



Wichita-Sedgwick County Metropolitan Area Planning Department

February 15, 2008

Monarch Landing, LLC
Ritchie Development Corporation
Rob Ramseyer
8100 East 22nd Street North, Building 1000
Wichita, KS 67226

Re: BZA2008-5: Zoning Adjustment to reduce the parking requirement in "SF-5" Single-family Residential zoning for a neighborhood swimming pool from 18 to 16 spaces, located at 2315 North Flutter Lane (north of 21st Street and west of 159th Street).

Legal Description: Reserve B, Monarch Landing

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 16 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 16 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 18 to 16, 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

