



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

May 18, 2001

Kelsey Development, Inc.
716 N. 119th St. W., #112
Wichita, KS 67212

Re: BZA2001-00017: Administrative adjustment to reduce parking requirements and to permit parking in a residential district to be located within the required front yard.

Legal Description: That part of Reserve A, Highland Springs 2nd Addition, Wichita, Sedgwick County, Kansas described as follows: beginning at the southern-most southwest corner of Reserve A thence N 0°14'15" W, 55.00 feet; thence N 57°0'41" E, 197.63 feet; thence S 82°54'46" E, 20.00 feet; thence S 7°5'14" W, 160.68 feet; thence S 89°45'45" W, 165.57 feet to beginning. Generally located northeast of the intersection of Highland Springs and Remington Ln.

We have reviewed your request for an Administrative Adjustment to reduce parking requirements from 11 spaces to 10 spaces and to permit parking in a residential district to be located within the required front yard. You state in your application that the reduction in parking is requested to provide more landscaped area to separate the parking area from adjoining residential properties. Additionally, parking in the required front yard is requested to allow the drive aisle for a neighborhood pool parking lot to be located within the 25 front yard setback but no closer than eight feet from the front property line.

The Unified Zoning Code allows an Administrative Adjustment that would reduce parking requirements by up to 10 percent and permit parking in a residential district within the required front yard, but in no case closer to a front property line than eight feet. We find that the reduction of parking requirements and permitting parking within the required front yard meets the four conditions required by Section V-I.6 of the Unified Zoning Code as set out below:

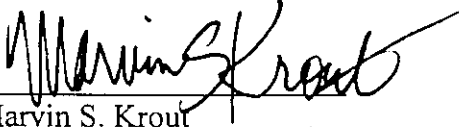
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is to reduce parking requirements by one space and to allow the drive aisle for a parking lot to be located within the required front yard. Since many users of the pool will use the walking paths rather than drive and since the parking lot will be located no closer than eight feet from the front property line, public vehicular and pedestrian circulation should not be affected.

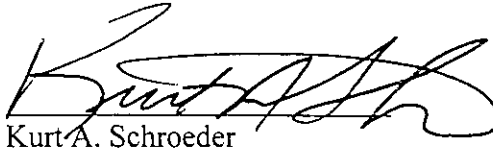
- 2) Impact on existing uses in surrounding areas: There should not be a negative impact on the existing uses in the surrounding areas as a result of the parking lot drive aisle being located in the front setback, as the parking spaces will be located behind the 25 foot front setback and will not encroach into any of the sight angles for any homes. Additionally, the impact of the parking area on existing uses in surrounding areas should be lessened as a result of reduction in parking requirements by one space because the smaller parking area will provide more landscaped area to separate the parking area from nearby residential uses.
- 3) Compatibility with existing or permitted uses on abutting sites: Neighborhood swimming pools are commonly located on residential lots and vehicles parked in the parking area will be located a similar depth into the lot as vehicles parked in the driveway of a single-family residence; therefore, the proposed use of the subject property is compatible with existing or permitted uses on abutting sites.
- 4) Effect on public health, safety or welfare: There will be no encroachment of structures into public utility easements or right-of-way, 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 reduce parking requirements from 11 spaces to 10 spaces and to allow parking in a residential district within the required front yard, but in no case closer to a front property line than eight feet on the aforementioned property is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) All parking areas shall be paved and marked.
- 3) Any violation of these conditions shall render the Administrative Adjustment null and void.

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


Marvin S. Krout
Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection
Russ Ewy, Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

