


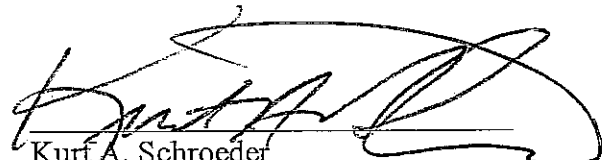
- 3) Compatibility with existing or permitted uses on abutting sites: A reduction of one parking space should not compromise existing or permitted uses on abutting sites since these uses are residential and the use of the pool is restricted to residences and their guests of the subdivision.
  
- 4) Effect on public health, safety or welfare: There will not be any encroachment into public right of way or utility easements; therefore there should be no impact on the public's safety, health or welfare.

Our signatures below indicate that an administrative adjustment to reduce parking by one space, from 8 to 7, is hereby granted for the aforementioned property subject to the following conditions:

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

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

  
John L. Schlegel  
Planning Director

  
Kurt A. Schroeder  
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, OCI  
Paul Hays, OCI



**Wichita-Sedgwick County Metropolitan Area Planning Department**

May 3, 2006

Ridge Port North HOA  
Attn: Mike Erickson and James Smith  
2251 N Maize Road Ste. 105-82  
Wichita, KS 67205

**Re: BZA2006-32: Zoning Adjustment to reduce the parking requirement by 10% in "SF-5" Single-family Residential zoning for a neighborhood swimming pool, generally located north of Brookview and west Hazelwood.**

**Lots 12 and 13, Block B, Ridge Port North 5<sup>th</sup> Addition to Wichita, Sedgwick County, Kansas.**

Dear Applicants,

We have reviewed your request for a Zoning Adjustment to reduce the parking requirement on the above-referenced property. From reviewing your application we understand that you propose to develop a neighborhood pool and playground on the property. Your site plan indicates 7 parking spaces, one less than the number of parking spaces required by the Unified Zoning Code. Therefore, you have requested a Zoning Adjustment to reduce the parking requirement to 7 spaces.

Sec. V-I.2.i. of the Unified Zoning Code allows an adjustment to reduce the parking requirement by 10% when the conditions required by Sec. V-I.6. of the Code are met. We find that the reduction of the parking requirement as proposed meets the four conditions required by Sec. V-I.6. of the Code as set out below:

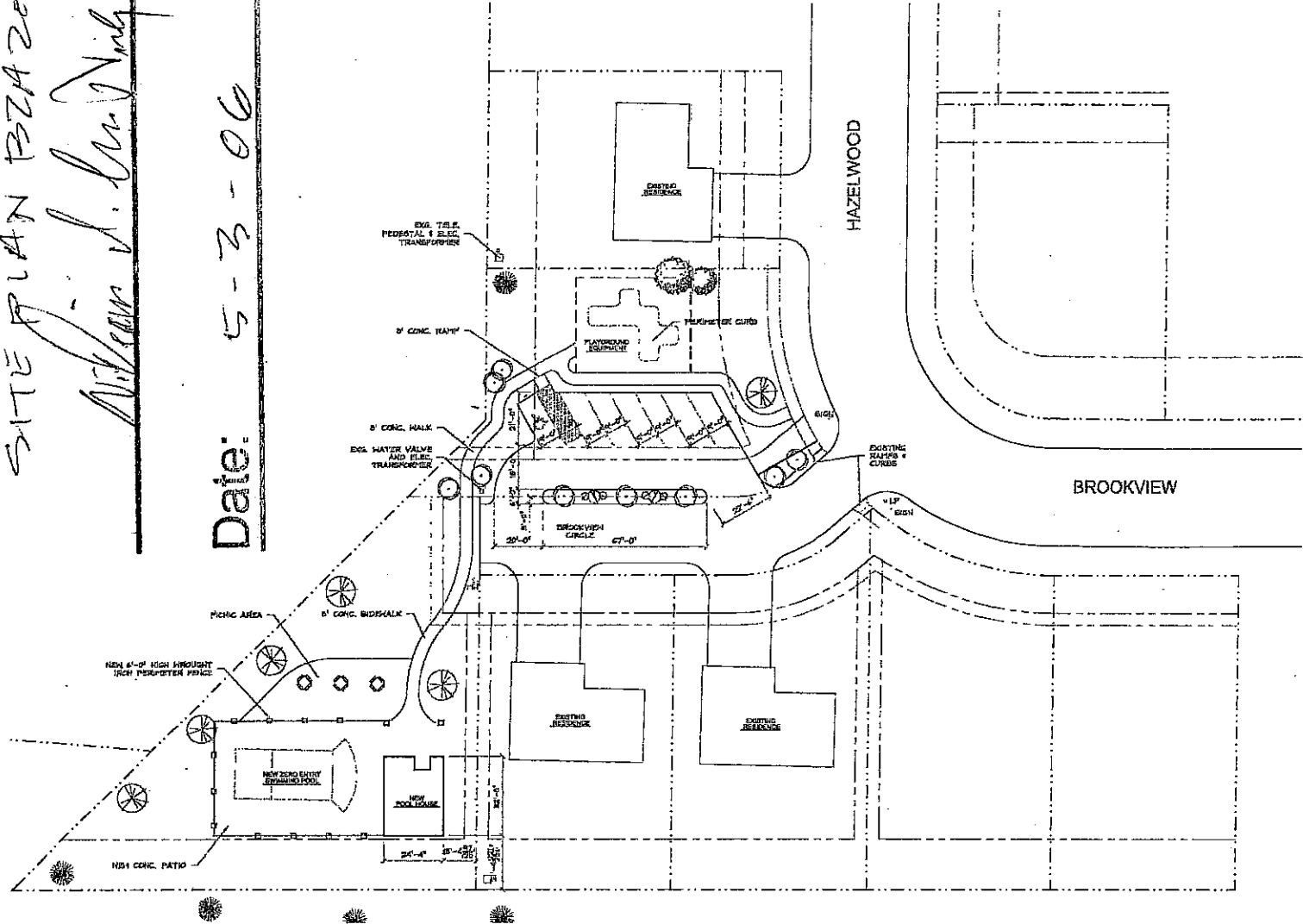
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed reduction should not have a detrimental impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. Sufficient parking should be available for the anticipated need.
- 2) Impact on existing uses in surrounding areas: The proposed reduction should not impact surrounding residences. The location of the pool within the neighborhood should encourage pedestrian access, minimizing the parking need.

**APPROVED**

SITE PLAN BZA 2000-32

*William J. ...*

Date: 5-3-06



1 SITE PLAN  
SCALE: 1"=20'-0"

FORBIDERS PRINT  
NOT FOR  
CONSTRUCTION

**PLACES**  
ARCHITECTS  
1001 EAST WATKINSON WICHITA, KANSAS 67212

NORTH RIDGE PORT  
POOL & PLAYGROUND ADDITION

WICHITA, KANSAS

DATE  
02/10/2006

SP1.1  
SHEET NUMBER