



Wichita-Sedgwick County Metropolitan Area Planning Department

August 8, 2006

Avalon Park, LLC
Attn: Marv Shellenberg
7926 W 21st St. N
Wichita, KS 67205

PEC, PA
Attn: Isaac Krumme
303 S Topeka
Wichita, KS 67202

Re: BZA2006-55: Zoning Adjustment to reduce the parking requirement by 10% in "SF-5" Single-family Residential zoning for a neighborhood swimming pool, generally located northeast of Palmetto and Lakeridge.

Legal Description: Beginning at the Southernmost corner of Reserve C, Avalon Park 3rd, an Addition to Wichita, Sedgwick County, Kansas; Said corner beginning on a curve to the left, having a radius of 1032.00 feet, a chord bearing of N39 degrees 31'53"W, a chord distance of 159.82 feet, thence along said curve through a central angle of 08 degrees 52'54", an arc distance of 159.98 feet to the P.T. of said curve; thence bearing N43 degrees 58'20"W, a distance of 41.00 feet; thence bearing N62 degrees 13'37"E, a distance of 144.88 feet; thence bearing S82 degrees 13'09"E, a distance of 54.94 feet; thence bearing S38 degrees 46'19"E, a distance of 172.40 feet to the South line of said Reserve C; thence bearing S63 degrees 56'27"W, along said South line a distance of 178.54 feet to the point of beginning.

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 10 parking spaces, two 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 10 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.
- 3) Compatibility with existing or permitted uses on abutting sites: A reduction of two parking spaces 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 two spaces, from 12 to 10, 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.

Original signed & mailed -

 _____ John L. Schlegel Planning Director	 _____ Kurt A. Schroeder Superintendent of Central Inspection
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Enclosure

cc: Kurt Schroeder, OCI
Paul Hays, OCI

Notes:

1. Accessible Parking Sign - mounted 60 to 72 inches above grade.
2. Playground Equipment details and specifications are by others.
3. A reflective marker indicating the edge of pavement shall be placed at the end northwest parking lot drive.

LEGAL DESCRIPTION

A portion of Reserve C, Avalon Park 3rd, an Addition to Wichita, Sedgwick County, Kansas described as:

Beginning at the Southernmost corner of Reserve C, Avalon Park 3rd, an Addition to Wichita, Sedgwick County, Kansas; said corner beginning on a curve to the left, having a radius of 1032.00 feet, a chord bearing of N39°31'53"W, a chord distance of 159.82 feet, thence along said curve through a central angle of 08°52'54", an arc distance of 159.98 feet to the P.T. of said curve; thence bearing N43°58'20"W, a distance of 41.00 feet; thence bearing N62°13'37"E, a distance of 144.88 feet; thence bearing S82°13'09"E, a distance of 54.94 feet; thence bearing S38°46'19"E, a distance of 172.40 feet to the South line of said Reserve C; thence bearing S63°56'27"W, along said South line a distance of 178.54 feet to the point of beginning.

Containing 0.79 acres more or less.

APPLICANT

AVALON PARK, L.L.C.
7926 W. 21ST ST N.
WICHITA, KS 67205

PREPARED BY

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
303 S. TOPEKA
WICHITA, KS 67202

BOUNDARY COORDINATES SHOWN ON PLAN.

BACK OF CURB COORDINATE LIST		
POINT	NORTH	EAST
500	11,506.6225	11,432.3093
501	11,549.5774	11,436.4264
502	11,555.5650	11,437.3883
503	11,564.0744	11,448.0818
504	11,577.1269	11,437.5385
505	11,639.1367	11,382.5307
506	11,629.6865	11,372.6587
507	11,629.5397	11,366.5961
508	11,631.5324	11,323.8738
509	11,612.7780	11,341.9672
510	11,610.0710	11,350.8270
511	11,536.5736	11,415.0116
512	11,527.4137	11,416.4949

CENTERLINE COORDINATE LIST		
POINT	NORTH	EAST
513	11,496.9625	11,399.5553
514	11,513.1460	11,420.8725
515	11,544.3435	11,424.8033
516	11,618.7273	11,359.8447
517	11,622.3841	11,332.6997
518	11,600.5810	11,309.2698

SWIMMING POOL COORDINATE LIST		
POINT	NORTH	EAST
601	11,601.9690	11,480.5734
602	11,611.4253	11,503.7160

(600) = COORDINATE POINT NO.