BZA2001-00017
SITE PLAN

APPROVED 5-18-01 BY SK

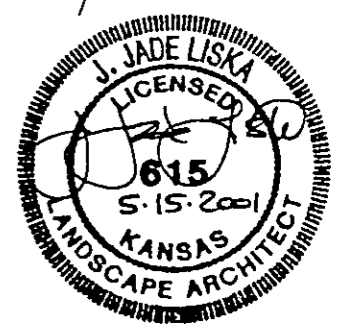
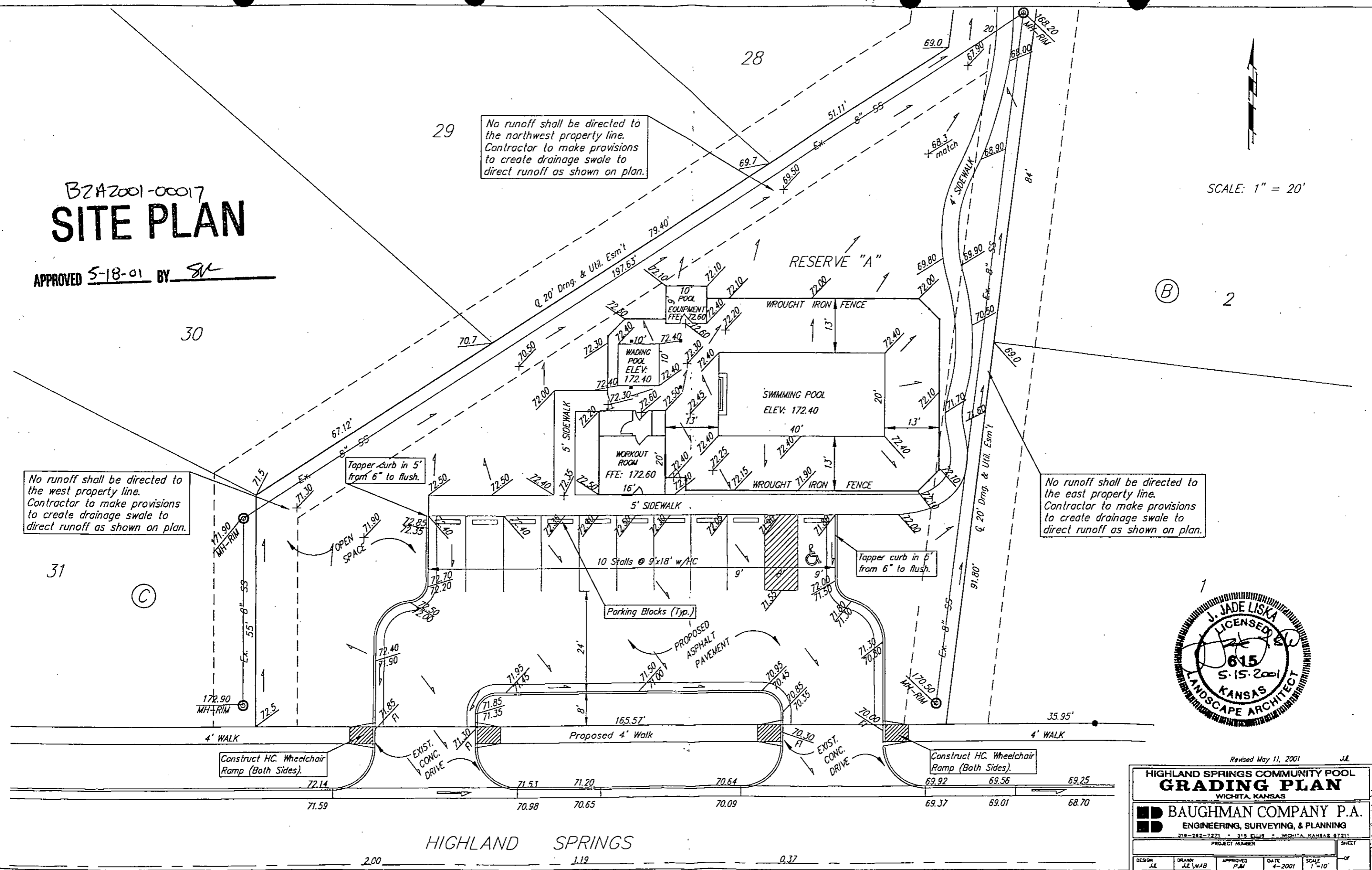
SCALE: 1" = 20'

(B) 2

No runoff shall be directed to the northwest property line. Contractor to make provisions to create drainage swale to direct runoff as shown on plan.

No runoff shall be directed to the west property line. Contractor to make provisions to create drainage swale to direct runoff as shown on plan.

No runoff shall be directed to the east property line. Contractor to make provisions to create drainage swale to direct runoff as shown on plan.



Revised May 11, 2001 JL

HIGHLAND SPRINGS COMMUNITY POOL GRADING PLAN
 WICHITA, KANSAS

BAUGHMAN COMPANY P.A.
 ENGINEERING, SURVEYING, & PLANNING
 318-282-7271 • 315 ELLIS • WICHITA, KANSAS 67211

DESIGN	JL	DRAWN	JL/MAB	APPROVED	PJM	DATE	4-2001	SCALE	1"=10'
PROJECT NUMBER									
SHEET									

2.00 1.19 0.37