



Wichita-Sedgwick County Metropolitan Area Planning Department

May 30, 2002

Joe Hoover
USD 259
3850 N. Hydraulic
Wichita, KS 67219

FILE COPY

Re: BZA2002-00031: Zoning Adjustments to allow parking in the front setbacks on residentially-zoned property and to reduce parking requirements for a high school from 60 spaces to 51 spaces.

Legal Description: Odd lots 447 through 469 inclusive and the north 20 feet of Lot 471 on Meridian Avenue, Martinson's 5th Addition, Wichita Sedgwick County Kansas; even Lots 286 through 308 inclusive and the north 20 feet of Lot 210 on Phillips, now Richmond Avenue, Martinson's 5th Addition, Wichita, Sedgwick County Kansas; and the alley where vacated between said lots. Located at the southwest corner of Maple and Meridian (301 S. Meridian).

Dear Mr. Hoover:

We have reviewed your request for Zoning Adjustments to allow parking in the front setbacks and to reduce parking requirements on the aforementioned property. From reviewing your application we understand that the existing school parking lot is paved to the west property line and that unpaved parking spaces are being used up to the east property line. We understand that you intend to remove the existing pavement within 8 feet of the west property and pave the parking area to within 12'5" of the east property line for the south row of parking and to within 15 feet of the east property line for the north row of parking. We further understand that you intend to provide only 51 parking spaces rather than the 60 spaces required by the Unified Zoning Code for a high school on the property. You state in your application that parking within the front setbacks and reducing parking requirements is necessary to preserve as much space as possible on the property for recreational uses associated with the high school. Therefore, you have requested Zoning Adjustments to permit parking within the front setbacks on residentially-zoned property and to reduce parking requirements for a high school from 60 spaces to 51 spaces.

Sec. V-I.2.1. of the Code allows an adjustment to permit parking in residential districts to be located within the front setback, but in no case closer to the property line than 8 feet, when the conditions required by Sec. V-I.6. of the Code are met. Sec. V-I.2.i. of the Code allows a 25% reduction of parking requirements for remodeling/expansion projects when the conditions required by Sec. V-I.6. of the Code are met. We find that permitting parking within the front setbacks no closer than 8 feet from the property lines and reducing parking requirements for a high school from 60 spaces to 51 spaces meet the four conditions required by Section V-I.6 of the Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: Off-street parking will be provided in the same quantity and location for the expanded school as is currently provided for the existing school. Since the school expansion is for multi-purpose space, the expansion will not increase the number of staff or students at the school; therefore, a reduction of the parking requirements for a school from 60 spaces to 51 spaces should not negatively impact vehicular or pedestrian circulation in the area. Additionally sufficient

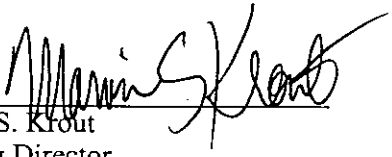
open space between the parking area and the property line will remain after allowing parking within the front setbacks to prevent vehicles from encroaching upon the sidewalk.

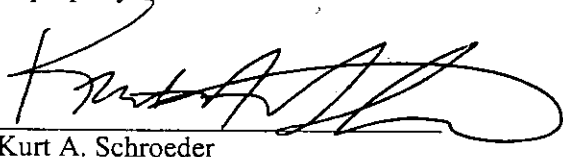
- 2) Impact on existing uses in surrounding areas: There should not be a negative impact on the existing uses in the surrounding areas as a result of parking within the setbacks or reducing the parking requirements. Parking for the school should not encroach or encumber any uses adjacent to this property and will be appropriately screened by landscaping from residential uses across the streets and buffered by a landscaped open space from the adjoining residential properties to the south.
- 3) Compatibility with existing or permitted uses on abutting sites: Schools and associated accessory uses such as parking are permitted in residential zoning districts, and the allowance of parking within the setback and reducing the parking requirement are within allowable limits and should not compromise existing or permitted uses on abutting sites due to the minor nature of the encroachment of the parking area into the front setbacks and the reduction of the parking requirement.
- 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 a Zoning Adjustment to allow parking in the front setbacks, but no closer than 8 feet from the property line, and to reduce parking requirements for a high school from 60 spaces to 51 spaces is hereby granted subject to the following conditions:

- 1) The parking lot shall be developed in accordance with the approved site plan.
- 2) All parking areas shall be paved and marked.
- 3) The parking lot shall be screened and landscaped per an approved landscape plan.
- 4) 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 Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

