Wichita-Sedgwick County Metropolitan Area Planning Department

July 29, 2005

Nick Nicholas, President
Shadow Lakes Masters Association
P O Box 12057
Wichita, KS 67277

RE: CON2005-25 – Conditional Use to permit a Neighborhood Swimming Pool and its associated uses on property zoned "SF-5" Single-family Residential. Generally located east of Tyler Road and north of 29th Street North, more specifically northeast of the Pepper Ridge Street and Forest Park Street intersection. (District V)

Dear Ladies and Gentlemen:

At its regular meeting on July 14, 2005, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the MAPC was to APPROVE the request subject to the conditions stated in the enclosed resolution.

If you have any questions concerning this case please contact our office at 268-4421.

Sincerely,

Bill Longnecker, Senior Planner
Current Plans Division

WL/rms

CC: Ryan Hennes, 8112 Forest Park, Wichita, KS 67205
Bob Martz, City Council, District V, Mail Stop 1-13
Kurt Schroeder, Office of Central Inspection, Mail Stop 1-72
Randy Sparkman, Office of Central Inspection, Mail Stop 1-72
Paul Hays, Office of Central Inspection, Mail Stop 1-72
J.R. Cox, Office of Central Inspection , Mail Stop 1-72

CITY OF WICHITA

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Wichita-Sedgwick County Metropolitan Area Planning Department

July 19, 2005

Nick Nicholas, President
Shadow Lakes Masters Association
P O Box 12057
Wichita, KS 67277

RE: CON2005-25 – Conditional Use to permit a Neighborhood Swimming Pool and its associated uses on property zoned "SF-5" Single-family Residential. Generally located east of Tyler Road and north of 29th Street North, more specifically northeast of the Pepper Ridge Street and Forest Park Street intersection. (District V)

Dear Ladies and Gentlemen:

At its regular meeting on **July 14, 2005**, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the MAPC was to APPROVE the request subject to the following conditions:

1. The site shall be developed in general conformance with an approved site plan, which shall conform to the Landscape Ordinance and screening shall be provided in accordance with Section IV-B.3.a. of the Unified Zoning Code. The landscape plan must be approved by the Planning Director prior to the issuance of a building permit.
2. Prior to the issuance of a building permit, the applicant shall apply for an administrative adjustment to reduce the minimum required parking.
3. Development and use of the subject property for a neighborhood swimming pool shall be in accordance with all applicable federal, state, and local rules and regulations, including building and construction codes, health codes, and operational standards. This includes approval by the Environmental Services Department for a neighborhood pool.
4. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, 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 Conditional Use is null and void.

Property owners may also file written protest petitions on zoning-related items heard by the MAPC. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk within 14 days of the conclusion of the MAPC hearing. Such petitions may cause the application to be disapproved, if the land area encompassed by the protesting owners exceeds 20% of the land area within 200 feet of the perimeter of the application area, unless the Council overrides such a protest and approves the application by a vote of 6 of its members.

If there are no valid appeals or protest petitions filed opposing this action by **July 28, 2005,** the action of the MAPC will be considered final. If appeals or protest petitions are filed, you will be advised of the date your application will be forwarded to the Governing Body for review and final action.

If you have any questions concerning this case please contact our office at 268-4421.

Sincerely,

Bill Longnecker, Senior Planner
Current Plans Division

WL/rms

CC: Ryan Hennes, PEC, 303 S. Topeka, Wichita, KS 67202
Bob Martz, City Council, District V, Mail Stop 1-13
Kurt Schroeder, Office of Central Inspection, Mail Stop 1-72
Randy Sparkman, Office of Central Inspection, Mail Stop 1-72
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