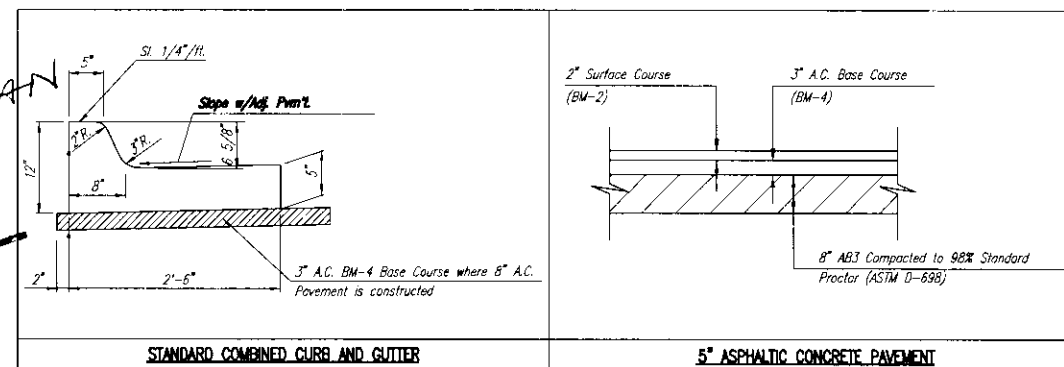
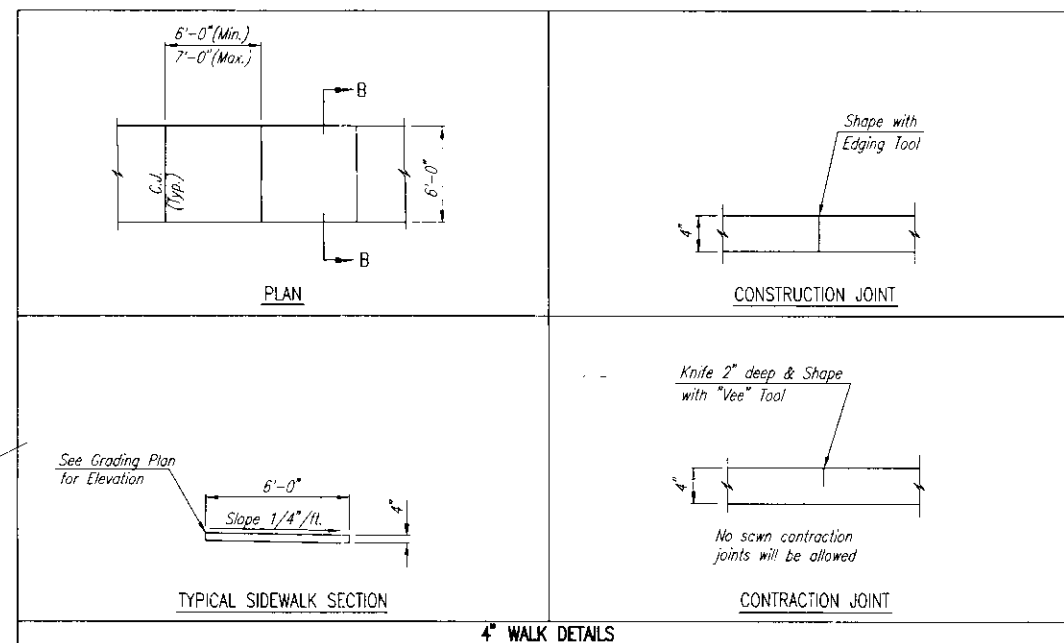
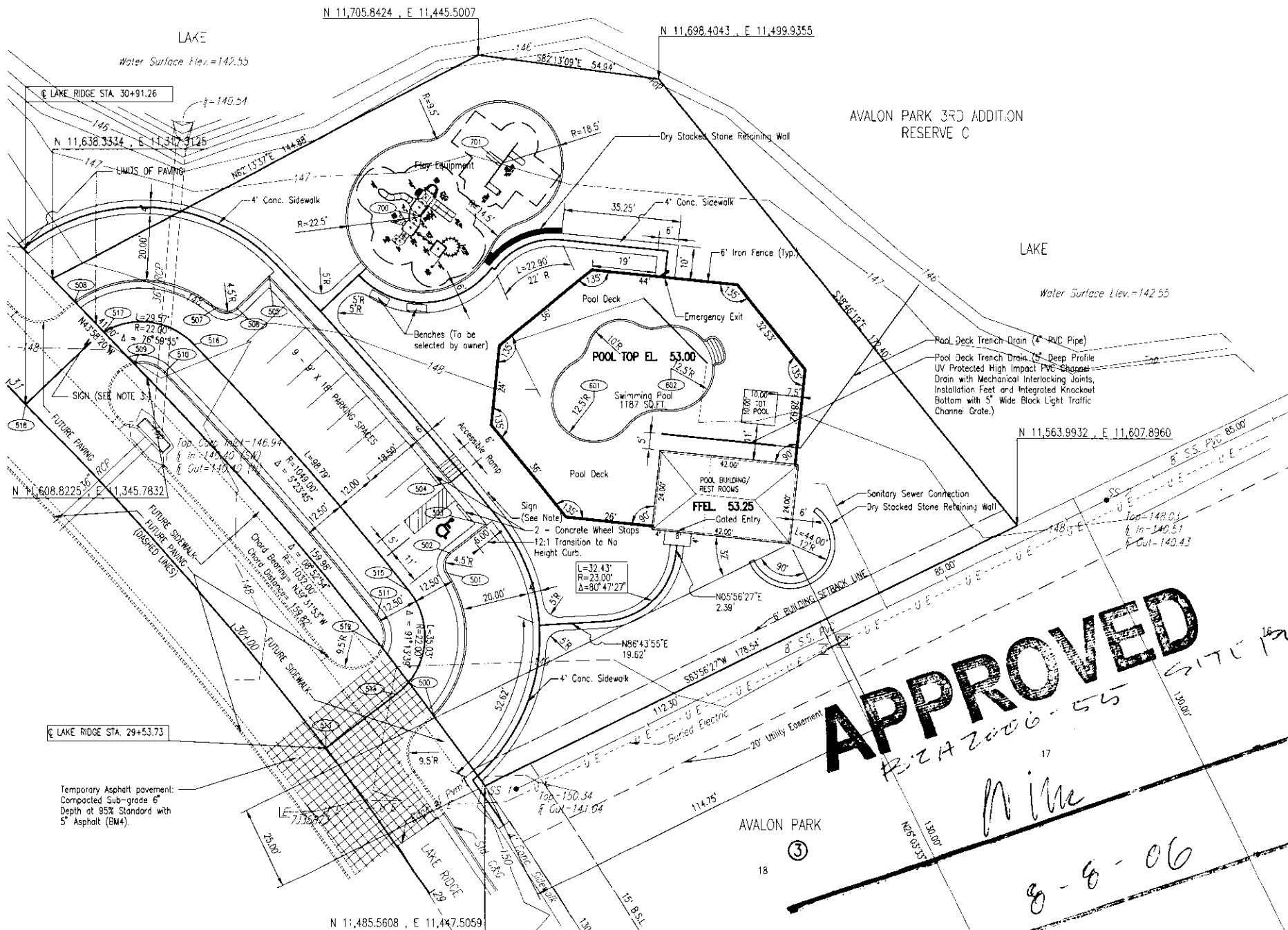
(500) = COORDINATE POINT NO.

PLAYGROUND BORDER COORDINATE LIST		
POINT	NORTH	EAST
700	11,657.0962	11,428.7176
701	11,672.9836	11,452.2607

(700) = COORDINATE POINT NO.

COORDINATES ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED.

SITE INFORMATION
TOTAL SITE AREA = 0.79 ACRES
IMPERVIOUS AREA = 0.32 ACRES (13,980 SF)



No.	Revised	By	Date
SITE PLAN			
AVALON PARK NEIGHBORHOOD POOL / PARK PLAN			
Professional Engineering Consultants, P.A.			
303 S. TOPEKA • WICHITA, KANSAS 67202 316-262-2691 • FAX 316-262-3003			
Designed by	RWH, IDK	Job No.	03271-5340
Drawn by	IDK	Date	JUNE 26, 2006
		Sht.	1 of 2

Plot Scale 1/4" = 1'-0" 8/27/06 8:57:17 AM by 2K
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