



Wichita-Sedgwick County Metropolitan Area Planning Department

January 7, 2008

Wichita-CHR Campus Crest LLC
2100 Rexford Road, Suite 414
Charlotte, NC 28211

MKEC Engineering Consultants, Inc. c/o Brian Lindebak
411 N Webb
Wichita, KS 67206

Re: BZA2007-76: Zoning Adjustment to permit parking within the front setback but no closer than 10 feet to the property line in "MF-18" Multi-family Residential zoning for a multi-family development, generally located west of Oliver and south of 29th Street N.

Lot 1, Block 1, Campus Crest Addition to Wichita, Sedgwick County, Kansas.

Dear Applicants,

We have reviewed your request for a Zoning Adjustment to permit parking within the front setback but no closer than 10 feet to the property line on the above-referenced property. From reviewing your application we understand that you propose to build a multi-family development and associated parking on this site. Your site plan indicates a parking lot within the front setback, but no closer than 10 feet to the property line, therefore, you have requested a Zoning Adjustment to permit parking within the front setback.

Sec. V-I.2.1. of the Unified Zoning Code allows an adjustment to permit parking within the front setback but no closer than 8 feet to the property line when the conditions required by Sec. V-I.6. of the Code are met. We find that permitting parking within the front setback as proposed meets the four conditions required by Sec. V-I.6. of the Code as set out below:

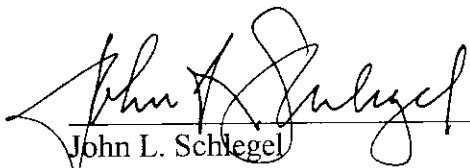
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed parking area should not have a detrimental impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. Sufficient parking should be available for the anticipated need, and the parking does not interfere with public right-of-way.

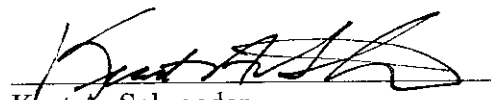
- 2) Impact on existing uses in surrounding areas: The proposed parking area should not impact existing uses in surrounding areas, as all parking for this project should be adequately provided on the site, and a landscape plan will be required for the project.
- 3) Compatibility with existing or permitted uses on abutting sites: The proposed parking area should not compromise existing or permitted uses on abutting sites, as all parking for this project should be adequately provided on the site, and a landscape plan will be required for the project.
- 4) Effect on public health, safety or welfare: There will be no 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 permit parking within the front setback but no closer than 10 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.
- 2) The site shall be developed with an approved landscape plan.
- 3) The parking area shall be paved and marked in accordance with City of Wichita standards.
- 4) 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

GENERAL NOTES

- UNLESS SHOWN OR STATED OTHERWISE ON THESE DRAWINGS, MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WICHITA STANDARD SPECIFICATIONS.
- SUBCONTRACTOR WILL BE REQUIRED TO PROVIDE A MINIMUM ADVANCE NOTICE OF SEVENTY-TWO (72) HOURS TO UTILITY COMPANIES PRIOR TO STARTING ANY EXCAVATION AS FOLLOWS:

