



Wichita-Sedgwick County Metropolitan Area Planning Department

December 29, 2015

Bluffview Place LLC
2145 N. Topeka
Wichita, KS 67214

Krehbiel Architecture
c/o Dustin Randolph
1300 E. Lewis

Re: BZA2015-00066: City Administrative Adjustment to permit parking within the front yard setback in B Multi-family Residential zoning and a 25% reduction in required parking.

Legal Description: Lots 3, 4, 17, 18, 23, 24, 36, 37, and 40; Block G Hilltop Manor Subdivision Addition, Wichita, Sedgwick County, Kansas (1324 S. Bluffview).

Dear Applicants,

We reviewed your request for a Zoning Adjustment to permit parking within the front setback in B Multi-family Residential zoning and a 25% reduction of required parking on the aforementioned property. From reviewing the application and site plan, we understand that a new community facility is being constructed on the site and you wish to adjust the required parking from 59 to 47 spaces for the multi-family (women's shelter) and allow parking seven feet into the front setback.

Section V-I.2.1 of the Unified Zoning Code ("UZC") allows an administrative adjustment to permit parking within the front setback in residential zoning, but no closer than 8 feet from the property line. Section V-I.2.i allows existing sites with new development to reduce required parking by 25%. These adjustments are permissible when the provisions of that section and the Zoning Adjustment Criteria of Section V-I.6 are met.

We find that permitting parking within the front yard setback, no closer than 13 feet from the property lines, as proposed and a 25% parking reduction meets the four criteria required by Section V-1.6 as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The reduction of the required parking and front yard setback should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity because right-of-way, the driveways, and sidewalk will not be affected.
- 2) Impact on existing uses in surrounding areas: There should be no negative impact on the existing uses in surrounding areas as a result of the parking within the setback; required parking should benefit surrounding uses by providing required off-street parking.
- 3) Compatibility with existing or permitted uses on abutting sites: The proposed parking is compatible

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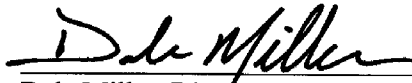
with existing and permitted uses on abutting sites; the parking within the setback should not reduce compatibility with adjacent sites.

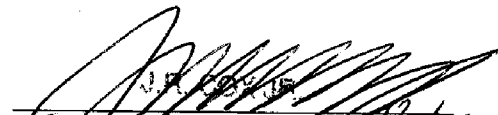
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. There should be no impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that a Zoning Adjustment to permit parking seven feet into the front yard setback in B Multi-family Residential zoning and reduction of the required parking by 25% is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The adjustments shall apply only to the parking as illustrated on the approved site plan. All other structures, additions, or parking on the subject property shall conform to the locations and setbacks permitted by the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.
- 3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning 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


Thomas J. Stolz, Director
Metropolitan Area Building and Construction
Department

cc: JR Cox, MABCD
Paul Hays, MABCD
James Clendenin, CM District III
Teia Wair, Community Services Representative, Council District III

