 am