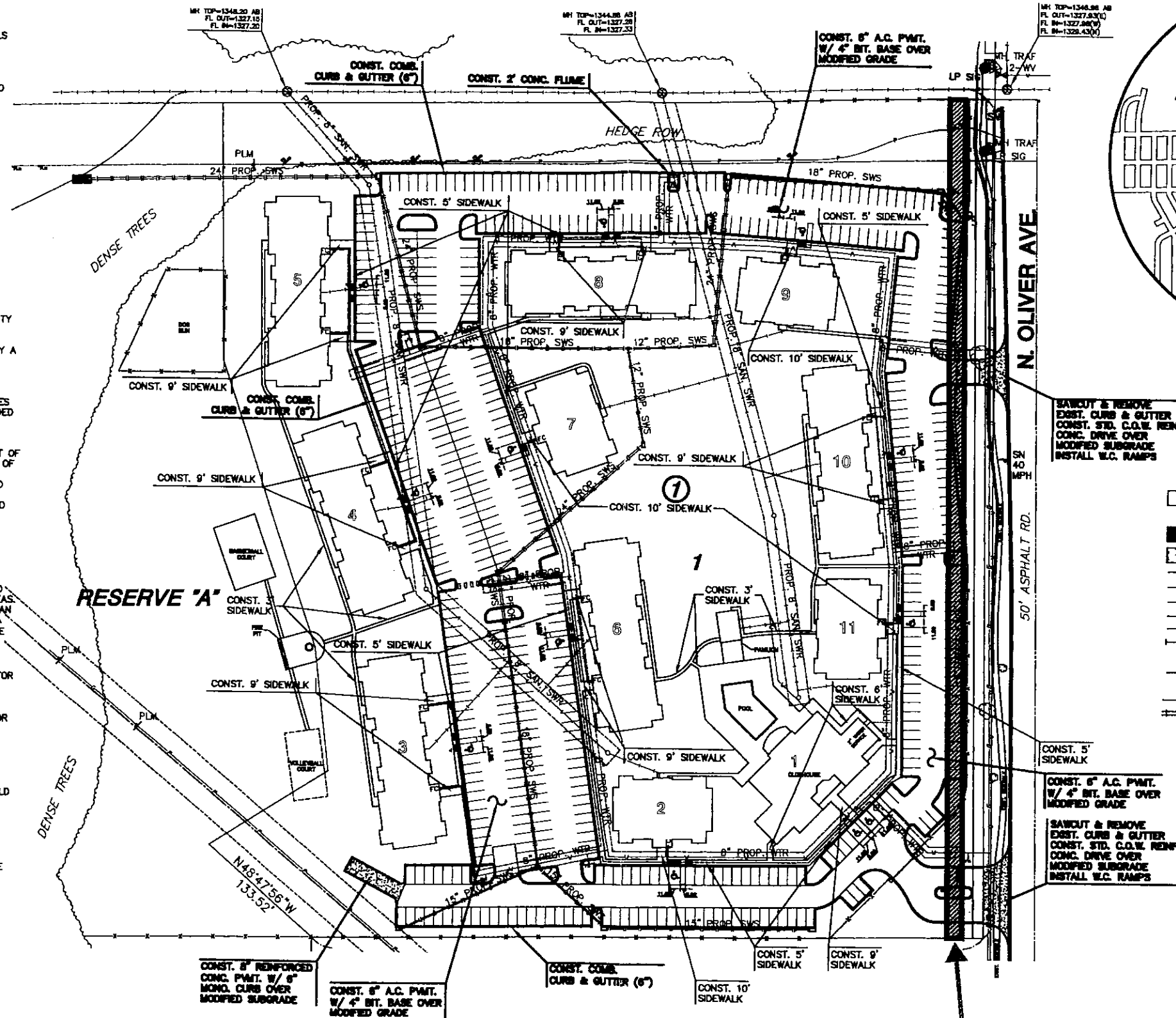
KANSAS ONE-CALL 800-344-7233
OR LOCAL (WICHITA) 316-687-2470

THE SUBCONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF EMERGENCY:

SBC (TELEPHONE) 800-870-8390
COX COMMUNICATIONS (CABLE) 316-282-0681
KANSAS GAS SERVICE (GAS) 316-832-3101
CITY OF WICHITA WATER & SEWER 316-282-6000
WESTAR (ELECTRIC) 316-281-6512
JAYHAWK PIPELINE 800-303-0357
NUSTAR ENERGY 316-773-9000

JAMES BROWNING ARCHITECT
1305 E. WATERMAN, SUITE B
WICHITA, KS 67211
JAMESBROWNINGARCHITECTURE.KSCOK.MAIL.COM

- THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS. THE SUBCONTRACTOR WILL BE REQUIRED TO RE-ESTABLISH ANY PROPERTY IRONS WHICH ARE DAMAGED OR DESTROYED BY 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.
- 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 ARCHAEOLOGICAL INVESTIGATIONS.
- OTHER PUBLIC OR PRIVATE IMPROVEMENT PROJECTS MAY BE UNDERWAY SIMULTANEOUSLY. THE SUBCONTRACTOR SHALL COORDINATE WITH ANY SUBCONTRACTORS CONSTRUCTING OTHER PORTIONS OF THE PROJECT.
- A 6" LAYER OF TOPSOIL SHALL BE STRIPPED IN ALL AREAS OF CUT AND SAVED BACK FOR REPLACEMENT IN NON-BUILDING AND NON-PAVED AREAS. ANY EXCESS TOPSOIL SHALL BE SEPARATELY STOCKPILED ON-SITE AT AN APPROVED LOCATION. ALL MEDIAN AREAS SHALL BE BACKFILLED WITH A 24" MIN. LAYER OF TOPSOIL. ALL OTHER LANDSCAPING AREAS SHALL BE BACKFILLED WITH A 12" MIN. LAYER OF TOPSOIL.
- TREES ARE AN IMPORTANT ASSET TO THE DEVELOPER. EVERY EFFORT SHALL BE MADE TO PRESERVE EACH AND EVERY TREE (UNLESS NOTED FOR REMOVAL) AS DIRECTED IN THESE PLANS & NOTES.
- EQUIPMENT AND CONSTRUCTION MATERIALS SHALL REMAIN OUT OF AND AWAY FROM TREE DRIP LINES SO AS TO NOT COMPACT THE ROOT ZONE OR DAMAGE THE TREE. CHEMICAL SPILL DAMAGE SHALL BE PREVENTED BY FILLING GAS TANKS, CLEANING TOOLS & REPAIRING EQUIPMENT WELL OUTSIDE TREE PROTECTION ROOT ZONES. MIXING TRUCKS SHALL BE RINSED OUT OFF SITE, WHERE IT OCCURS WITHIN A TREE'S PROTECTED ROOT ZONE, IT MAY BE NECESSARY, DEPENDENT UPON THE TYPE OF CONSTRUCTION AND EQUIPMENT USED, TO INSTALL A ROOT PROTECTION BRIDGE OR APPROVED EQUIVALENT. THIS MAY BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER'S REPRESENTATIVE.
- ANY TREE THAT MUST HAVE BRANCHES REMOVED SHALL BE TRIMMED WITH A SHARP INSTRUMENT/TOOL THAT IS INTENDED FOR SUCH OPERATIONS. CONSULT LANDSCAPE ARCHITECT PRIOR TO TRIMMING. KNOCKING BRANCHES OFF WITH A BACKHOE OR OTHER SIMILAR MACHINE IS NOT ACCEPTABLE! REFER TO TREE TRIMMING DETAIL WITHIN LANDSCAPE PLANS.
- ALL FILL SHALL BE COMPACTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS REPORT PREPARED BY TERRACON. MAXIMUM LIFT THICKNESS SHALL BE 6". SUBCONTRACTOR TO PROVIDE ADEQUATE COMPACTION TESTING TO CONFIRM COMPACTION.
- ALL GRADES ADJACENT TO PROPOSED BUILDINGS SHALL BE COORDINATED WITH THIS PLAN BY THE BUILDING ARCHITECT/ENGINEER. THIS INCLUDES ANY AND ALL APPLICABLE ADA REQUIREMENTS.
- SEE UTILITY PLANS FOR FLOW LINE AND SIZE INFORMATION ON EXISTING AND PROPOSED FACILITIES.
- SEE PAVING DETAILS FOR SUBGRADE AND PAVEMENT THICKNESS REQUIREMENTS.
- LONGITUDINAL SLOPES ON SIDEWALKS SHALL NOT EXCEED 5% AND CROSS SLOPES ON SIDEWALKS SHALL NOT EXCEED 2%.
- SIDEWALK @ BACK OF CURB TO BE CONSTRUCTED @ 5' WIDTH. ALL OTHER SIDEWALK TO BE CONSTRUCTED @ 3' WIDTH UNLESS NOTED OTHERWISE.

