



Wichita-Sedgwick County Metropolitan Area Planning Department

February 28, 2008

Socora Homes, Inc.
Attn: Linda Graham
PO Box 2907
Wichita, KS 67201-2907

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

Re: BZA2008-04: Zoning Adjustment to reduce the parking requirement by 10% in "SF-5" Single-family Residential zoning for a neighborhood swimming pool, generally located northwest of 119th Street West & 29th Street North & southeast of Fontana Street & Covington Street.

Legal Description: Reserve B, Fontana 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 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.

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

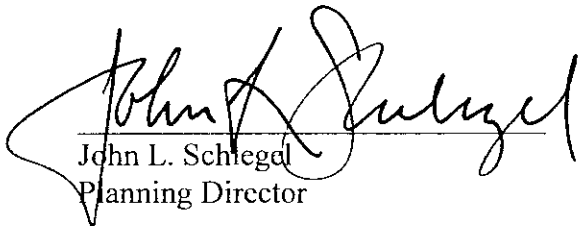
www.wichita.gov

- 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.

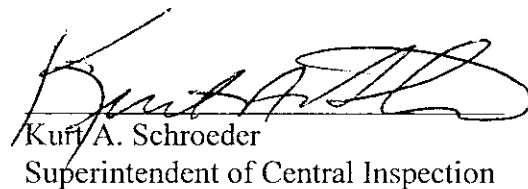
Our signatures below indicate that an administrative adjustment to reduce parking by two spaces, from 18 to 16, is hereby granted for the aforementioned property subject to the following conditions:

- 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) 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 the Zoning Adjustment null and void..

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



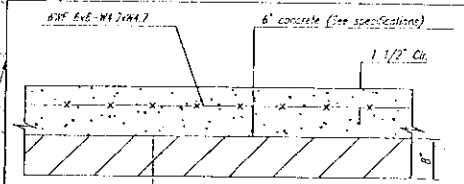
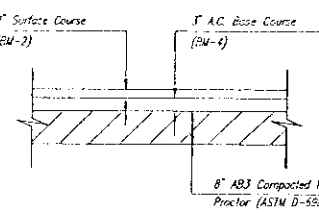
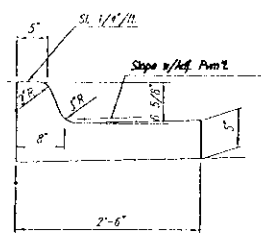
John L. Schlegel
Planning Director



Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, OCI
Paul Hays, OCI
Jeff Longwell, CM District V, Mailstop 1-13



PARKING LOT DRIVE CENTERLINE COORDINATE LIST		
POINT	NORTH	EAST
100	26,047.7568	16,507.3322
101	26,027.9553	16,567.6816
102	26,069.8628	16,500.4395
103	26,089.2417	16,498.5174
104	26,166.6444	16,467.5616
105	26,177.8729	16,458.8495
106	25,212.7391	16,462.9840
107	26,239.1670	16,496.1343

100 = COORDINATE POINT NO.

Curve Data Curve No. 1	Curve Data Curve No. 2	Curve Data Curve No. 3
(Centerline) Δ=10° 48' 27"	(Centerline) Δ=3° 16' 02"	(Centerline) Δ=8° 22' 09"
D=114' 35' 30"	D=38' 11' 50"	D=228' 10' 59"
R=50.00'	R=150.00'	R=25.00'
L=91.46'	L=84.48'	L=38.99'
T=64.93'	T=43.39'	T=24.73'
E=31.95'	E=6.15'	E=10.16'

PARKING LOT CORNERS COORDINATE LIST		
POINT	NORTH	EAST
200	26,018.8934	16,579.1489
201	26,026.2677	16,510.8179
202	26,026.3995	16,498.3895
203	26,020.4923	16,490.7718
204	26,030.3464	16,483.0811
205	26,062.9686	16,470.5892
206	26,092.0084	16,467.4508
207	26,188.4701	16,423.2693
208	26,189.7259	16,436.5600
209	26,194.5258	16,441.0919
210	26,227.2797	16,461.1700

200 = COORDINATE POINT NO.

SERVICE DRIVE COORDINATE LIST		
POINT	NORTH	EAST
300	26,044.1581	16,510.6833
301	26,000.7333	16,454.6642

300 = COORDINATE POINT NO.

SIDEWALK CENTERLINE COORDINATE LIST		
POINT	NORTH	EAST
400	26,079.5522	16,499.4784
401	26,075.6184	16,459.8177
402	26,060.1363	16,444.9898

400 = COORDINATE POINT NO.

