

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

FILE COPY

February 16, 1999

MKEC
Jason Gish
411 N Webb
Wichita, KS 67206

Re: Administrative Adjustment 99-~~8~~⁰⁴: An administrative adjustment to allow parking within the front yard and street side setbacks on property located north of Shadow Lakes and east of Pepper Ridge.

Legal Description: Lot 1, Block 3, Oakridge 2nd Addition.

Dear Mr. Gish:

We have reviewed and received your request for an administrative adjustment to allow parking in the front and street side setback on property zoned "SF-6." This adjustment is necessary to allow the construction of a parking lot and also to meet the requirements of CU-502. The Unified Zoning Code only allows parking in the front and street side setbacks on property zoned "SF-6" through an administrative adjustment.

We find that permitting parking in the front and street side setbacks meet the four conditions required by Section V-1.6 of the Unified Zoning Code, as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed encroachment would have no impact on safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. Through the administrative adjustment the applicant will be allowed to have a larger parking lot which should keep vehicles from parking on Shadow Lakes or Pepper Ridge, which should help the safety and convenience of vehicular and pedestrian circulation.
- 2) Impact on existing uses in surrounding areas: The applicant will be required to screen along the east and north property lines and also landscape these areas, and the applicant will have to provide a landscaped street yard along the south and west property lines and provide continuous low screening of the parking spaces from the streets, in accordance with the landscape ordinance. The required screening and landscaping should buffer the surrounding

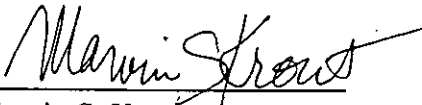
residential uses and, therefore limit the impact on these residences.

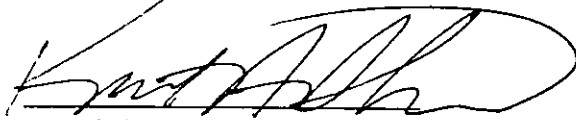
- 3) Compatibility with existing or permitted uses on abutting sites: The required screening and landscaping should buffer the surrounding properties. Although it is not technically compatible with the surrounding uses, it is a neighborhood swimming pool and will serve the surrounding residential properties.
- 4) Effect on public health, safety or welfare: There will be no encroachments into public utility easements or right-of-way and therefore there should not be a 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 an administrative adjustment to allow parking within eight feet of the property line on a lot zoned "SF-6" is hereby granted subject to the following condition:

