



Wichita-Sedgwick County Metropolitan Area Planning Department

February 15, 2008

Monarch Landing, LLC
Ritchie Development Corporation
Rob Ramseyer
8100 East 22nd Street North, Building 1000
Wichita, KS 67226

Re: BZA2008-5: Zoning Adjustment to reduce the parking requirement in "SF-5" Single-family Residential zoning for a neighborhood swimming pool from 18 to 16 spaces, located at 2315 North Flutter Lane (north of 21st Street and west of 159th Street).

Legal Description: Reserve B, Monarch Landing

Dear Applicants,

We have reviewed your request for a Zoning Adjustment to reduce the parking requirement on the above-referenced property. From reviewing your application we understand that you propose to develop a neighborhood pool and playground on the property. Your site plan indicates 16 parking spaces, two less than the number of parking spaces required by the Unified Zoning Code. Therefore, you have requested a Zoning Adjustment to reduce the parking requirement to 16 spaces.

Sec. V-I.2.i. of the Unified Zoning Code allows an adjustment to reduce the parking requirement by 10% when the conditions required by Sec. V-I.6. of the Code are met. We find that the reduction of the parking requirement 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 should not have a detrimental impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. Sufficient parking should be available for the anticipated need.
- 2) Impact on existing uses in surrounding areas: The proposed reduction should not impact surrounding residences. The location of the pool within the neighborhood should encourage pedestrian access, minimizing the parking need.
- 3) Compatibility with existing or permitted uses on abutting sites: A reduction of two parking

spaces 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.

- 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 be no impact on the public's safety, health or welfare.

Our signatures below indicate that an administrative adjustment to reduce parking by two spaces, from 18 to 16, 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 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.

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



John L. Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, OCI
Paul Hays, OCI

POOL LAYOUT - RESERVE 'B'
MONARCH LANDING ADDITION
2315 N. FLUTTER LANE WICHITA, KANSAS

UTILITY PLAN

SHEET TITLE
07823
PROJECT NUMBER

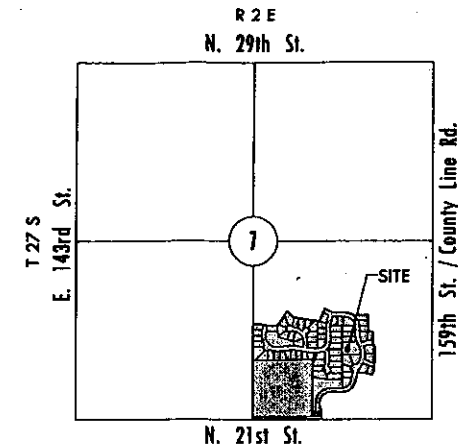
DESIGN BY
MLP
DRAWN BY
JAG
CHECKED BY

ISSUED
JANUARY 2007

REVISED

SHEET NO.

L5 of 5



VICINITY MAP

GENERAL NOTES

- UNLESS SHOWN OR STATED OTHERWISE ON THESE DRAWINGS, MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF ANDOVER STANDARD SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS. THE CONTRACTOR WILL BE REQUIRED TO RE-ESTABLISH ANY PROPERTY IRONS WHICH ARE DAMAGED OR DETROYED DURING HIS CONSTRUCTION OPERATIONS. SUCH IRONS SHALL BE RE-ESTABLISHED BY A LICENSED LAND SURVEYOR IN ACCORDANCE WITH STATE LAWS.
- EXISTING UTILITIES AND THEIR LOCATIONS, AS SHOWN ON THE PLANS, REPRESENT THE BEST INFORMATION OBTAINABLE FOR DESIGN. LOCATION INFORMATION HAS BEEN OBTAINED FROM THE VARIOUS UTILITY COMPANIES AND IS EITHER FROM COMPANY RECORD DRAWINGS OR COMPANY PROVIDED FIELD LOCATIONS. THE PLAN LOCATIONS SHOWN ARE NOT GUARANTEED. ADDITIONAL EXISTING UTILITIES MAY ALSO BE ENCOUNTERED.
- CONTRACTOR WILL BE REQUIRED TO PROVIDE A MINIMUM ADVANCE NOTICE OF FORTY-EIGHT (48) HOURS TO UTILITY COMPANIES PRIOR TO STARTING ANY EXCAVATION AS FOLLOWS:

KANSAS ONE-CALL 1-800-134-7630
OR 687-2470 (LOCAL WICHITA)