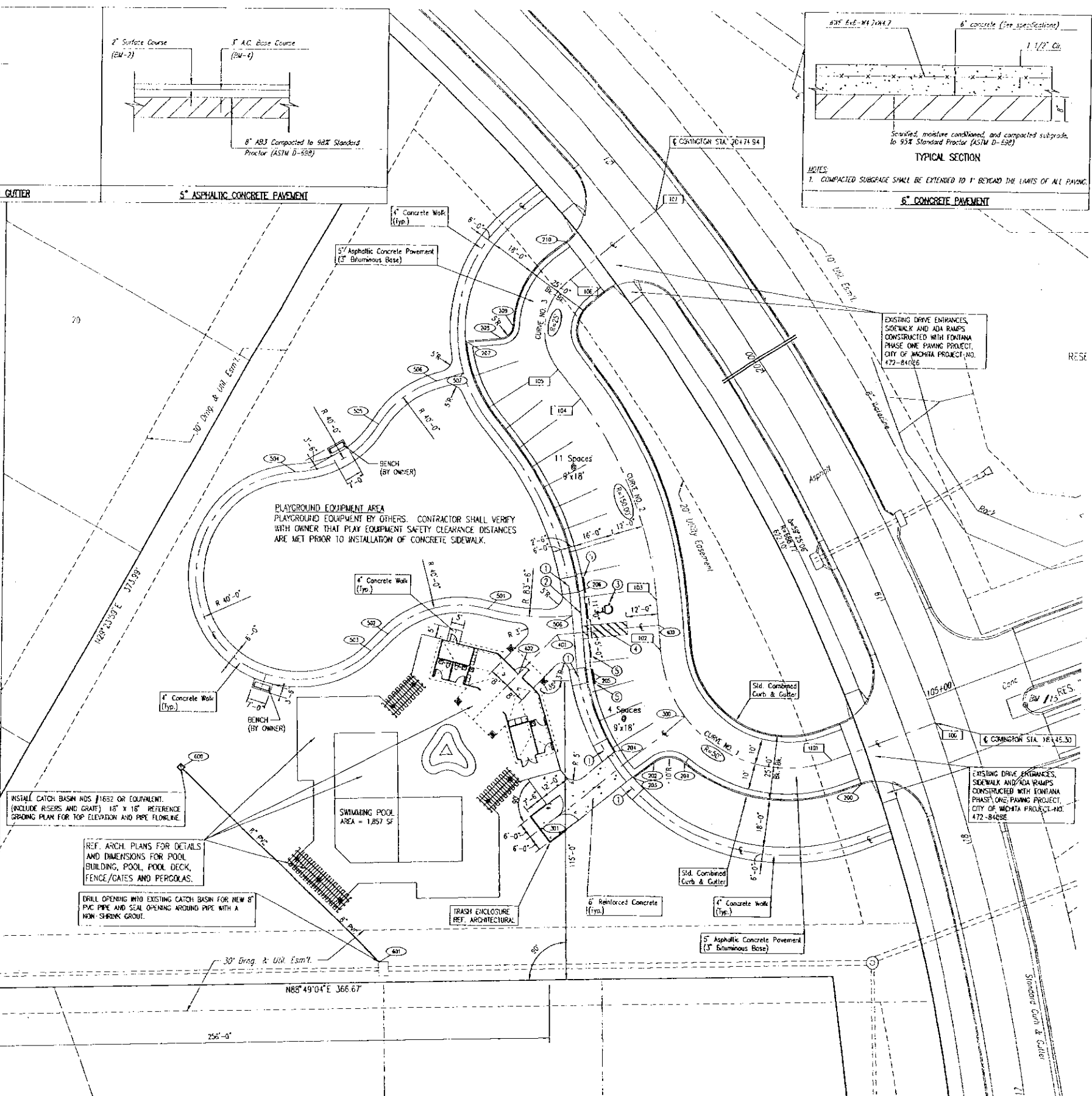
SIDEWALK CENTERLINE COORDINATE LIST		
POINT	NORTH	EAST
500	26,083.0232	16,465.4698
501	26,085.3753	16,432.9214
502	26,075.4262	16,384.3478
503	26,068.8766	16,387.6424
504	26,137.4443	16,357.7592
505	26,156.0457	16,369.6507
506	26,172.9739	16,411.8717
507	26,176.2709	16,422.5836

500 = COORDINATE POINT NO.

8" PVC STORM SEWER COORDINATE LIST		
POINT	NORTH	EAST
600	26,023.4671	16,314.8683
601	25,948.8776	16,392.6009

600 = COORDINATE POINT NO.

- LEGEND**
- CONSTRUCT ADA RAMP MAX. SLOPE 1:12.
 - CONSTRUCT ADA SIGN MOUNT 60" - 72" ABOVE GROUND.
 - PAVEMENT MARKINGS: ADA SYMBOL.
 - PAVEMENT MARKINGS: CROSS HATCH.
 - CONSTRUCT CONCRETE WHEEL STOP.
- PARKING REQUIREMENTS**
 PARKING SPACES REQUIRED: 18
 REQUESTING 10% ADM. ADJ.: 2
 PARKING SPACES PROVIDED: 16



LEGAL DESCRIPTION
 Reserve B, Fontana Addition, an Addition to Wichita, Sedgwick County, Kansas. Containing 2.05 acres more or less.

APPLICANT
 SOCORA HOMES, INC.
 727 N. WACO SUITE 400
 WICHITA, KS 67203

PREPARED BY
 PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
 303 S. JOPEKA
 WICHITA, KS 67202

Notes:

- Dimensions are to the back of curb unless noted otherwise.
- Accessible Parking Sign - mounted 60 to 72 inches above grade.
- Playground Equipment details and specifications are by others.
- Exits must comply with Chapter 10 or Section 3109 for swimming pool enclosure gates. The second exit shall have panic hardware.
- Radial Parking lot Striping
 - 9' x 18' Stalls: The stall width shall be 9'-0" measured along the inside radius.
 - ADA Stall (11' x 18'): The stall shall be 11'-0" measured along the inside radius.

SITE INFORMATION
 TOTAL SITE AREA = 2.05 ACRES
 IMPERVIOUS AREA = 0.50 ACRES (21,843 SF)

727 N. WACO, SUITE 400
 WICHITA, KANSAS 67203
 T: 316.263.3201
 WWW.SOCORAHOMES.COM

Professional Engineering Consultants, P.A.
 303 S. JOPEKA - WICHITA, KANSAS 67202
 316.263.3001 - FAX 316.762.3002
 www.pengcon.com - pengcon@pacnet.com

DEVELOPMENT: FONTANA - PARK & POOL PACKAGE LAYOUT PLAN

DATE: 2-12-08

SQUARE FOOTAGE
 MAIN FLOOR
 DATE: 01.23.08
 SHEET: C1

(CODE REQUIREMENT = 1 SPACE PER 100 SF POOL AREA)