



Wichita-Sedgwick County Metropolitan Area Planning Department

March 12, 2018

Perfection Signature Properties, LLC
Attn: Jason Ronk
11828 W. Central, Suite 112
Wichita, KS 67212

MKEC Engineering, Inc.
Attn: Brian Lindebak
411 N. Webb Rd.
Wichita, KS 67206

Re: BZA2018-09: City zoning Administrative Adjustment to reduce the parking requirement from 33 to 25 spaces, a 25% adjustment for the Pool/Clubhouse at Courtyards at Estancia; generally located northeast of W. 37th Street and N. Ridge Road

Legal Description: Reserve G, Estancia Addition, Wichita, Sedgwick County, Kansas

Dear Applicant,

We reviewed your Zoning Adjustment request to reduce the parking requirement on the above-referenced property. You are requesting reduction of the on-site parking requirement from 33 to 25 spaces, a 25% reduction of the Unified Zoning Code (UZC) requirement for the site.

Sec. V-I.2. (i) of the Unified Zoning Code allows reduction of the parking requirement for LI zoning by up to 25% when the conditions required by Sec. V-I.6 of the Code are met. We find that the parking requirement reduction 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 reduction in parking requirement should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area.
- 2) Impact on existing uses in surrounding areas: The proposed reduction in parking should not impact the surrounding Estancia neighborhood. The neighborhood is designed to promote walkability and use of bicycles to access the pool/clubhouse.
- 3) Compatibility with existing or permitted uses on abutting sites: Property to the north, south, west and east of the site is zoned SF-5 Single-Family Residential. Therefore a 25% parking reduction should not compromise existing or permitted uses on abutting sites. Street visibility will not be affected.

- 4) Effect on public health, safety or welfare: The public's safety, health and welfare should not be impacted.

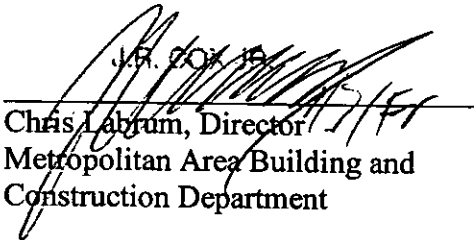
Our signatures below indicate that an Administrative Adjustment to reduce parking by up to 25%, from 33 to 25 spaces is hereby granted for the aforementioned property subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan. Permitting shall be obtained and parking improvements completed within one year.
- 2) All parking on the site shall be paved and marked in accordance with City standards. This Administrative Adjustment applies only to the reduction of parking.
- 3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Administrative Adjustment, 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 Zoning Adjustment is null and void.

The "Development Application" sign should now be removed from the property.



Dale Miller, Director
Metropolitan Area Planning Department



Chris Labrum, Director
Metropolitan Area Building and
Construction Department

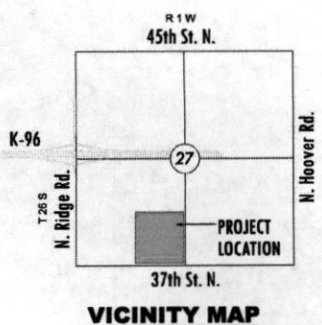
cc: MABCD
Bryan Frye, CM District V
Laura Rainwater, Community Services Representative District V



S88°46'20"W 2242.15(CM)

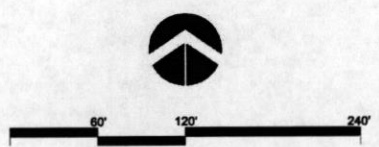
37th ST. N.

30.00(M)



THE COURTYARDS ESTANCIA

This is an Artist's rendering. All site amenities and landscaping are conceptual and may be subject to change per the developer's discretion. Refer to final plat for lot dimensions.



SITE PLAN

SITE PLAN

APPROVED 3/12/2018 [Signature]

APPROVED _____ BY _____