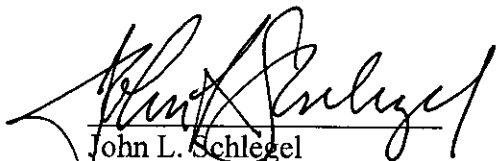


- 3) Compatibility with existing or permitted uses on abutting sites: The allowance of parking within the front setback should not compromise existing or permitted uses on abutting sites as the parking area is buffered from abutting sites by the proposed pool and the existing open space reserve area 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



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

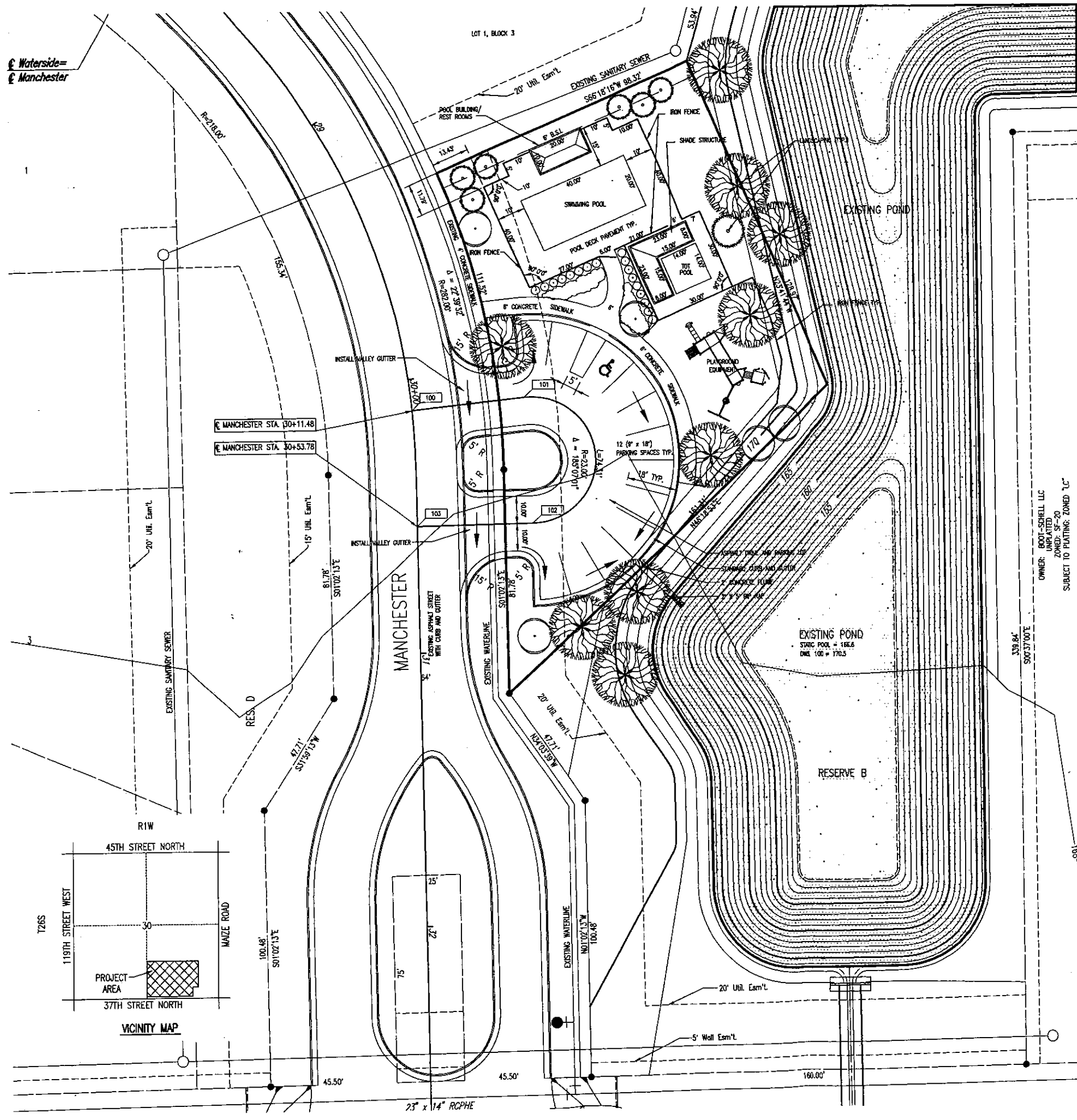
RE: BZA2005-00039 Administrative Adjustment to permit parking in the front setback on property zoned SF-5 Single-family Residential.

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.



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.

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

APPLICANT

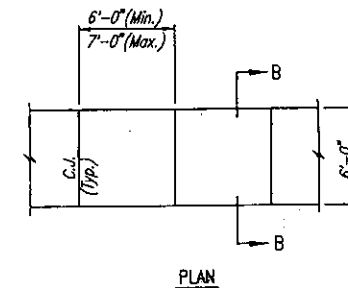
PRAIRIE POINTE DEVELOPMENT L.L.C.
7926 W. 21ST ST. N.
WICHITA, KS 67205

PREPARED BY

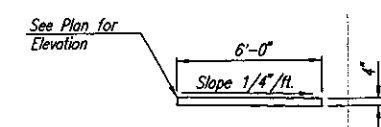
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
303 S. TOPEKA
WICHITA, KS 67202

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

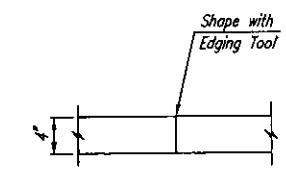
100 = COORDINATE POINT NO.
→ = DRAINAGE FLOW ARROWS



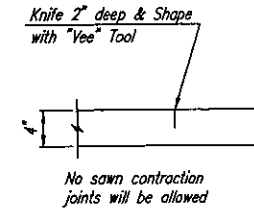
TYPICAL SIDEWALK SECTION



STANDARD COMBINED CURB AND GUTTER

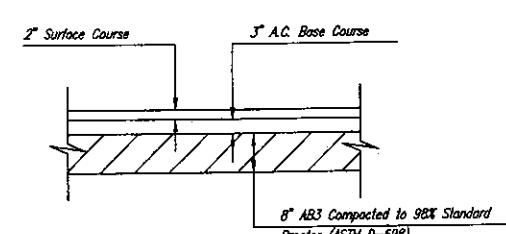
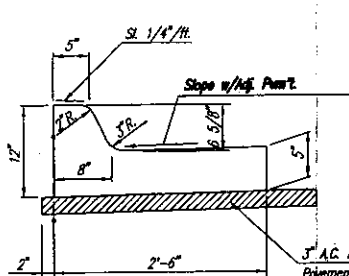


CONSTRUCTION JOINT

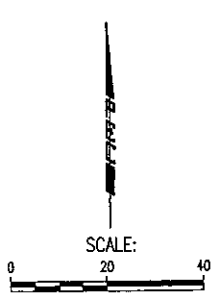


CONTRACTION JOINT

4" WALK DETAILS



5" ASPHALTIC CONCRETE PAVEMENT



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
		Sheet	1 of 1