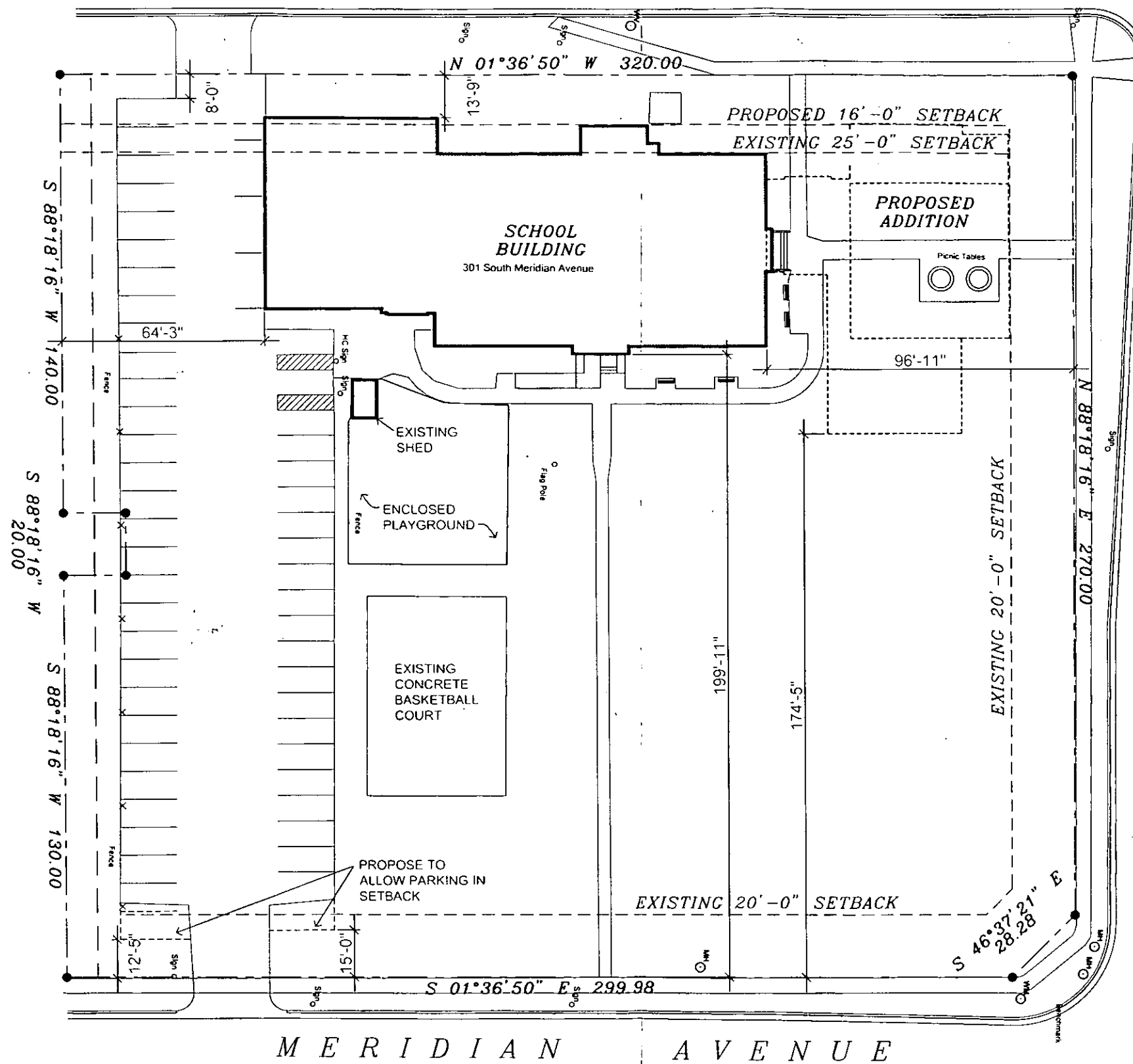
The zoning adjustment sign may now be removed from the property.


Marvin S. Kroul
Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection



PARKING REQUIREMENTS

1 PER STAFF	
1 PER 5 STUDENTS	
20 STAFF	20 SPACES
200 STUDENTS	40 SPACES
TOTAL REQUIRED	60 SPACES

SPACES PROVIDED

2 HANDICAP SPACES
1 VAN ACCESSIBLE SPACE
48
51 TOTAL SPACES



SITE PLAN

0 20'

B7A 2002-00031
SITE PLAN

APPROVED 5-30-02 BY SK