



Wichita-Sedgwick County Metropolitan Area Planning Department

March 22, 2021

Kenneth V. Jantz
1201 W. River Blvd., B-210
Wichita, KS 67203

Re: CON2021-00012: City Administrative Adjustment to CON2020-00040 to reduce the number of parking spaces from eight (8) to six (6) spaces; generally located on the south side of West Maple Street within one-half mile east of South Meridian Avenue (1825 West Maple).

Legal Description: Lots 98, 100, and 102, Maple Street, Coops Subdivision of Lots in University Place Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We reviewed your Zoning Adjustment request to adjust the approved site plan for CON2020-00040 on SF-5 Single-Family Residential zoned property to reduce the number of parking spaces on the site plan submitted with the application from eight (8) to six (6) spaces. The conditional use allows a facility to house six school-age children for long term and emergency overnight placement. In addition, two full time staff will reside at the home.

We find that the adjustment to the site plan 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 Administrative Adjustment to CON2020-00040 will not affect the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area.
- 2) Impact on existing uses in surrounding areas: The surrounding uses are a mixture of residential densities. The majority are zoned SF-5 Single-Family Residential on the east and south sides. The north side is zoned SF-5, but is a church. Property to the west is zoned TF-3 Two-Family Residential with and single family home. Northwest of the property is zoned MF-18 Multi-Family Residential with a quad-plex. Impact on existing uses will be minimal.
- 3) Compatibility with existing or permitted uses on abutting sites: The site is located within a mixed-use residential area. The original use of the structure was the Christian Children's Service League and will retain its residential function and is compatible with existing or permitted uses on abutting sites.
- 4) Effect on public health, safety or welfare: The public's safety, health and welfare will not be affected.

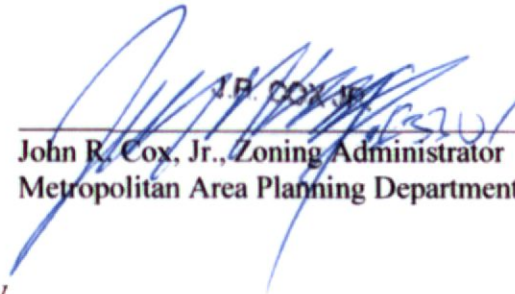
Our signatures below indicate that an Administrative Adjustment to adjust the site plan for CON2021-00012 for the aforementioned property is hereby GRANTED subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved revised site plan submitted with this application. This adjustment applies only to the parking reduction, and any other changes will require a separate zoning action.
- 2) Submit a revised site plan showing the required parking for all uses within the Conditional Use boundary.
- 3) Should the Planning Department receive complaints regarding parking on the site, the parking requirement will have to meet UZC parking requirements.
- 4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Administrative 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.



Scott Wadle, Director
Metropolitan Area Planning Department



John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Jeff Blubaugh, Council Member, District IV
Rebecca Fields, CSR, District IV