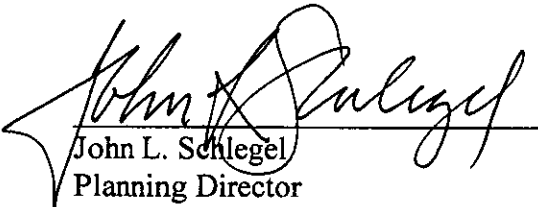
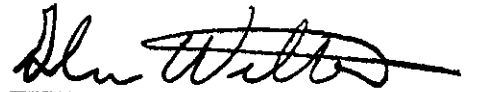


- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; therefore, there should not be a negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that an Administrative Adjustment to Conditions G and H is hereby granted to permit any combination of employees or students as long as the number of employees or students on-site at any given time does not exceed 40. The "Development Application" sign should now be removed from the property.



John L. Schlegel
Planning Director



Glen Wiltse
Director of Code Enforcement

cc: Glen Wiltse, Sedgwick County Code Enforcement



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

March 15, 2005

Steps to Life, Inc.
9330 Prairie Meadows Cir.
Derby, KS 67037

Re: CON2005-00010: An Administrative Adjustment to Conditions G and H of CU-318.

Legal Description: Lot 1, Block 1, Country Meadows Addition, Sedgwick County, Kansas. Generally located south of 47th St. S. and west of Webb Rd. (9330 Prairie Meadows Cir.).

We have reviewed your request for an Administrative Adjustment to Conditions G and H of CU-318. Condition G limits the number of on-site employees to 12, and Condition H limits the number of on-site students to 28. You indicate in your application that at times the number of on-site employees needs to exceed 12 and at these times the number of students is below 28. Therefore, you have requested an Administrative Adjustment to allow flexibility in the number of employees and students permitted so that any combination not to exceed 40 persons would be permitted on-site at any given time.

Sec. V-D.14. of the Unified Zoning Code allows the Planning Director, with the concurrence of the Zoning Administrator, to approve minor adjustments to conditions of a Conditional Use as long as the adjustment does not have any of the negative impacts stated in Sec. V-I.6. We find that the proposed adjustment to allow any combination of employees and students not to exceed 40 on-site at any given time 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: Traffic should not be negatively impacted since 40 persons will still be the maximum number entering and leaving the site. In fact, the traffic impact of allowing more employees and fewer students could be positive, since it is likely the duration of stay for employees will be greater, thus resulting fewer trips generated per person.
- 2) Impact on existing uses in surrounding areas: The impact on surrounding areas should not be changed based upon whether persons at the site are employees or students.
- 3) Compatibility with existing or permitted uses on abutting sites: Use of the subject property for a religious/educational facility has been found to be compatible with existing or permitted uses on abutting sites through the approval of CU-318. The compatibility with abutting sites should not be changed based upon whether persons at the site are employees or students.