



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.2.1 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.2.1 and the four criteria required by Section V-I.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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Dear Applicant:

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Section V-1.2.1 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-1.6 are met. We find that the parking as proposed meets the provisions of Section V-1.2.1 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.
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Scale:

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



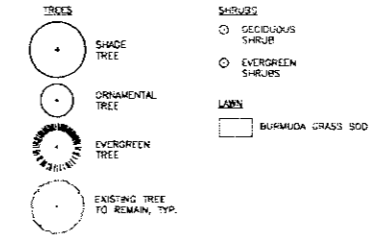
BRIAN W. HOLLIS
 Landscape Architect
 7204 FOSTER STREET
 WICHITA, KS 67206
 PHONE (316) 636-2125
 bwhollis@comcast.net

Project No: PK25909101
 Date: 01/12/2010
 Sheet Title: Landscape Plan
 Drawn by: BWH
 Checked by: BWH

PLANT SCHEDULE

| COMMON NAME | BOTANICAL NAME | SIZE | COND. | REMARKS |
|-------------------------|--|--------------|-------|--------------|
| SHADE TREES | | | | |
| COLUMNAR ENGLISH OAK | Quercus robur 'Fastigiata' | 2-2 1/2" CAL | B & B | |
| CADD MAPLE | Acer saccharum 'Caddo' | 2-2 1/2" CAL | B & B | |
| LACEBARK ELM | Ulmus parvifolia | 2-2 1/2" CAL | B & B | |
| EVERGREEN TREES | | | | |
| PONDEROSA PINE | Pinus ponderosa | 5-8' HT. | B & B | |
| ORNAMENTAL TREES | | | | |
| FLAME AMUR MAPLE | Acer ginnala 'Flame' | 1-1 1/2" CAL | B & B | SINGLE TRUCK |
| DECIDUOUS SHRUBS | | | | |
| CORALBERRY | Symphoricarpos orbiculata | 5 GAL. | CONT. | |
| EVERGREEN SHRUBS | | | | |
| KALLAYS PFITZER JUNIPER | Juniperus chinensis 'Katalpa Compacta' | 5 GAL. | CONT. | |
| WINTER GEM BOXWOOD | Buxus microphylla 'Winter Gem' | 5 GAL. | CONT. | |
| GRASSES | | | | |
| BURMUDA GRASS | Cynodactylon 'Midway' | | 500 | |

LEGEND



LANDSCAPE ORDINANCE CALCULATIONS

| LANDSCAPED STREET YARD | PARKING LOT SCREENING AND LANDSCAPING |
|---|--|
| 270' Lined Feet of 11th Street Frontage 8.3' W. R. Factor 2,240' Total Landscape Street Yard Req'd. 2,160' 4,500' 432' or say 5 trees req'd 5 trees provided | Parking Lot Trees 33' Total Width ±30' (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) |
| 800' Lined Feet of Street-Backyard Frontage 3.0' W. R. Factor 4,800' Total Landscape Street Yard Req'd. 4,800' 2,500' 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 (5 shade trees, 2 ornamental trees & 2 exist. trees) | 10 trees req'd. for landscape street yard (from req'd. total parking lot trees req'd.) ±2 total parking lot trees req'd. 2 shade tree req'd. for landscape street yard |
| 210' Lined Feet of 10th Street Frontage 3.10' W. R. Factor 2,700' Total Landscape Street Yard Req'd. 2,700' 2,500' 5.4' or say 6 trees req'd. 6 trees provided (1 existing trees) | |
| 800' Lined Feet of Spaght-Backyard Frontage 3.0' W. R. Factor 4,800' Total Landscape Street Yard Req'd. 4,400' 2,500' 9.6' or say 10 trees req'd. 10 trees req'd. (10 trees total, 1 evergreen tree and 9 exist. trees) | |

NOT FOR CONSTRUCTION

