CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

September 16, 2010

USD#259
Attn: Joe Hoover
3850 N Hydraulic
Wichita, KS 67219

FILE COPY

Re: BZA2010-00040: Zoning Adjustment to permit parking within the street side setback, but no closer than eight feet from the property line, on property zoned TF-3 Two-Family Residential ("TF-3") for a parking area on an institutional use (school).

Lot 1 except the west 30 feet, Tarlton's Second Addition, Wichita, Sedgwick County, Kansas. Generally located west of Grove Avenue between 10th Street North and 11th Street North.

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to permit parking within the street side setback of a parking lot on the aforementioned property, Spaght Elementary School. From reviewing the application, we understand that you desire to construct parking spaces up to ten feet of the east property line. The parking area contains approximately 40 parking spaces.

Section V-I.2.I of the Unified Zoning Code allows an administrative adjustment for institutional use parking within the street side setback, but no closer than eight feet from the property line when the provisions of that section and the Zoning Adjustment Criteria of Section V-I.6 are met. We find that the parking as proposed meets the provisions of Section V-I.2.I and the four criteria required by Section V-1.6 as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The setback encroachment should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as no public right-of-way is affected.

2) Impact on existing uses in surrounding areas: There should be no negative impact on the existing uses in surrounding areas as a result of parking within the street side setback. The parking lot is only five feet closer to the right-of-way line than permitted without an administrative adjustment and will be softened by the required landscape plantings to screen the parking area from the residences across Grove Avenue, as well as for the traveling public along Grove Avenue.

3) Compatibility with existing or permitted uses on abutting sites: Parking within the front

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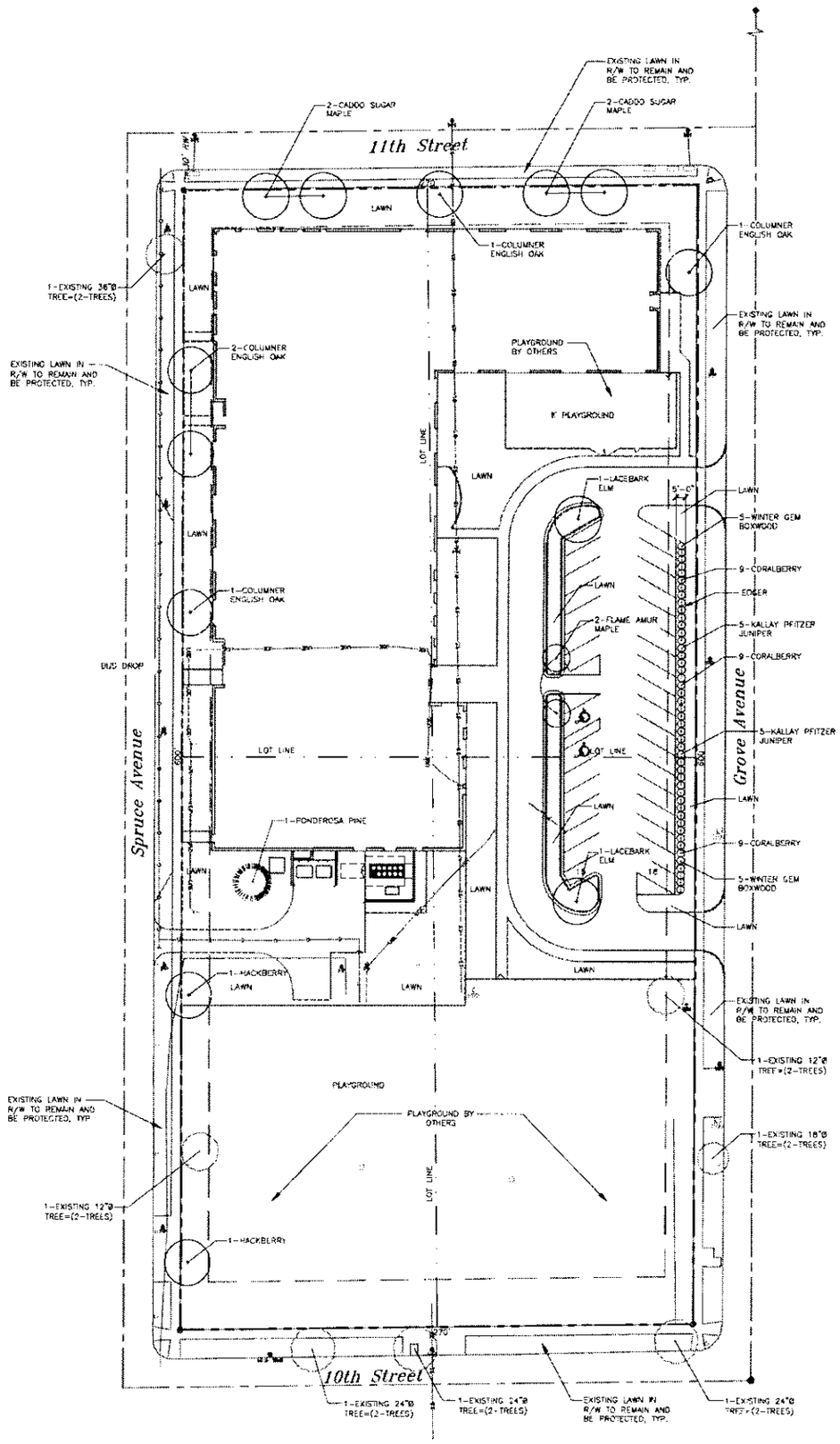
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3) Compatibility with existing or permitted uses on abutting sites: Parking within the front