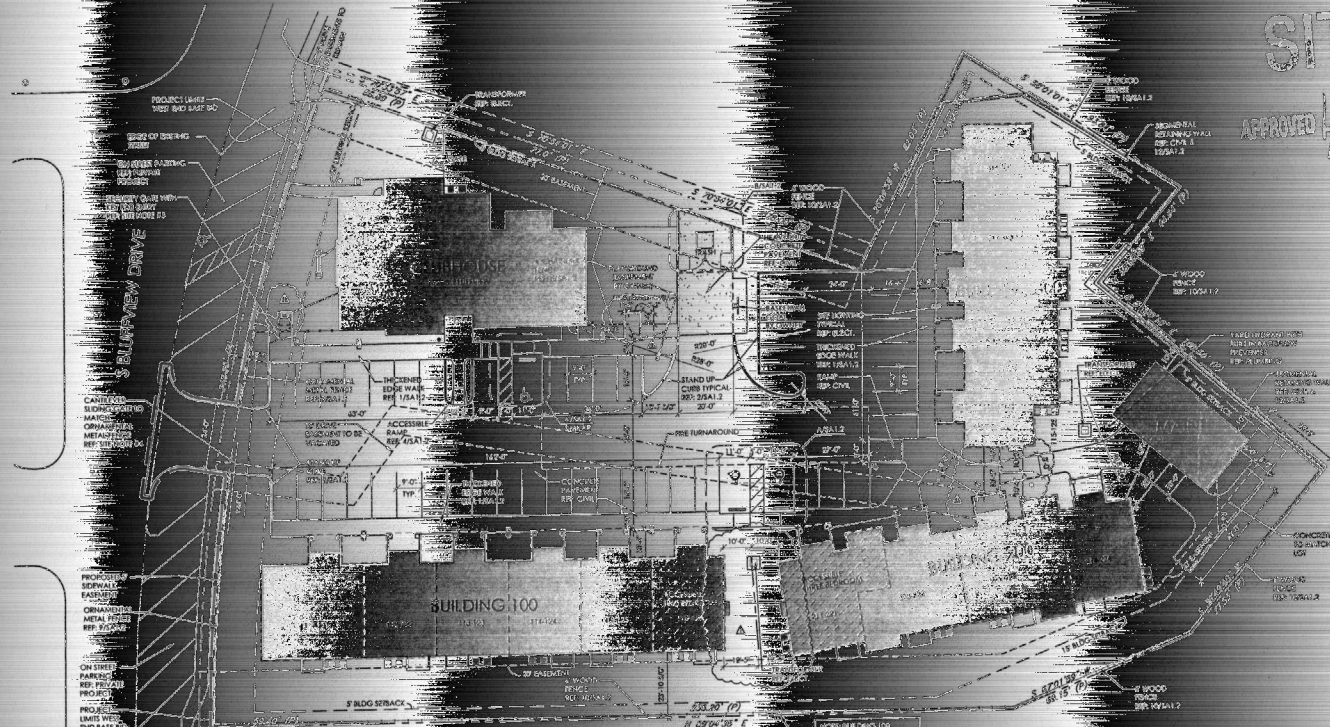
SITE PLAN

APPROVED 1/2/2014 BY *[Signature]*

PROJECT NO. 100
DATE: 1/2/2014
BY: *[Signature]*



100' 0" 1/2"
100' 0" 1/2"
100' 0" 1/2"
100' 0" 1/2"
100' 0" 1/2"
100' 0" 1/2"



ARCHITECTURAL SITE PLAN

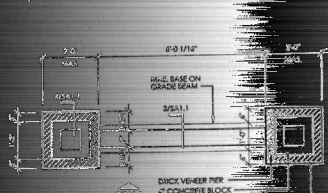
APARTMENT SITE PLAN

BUILDING	1-BR	2-BR	3-BR	TOTAL
BUILDING 100	1	1	1	3
BUILDING 101	1	1	1	3
BUILDING 102	1	1	1	3
TOTAL	3	3	3	9

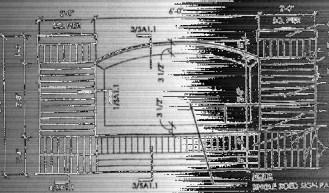
PARKING
REQUIRED 1.25 SPACES PER UNIT
TOTAL REQUIRED 11.25 SPACES
TOTAL PROVIDED 12 SPACES

SITE NOTES

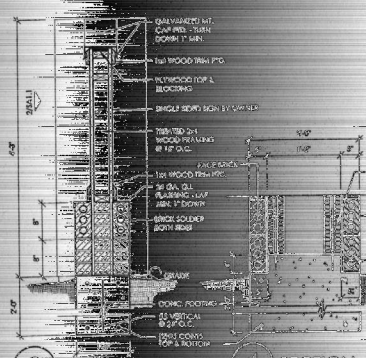
1. ALL BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WICHITA, KANSAS, ZONING ORDINANCE, CHAPTER 21-10, AND THE KANSAS BUILDING CODE, 2012 EDITION, AS AMENDED.
2. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
3. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
4. PROVIDE BUILDING CANOPY OVER THE ENTRANCE TO THE BUILDING. THE CANOPY SHALL BE 10' WIDE AND 8' HIGH. THE CANOPY SHALL BE 10' WIDE AND 8' HIGH. THE CANOPY SHALL BE 10' WIDE AND 8' HIGH.
5. PROVIDE 2' HIGH FENCE ALONG THE PERIMETER OF THE BUILDING. THE FENCE SHALL BE 2' HIGH AND 4" WIDE. THE FENCE SHALL BE 2' HIGH AND 4" WIDE. THE FENCE SHALL BE 2' HIGH AND 4" WIDE.



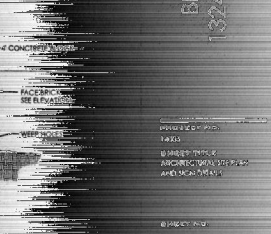
1 PLAN AT MONUMENT SIGN



2 ELEV. AT MONUMENT SIGN



3 SECTION



4 SECTION

BLUFFVIEW PLACE
1324 SOUTH BLUFFVIEW
WICHITA, KS

SA1.1