

Wichita-Sedgwick County Metropolitan Area Planning Department

March 6, 2001

Bradford Homeowner's Association
c/o Lori Graham
2649 N. Keith Ct.
Wichita, KS 67205

FILE COPY

Re: BZA2001-00008: Administrative adjustment for modified site plan review associated with CON2000-00038 & BZA2000-00052.

Legal Description: Reserve A & B, Bradford North 2nd Addition, Wichita, Sedgwick County, Kansas. Generally located east of the intersection of Keith and Ryan.

Dear Ms. Graham:

We have reviewed your request for an Administrative Adjustment to approve a modified site plan for CON2000-00038 and BZA2000-00052. You state in your application that the site plan has been modified to provide a larger playground facility and a rectangular pool instead of a circular pool in order to provide a better, more cost effective facility for use by neighborhood residents. You further state in your application that the modified site plan utilizes land on both Reserve A and Reserve B (instead of just Reserve B) and that the homeowner's association owns both parcels.

The Unified Zoning Code allows an Administrative Adjustment for minor modifications to site plans approved by the Metropolitan Area Planning Commission and the Board of Zoning Appeals. We find that the modified site plan meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The modified site plan relocates parking areas and sidewalks only a few feet; therefore, public vehicular and pedestrian circulation should not be affected.
- 2) Impact on existing uses in surrounding areas: The new configuration of the pool and playground area should not change the impact of these facilities on existing uses in surrounding areas. The impacts of these facilities were considered by the Metropolitan Area Planning Commission and the Board of Zoning Appeals when they granted approval to locate these facilities on residentially-zoned property.

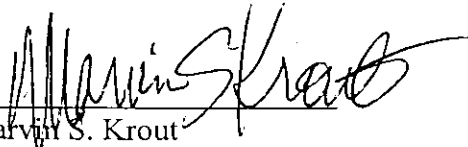
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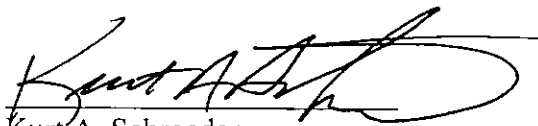
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- 3) Compatibility with existing or permitted uses on abutting sites: The new configuration of the pool and playground area should not change the compatibility of these facilities with existing or permitted uses in surrounding areas. The compatibility of these facilities were considered by the Metropolitan Area Planning Commission and the Board of Zoning Appeals when they granted approval to locate these facilities on residentially-zoned property.
- 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 approve a modified site plan for CON2000-00038 and BZA2000-00052 is hereby granted. The zoning adjustment sign may now be removed from the property.



Marvin S. Krout
Planning Director



Kurt A. Schroeder
Superintendent of Central Inspection

cc: Michelle Wilcox, 9209 W. Meadow Knoll Ct., Wichita, KS 67205
Kurt R. Skinner, Law/Kingdon, Inc., 345 Riverview, Wichita, KS 67203
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