PLANT SCHEDULE

COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
SHADE TREES				
COLUMNAR ENGLISH OAK	Quercus robur 'Fastigiata'	2-2 1/2" CAL	B & B	
CADO MAPLE	Acer saccharum 'Caddo'	2-2 1/2" CAL	B & B	
LACEBARK ELM	Ulmus parvifolia	2-2 1/2" CAL	B & B	
EVERGREEN TREE				
PONDEROSA PINE	Pinus ponderosa	5-6' HT.	B & B	
ORNAMENTAL TREE				
FLAME AMUR MAPLE	Acer ginnala 'Flame'	1-1 1/2" CAL	B & B	SINGLE TRUCK
DECIDUOUS SHRUB				
CORALBERRY	Symphoricarpos orbiculatus	5 GAL.	CONT.	
EVERGREEN SHRUBS				
KALLAYS PFITZER JUNIPER	Juniperus chinensis 'Kallays Compacta'	5 GAL.	CONT.	
WINTER GEM BOXWOOD	Buxus microphylla 'Winter Gem'	5 GAL.	CONT.	
LAWN				
BURMUDA GRASS	Cynodon dactylon 'Midiawn'	------	SOD	

LEGEND

TREES

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- EXISTING TREE TO REMAIN, TYP.

SHRUBS

- DECIDUOUS SHRUB
- EVERGREEN SHRUBS

LAWN

- BURMUDA GRASS SOD

LANDSCAPE ORDINANCE CALCULATIONS

LANDSCAPED STREET YARD

370 Lineal Feet of 11th Street Frontage
X 6 sq. ft. Factor
2,160 Total landscape street yard req'd.

2,160
÷ 500
4.32 or say 5 trees req'd
5 Trees Provided

600 Lineal Feet of Grove Avenue Frontage
X 8 sq. ft. Factor
4,800 Total landscape street yard req'd

4800
÷ 500
9.6 or say 10 trees req'd.

10 trees req'd. initially
-2 trees used to fulfill parking lot tree requirement
8 trees req'd.
8 trees provided (3 shade trees, 2 ornamental trees & 2 exist. trees)

270 Lineal Feet of 10th Street Frontage
X 10 sq. ft. Factor
2,700 Total landscape street yard req'd.

2,700
÷ 500
5.4 or say 6 trees req'd.
6 trees provided (3 existing trees)

600 Lineal Feet of Spruce Avenue Frontage
X 8 sq. ft. Factor
4,800 Total landscape street yard req'd.

4,800
÷ 500
9.6 or say 10 trees req'd.
10 trees provided (8 shade trees, 1 evergreen tree and 2 exist. trees)

PARKING LOT SCREENING AND LANDSCAPING

Parking lots are screened w/ shrubs

Parking Lot Trees
33 Total stalls
÷20 (one tree per 20 spaces)
1.65 or say 2 trees req'd.

(One-half of the req'd. street yard trees may be used to fulfill parking lot tree requirement)

10 trees req'd. for landscape street yard (Grove Ave.)
-2 total parking lot trees req'd.
8 shade tree req'd. for landscape street yard

NOT FOR CONSTRUCTION

Landscape Plan
0 5 10 20 30 50 100
SCALE 1"=30'-0"

PBA architects
1133 East Second Street
Wichita, Kansas 67214
316.262.7400

BRIAN W. HOLLIS
Landscape Architect
7204 FOSTER STREET
WICHITA, KS 67206
PHONE (316) 636-2125
bwhollis@cox.net

Seal:

WICHITA PUBLIC SCHOOLS-USD 259
SPAGHT ELEMENTARY SCHOOL
2316 E. 10TH STREET
WICHITA, KANSAS

Revisions:
PROGRESS SET
NOT FOR CONSTRUCTION

Proj. no: PK25909101
Date: 01/12/2010
Sheet title: Landscape Plan
Drawn by: BWH
Checked by: BWH

L1.1
Landscape Plan