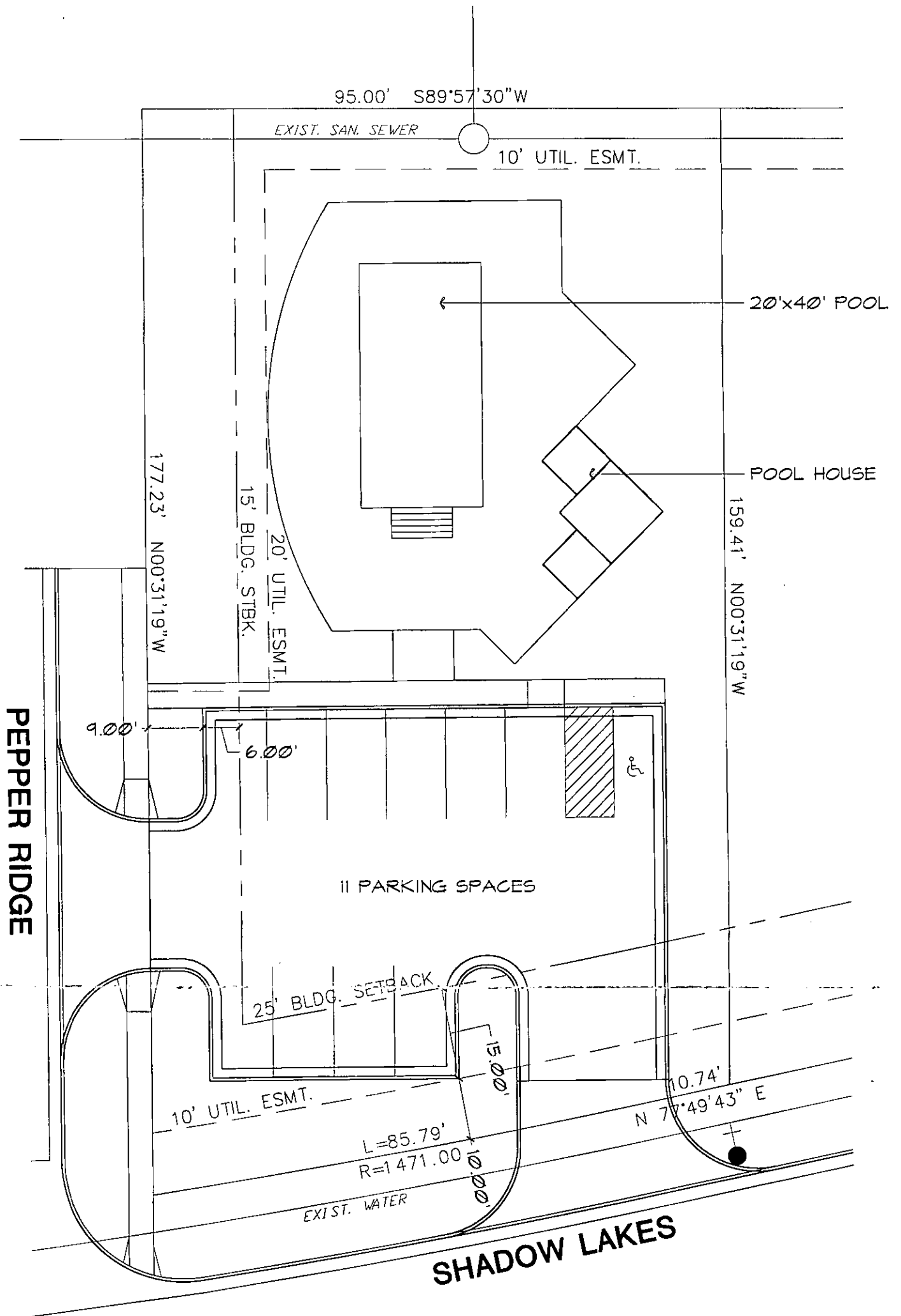
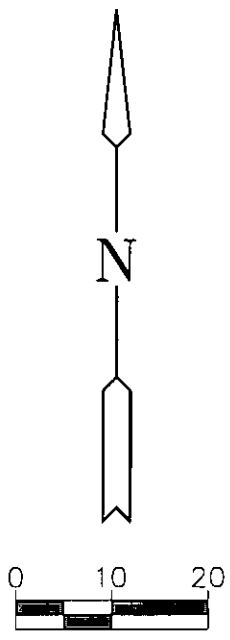
- 1) The site shall be developed in general conformance with the approved site plan and landscape plan as required by CU-502.
- 2) The applicant shall meet all conditions of CU-502.

The zoning adjustment sign shall now be removed from the property.


Marvin S. Krout
Director of Planning


Kurt Schroeder
Superintendent of Central Inspection

cc: Freedom Development, Inc, 1377 N. Clearwater Road, Clearwater, KS 67026
Kurt Schroeder, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
Paul Hayes, Office of Central Inspection



PARKING LOT LAYOUT ENCROACHES INTO THE 25' AND 15' BUILDING SETBACKS. OWNER IS REQUESTING AN ADMINISTRATIVE ADJUSTMENT FROM THE CITY OF WICHITA PLANNING DEPARTMENT.

	OAKRIDGE 2ND ADDITION		
	PROJECT NAME		
	LOT 1, BLOCK 3		
	DESIGN TITLE		
JAG	GJR	JAG	
DESIGN	DRAWN BY	CHECKED BY	
FEBRUARY 1999	3-1-OR2	1 / 1	
DATE	JOB NO.	SHEET/OF	

MID-KANSAS ENGINEERING CONSULTANTS, INC. 411 N. WEBB ROAD WICHITA, KS 67206 (316)684-9600