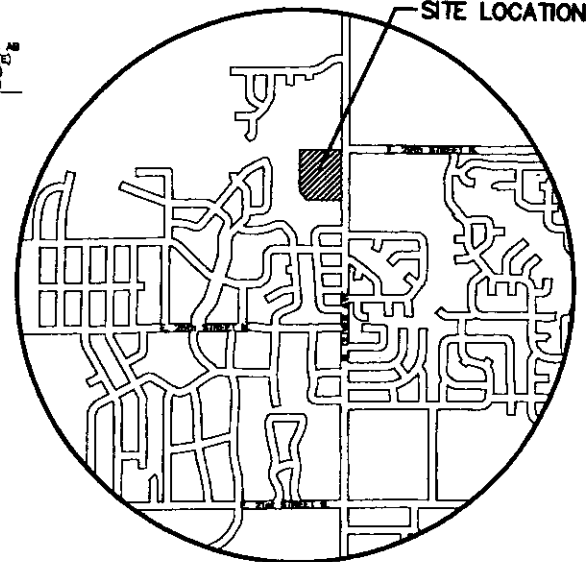


LEGAL DESCRIPTION

LOT 1, BLOCK 1, CAMPUS CREST,
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BENCHMARKS

BM#1 "□" South west corner traffic
signal light pole at South west
corner Oliver and 29th Street
North
Elev. = 1348.33 NAVD 88



LOCATION MAP

LEGEND

- TRUCK ROUTE - 7" AC PMT W/ 5" BIT. BASE OVER MODIFIED SUBGRADE
- TRANSITION CURB
- CONCRETE PAVEMENT
- OVERHEAD ELECTRIC
- RAIN LEADER
- UNDERGROUND ELECTRIC
- CABLE TV
- TELEPHONE
- SANITARY SEWER LINE
- WATER LINE
- UNDERGROUND TELEPHONE CABLE
- GAS LINE
- IRRIGATION LINE
- STORM WATER SEWER
- POWER POLE AND DEADMAN
- ELECTRIC TRANSFORMER
- EXIST. TREE AND DIAMETER
- FIRE HYDRANT
- WATER VALVE
- LIGHT POLE
- PROPOSED STD. HANDICAP PARKING SIGN

SCALE: 1"=80'
0 60 120

MKEC
ENGINEERING
CONSULTANTS, INC.

411 N. WEBB ROAD
WICHITA, K.S. 67208
316-684-9800

CIVIL PAVING PLAN

THE GROVE AT WICHITA

LOT 1, BLOCK 1 CAMPUS CREST

CIVIL PAVING PLAN

SHEET TITLE
07008 (CC)
07224 (MKEC)
PROJECT NUMBER

JTC / JNC / GJA
DESIGNED DRAWN CHECKED

ISSUED
September 2007

REVISED
Nov. 2007 (CC Review)

SHEET NO.

CS 15