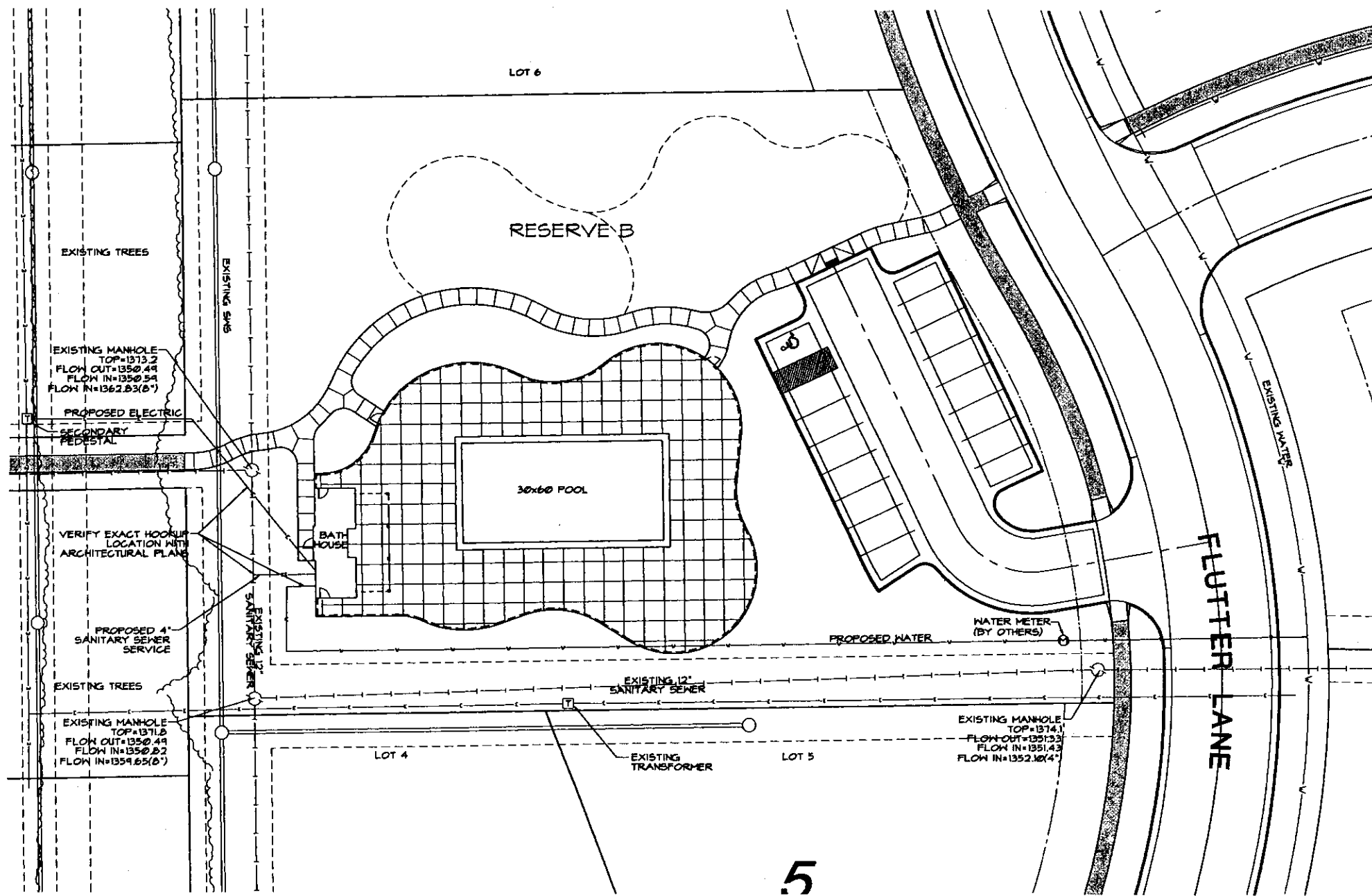
THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF AN EMERGENCY:

SBS TELEPHONE	1-800-870-8390
COX COMMUNICATIONS (CABLE)	1-316-262-0661
KANSAS GAS SERVICE (GAS)	1-316-832-3101
WESTAR (ELECTRIC)	1-316-383-8600
CITY OF WICHITA WATER	1-316-668-4504
AGUILA GAS	1-316-946-0016
KANES PIPELINE	1-316-733-9000

5. RUBBLE FROM THE REMOVAL OF MISCELLANEOUS STRUCTURES AND EXCESS EXCAVATION WHICH IS TO BE WASTED SHALL BE DISPOSED OF ON SITES TO BE PROVIDED BY THE CONTRACTOR. THESE SITES SHALL BE APPROVED BY THE ENGINEER AS TO SUITABILITY, APPEARANCE AND SITE LOCATION. LOCATIONS THAT, IN THE OPINION OF THE ENGINEER, WILL LEAVE AN UNGHLY APPEARANCE WILL NOT BE APPROVED. ALL DISPOSAL SITES MUST BE APPROVED BY THE KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT. MATERIAL EITHER STOCKPILED OR DISPOSED OF IN A FLOOD PLAIN WOULD REQUIRE A KANSAS STATE BOARD OF AGRICULTURE PERMIT. ANY MATERIAL DUMPED IN WATERS OF THE UNITED STATES OR WETLANDS IS SUBJECT TO U.S. CORPS OF ENGINEERS PERMITTING REGULATIONS. ANY MATERIAL BURIED OR STOCKPILED BEYOND APPROVED CONSTRUCTION LIMITS WOULD REQUIRE ADDITIONAL ARCHEOLOGICAL INVESTIGATIONS UNLESS BURIED IN A PREVIOUSLY APPROVED BORROW LOCATION.

NOTES

- POOL AND BATH HOUSE ARE BY OTHERS, N.I.C.
- ALL UTILITY CONNECTIONS TO THE BATH HOUSE SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS.



UTILITY PLAN
SCALE: 1" = 20'

LEGEND

- V — WATER LINE
- | — O — | — EXIST. SAN. SEWER LINE
- SS — PROPOSED SAN. SEWER LINE
- E — PROPOSED ELECTRIC LINE
- E — EXISTING ELECTRIC LINE
- ~~~~~ EXISTING TREE EDGE



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